

Official as of 8/19/09

**Hooksett Conservation Commission
Meeting Minutes
June 24, 2009**

Call Meeting to Order: 6:20pm

Attendance: Tim Johnson chair, Cindy Robertson member, James Walter member, Phil Fitandes member, David Hess member, Steve Couture vice chair excused, David Ross Town Council Rep excused, Mike Sorel Planning Board Rep absent,

Public Input: N/A

Appointments:

Blue Moon Environmental – Nancy Randell

Nancy Randell – I just want to get a few things straight because we have not notified land owners regarding testing for vernal pools. I guess I am looking for some reassurance from the commission that this would not cause for concerns.

Cindy Robertson – Has this issue come up before?

Nancy Randell – This was noted in my contract. The methodology that we used could be said that it was from aerials. If you are going to have a complete database listing of the vernal pools, it is not a one shot deal. One of my recommendations if you are interested in pursuing this is that you go out and look at these over time. If you want a regulatory component you need to have something saying that there is field documentation.

David Hess – How many parcels of land were documented?

Nancy Randell – I believe there are 18 priority parcels and maybe 10 of the parcels I have been on. I think this information can be used a few different ways.

Cindy Robertson – What if we took the regulatory part out and presented the complete project and then asked the property owners to go back on to the property next year to look for a vernal pool and move forward from there.

Nancy Randell – The GIS was town wide and field work was limited to a certain number of parcels.

Tim Johnson – I think that scraping it and starting fresh with permission from land owners would be the way to go.

Nancy Randell – Who should I coordinate with to get permission to go on to the land?

David Hess – Why don't you forward the parcels to us and we can move forward from there.

Nancy Randell – I did email that before. But I will do that again and then we can move forward.

Phil Fitanides – How much land mass have you covered and how much do you think you have left?

Nancy Randell – I don't really know how to answer that. If you look I picked the areas with the most overlapping areas and moved forward from there.

One of my suggestions would be a binder for each area with all of that data that was gathered from that area. The spring is the best time with all of the egg masses to test for vernal pools. It is not good to do this in the winter or in the summer.

Surveyor RFP Results – Dan Kern, Bear Paw

Dan Kern, Bear Paw – Here is the spreadsheet with all of the budgetary items that we have discussed. We have the first four under agreement for 1.1 million. Some of our fees have been brought down. There is about \$310,000 from the town. The \$300,000 from LCHIP is confirmed. Along with the mitigation money that is in the bank. The \$30,000 from the drinking water supply grant has been confirmed. The OSI New England has also confirmed there grant money. Let's say we do not get the \$200,000 from DES ARM we could make up the difference from the town or reduce the Murphy Strachan property. That would be a decision that we could make if it happens. I have heard that the ARM only had a few proposals. It will be important when we talk with them on July 9 at our site walk that this funding is important.

David Hess – How much ARM money is available?

Dan Kern - \$650,000 is available. In theory they should try to keep the money in the area that was nearest where the mitigation occurred.

Phil Fitanides – What were the survey results?

Dan Kern – I received two of the other folks to bid as well as TD Brouillette. They were McEnvoy and Joseph Wicert. I would like to have TD Brouillette stay on the project as he did the first survey for us. He is an old school surveyor and he is really into this project.

David Hess – Can you go back to him to see if he will reduce at all?

Dan Kern – I can.

James Walter motioned to go with TD Brouillette up to \$29,200 for surveying of the Gagne, Wiggins, and Murphy Strachan properties seconded by Phil Fitanides voted unanimously.

Dan Kern – The other thing we need to get started is the phase one environmental site assessment study on the project. I have received one back in the amount of \$2500 from Stone Hill Environmental Inc.

James Walter motioned to approve up to \$2500 for the environmental site assessment seconded by Cindy Robertson voted unanimously.

Dan Kern – A draft survey has been done on the bank owned property. The French's have constructed some buildings on the property that you will be purchasing. Mr. French thought that he had put them up on his property but they are on the bank owned property. There is a lot of stuff on the property. There is a building and a bunch of trash on the property. The septic system is also on the property and he has a right of easement for the septic. It would be good to clear this up before. What we will probably do is set up a meeting with him. We would not like to see the poles on the property you are buying. It is not something that we want to deal with. The right of way was actually won through a court battle. These roads are only there in name and once you take ownership of this property you will own the road. He has a right of access to Wiggin Road. Ultimately it will be up to the town. Basically whatever rights he has now he has. This project will not take any rights away from him.

David Hess – There is a recent Supreme Court ruling regarding access. I am not sure of the exact decision.

Dan Kern – Getting rid of the buildings on the property is a top priority. We know people who could work with the in regards to solar power. This will be important to get on the town's attorney to look into.

Dan Kern – We had talked about getting the title work done on these properties. Can I follow up with Bart to get the titles going and can I also get the draft easement to Bart to review? If things go as planned we may be able to close in September. That would definitely be for Reading, Gagne, and Wiggin. Murphy/Strachan may happen later. I would like to have one conservation easement to cover all of the properties.

Phil – There is a question about how far you want us to go. Right now we have talked to a lot of other people LaBrie 4-21 (9-10 acres) and Cruz 4-28(10 acres) they want to do this. I think we could add those with just a little push. I have had a couple of conversations with the LaBrie's. The Cruz property is also excited. These two are very likely to want to sell. There are two King Properties not by the same owner.

Timing wise this would be something to look at next year. But something we need to know is if you want us to continue. One parcel that is the Heroux (70 acres) Property that matches up on the Candia Town Line. This woman was given this parcel of land when she was 4 years old. Does anyone know someone who knows sign language? If so can you give me the name? Then there is the King Defreitas 4-11; 4-13 that is another one

that is tough one to crack. I have had a conversation with them but they don't seem to understand.

Dan Kern – I don't think this is critical but I figured if we could get it cheap then maybe doing it.

David Hess – I would like to what we are up in regards to land purchases, see what we are doing now and then look at it in September.

Phil – What will be in the conservation easement will be a forestry management. We have been helping communities get grant monies for the easement management plans. One of the good things in having some funders involved in the project is they want the project to have a good management plan.

Correspondence:

Non Public – RSA 91-A: 3, II, d

Adjournment: Cindy Robertson adjourned the meeting at 7:55pm seconded by James Walter voted unanimously