

**Hooksett Conservation Commission  
Meeting Minutes  
December 18, 2012**

**Call Meeting to Order:** 7:00pm

**Attendance:** Steve Couture chair, Jim Walter –member, Cindy Robertson, vice-chair excused, Phil Fitanides alt-member, John Turbyne alt member, Frank Kotowski Planning Board Rep, Jocarol Woodburn member excused, David Hess member

**Public Input:** none

**Appointments:**

**Environmental Assessment -**

David Hess motioned to approve the Stone Hill Environmental Contract to conduct an environmental assessment in the amount of \$1,700 with the possibility of the a \$500 for additional research seconded by John Turbyne voted unanimously.

**Merrimack Riverfront Project –**

Jim Walter Motioned to approve the expenditure from the Current Use Fund to purchase the Craig property by year end in the amount of \$280,000 with \$10,000 being held in escrow by Mark Dunn pending the outcome of the disputed acre of land and Brown Property in the amount \$115,000 utilizing the original deed to the property minus any escrows that have already been paid. John Turbyne seconded voted unanimously

Jim Walter motioned to close on the Craig property by the end of the year with the agreement to \$10,000 in escrow pending the outcome of the disputed one acre of land. Phil Fitanides seconded voted unanimously.

David Hess motioned accept a quit claim deed from Manchester Sand & Gravel and treat it as a contribution toward the project and pay administrative costs associated with it. Seconded by Phil Fitanides. Voted Unanimously

David Hess motion to close on the Brown Property not including the northerly portion of the corn field consisting of 3-4 acres that is not noted on the original Brown Deed. Seconded by Phil Fitanides. Voted Unanimously

Jim Walter motioned to give authority to David Hess to move forward with a lot line adjustment with regards to the Craig, Brown, and MS&G properties. Seconded by Phil Fitanides. Voted Unanimously

Jim Walter motioned to authorize Steve Couture and/or David Hess to make decisions that are necessary to expedite the closing process on the Merrimack Riverfront Project and allow either of them to approve those expenditures. Seconded by Phil Fitanides. Voted Unanimously

**Manchester Sand & Gravel – ROW at University Heights for Potential School Site:**

Ron Corriveau – On the 3<sup>rd</sup> of December, University Heights was at the Planning Board and was granted a waiver. We were before the School Board on Dec 4, 2012, accepted the donation of the land.

Heads Pond Development started on this in 2001 and this is the plan we have been running with since 2007. Out of 1200 acres 400 will be developed and the rest will end up in the some type of conservation/land preservation. In 2008 we came to the Planning Board we were going to try and help find a potential school site. Once University Heights was developed we gained possible access to this parcel of land that we would like to donate. Upon having multiply discussions with the School Board there was not enough land. So we then we revisited this and found a parcel that has about 80 acres which is what the School Board was looking for. When 3A Development site plan was approved there was approval for the purpose of some type of roadway. In 2008, is when we came before you and discussed the concept. What has come up is the need for a second egress. We then got into discussions with University Heights.

University Heights asked the Planning Board on 3<sup>rd</sup> asked for a waiver for the cul de sac in exchange for an easement so the town can access the potential school site. We went to the school board and they accepted the donation the following night.

I spoke with Jeff Burd over at University Heights, and as you can see on lot 14-1-13-19 is the existing lot that will be impacted and 14-1-13-open space 2 is where we need the conservation commission to work with us on. I have brought the recorded easement for 14-1 and I starred through the pertinent information. Then on the other document is the buffer and open space area in 14-1-13-open space 2. The town and the conservation commission has the authority to alter these. It is really a specific point of disturbance or alteration.

We are here today looking for the conservation commission to vote to allow this relocation.

Steve Couture – Thank you for coming in and giving us the overview.

David Hess – Just for clarification the corridor that you are requesting is to simply relocate it in the 14-1. By relocating the access road we are extinguishing the one noted on the plan now?

Steve Couture – A timing question I have for you is how will this work in transfer of easements and access?

Ron Corriveau – It will be within two years of either the plan being signed or it is triggered when I do my wetlands impacts.

Steve Couture – It has always been stated that this is school district property. I think the way we should we ensure that if for some reason in the future and the school district does not want it that it reverts back to the town.

David Hess – The only thing that I want to be sure of is that granting or approving the access that any other right of way is extinguished.

Ron Corriveau – Keep in mind that there will be a review of the documents before final signatures.

Steve Couture motioned the Town of Hooksett Conservation Commission vote to allow the relocation of the “Proposed Dedicated Corridor” mentioned in the Conservation Easement located in the MRCD at Book 2910 Page 365 to be the primary entrance doe the land to be donated to the Hooksett School District over Hooksett Tax Map 14 Lot 1; and to allow a secondary means of access and egress from Hooksett Tax Map 14-1-13-19 over Hooksett Tax Map 14-1-13 open space 2 which is included in the Conservation Easement located at the MRCD at Book 2910 Page 345, and request and encourage that the other Hooksett Boards and Commissions take the necessary steps to allow the Hooksett School District the necessary access points to the land to be donated to the Hooksett School District. The relocation is shown on plans submitted and discussed on December 18, 2012, (Attatched) Seconded by Jim Walter. Voted Unanimously

#### **Invoices**

Jim Walter motioned to pay SNHPC \$57.50 for 10 NH Land Use Regulations Books seconded by David Hess voted unanimously

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

none

**Adjournment** – John Turbyne motioned to adjourn meeting at 8:15pm Jim Walter seconded voted unanimously