

**Hooksett Conservation Commission
Meeting Minutes
December 6, 2011**

Call Meeting to Order: 6:04pm

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

Public Input: none

Meeting Minutes: Jim Walter motioned to approve the minutes November 17, non –public, November 17, 2011 public, Phil Fitanides seconded motioned passed. Frank Kotowski abstained

Appointments:

Austin Woods Subdivision – Conservation Easement

Nathan Chamberlain – Eric Mitchell & Associates

This project has been around a long time we have been before you for wetlands permitting. This is a cluster subdivision with open space surrounding the entire subdivision. It has 69 acres of open space. There is also an existing trail system. The development will tie into the subdivision. The conservation commission has already agreed to be the steward of the open space and we are here to see who will maintain the open space and the trail system.

Bruce Fillmore – The town attorney reviewed the easement and reduced it from what it was. He took the language completely out regarding the trails. I received the attorney’s comments on Friday. I have since sent the document back with the language that he removed back in. He also reviewed another document regarding the home owners association that states the home owners association will maintain the trails but the conservation commission will have over sight of them. The conservation is to monitor so that nothing that shouldn’t be happening is.

James Walter – When you state this was put in what do you mean? Is this wording back in the Home Owners Documentation or conservation easement?

Bruce Fillmore – We added it back into the home owners documentation. This is for the home owners to maintain the trails and not the conservation commission. There is a plan set that has the trails and there will be appendixes to the forestry management plans. The only maintenance under the home owners association is the trails and a couple of recreational areas. Everything else will be public.

Cindy Robertson – When did you send your corrections to the attorney?

Bruce Fillmore – I sent them back to the attorney on Monday and have not heard back from the town attorney as of yet.

David Hess – I am not comfortable voting on this without all of the documentation in front of me. I understand that this is not your fault but I want to see the final document before making a definitive vote on this.

Bruce Fillmore – I don't believe I have changed anything since the beginning of all of this and I don't plan on it now.

John Turbyne – I read the copy of the easement the only thing I did note was that there was no repercussions if the home owners association did not maintain the trail system. Are there repercussions if they do not? Is there something the town can do?

Bruce Fillmore – This is an existing trail system and since the project went into the beginning phases of planning there has been no erosion including during the major storms that Hooksett has experienced. The maintenance is minimal at best. I am sure that during the five years that I am building I will be maintaining them. There is nothing prohibiting the conservation commission from maintaining the trails if the Home Owners association fails to do so.

John Turbyne – I would like to see something stated that the town or its designee has the right to maintain these if the home owners fail to do so.

David Hess – One of the issues with associations is when someone fails to pay their dues there are no repercussions.

Bruce Fillmore – There are consequences in the Home Owners Documents.

Nathan Chamberlain – We will add your comments and send out another draft once we get the attorneys comments back as well.

The commission continued this until January 3, 2012

Joint Public Meeting with Parks & Recreation Advisory Board – Pinnacle Park

Mike Horne – Parks & Rec Advisory Board

I have been on the Pinnacle Planning Committee. I would like to present this presentation to you in regards as to what we were planning to do.

I would like to bring you back to the Master Plan of 2004 where the town stated they believed the Pinnacle to be an area that should be reserved. This area has both recreational goals as well as conservation goals.

A little review of the Pinnacle Planning committee, I came before the commission and asked to the point person for the planning committee.

Attach Presentation to Minutes.

David Hess – First of all I have been delegated as moderator for the meeting tonight due to the fact that I have been involved in all aspects of the this deal from the very beginning until today with

guidance of Mike Horne on the planning aspect. We are hopeful that the \$25,000 that has been set aside in the impact fees will be able to be used toward the parking lot so to alleviate any trespassing on private property whether it be intentional or not. The deed from the Locke Family is specific this is strictly for passive recreation and no structures. There is a provision for a picnic area near the proposed parking area. The deed restricts to no more than 400 square feet of playground area. This will never be another Donati Park. I will be happy to open it up to the public at this point.

Marc Miville – Where is the \$25,000 from?

Mike Horne – This is from the P&R Impact Fees and this can only be used for additional infrastructure. These Impact Fees are paid by developer who build in town.

