

**Hooksett Conservation Commission
Meeting Minutes
February 5, 2013**

Call Meeting to Order: 6:00pm

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

Public Input: none

Meeting Minutes: Cindy Robertson motioned to approve the January 8, 2013 meeting minutes with amendments seconded by Phil Fitanides motion passed. Jocarol Woodburn abstained

Appointments:

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

Jim Gove – What I would like to do tonight is talk about the conservation easements and the one time maintenance fee. This is an older version map that shows everything from the Bow line, to what Pike no longer owns to the south. This is so you can see what is going on. The orange area is the existing quarry that is permitted, the olive area represents the new proposed quarry area with exceptions where the lines are located. This isolated area here in the existing quarry is the area that was left out of the first permit and we are asking that it be included in this permit. The area that is being proposed for the additional easement essentially connects the easement areas. This comes out to about 96.8 acres. One of the things that we talked about was the onetime fee. Assessed it basically was 3.5% of the appraised value and that kind of gives us an amount as to what we would be looking at for the onetime fee. It is 96.8 acres when we looked at the assessed values on some of these parcels we found they were extremely inflated. The reason being they were included in the mining area. Of the 96.8 acres, 43 acres were not assessed with minimum \$3,644 per appraised acre and multiplied that by the 96.8 came out over \$352,757. I then took 3.5 which came out too \$12,346. I would like to see if this is in the ballpark of what the commission would be regarding for this fee.

Steve Couture – First off I failed to mention we do have a letter from Gove Environmental to the DES asking for an extension on the wetlands permit pending our site walk. On the onetime fee I did a rough estimate and it came out to \$16,800. The formula does come from the LCHIP.

Phil Fitanides – Can you tell me when the last appraisal was completed?

Jim Gove – I used your town website to figure the rate and that was off of the sale dates reported on your website. 12/12; 12/7; and 13/69 are the Tax map and lots that are included in the easement area.

Phil Fitanides – Are the areas wetlands or do they have any ponds on site?

Jim Gove – There are both wetlands and ponds. Above the proposed quarry area this is a forested wetland and the Hydrologists does not feel this will seep through to the new quarry.

Cindy Robertson – What types of maintenance and monitoring will the commission be responsible for?

Steve Couture – We would be required to do a yearly site walk and monitor the wetlands. I believe this amount that we have discussed for the one-time fee is in the ball park.

Jim Gove – Language is my next question regarding the conservation easement you will be requiring? What should we use for a template for the easement language?

Steve Couture – I think the most recent easement the town has accepted would be Clay Pond II that would be a good one to look at.

Jim Gove – My expectation would be that it would state somewhere in the easement that this one-time fee is for the compensatory mitigation.

Steve Couture – We really use standard conservation language but we do not allow ATV use but we do allow snowmobiles.

Jim Gove - I would like to be able to bring a draft of the language at your next meeting as well as possibly schedule an actual site walk.

Phil Fitanides – I would like to see what type of plan you will have for reclamation.

Steve Couture – We were not quite sure what the local level this type of project involves as well. I know the you will need to go before the ZBA and I know that they will also be requiring a site walk as well so I just wanted you to be aware. We also have a Sand and Gravel Ordinance that you will need to follow as well. The AOT permit will also cover all of the questions regarding phasing and reclamation, that have been raised.

Commission Reports:

- 1. Pinnacle Park** – Nothing new to report
- 2. Merrimack Riverfront Project** – David Hess – Dave Campbell from Manchester Sand and Gravel apologized for not getting me the quit claim deed and he assured me that I will have in the near future.

I spoke with Attorney Brian Germain and we have a deal in writing. He did accept the provisions that we had set out with one provision, he would like the land from the northeastern tip of the lot on the river, draw a line perpendicular to Map 5 Lot 18 quit claimed to him and he would then quit claim the rest to us. He is steadfast about keeping the dock where it is located on the southern tip. I have suggested language to state no more than from 210ft from his land. He wants until June 1 to remove his items and he also wanted to close on the 6/1 but I am suggesting 4/1. I will pass this by Mark Dunn. I will then get in touch with Kevin McEaney and get him out there to do the survey. We can then file a lot line adjustment with the Merrimack County of Deeds.

3. **Clay Pond – Steve Couture** -I did go back and forth with Dan Kern regarding the Forestry Management Plan and what I was thinking we would want is a stewardship plan. This will really look at the resources and these are very parcel specific. I was thinking if we are going to do this for Clay Pond should we incorporate Merrimack Riverfront into this as well. David Hess- I think we should check with the Forestry Society as they may be putting something together on there own. Steve Couture – I will send around what I have and then start on what an RFP would look like.
4. **Quimby Mountain** – Nothing new to report

Other:

1. **Letter of Support for the Community Planning Grant** – Steve Couture – This is just to explore this grant but I think this is something worth while to look at. Dave Hess motioned to submit letter of support seconded by Cindy Robertson motion passed.

Correspondence:

All correspondence was reviewed

Other: n/a

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

none

Adjournment – Cindy Robertson motioned to adjourn meeting at Phil Fitanides seconded voted unanimously