

**Hooksett Conservation Commission
Meeting Minutes
March 6, 2012**

Call Meeting to Order: 6:00pm

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

Public Input: none

Meeting Minutes: Jim Walter motioned to approve the minutes February 7, 2012, Cindy Robertson seconded voted unanimously.

Appointments:

Austin Woods – Conservation Easement – Bruce Fillmore

Steve Couture - First I would like to thank you for coming back and I am ready to approve the easement with the date of March 3, 2012. We have since received comments from the town and those comments had nothing to do with the conservation easement.

Jim Walter motioned to accept the Austin Woods conservation easement and consents emailed to us on March 3, 2012 with the attorney's comments incorporated seconded by Todd Lizotte voted unanimously.

Paul Vrusho – Patriot Golf Cart – Change of Use – 1346 Hooksett Road

Gail McCarthy, Realtor - We would like to speak to the commission privately if possible, this is not about the site it is about the possibility of conflicts of interest with some sitting commission members.

Steve Couture - That has to be done in public at which time the commission can make decisions regarding any possible conflicts.

Paul Vrusho – John Turbyne was an employee of the bank I do business with and I have sat in his office and discussed possible business deals. Phil Fitanides, myself, and my father had a conflict and I am not comfortable going into the details.

Steve Couture – I will leave that up to both Phil and John to make those decisions.

Paul Vrusho – I am looking to buy this property and place a used car dealership in that location. I was told that I could sell them but I would need to get a variance for repairing cars on this site as it is in the aquifer. This would be for minor repairs not rebuilding engines. I have also been told by the code enforcement officer that water runoff is also an issue in this area. I find it interesting that you can detail cars but not wash cars in this zone.

Steve Couture – Will you be having a site plan modification or anything like that?

Paul Vrusho – No all I want to do is sell cars at this location.

Paul Vrusho – They still have 3 stalls and a lift left from previously being a used car dealership. As of right now they still repair the golf carts that are located on the property today.

Steve Couture – Auto repair and gas station were two things that were not allowed in the district.

Jim Walter – It does appear that it would just be water that would run off and not chemicals.

Steve Couture – This would just be the repairs to the vehicles that you would be selling and not for any other vehicle repairs.

Paul Vrusho – I would also like to be an inspection station so that I can inspect my own vehicles. I will not be doing any oil changes on site because it is cheaper to send the vehicles out to do it.

Jim Walter motioned to send a letter to the ZBA with no concerns regarding this change of use Todd Lizotte seconded

David Hess – I have some concerns about this once this kind of operation gets started the policing is basically not existent. I would like a written proposal as to what you would like to do on site and what you are not going to do on site.

Paul Vrusho – Well that is why I am here to make you aware of what I would like to do. If you would like to make a recommendations and I can have my lawyer draw it up and we can move forward that way.

Jim Walter moved to modify his motion that the commission has no issue with the concept of the proposal but would like to see a formal written proposal with what exactly will be taking place and not taking place on site Todd Lizotte seconded voted unanimously

Paul Vrusho – So you will then approve it?

David Hess – You do not need to have a lawyer draw it up all you need is a formal letter of what you would like to do on site and what you do not plan to do.

Todd Lizotte – One of the things for me is if there is an opportunity to occupy an empty space in town, this will only help the town and I would like to give businesses as much leeway as possible for actively coming before us.

Paul Vrusho – Will I have to still go before the ZBA for repairing my own cars because I am not repairing vehicles off the street.

Steve Couture – That would be a question for the code enforcement office.

Palazzi Corp – Richie Brother Auctioneer Site – 39 Hackett Hill Road

Steve Couture did all members get to see the backup information that was emailed out to the commission.

Nick Golon – TF Moran

We have a couple of graphics that we will use as talking pieces. We have a pending variance for the ZBA in regards to the Groundwater Resource Conservation District. We have spoken with Matt Labonte, Code Enforcement officer for the town and he feels that this is acceptable in the district.

Ben -Richie Brothers -

We auction off heavy equipment/industrial equipment worldwide. We just provide the market place for this to happen. We have 43 sites worldwide. We have a site right now in Hartford, CT. This would be a flagship location for New England.

Nick Golon – The plan will have two phases. Phase one will consist of 23 acres and Phase two will consist of more storage and be 9 acres. What we are planning on doing on site is washing and prepping the equipment for sale and also some small cosmetic work.

One of the first things that you see is the wash system and how it works. I am going to turn this over to Ben as he has worked with this system for over 10 years.

Ben – The idea is equipment comes on site and we want it to be washed to get the highest price for the customer so this is an important service at our sites. This is a water recycling system with a zero discharge system in it. One of the important things to look at is how this system works within the town regulations and the state regulations as well. There are two types of baffles that can be used in this type of system. You can either use wood or concrete. As soon as the equipment is washed the water will go in to 4 different wears with the dirtiest water going into wear 1 and all oil will float to the top. The water is now processed through three of four wears depending on which system is installed. Once it has been processed it will then be ready to be used again to wash the equipment.

