

**Hooksett Conservation Commission
Meeting Minutes
June 3, 2011**

Call Meeting to Order: 6:02 pm

Attendance: Steve Couture, vice chair, John Turbyne member, Cindy Robertson member, Jim Walter member, Dan Paradise council rep, Phil Fitanides member, David Hess member,

Non-public under RSA 91-A: 3, II, d

Jim Walter motioned to enter into nonpublic at 6:05 pm Cindy Robertson seconded voted unanimously

Jim Walter motioned to exit non public at 7:00pm Phil Fitanides seconded voted unanimously

Steve Couture motioned to conduct an appraisal on a possible land purchase that is to be appraised by Joe Fremeau not to exceed \$8,500. Seconded by Dave Hess voted unanimously.

Public Input: none

Meeting Minutes: Jim Walter motioned to approve the minutes March 15, 2011, Cindy Robertson seconded voted unanimously.

Appointments:

Ravenwood Subdivision – Steve Keach & Peter Schauer

Steve Keach – We were before this commission a few months back. This is an application that was before the planning, was denied then went to court and was remanded back to the planning board. The reason we are here is due to a recommendation by this commission to eliminate lots 15-20/15-21. We are here today to discuss the two lots in question which will be referred to as back lots or flag lots.

Mr. Schauer -The concern was that we were bisecting a wildlife corridor. The intermittent stream is very shallow and it was concluded that if wild life was there it would continue to be there as this would not significantly affect the habitat. There is also an area that is in the open space that has a no cut order so that the wildlife can continue to travel. As you can see there are great opportunities for wildlife to travel and this is specifically a no cut in open space. We exceed the required open space by 200%. I think the design team has done a good job in designing the lots. The travel corridor is there and I believe the deer are going to use the driveways as deer travel at night. I don't believe the travel is going to affect the wildlife. I really do not see the major issue with the two driveways. They are no different from any other flag lots in Hooksett.

Steve Keach – We presume a few months ago the reports had been circulated and reviewed by the town engineers. I am not sure why an open space corridor was referred to as I thought we were

talking about wildlife. I do not accept the conclusion of the engineering firm. John Peroni has come and asked Mr. Demers about giving public access to certain areas for trails. The interest that we have is to the east and the access road is town owned property. 10% can be developed and the parcel the town owns is abutting Manchester Water Works. We would like to make this a trail head. Our thought was if we had a road way access we could develop a trail parking area out there. If you look at the northerly section where we positioned those you will see we did this so residents could get to their open space. If John's group could contain the easements from Dennis the topography of this area it appears to be high and dry out there. We are talking about walking trails, or possible a parking area that they could drive on to park. Dennis would most likely want to put limitations on it so that it would be used for the intended purpose.

Phil – Potential Wildlife Corridor is that what this is over here?

Peter Schauer – Yes it is a potential corridor but as you can see there is enough land for the wildlife to travel along.

Dave Hess – This shows the town owning a parcel and the Manchester water works owning some as well. Is there enough over here to put a parking area?

Steve Keach – We are proposing exactly what we are here to request tonight. This over here would be an access to begin a trail head. Carriage Lane extends and just ends over in the south east. What we are looking for tonight is for you to modify your recommendation in regards to eliminating those two lots. We are here to tell you that we will probably work out the easements for trails. We feel we have shown where true wildlife corridors exist. Overall open space creation we have a subdivision that has more than double open space and more than tripled upland requirements. All wetlands permits have been approved. Our intention is to go to the planning board and request approval for this project. We have no problems with any other recommendations we are just asking for you to reconsider the elimination of those lots. We used the much more stringent rules and this was done to accommodate the recommendation of this commission.

Cindy Robertson – What is the total acreage on those back two lots.

Steve Keach - About 3.3 and 2.4 acres.

Steve Couture – What is your time frame for getting an approval from the Planning Board

Steve Keach – We really do not have one. But we can only do these things in the spring and not in the winter.

Steve Couture – I wanted to make sure I knew what they are requesting we can do a few things discuss it out right tonight, have a joint meeting with the planning board or table the discussion and think about it.

Jim Walter motioned to inform the planning board that Ravewood has addressed the concerns in regards to the back two flag lots and now have no further objections seconded by Cindy Robertson

Steve Couture motioned to amend the motion to show ROW access between lots 15/35 and 15/ 36 as well as 15/23 and 15/24 and specifically that this access would be deeded to the Town of Hooksett specifically for vehicular access to abutting properties for passive recreation purposes David Hess Seconded voted unanimously.

Commission Reports:

1. **Open Space Subcommittee** – Provided a lot of input on the maps and they are going before the Planning Board sometime this month.
2. **Pinnacle Park & Quimby Mountain Park Planning** – Pinnacle will be needing no parking signs and work continues and plans are being developed
3. **Trail Plan for University Heights Conservation Land** – **Steve Couture** -There is a pretty good trail network out there and we figured we should develop a trail plan. I am beginning to revise that thought process. The only part of the trail we do not have control on is the homeowner's portion and I feel this should not be an issues so I will be working on that.

Correspondence:

All correspondence was reviewed

Other:

1. **Website** – Continue to update and gather information. Clay Pond pictures are now on the website
2. **Kiwanis Trails Update** – n/a
3. **Meeting Schedule for 2011-2012** – this was reviewed and accepted

Adjournment – Jim Walter motioned to adjourn meeting at 8:19 pm Cindy Robertson seconded voted unanimously