

**Hooksett Conservation Commission
Meeting Minutes
February 4, 2009**

Call Meeting to Order: 7:00pm

Attendance: Tim Johnson chair, Steve Couture vice chair, James Walter member, David Hess member, Cindy Robertson excused, David Ross Town Council Rep excused, Tessa Creamer Alt – member absent, Phil Fitanides Alt-member

Approval of Minutes:

Steve Couture motioned to approve the minutes from the December 3, 2008 Phil Fitanides seconded by voted unanimously.

Public Input: None

Appointments:

Quality Drive – Deb Brewster, TF Moran

Deb Brewster TF Moran – We were before you on November speaking about a piece of land on Quality Drive where Home Depot, Target etc. are located. By the Ice Den there are two parcels of land. One parcel is about 5 acres and the other is about 7 acres. We are proposing residential by the river. This parcel is adjacent to Kimball Drive that is all residential. Arleigh Green had always told the residents he would be back to propose a residential area right here. You had questions regarding the sets and buffers and one of the major questions were if you should have a 100ft buffer if it was commercial or a 50ft buffer for residential. Those were the things we looked at. We have also been working with the state. We are currently in violation of the shoreline protection ordinance. We have met with Jeff Patarzic at the State. We are looking at ten lots. The access for these first five would be off of Kimball Drive. We were originally looking at connecting Quality Drive but resident did not want that. We would make these three residents connect to Quality Drive as that is what the residents wanted. We would be looking at adding three new curb cuts in the road and we have spoken with Dale Hemeon regarding a turn around for the plow. The first thing that we did was document what types of planting we would be doing in the 50ft buffer. If you were to look at Commercial use it could be located in the 100ft and put a restoration plan together for the 50ft buffer. In a residential application we would be able to restore vegetation in between the homes. The average size of the lots is about 1acre. The concept was we would keep the 50ft buffer.

Our first two homes are between 100 to 150 ft from shoreline. The homes remaining are coming in the center of the 100ft line and then we would have restoration plantings between each lot. We pushed four of the homes back beyond the 100ft buffer. This lot here we could not be able to comply.

The second thing that we looked at was proposing the 40ft buffer along Quality Drive. It would make sense on a practical level and we spoke with the applicant, if you would like we can increase that buffer to 75ft on Quality Drive.

Phil Fitanides – The 50ft set back is that for shrubs?

Deb Brewster – The 50ft set back is a mandated set from the state that is a no build. This is a commercially zoned and we would like it to be residentially zoned.

Phil Fitanides – Will al of these homes be built together?

Deb Brewster – No they would not.

Steve Couture – First thank you for all of the changes. On page two would that be 40ft buffer or a 35 ft buffer?

Deb Brewster – It would be a 40ft buffer.

Steve Couture – I would like to see more restoration. I understand you are meeting the minimum state requirement but in order to get you closer to the town ordinance I would like to see more restoration. I would really like to a healthy buffer.

Deb Brewster – I am going to be honest with you once I climbed the bank I did not see any clearing. With shoreline plan you also have input in the plan. It must come before and you can input to the state.

Steve Couture – Timing wise what is your timeline?

Deb Brewster – The applicant is scheduled to go before the Town Council to discuss the Fire issue and once that has been resolved they will then move to the ZBA.

Steve Couture – I am supportive of the concept with final deed restrictions, lot lines, and restoration plans to be accepted.

Head's Pond Dam – Ron Corriveau, Manchester Sand & Gravel

Ron Corriveau Manchester Sand & Gravel – I am here to speak about the Head's Pond Dam. I am here just for a discussion and I like your feedback. Basically this letter is what I sent to the River Restoration Department with the state. This dam is a free flowing and not in a breach state. We have done a class analysis. Amy Clark had visited us a few times from the Dam Bureau. We had a low key maintenance plan. Things moved along and then we have the floods two years in a row. I was keeping an eye on the dam and the dam was keeping up. Then there was a surge but I believe that was due to a beaver dam located in the Great Marsh in 2006. Then in 2007 I meet Chuck Corless and our first two meeting were not friendly. I then received a letter of deficiency regarding the dam. Then Chuck Corliss suggested that we remove the dam. The top of the dam has to be level.

What I wanted to do is go about this logically. I do not want to do this wrong. Taking the dam out is a form of mitigation; we do not need to take the entire dam out. This is an aerial of the Head's Pond Channel. You can see the configuration of the dam. There are two spill way and I consider the north spillway the major one. We know the dam has historical significance. Some of the pros we have are that it is free flowing. We have met with the state historical and the state agrees with saving as much as we can and do mitigation. I am here tonight after speaking with Kathy Northup of the Historical Society, and we are in agreement that the north spillway is the major historical portion of this and she is in agreement with us saving as much as we can. The sediment quantity is good and quality I am not sure but I feel it is good.