Nick Golon -The area where the equipment is washed is a cover area as to not have storm runoff going into this system. What we were hoping to do is address any concerns that the commission may have so that we can move forward to the ZBA with the variance request.

Jim Walter – Am I correct in assuming that you will ciphen the oil off?

Ben – If you look at this first picture here they would drain enough so that we can remove the mud and let it dry. We will then test it, if it does test positive for contaminates then we would have a company come in and handle the contaminated materials. If the materials test clean then we would bring it to the landfill. We are looking to lease this property but we are hoping for this to be a permanent thing if this is something that will succeed in this area.

Nick Golan – I just want to let you know that this is not a full site plan this is just for the requested variance. There are some items that I will have to get back to you on such as parking, etc. We are here tonight to speak to the variance. I just wanted to make sure that you are aware due to some questions. We will come back to you with a full site plan once one is before the Planning Board.

Steve Couture – Now there is always standing water in the wash system until you empty it. How do you empty it and clean the system?

Ben – We will never discharge it to just clean it out. We would isolate the water into one wear and clean the other wears. We move the water to clean it. These are all things that we have played with and have moved toward the concrete as that first wear is wear is where all of the debris is caught so we would move that water from that wear first and clean it.

John Turbyne – I have been to a lot of auctions and the equipment looks brand new. Are you planning on selling old rusting equipment?

Ben – The full refurbishing is another full service area. Some of our sites have it but not all. All sites have the washing and some minor cosmetic repairs. There will be no sandblasting or painting on this site.

Jim Walter motioned to write a letter of approval for the concept of the wash bay system to the ZBA Todd Lizotte seconded voted unanimously.

Commission Reports:

- 1. Quimby Mountain Easement** – Going before council on the 14th. The DPW has already cleaned up the cellar hole on site. The survey has begun and we can ask Dan when he gets here where it is in the process. Once the survey has been completed we will amend the deed at that point.
- 2. Pinnacle Park Planning** – The planning board approved it last night. Residents are beginning to call councilors and voice concerns regarding the project. There are parking concerns and more traffic concerns. Has the council acted on it or is it just the planning board. I believe that we are all set to move forward. The parking lot will be 100 x 60 and stone dust will be placed down not pavement. I believe it will be 8 to 10 parking spaces.
- 3. VHB** – I spoke with Bill Craig and he is very protective of his mowing rights so we discussed a few things. He also stated he has no problem with us moving forward with the restoration efforts in 2D, 2E, 3A, 3B, 3C; he would like the bridge to be repaired. One of the things that we did want to do sure because he was not if his property goes all the way to Bear Brook out flow was have a survey done. The tax map shows a separate lot right there. It is said that a Mr. Mason may own a parcel where the camper is located down there. We are having it surveyed to determine the boundaries. The farmer that maintains the corn field accesses the field through Allenstown. The full plan will be reviewed at our April meeting.
March 15 – Hunt and Van Webber have deadlines for the grant applicants. We cannot be the applicants due to not being in the appropriate tax classification. We have searched for other 501(3) (c) and I am going to meet with Kiwanis to see if they will be applicants for these too grant applications. We are going to draft applications for some other trusts to see if we can get those grants. We are looking at the application for Hunt in the amount of \$100,000. Van Webber I am not sure as of today the amount that we would be requesting. Another two trusts are the McIninch Foundation and PSNH for the wildlife on the property. We have a lot of

other possibilities of grant funding in the fall. Also maybe consider naming possibilities to get more funding. This is an avenue that we can explore.

4. **Reading Corp Conservation Easement** – I am not sure how much we wanted to talk about this tonight. The additions were that conservation and council sign off on it. I added a reserved right for restoration. I also was not sure if we had discusses reapplying to the ARM for restoration funding to repair the bridge over Wiggin Road and the other areas that we had discussed previously. We can go over that in April. This would be for \$20,000 - \$30,000.

Other:

1. **Public Access and Trail Development** – I did make some additional changes after I got input from Mike Horne and Tom Young. One of the changes was changing shall to should in regarding to all of the boards collaborating. I wanted to get your opinion on this change. Todd Lizotte wanted to ensure this would not be violating any RSA's or could it be contradicted by anything else in the document or the town council.
Steve Couture – I had never looked at it that way.
Dave Hess – Why don't you use will. Everyone agreed
Steve Couture – I added other organizations and added a responsibility for us regarding the website as this is something we should be doing.
The consensus of the commission was to move this policy forward to the Town Council.
Dave Hess – I would like an inventory of all town owned land and where access is so that we can address the \$50,000 that is owed to us for the Petersbrook/Quimby Mountain deal. I would also like to know what parcels have easements on them.
2. **Invoices** –
Upton & Hatfield-Invoice \$238.00 – Jim Walter motioned to pay out of the current use fund
Cindy Robertson seconded by voted unanimously

Correspondence:

All correspondence was reviewed by the commission

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

Jim Walter motioned to enter into non-public David Hess seconded voted unanimously

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

Adjournment – Cindy Robertson motioned to adjourn Jim Walter seconded voted unanimously