

Unofficial as of 8/3/10

**Hooksett Conservation Commission
Meeting Minutes
August 3, 2010**

Call Meeting to Order: 7:02pm

Attendance: Tim Johnson Chair, Cindy Robertson member, Jim Walter member, Phil Fitanides alt-member, John Turbyne alt-member, David Hess member

Public Input: N/A

Meeting Minutes: Jim Walter motioned to accept the meeting minutes from May 5, 2010 John Turbyne seconded voted unanimously.

Appointments:

Falcon Brook – Wetland Crossing - Matthew Peterson, Woodland Design

Matt Peterson – This project went forward 22 years ago and was to be a 22 lot subdivision. He has been paying taxes on this as 22 lots not knowing that the town had reduced it back to one. So he comes before you with now requesting support of his special exception.

We have been before the ZBA for a special exception. I have outlined the buildable area. We have two wetlands and there is no way to get across the land without crossing the wetland. We are looking to build workforce housing on the back lot. This is approved as a four lot subdivision by the Planning Board. We are proposing work force housing. We are trying to do something a little bit differently. We are proposing a private road here with a two crossings. We would leave a lot of open space. We believe that wetlands may have been filled in on another project. We are crossing 690 feet and 646 feet for a total of 1336feet of impact. We are doing as minimal of an impact as possible. We will have to meet all of the new requirements from DES now.

Tim Johnson – Were both crossings dry two weeks ago?

Matt Peterson – No they were not dry. There is about 1 foot wide of a seasonal stream running through it and the other is fairly dry. We are putting box culverts in where the crossings will be.

Tim Johnson – How many units are you planning for?

Matt Peterson – We are looking at 30 units which averages out to 2 units per acre. We have kept everything on the north side of the buffer. There is about 8 acres that are not touched in this project.

Phil Fitanides Motioned to recommend to the ZBA that there are no issues with the wetlands crossings Jim Walter seconded voted unanimously.

AutoZone – 1279 Hooksett Road – Conditional Use Permit

Erin McClowsky Berman and Associates – The site is better known as the Granite State Furniture. We have a 40 foot wetlands buffer and that is in coordination with the DOT delineation. AutoZone is proposing to move into the existing furniture store and demolish the restaurant and dumpster pad to make a parking area for its customers. We are proposing to encroach on the buffer. The main building is going to stay the same but the restaurant will be gone.

David Hess – How much additional footage will be parking?

Erin McClowsky– The impregus area we are actually lessening. We are proposing to take out a few trees over here. We are working with Dan Tatem to basically mimic the existing drainage and minimize the velocity of the flow at which it currently flows.

David Baker RK Associates – First of all I have the current plan for this. There is an encroachment on our property that we would like to have removed. Also a private company cannot use the DOT delineation they are not following the Army Corp of Engineering. We would like to see the proper flagging and would like to see that they follow all of the proper channels. We are extremely concerned with the grading with this project. The grades are slightly higher which could cause more back up onto the property. We are very supportive of AutoZone going in there but we have to protect our interests and make sure the flooding does not get worse. My main concerns are the back is restored to what was originally permitted, the grading of the parking lot, proper flagging and a wetland study.

Michael Sydney, Merchants – Since I have lived here the building footprint has not changed.

Erin McClowsky– I am not sure what your grading questions is we have it at 296.5 which is not much different then what you have now. We will have a level spreader to spread out the flow and it will also be over grass and not pavement as it is currently.

David Hess – I do not think we can make a decision without a full plan and I don't think we have one.

Tim Johnson – Should we have them come back once they have the flagging done. Parking lot is not hirer and the fill is removed from the back of the building.

Jim Walter motioned to send a letter to the Planning Board that we would like them to come back once the wetland scientist has flagged and the parking lot elevations have been verified and the fill from the back of the building along the property line has been removed. Cindy Robertson Seconded voted unanimously

David Hess – I am curious about the size of the building footprint. How did the building change size from 1981 to now with no permits? I am not sure this is something that we should be concerned with or not.

Tim Johnson – What is existing now is what we are going by.

RK Associates agreed that Merchant Motors can remove the fill from their property with the bucket a machine reaching over the property line with no damage being caused to RK Associates property.

Commission Reports:

1. **Open Space Subcommittee** – N/A

Correspondence:

All correspondence was reviewed

Other:

1. **Possible Land Purchase – White Cape** –John Turbyne - from a trail perspective it may have potential but it on the Allenstown line. It is very well used there are walking trails, atv trails. Jim Walter motioned to send a letter to the owner that we are considering other parcels of land right now seconded by Cindy Robertson voted unanimously
2. **BlueMoon Environmental** – Jim Walter motioned to have Nancy Randell send the report to the conservation commission seconded by Phil Fitanides voted unanimously
3. **Seasonal Doc Minimum Wetland Impact Permit** – Jim Walter motioned for the chair to sign seconded by Cindy Robertson voted unanimously

Jim Walter motioned to enter into non-public under RSA 91-A: 3, II, d David Hess seconded by voted unanimously

Jim Walter motioned to exit non public Cindy Robertson seconded voted unanimously

John Turbyne motioned to adjourn at 8:45 pm Jim Walter seconded voted unanimously