Marc Miville – Will more money be needed for this project or is this it?

Mike Horne – This should get us up and going for the first year.

David Hess – We are hopeful that the Kiwanis Trails Committee would also work with us.

Bernadette Chervette – I live on Birch Hill Road. Living there I know what is going on and I am more concerned about my safety rather than recreation. Mrs. Hemeon sold a house for a good reasonable amount and they had a good amount of land and did the town consider that for the parking area?

David Hess – The land from the end of Pinnacle that wraps around is owned by the town already.

Bernadette Chervette – Living there you need to know when to go shopping or you will be at the end of the road for a while. So this is not an easy thing and I think this would be very dangerous and the road is not wide then when the fire truck drives up there.

Matt Kinney - It looks like Pine Street is better suited for traffic reasons.

David Hess – I understand what you are saying and we tried to use an area that has eye site distance. As for Pine Street and Ardon Drive you would have to acquire access from the abutters as to if you can utilize the property.

Adam St Louis – 9 Ardon Drive – I would like to know where I can get the map as to the boundary of the Pinnacle Park.

Mike Horne – If you contact the Planning Department or Assessing Department they would be able to help you with that.

Marc Miville – I am assuming that Pinnacle Pond has no trails or anything?

David Hess – There is a trail that runs next to Pinnacle Pond and I believe this portion is on state property. Pinnacle Pond is considered a great pond meaning any pond larger than 20 acres is public property and owned by the state.

Marc Miville - Is this a drinking water supply?

David Hess – I believe this is not any longer. The Village Water Precinct has gone to groundwater wells. I assume that there is a large gravel aquifer. The state has for years pushed for towns to go to ground water wells instead of surface water.

Gerry Callahan - 28 Pinnacle St – We are glad to continue the tradition of allowing people to use the property but I would just like verification that no vehicles will be in this area. This area sometimes floods and people using the trail sometimes trek on to my property and I would just ask that maybe make that area higher. I would not put up signs saying no trespassing on my property but I would just like to know that you will consider addressing this concern.

David Hess – This was purchased through current use tax funds and the DPW and Parks & Rec Advisory Board have offered to help with this project. We will attempt to address the traffic concerns that have been raised and make trespassing as difficult as possible.

Adam St Germain – Why are you trying to drive more people in the area? I do not see a reason for a parking lot. Why do we have to build a parking lot in right away? What are you going to do to keep people on your conservation land and not on our land?

David Hess - We will do our best to address all of the concerns that have been mentioned and will absolutely look into everything that has been mentioned here tonight. As issues arise we will address them and as future issues arise we will also address those as well. We cannot anticipate every issue.

Mike Horne – I am aware of the ATV's in the Pinnacle area and we will post the regulations and the ordinances. Once people see things are happening that should not they will be able to report it. Signage and regulations will help with other issues that have been brought up tonight as well.

David Hess – We will be limiting use to during day light hours and we will not be putting a neon sign that states where the Pinnacle Park is located

Adam St Louis – Why can't people use the existing roadways that the water district uses?

Alden Beauchemin – When you get into these wellhead protection areas there is an area of 500 feet that you cannot have any vehicles on. This is specific to groundwater and well head protection.

What is your time frame as to when you will begin to build this park?

David Hess – spring

Charman Last - 8 Donald St – My main concern is that this is the only way in and out of the Pinnacle neighborhood. There are a lot of kids in this area and I would like to know if there will be signs and other warnings about traffic?

David Hess – We will work with the neighborhood, police, school district as to how to address these concerns.

Charman Last – I feel like we are getting more and more traffic and sometimes it takes more than 10 minutes to get off of Pinnacle Street. There are going to be more traffic and more accidents I do not see people up there and now when everyone finds out they are going to get kids to venture up there. I believe bad things will begin happening. This is not a comfortable situation.

Jacqui McCartin – I believe this is a great idea and I believe people may be concerning themselves with worst case scenario. This is going to be a passive recreation area and it is a beautiful sight from the top and I would like to provide this in a safe way. We are working towards correcting the trespassing issues that may be occurring now. I don't believe you will see a lot of people up there.

Charmen Last – My point is when there is more traffic how much of an inconvenience will it be to residents.