Steve Couture – This water is about as pristine as you can get. We have a water quality monitoring station downstream at the Pleasant Street Bridge.

James Walter – Why can't we leave the dam the way it is?

Ron Corriveau – The fact of the matter is in the flooding event in 2006 the dam did impound the water. I would have to meet the requirement in the LOD. Later on down the road I will have to build a road to continue to maintain that and it will cost more to do that then to fix what the state would like us to do. This dam is from the 1800's and the concrete is from the 1930's. Our land road is only 3.5 miles long from end to end. What we want to do is restore the river bed. We will be making the north spillway bigger. So that at no rain event will impede the dam. I wanted you to be aware of what is going on. This year we want to move forward and take care of this.

Steve Couture – I am fully supportive of this as long as you keep in close contact with Kathy Northup.

Ron Corriveau – Once we put our wetlands permit together we will be back and we will also be looking for a letter of support for this.

Adam St. Germain – Heron View Drive

Peter Schauer – Adam bought a this parcel right here. There was a permit issued for 17000ft of wetlands impact on the original parcel. We end up with seven lots that are already developed. We have this one lot and Adam would like to put in one house lot but we have cross this wetland. The impact would be 2950ft. What we propose to do is come in off the cul-de-sac. We then cross the wetland perpendicular and cross the uplands and Adam would build his house and barn over here, in order to do that we have mapped out an intermittent stream. Water just spreads there and goes every which way. We would be going with 2 culverts. We would then be directing water. These are what we call squash pipes and embedded 3ft in the ground.

The driveway is 15 feet wide and we would be putting boulders along the edge. This would lessen the impact also.

Steve Couture – If it does move forward, this is in an area of high conservation value. If you would be willing to put an easement on your property please let us know.

Adam St. Germain – I am not interested in that right now.

Steve Couture – I have no concerns with the way this has been submitted.

Steve Couture motioned to write a letter of support for the ZBA in regards to the wetlands permit. James Walter seconded voted unanimously

Ridgeback Self Storage – Karen O'Rourke, Brown Engineering

Not in attendance

Blue Moon Environmental – Vernal Pool Mapping & Ordinance – Nancy Randell

Rescheduled to March 4, 2009

Commission Reports:

1. **Open Space Subcommittee** – Discussed in non-public
2. **Kiwanis Trails Initiative** – Moving forward and looking into some new things
3. **SNHPC Deed Research** – We have it. There are three volumes with data including maps and GIS data.

Correspondence:

All correspondence was reviewed

Other:

1. **Conservation Easement Language – Benton Road-** Steve Couture motioned to accept the draft easement language for the Dalton Brook/Benton Road improvements James Walter seconded. Voted unanimously
2. **Single Stream Recycling** – They would take everything in one container with the exception of metals. They are really pushing for automated collection. That is the next step. But they also mentioned pay as you throw. Steve Couture motioned to send a letter of support for any efforts to increase the recycling in the town. David Hess seconded. Voted unanimously
3. **Zoning Changes** – In regards to mitigation dollars the town will collect on under 10,000ft of impact. It will not impact a single residence but if it is a subdivision they will be required to pay mitigation. The dollars would go into our conservation fund.
4. **CTAP Open Space Planning Program** – Have a grant program that will assist with the open space plans in communities.
5. **Clay Pond** – We should have a signed purchase and sales agreement within a few weeks. Steve Couture motioned to have Fremeau Appraisals complete the surveys on the parcels of land to be paid from the current use fund James Walter seconded voted unanimously.
6. **Manchester Water Works Easement Areas** – Possibly come to the March meeting.

7. **Invoices** – David Hess motioned to approve payment to Blue Moon Environmental accompanied by a letter stated that no other payments will be made until significant progress is made on the project Phil Fitandes seconded. Voted unanimously
Steve Couture motioned to pay the 2009 dues of \$445 to the NH Association of Conservation Commission James Walter seconded. Voted unanimously

Non Public – RSA 91-A: 3, II, d

Steve Couture motioned to enter into non-public session under RSA 91-A:3, II, d seconded by David Hess. Voted unanimously

David Hess motioned to exit non-public session Steve Couture seconded voted unanimously

Adjournment: Steve Couture motioned to adjourn at James Walter seconded voted unanimously.