

**Hooksett Conservation Commission  
Meeting Minutes  
September 2, 2009**

**Call Meeting to Order:** 7:02pm

**Attendance:** Tim Johnson, chair, Cindy Robertson member, excused, Jim Walter member, Steve Couture vice chair, excused, David Ross Town Council Rep excused, David Hess member excused, Phil Fitanides alt-member

**Public Input:** N/A

**Meeting Minutes:** Jim Walter motioned to accept the meeting minutes from August 19, 2009, Phil Fitanides seconded voted unanimously.

**Appointments:**

***Heads Pond Dam – Manchester Sand & Gravel, Ron Corriveau***

Ron Corriveau, Manchester Sand & Gravel & Deb Loiselle Riverbank Restoration – We are having issues with the dam as we had stated to you before. We had a few options and the one we chose to go with is to permanently breach the dam. What has happened since we last spoke, we own the whole 18 acres of land that the dam is on. We have met with Kathy Northup and the state regarding the historical history of the dam. We do have a letter from Kathy Northup in support of breaching the dam. The south spill way is the most historical portion of the dam not the north spillway as was stated in previous minutes of February 4, 2009.

We have met with DES and all parties that we needed to get input from. We have met with District 5 from the DOT. The drainage report states that with the dam in and with the dam breached the same amount of water that would flow during a 100 year storm. So there is basically no change. Once the dam is breached 100% it will be free flowing. We are just under the 30 foot breach. We centered everything around the north spill way as we had wanted. We wanted to stay as far away from the south spill way as possible we are not planning any construction in that area. Our wetland markers have been installed. We know that you wanted us to meet the brook as close to the original grade as possible. We are at a 2% grade right now and the concrete will not be there.

We are proposing to use a river bottom rock consisting of gravel and stone. With the concrete out we would like it as natural as possible. We have put the temporary roadway in place and it is not a straight shot. We avoided any wetlands and any undue disturbance to the natural area.

Right now all of our goals have been supported by engineering and we would be looking for a letter of support to DES for this project so that we can move forward.

David Ross – The existing rubble wall does it need to be removed?

Ron Corriveau – We are only removing what we have to. We want to match up as much as we can. The wall will still act like a buffer for what we do not dist behind.

Kathy Northrup requested a change be noted that she is chairman of the Heritage Commission not Historical Society as was previously noted in the meeting minutes of February 4, 2009.

Jim Walter motions to send a letter of support for the breechment of the dam as was proposed to DES David Ross seconded voted unanimously.

***Tax Lot 34-30 on Hooksett Road -Adsibro LLC, Chad E. Brannon PE James Walter***  
Chad E. Brannon, Adsibro, LLC – This is 1228 Hooksett Road, adjacent to Cinemagic Movie Theater. We are coming forward with a request for a conditional use permit. The parcel consists of approximately 2 acres. We have submitted a plan for 4,400 office building to the Planning Board. We had a plan approved in 2006 to build a 4,500 office building but the developer decided to wait. Now we are back and since the time of our previous approval regulations have changed. That being said we are here before you asking for a letter of support. This will be a 2-story office building. If you look at the plan the building is placed in the only area that is buildable within the site. Parking will be in the front of the building.

Tim Johnson – What is behind the building?

Chad Brannon – The building will be set to grade but we are trying not to majorly disturb that area.

Jim Walter – Is the fire department ok with no access roadway behind the building?

Chad Brannon – The fire department is ok with that. The building will be completely sprinkled. There are infiltration requirements now that were not in place before. We will be installing a catch basin type of structure at the edge of pavement. There will be a perforated pipe attached to the catch basin would be surround by gravel that would be 4 feet above ground water. There they will be a treatment system in place.

Tim Johnson – You will need a special exception to the wetland buffer. So you would like us to send a letter of support.

Chad Brannon– We is impacting the 40ft buffer in north section of the parking lot. This will ultimately grade the opposite way from the wetlands buffer. In 2006 the buffer area was smaller. In 2006 DOT did improve the culvert that had impacted the wetlands. The detention basin will not be affected. The detention basin was designed for the 100 year storm event. That was designed specifically for this lot. There will be addition treatment

swales. We are currently working on those plans. I am requesting a memo of support for this project to move forward with the conditional use permit.

Jim Walter motioned to send a letter to the planning board that we have no concerns regarding this project based upon it meeting the regulations as set forth by the development regulations in regards to storm water treatment Phil Fitanides seconded voted unanimously.

***Austin Woods Subdivision – Conservation Easement***

Bruce & Nancy Fillmore, Austin Woods – This is a phasing plan for the entire subdivision. We have also shown 4 potential areas for recreation as requested by the Planning Board. Three of them are adjacent to the trails. The fourth is by itself next to Lot 12-13-9. We had decided to scatter them instead of having one big lot. We are phasing the trails so that they are ready when the development phases are complete instead waiting for the end to build the trails. I will be using the stump grinding to help build the trails.

Tim Johnson – The current trails will serve as they do today until the road is built and then upgrades will be completed.

Bruce Fillmore – The first lot on Mountain View Road this lot contains more than the 15% wetlands. I was wondering what we could possible do.

Phil Fitanides – Who designed this conservation easement? We are not in Hillsboro County and that is noted on this easement.

Jim Walter motioned to send a letter to the Planning Board in support of the Phasing of the trail system as per the overall phasing plan sheet 79 of the plan, David Ross seconded, voted unanimously

Bruce Fillmore – Asked for clarification of the \$10,000 for the management of the easement. When would that payment be made?

David Ross – I believe the purpose of that payment was for maintenance of the easement and it should be made prior to the plan being recorded.

David Ross motioned the conservation commission receive a one-time payment of \$10,000 for the maintenance of the conservation easement be paid prior to the subdivision plan being recorded Jim Walter seconded voted unanimously.

***Clay Pond Conservation Easement/Project Update – Dan Kern, Bear Paw***

Dan Kern – No budget changes. Here is the conservation easement with all of the changes that we had discussed. I did receive all four letters with regards to our funding sources and everything is a go. I will quickly review the changes to easement that have been made. I have sent this to Bart and I have not gotten his comments back yet.

I will email the entire document once everyone has blessed it. We definitely need to close on Wiggin Road Associates and probably want to Gagne too. The Reading cooperative Bank we may have to push back. We found some elevated levels of lead and chromon but not the bad one. What we are trying to do is get an estimate that it would cost to clean it up. We are hoping the Bank will clean it and we can have Stonehill monitor them. Once all of the surveys are done I will go out and do all of the baseline work that needs to get all of the funding.

Jim Walter motioned to approve the closing date of September 30, 2009 to purchase the Wiggin Road Associates Property and the Gagne Property with funds from the Conservation Fund and NHDES Mitigation money with the intention of reimbursing the Conservation fund with the grant funding that is currently pending David Ross seconded voted unanimously.

**Commission Reports:**

1. **Open Space Subcommittee** – n/a
2. **Kiwanis Trails Initiative** – On Saturday they will be installing the signs and the benches that have been completed by the Ken Scoot for his Eagle Scout Project

**Correspondence:**

All correspondence was reviewed

**Other:**

1. **Invoices** – n/a

**Non Public – RSA 91-A: 3, II, d**

**Adjournment:** Jim Walter motioned to adjourn at 9:37pm David Ross seconded voted unanimously