Gerry Callahan – We moved into the house right by the water shed and we were concerned about things that have been mentioned here tonight, but people have been very respectful and very little partying going on. Then all the news came out about the property being sold and it was big in the beginning but it died down. I am sure that we will go through this again. I also know that the water works is over there at least twice a day so I am optimistic about this and I appreciate all the work you are doing to make this enjoyable

Resident - Can the roadway be widened?

David Hess – That would be a question for the DPW

Resident - Can we get a traffic Light right there?

David Hess – Anything is possible but it is a major undertaking to put a traffic light in.

Bernadette Chervette – There are two houses there so that wouldn't work. If the fire truck comes up they must back up.

David Hess – Any other comments or questions?

Kathy Northrup – If someone wants to follow the progress where would they look conservation, DPW, Park & Rec Advisory Board?

David Hess – Look at all boards, commissions, and departmental websites as there are many parties involved.

Public Meeting Closed

Commission Reports:

1. **Open Space Subcommittee** – n/a
2. **Pinnacle Park & Quimby Mountain Park Planning – Quimby Mountain** – One issue that was raised is Fish & Game holding an Executory Interest due to tier 1 wildlife habitat living

up there. I was told that based upon our wording regarding dispute resolution that they may not be able to hold this interest and I asked him to look at. David Hess motioned to reaffirm the purchase of the conservation easement with all titles issues being resolved Todd Lizotte seconded voted unanimously

Correspondence:

Other:

1. **Fundraiser** – We have an anonymous donor who will match funds in regards to the Merrimack River Front Project. Please let Steve or I know if you like to donate by Monday.

David Hess motioned to authorized the deposit amount of \$12,500 as stated in the Purchase and Sales Agreement regarding a parcel of land (Reading) to be purchased using the current use funds to Todd Lizotte seconded voted unanimously

David Hess motioned to authorized the deposit amount of \$2,000 as stated in the Purchase and Sales Agreement regarding a parcel of land (Brown Trust Property) to be purchased using the current use funds to Todd Lizotte seconded voted unanimously

David Hess motioned to authorized the deposit amount of \$14,000 as stated in the Purchase and Sales Agreement regarding a parcel of land (Craig Property) to be purchased using the current use funds to Todd Lizotte seconded voted unanimously

David Hess motioned to authorized the invoice in the amount of \$100 for membership to Bear Paw Greenways for 2012 Todd Lizotte seconded vote unanimously

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

Jim Walter motioned to enter into non-public Cindy Robertson seconded voted unanimously

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

Adjournment – Jim Walter motioned to adjourn at 8:16pm John Turbyne seconded voted unanimously

Pinnacle
Planning Committee

**Presentation and
Recommendations**
to
Hooksett's Conservation Commission
and
Parks & Recreation Advisory Board

December 6, 2011

Hooksett Master Plan 2004

Page 8-6, **Conservation and Natural Resources**, Recommendations (3 of 9)
C. Preserve and/or enlarge the Pinnacle

The rocky promontory rising over the Village known as the Pinnacle is currently in private hands. It abuts the Pinnacle Pond, which is a publicly owned body of water to the west, and the pond, in turn, is connected to an area of approximately 40 acres southwards, which remains in its natural state. This area also contains two wells provide drinking water to the Village Water Precinct system.

The town should give serious consideration to working with the current owners of the Pinnacle to preserve it in its current, natural state and ensure its continued availability to future generations for hiking and viewing. The Town may also wish to consider consolidating the Pinnacle with the pond and the contiguous southerly tract into a single, larger recreational parcel serving the village area of Hooksett.

