

**Hooksett Conservation Commission
Meeting Minutes
January 8, 2013**

Call Meeting to Order: 6:00pm

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

Public Input: none

Meeting Minutes: Cindy Robertson motioned to approve the November 13, 2012 meeting minutes seconded by Phil Fitanides motion passed with Todd Lizotte, Frank Kotowski, and John Turbyne abstained

Cindy Robertson Motioned to approve the December 4, 2012 meeting minutes with amendments seconded by John Turbyne voted unanimously

John Turbyne Motioned to approve the December 18, 2012 meeting minutes with amendments seconded by Frank Kotowski motion passed with Cindy Robertson and Todd Lizotte abstained

Todd Lizotte motioned to reconsider the meeting minutes of December 4, 2012 Dave Hess seconded voted unanimously

Dave Hess motioned to approve the meeting minutes from December 4, 2012 with amendments seconded by Cindy Robertson voted unanimously

Appointments:

Beaver Brook – Wetlands Permit – Jacob Ave Roadway Improvements – Steve Keach

Steve Keach – A number of years ago we permitted the Beaver Brook Development project located at the Manchester city line. We found out a few weeks ago that the wetlands permit expired for the Jacob Ave Roadway Improvements so we are here to request approval for the same permit as was approved previously. It is an expedited minimum wetlands permit.

There is a new roadway that will connect to Jacob Ave and there will be a major reconstruction as well as reconstruction at the Smyth Road intersection. Your former DPW Director received easements from all of the land owners on Jacob Ave that this would affect. December 4, 2007 was when the original permit was issued. These are the same plans and we have put together the new permit application and basically we are sending the exact information as we did the first time as there have been no changes it was just an expiration of the permit.

I am here tonight to ask the conservation commission to authorize the chair to sign the wetlands permit.

Part of the work is proper vertical alignment and drainage. The road will be reconstructed to your town requirements. This commission approved this previously and I am here asking you to sign and approve this again.

We applied for and received an Alteration of Terrain Permit in 2011 and that is the latest revision of this plan as you see noted on it.

This is a class V town owned roadway. The application name on the permit will state Town of Hooksett DPW and Leo Lessard will be the one to sign the permit.

Todd Lizotte – Will this have to go before the town council for approval as it is a town project.

Steve Couture – I believe that may have to happen as this is a town project. I think this is a very good point. I think have Leo review it, have approved through town council and we can authorize approval to sign once Leo has gotten approval.

Steve Keach – There are three parties that need to sign this permit, myself, Leo, property owner which would be Leo, and then the Conservation Commission Chair and then the Town Clerk.

Todd Lizotte – I still think that it has to go through the department and then approval from the town council.

Dave Hess motioned to authorize the chair (Steve Couture) to sign all documentation associated with this project contingent upon Leo Lessard, Public Works Director's signature and Town Council approval seconded by Phil Fitanides voted unanimously

Pike Industries – Major Impact Dredge and Fill – Jim Gove – Gove Environmental

Jim Gove – We have a massive application for Pike Industries. We are on the western side of the intersection on Hackett Hill Road and we are looking at expanding the existing quarry. If we take a look at the existing quarry it has a few lifts and a few hundred feet down. So as things go on we eventually get to the bottom of the hole and you need to expand. It just so happens that the same kind of rock is in the 113 acre expansion. We have a lot of wetlands. Brickyard Brook as well as another large wetlands and some smaller ones too. The impact is 5.55 acres, that includes some of the isolated areas and one pocket that was removed from the plan and we are not sure why.

Some of those areas you can see the bedrock is close to the surface and you can see how narrow the contour lines are. Some of these are basically isolated and don't have a lot of function with the exception of trapping water and keeping it. We have some vernal pools out there as well. We have done some studies and in 2008 it was a better study than the one conducted last year for weather reasons. One of the things with isolated areas like these; you are asked what else is using those areas as well. Well the answer is hug nose snakes, rattle snakes, and blanding turtles were found in these areas. We found blandings turtles in one of the areas that is already being protected. Interestingly enough none of the blandings turtles utilized any of the wetlands or vernal pools in this area he also found none of the snakes in these areas as well.

What we are proposing is to actually tie these areas together. These areas that we want to tie in are where the turtle was extremely active. DES has a mitigation ratio of 10:1. This particular project will require an individual permit from the Army Corps of Engineers as well due to the size of this project. The Army has their own ratios of 15:1 and that is the reason we added more acreage. Existing conservation area is about 80 acres.

Basically we are part way through this process and we have submitted a standard Dredge and Fill permit to the DES. We are not expecting a 30 day turn around. We had to wait for Oxbow Environmental to finish the turtle study before we could submit this permit.

