

**Hooksett Conservation Commission  
Meeting Minutes  
June 26, 2012**

**Call Meeting to Order: 6:00pm**

**Attendance:** Steve Couture-vice chair, Jim Walter-member, Cindy Robertson-member, Phil Fitanides-Alt-member excused, John Turbyne-Alt-member, David Hess-member, Todd Lizotte Town Council Rep

**Public Input:** none

**Meeting Minutes:** Jim Walter motioned to approve the minutes May 15, 2012 with changes, Cindy Robertson seconded voted unanimously.

**Appointments:**

**4 West Bank Road – Paul Bloudin**

Paul Bloudin – Current shed is on the river and I would like to build a new shed that would fall in the 100ft buffer so I would need a special exception. I would be moving the new shed forward 40ft but it still would be within the buffer zone. The new shed will be 16 x 18. I am 12ft above the water line.

Jim Walter motioned the commission has no concerns with the special exception with regards to the shed being built within the 100ft buffer. John Turbyne seconded voted unanimously

**Richie Brother Auctioneers – Nick Golan TF Moran**

Nick Golan TF Moran – We were last before you discussing the wash bay and that variance has moved forward. Now I am here with an update as to where we stand today. We have moved to the point where we have a complete package and hope for to move forward with the Planning Board in the near future.

We are proposing to leave the office building so that managers on site can utilize that. We are removing some pavement to add plantings. They will formally strip 60 spaces in this area as well. The existing site driveway will be upgraded to be flattened and add some additional plantings. There will be some bio retention areas in this area as well for storm water management. We have added a containment pad to the wash bay area due to concerns of equipment possibly leaking. The 40 x 20 containment pad contents will go directly into that holding tank. The curb cut is strictly for Tom Palazzi and construction equipment auctions. That is the only approved use for this site by the NHDOT. This is great opportunity as this project has been approved by the NHDOT.

Phase II would be a 7-8 acre display area. In the flex area we would like to place a gravel surface and use this area to process the equipment as it comes in. The revised plan has 200 paved event parking spaces.

Utilities would be on site with wells and septic tanks. Then during auctions there would be tents and port-a-potties.

Steve Couture– What type of storm water systems are you going to have on site?

Nick Golan – We are providing open infiltration systems and 3 would be installed during Phase I. Then the fourth basin would be built in Phase II. All of these basins have been designed for the 100 year storm event with an additional foot. We also have a bio retention area adjacent to the highway and this is recharging and treating the storm water. We will be applying for an AOT permit as well. We would have no increases of the water running off site as we are containing and treating it on site.

There is no equipment located on site all year long. These auctions are low bid so there are no reserves so the equipment is onsite a few weeks before the auction and is picked up with two weeks of the end of the auction. We are working with the Planning Board for signage. The equipment is not being used on site it is just being displayed and then sold.

For example an excavator comes on to site and there is a leaking hose. The inspector will look at it and say this does not pass our inspection and it is sent away. They would let the seller know they will not accept it until it is fixed. Another example is an excavator comes in and there are no leaks but one develops we move it to the containment pad and fix it or send it out until it is fixed. The SPCC is a great document that they will have abide by.

### **Webster Woods Restoration Plan – Gove Environmental**

Mike Despedarick – We have been doing the design changes that were suggested by Stantec. I think we have figured out a way address the issues. How would you like to proceed? Would you like us to come back once the plans are approved and we have addressed all of the issues from Stantec?

I have taken down the list of the state approved contractors, spoken with the Hooksett historical society, and Stantec to have a contractor come in to dig. We are surprised that these concerns have been raised now. If we had know this would have been addressed 2 years ago.

Steve Couture– Please submit the plans and then forward to us once Stantec has commented.

### **Merrimack Riverfront Project -VHB – ARM Grant Application**

Nancy Randell – We submitted our draft application and received an email from DES liking the application but they had some questions. They had concerns because they were separate properties. At this stage having purchase and sales signed it is the best you can get in the points value system. They also questioned the prioritization. The next step would be to provide a detailed budget. I believe there is 2.1 million dollars available with 21 applications that had been submitted. We had looked at the project internally and looked to see how we could do the restoration. I didn't think it was worth our time to put together a full package when we were not going to get the points that I wanted to get. So we resubmitted with a detailed budget and supporting documents and then have the back up as funds to purchase the property.