Page 9-5, **Recreation**, Recommendations (5 of 9)
E. The Pinnacle

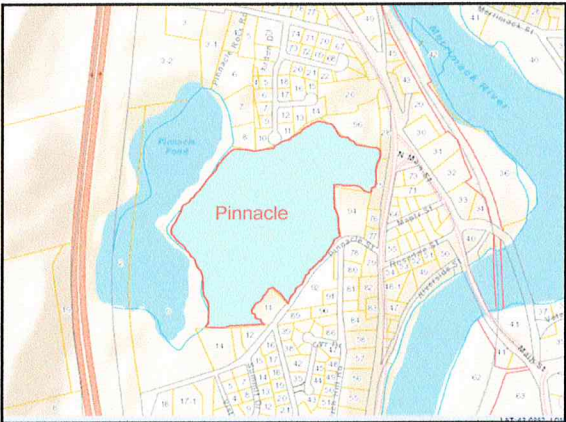
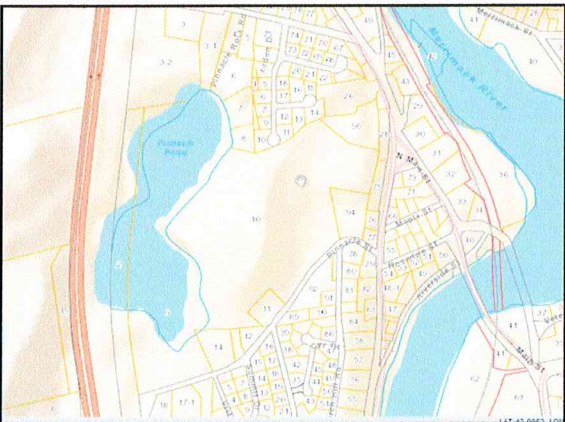
This unique rock formation is on private land owned by resident Arthur Locke. The area comprises approximately 34 acres and has the potential to provide passive recreation opportunities. The owner has already made provision with the Hooksett Village Water Precinct Commission to preserve the land; this provides an added benefit of keeping the wells at Pinnacle Pond from contamination. The Town of Hooksett should work cooperatively with the owner of the property to provide limited public access for passive recreation.

Review of Efforts to Date

- Feb 16, 2011 – Town Council approved impact fees
- March 2011 – Pinnacle became Town Property
- April 28, 2011 – Public Hearing @ Library
- May 6, 2011 – Efforts posted on Town website
- May 7, 2011 – Public Walk on Pinnacle
- May 31, 2011 – meeting with Village Water Precinct
- June 15, 2011 – property line @ Ardon Dr staked
- Nov 22, 2011 – two signs installed Ardon Dr
- Dec 6, 2011 – committee presentation

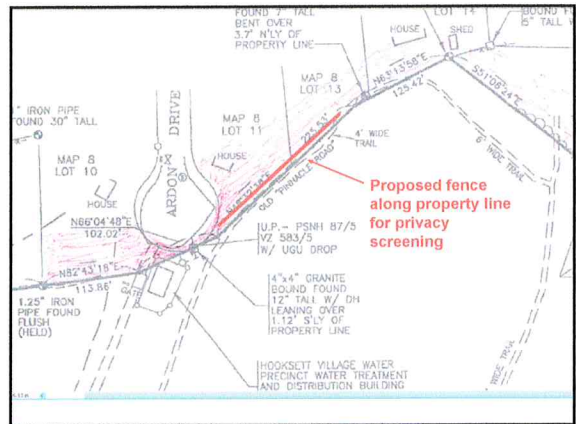
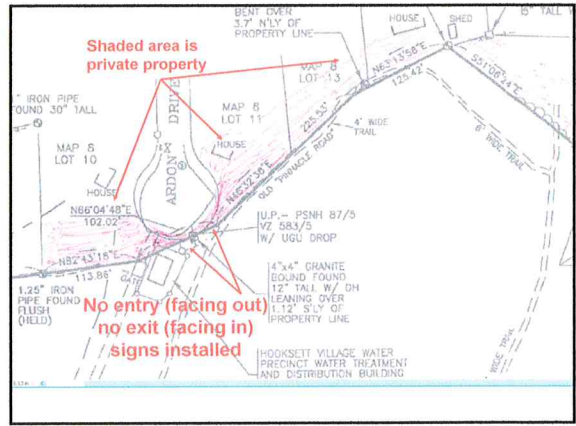
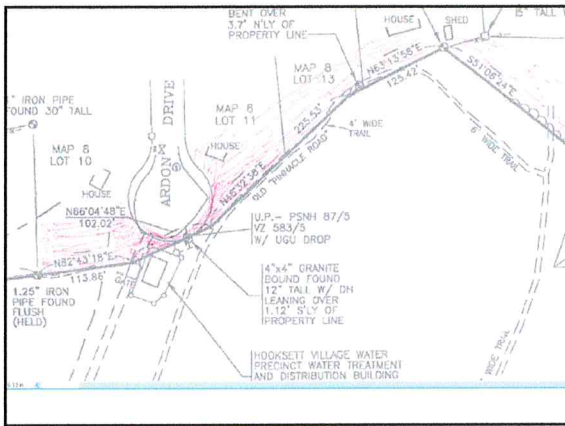
Input at Public Sessions

