

**Hooksett Conservation Commission
Meeting Minutes
October 4, 2011**

Call Meeting to Order: 6:05pm

Attendance: Steve Couture-vice chair, David Hess-member, Cindy Robertson-member, Frank Kotowski-Planning Board Rep, Cindy Robertson-member, John Turbyne-member, Todd Lizotte-Town Council Rep, Tim Johnson, excused, Bob Steiner, excused

Public Input: none

Meeting Minutes: Jim Walter motioned to approve the minutes September 6, 2011, John Turbyne seconded voted unanimously.

Appointments:

Granite Heights – Dredge and Fill Permit; Alteration of Terrain Permit – Patrick Colburn – Keach & Nordstrom

Steve Sloan – Represents Enterprise Bank; Steve Keach, Patrick Colburn, Keach & Nordstrom

Steve Keach -This parcel was approved for a subdivision in 1988 and was referred to as Granite Heights II. In this area it is tucked in the Northwest corner of the property and abuts the old China Dragon property on Route 3. What has been constructed to date under this approval was started in the late 80's and early 90's. This had 300 units proposed, with them being 4-unit town houses. The last bit of building was done in 2002 with Hooksett Development LLC. The bank now owns the building rights to 100 units with all being at various stages of development. We are here to get your approval on reactivating the old state permits that have since expired. Some of you in this room may be more aware of the administrative rules than others. The new rules are more site specific now than they were before.

These units in the upper corner are the condos that are in various stages of being built and they will be finished as to the plan. Thames Road is the roadway that runs through this area. We are interested in the 96 units that are located between Thames Road and the western corner. It was the Code Enforcement's decision in 2002 that vesting had occurred. In 2011 the amount of information that you are seeing is completely different than what was shown in 1988 when this plan was first approved. This plan was recognized as a vested property and remains that way today with both the code enforcement officer and the town planner. What we did was take the plan that is vested and taken the roadway and placed it on our plan and added the drainage that is required by DES today. The next series of plans is the existing conditions plan. We went out and had Schauer Environmental wetlands delineation. On Sheet 8 you will notice that Schauer environment has mapped a finger wetlands and a pocket to the west of corner of it. As a result of their presence today. That long slender wetland and the pocket have to be impacted in order to build the plan as it was approved in 1988. I don't know if these wetlands were there in 1988. But they are here today and in order to build the plan there will be an impact of 1800 feet and 850 feet of that will permanent impact. There will be

two temporary impacts due to sewer. 2875 total impact of both temporary and permanent impact with 2700 will be permanent and 175 will be temporary.

What we are basically doing is only the level of engineering needed to get the DES permits to finish a plan that is vested and held to the plan that was approved with no changes allowed.

Steve Keach – We are here for comments in regards to our plan tonight

Patrick Colburn – We will be installing two 4 - sided box culverts that are one foot higher. The reason for the box culvert is for the wildlife crossing. Both crossings will have one box culvert. In the intermediate areas where water is always running.

Consensus of the commission that no concerns exist at this time.

Commission Reports:

1. **Open Space Subcommittee** – n/a
2. **Pinnacle Park & Quimby Mountain Park Planning** – Draft Quimby Mountain Conservation Easement was discussed and reviewed. There will be additions of missing information and some minor changes that will be made in the future before the final draft is approved. John Turbyne stated that he believes that there are many educational and historical values to the land. The commission will approve the final draft easement at the next scheduled meeting.

Correspondence:

All correspondence was reviewed

Other:

1. **CIP Request** – Jim Walter stated that concerns had been raised that what we were going to be proposing was not an actual CIP item. The CIP was discussed agreed to continue with what was proposed.
2. **5K Run/Walk Results**- The race was a wonderful success.
3. **Mark Dunn Invoices** – Dave Hess motioned to approve the following invoices from our current use fund Southerly portion for Merrimack River \$2080 John Turbyne seconded

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

Dave Hess motioned to enter into non-public session Cindy Robertson seconded by voted unanimously

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

Adjournment – Jim Walter motioned to adjourn meeting at 8:04pm Cindy Robertson seconded voted unanimously