Unfortunately it does not address what we all would like to accomplish with this funding. I spoke with the engineers today and we decided that we could present three alternatives land purchase, modified restoration as to what we had planned before, or flood attenuation

Adjacent to the woods road there are uplands and we were planning on seeding. There are a couple of ways we could do this but we do not have topography. The commission could either use your existing surveyor to do topography and in the cost estimate we thought it would be \$9800. If the commission did this we could have this upfront and then be reimbursed. We just feel it would be better to have that in the application due to grade changes in order to create the flood storage. We estimated that we would lose about 25% of the wetland area we were trying to create.

If we don't get any additional topography we can still come up with an additional estimate. We would still ask for the \$100,000 for land preservation and then the new restoration plan.

Some of the points in this scoring area are weak because there are no adjacent conservation properties which is 1/3 of the scoring, along with 1/3 restoration, 1/3 water protection. The only place where we have numbers to gain would be restoration.

None of the projects that had been submitted had detailed budgets.

With the second alternative we could still stabilize everything and add some flood storage, it would just be that the wetlands that were created would not be as big.

Steve Couture - I think prioritizing money for land and big ticket restoration effects that we would not be able to fund.

Nancy Randell – I need to know what the commission is looking for me to do.

Steve Couture – I feel comfortable going forward with the proposal we have with the prioritization with the land purchase and the big ticket restoration efforts. The chance of us getting some money is very good.

### **Commission Reports:**

1. **Pinnacle Park Planning – John Turbyne** – Kiwanis went before the Town Council and the council asked Dean to go back and look at the new adopted policy regarding trails to ensure we are following it. When moving forward with projects it will be up to whoever is completing it to put a schedule together. There was a combination of things that caused the town council to ask for more information.

On the parking lot there was a communication breakdown between all parties involved.

### **Other:**

1. **Invoices** – Jim Walter motioned to pay to VHB invoice in the amount of \$750 to be paid out of the conservation fund Cindy Robertson seconded voted 4-0 with Todd Lizotte abstained; Jim Walter motioned to pay two invoices for Wright Industries one invoice in the amount of \$2350 and the other in the amount of \$9,849.63 to be paid out of the conservation fund Cindy Robertson seconded voted unanimously. Jim Walter motioned to pay McEneaney invoices in the amount of \$4,667 and \$7,933 Cindy Robertson seconded voted unanimously.
2. **Clay Pond II** – We have the final draft of the easement. Jim Walter motioned to send the easement to the Town Council for approval seconded by Cindy Robertson voted unanimously

3. **Environmental Assessment Requirements** – Steve Couture – Now it says yes the Planning Board shall consult with us prior to doing so. These will go into the Development Regulations once they are reviewed by the Planning Board. Jim Walter motioned to accept the change and forward to the Planning Board seconded by Cindy Robertson voted unanimously
4. **Goffstown Road – Scenic Road Pruning** – Steve Couture -I believe what they want to do would be considered a donation so it would have to go before council. Pruning would consist of removing large deadwood from the lower crowns of the large feature street trees. Approval to do the work is our responsibility and approval of donated services is town councils. According to the RSA the only things that are allowed to remove would be nuisance or hazardous trees.
5. **Walgreens Conservation Easement** – Draft a letter to DES that states the deficiencies by the Grantor of not following the conservation easement.
6. **Kick off meeting for Public Access to Conservation Lands** – There was a question as to when we will hold this meeting I am thinking that maybe in September or October and have it as a workshop. Plan for October meeting. Steve will speak with Parks and Rec Advisory Board.
7. **Petersbrook Park – New Athletic Fields** – Steve Couture – Just wondering if you are planning on taking any trees down in that area?

**Correspondence:**

All correspondence was reviewed by the commission

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

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

Jim Walter motioned to exit non-public session John Turbyne seconded voted unanimously

Todd Lizotte motioned to authorize legal expenses of up to \$2,000 for the Merrimack Riverfront Project Jim Walter seconded voted unanimously

**Adjournment** – Jim Walter motioned to adjourn John Turbyne seconded voted unanimously