Other things that need to be done are Alteration of Terrain Permit; Individual Permit with the Army Corps of Engineering; Army Corps also requires Offsite Alternative Analysis; Hydrologic Studies; there are other things going on that must be approved. Essential this is the water shed area over here.

Essentially this project will have a minimal impact on the Brickyard Brook.

Dave Hess- Has Pike given any thought to not including the two lots that abut Bow?

Jim Gove – This is essentially an expansion that will take care of the next 30-50 years. In essence the reason they are going for this is they want to plan for the 30 year window with the cost of the entire project.

John Turbyne – I would be very interested in seeing what you will be doing for storm water drainage and you have these wetlands that seem like they may fill that hole very quickly.

Jim Gove – Essentially what happens is we have a drainage divide that has water flowing away from the project. Remember what is going on is everything is going down not up. We are actually going to have to jersey barriers in this area to block the access from the turtles. There will be a series of recommendations from all parties involved.

Ryan Crosbie – Any overburden or waste we will be able to stockpile or sell it if that is what is warranted. We are hoping this gets permitted and we will be mixing rocks from the top layers. The Alteration of Terrain Permit is not complete and I have to speak with them as to how they will be phasing the project.

Phil Fitanides- Will you be doing more blasting than you currently do?

Ryan Crosbie – No

Steve Couture – I was looking at the runoff report the one thing I wanted to mention is the run off calculations will change due to the new calculations. A spring site walk I think would be a good thing.

Jim Gove – We can send a letter to DES that states the conservation commission would like to have a site walk in the spring.

Steve Couture- Can we see the Oxbow Report once it is finalized?

Ryan Crosbie – Yes I can get that to you once we have the final document.

Commission Reports:

1. **Pinnacle Park** – Nothing new to report
2. **Merrimack Riverfront Project** – Closed on 12/27 with Craig for \$270,000 with Mark Dunn holding \$10,000 in escrow. I Spoke with Mrs. Brown and 12/28 Mr. Bailey struck a deal in principal and on 12/31 the Brown purchase was completed. I received a signed agreement from Mr. Bailey he wants to keep a little bit of pasture east of the water course followed by the farm and another water course. We will quit claim to him this acre of land that is pasture and this portion of the old Manchester Sand and Gravel ROW roughly 1.8 acres of land and an additional 6.8 acres. For \$10,000 he is going grant us the 24 foot trail easement that runs along the old rail road ROW that will allow us to construct a trail to the Allenstown town line. It will be 14ft wide and we can pave it if we want to. We also requested and he agreed to a 15 ft buffer easterly of the water coarse so that we can protect the quality of water.

Mark Dunn drafted ROW quit claim deed for MS&G to review. David Campbell will review and get back to us within two weeks.

Southerly area – My proposal was the area south on Tax Map 5 Lot 19 quit claim to him and in exchange he will give us an easement granting us right to anchor a bridge across Brown Brook. This would get us access right down to the courthouse and further. Future reference there is the historic bridge on the boathouse side. The green spaces he will quit claim a deed to us and we will give him an easement to cross and re-cross for access to the river. This would also allow him to have a seasonal dock but he would not be able to disturb wildlife and he will move his camper to his property. This can be done with a boundary line agreement and will not need to go before the Planning Board.

3. **Clay Pond** – Nothing to report – I think a good idea for 2013 would be to get gates up to restrict vehicle access as well as signage
4. **Quimby Mountain** – Nothing to report – John Turbyne – I would like to get someone in on the forestry stuff as I think that there are a lot of areas that need to be addressed.

Other:

1. **Invoices** – Todd Lizotte motioned to approve McEneaney Survey Associates' 2 invoices in the amount of \$840 and \$1,340 to be paid out of the current use fund as it pertains to the purchase of the Merrimack Riverfront Project seconded by John Turbyne voted unanimously
2. **Merrimack Riverfront Updated Appraisals** – Cindy Robertson motioned to enter into a contract with McManus& Knault to update the appraisals and also conduct new appraisals on the Bailey property as required seconded by John Turbyne voted unanimously
3. **2013 Work Plan** – Steve Couture - March will most likely be my last meeting and I was thinking that we should form a plan for the future. Website update should also be worked on.
4. **Proposed Zoning Amendments** – January 14, 2013 at 6pm meeting with Planning Board and Zoning Board of Adjustments

Correspondence:

All correspondence was reviewed

Other: n/a

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

none

Adjournment – Todd Lizotte motioned to adjourn meeting at 8:20pm Cindy Robertson seconded voted unanimously