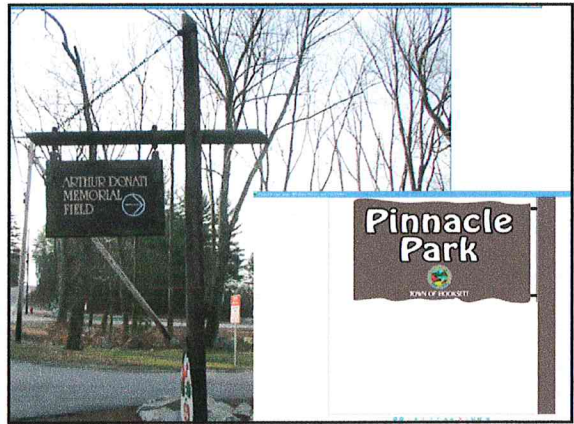
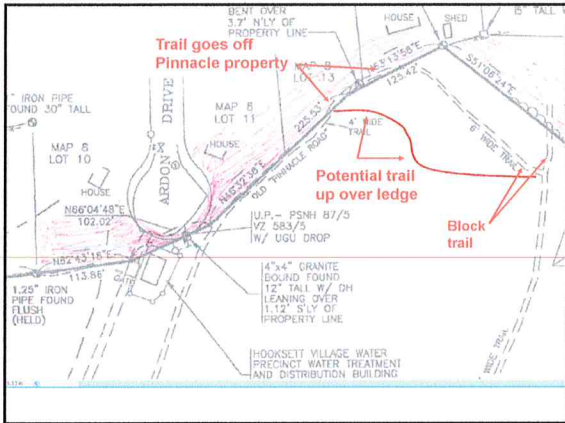
- If a parking lot, will cars be allowed on street?
- Will there be increased patrolling by police?
- Will there be lighting? Will there be a buffer to lot?
- What are proposed hours of use?
- Will sidewalks be installed to handle foot traffic?
- Can parking be by pump houses & access roads?
- Will fencing be installed to limit access points?
- Will there be trash containers or carry in/out?
- Increased liability to Town due to summit cliffs



Pinnacle Park Planning Committee Recommendations

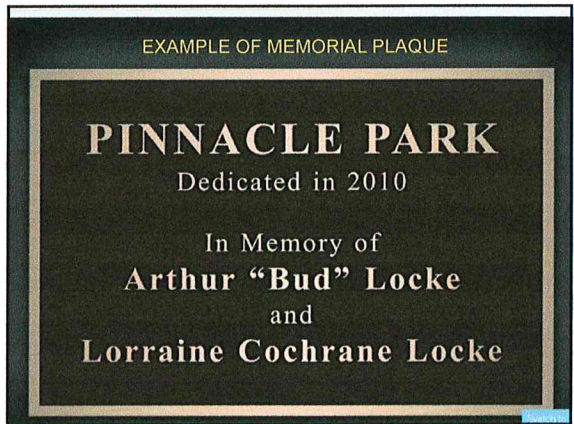
- No access from Ardon Dr or Pine St
- Screening needed for some abutters
- Reroute trail to stay on property
- Parking lot off Pinnacle St
- Signs at parking lot and on Rt. 3A
- Memorial for "Bud" and Lorraine Locke





Example of Rules

From Heads Pond Trail



Future ?

- Recommend the Conservation Commission work with the DPW & Parks and Recreation Div. once final decisions are made and final design / work can begin.

Recommend developing a "Friends of Pinnacle" group to help with some maintenance of trails (storm blow downs, etc.)

Develop a multi-year plan

Public Input

conducted by Conservation Commission