

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

Call Meeting to Order: 6:00pm

Attendance: Cindy Robertson – Vice Chair, Jocarol Woodburn – Member, John Turbyne – Alt-member, Phil Fitanides – Alt-member, Jim Walter – Member, Todd Lizotte – TC Rep excused, Frank Kotowski – PB Rep excused, Steve Couture – Chair excused, Dave Hess – Member excused

Public Input: none

Meeting Minutes: motioned to approve the February 5, 2013 meeting minutes seconded by

Appointments:

Pike Industries – Conservation Easement – Jim Gove – Gove Environmental

Brendan Quigley – There is not a lot of new information just some updates. I would like to address the possible dates for a site walk. I do have an updated environmental report that we discussed briefly at the last meeting. Some minor changes to the boundary as well the new required rainfall data. The conclusions of the report have remained unchanged. In terms of the water shed size this project will not affect the flow into the brook. Removing some of the northern part of the project from this water shed also reflects to effects due to this change. The report does suggest there could be some impacts to that wetland and we have minimized those as best we could. We do have the full report I submitted it to DES and once I receive it back I will provide it to you.

I am prepared to show you a few things from the report, this map shows you the turtle tracking from the reports and reflects as much as what NH Fish and Game wanted to see. This was to see what the turtles were actually using they did not tract a single species in any of their traps. The did find during nesting surveys 2 turtles were found and they were located well to the south below the quarry. This is the area that they are using they trapped and tracked these turtles and they did not go anywhere near the site. There were not snakes found either.

We would like to set a time for a site walk as the discussion for you is to hold some easements. The site walk could be short or last 4 to 5 hours and really what you are talking about is a hike in a circle and I would recommend a weekend date for the walk.

The other thing that we had talked about as it was a concern was the reclamation there is the thinking that some of the actual site may change and that is why you do not have a draft of the Alteration of Terrain Permit. This is something they are planning on but we have put it off for a little while as we are waiting for comments to be received.

John Turbyne – I noticed from the minutes that you had discussed this previously but is this something you would like to discuss now?

Brendan Quigley – Regarding the reclamation some of the rock is already considered reclaimed and so that would not be included. In some of the areas we are adjacent to wetlands. The other that we are planning on developing in more detail is possible mitigation for keeping wildlife out of the quarry and that would be focused on where it would work best.

John Turbyne – I assumed that this would all be put into writing during the approval process?

Brendan Quigley – Yes that would be part of AOT and those types of items will be addressed.

John Turbyne – One other comment when you close the reclamation you have to ensure the quarry is dry. How would you go about this?

Brendan Quigley – I am going to have to refer that to Pike as I do not exactly know how that is handled in the long term.

John Turbyne – I would just want to ensure that once this quarry is closed that it is taken care and it would not pose a hazard to anyone or anything.

SNHU – 2 Parking Lots – Jeff Kevan – TF Moran

Jeff Kevan – Just a quick overview of what is occurring on the campus as well as two applications to the ZBA. We had come in 07 and 09 for the Dining Facility, Academic Building, 3 new dorms, and now we have an application for a Library learning common that would go directly across from the Dining facility. They want to make this a green area with a sitting wall.

Last summer they had renovated the former dining hall and made it a student center. To give you an idea of what we are proposing to do is as you pull in now you head toward the Athletic Center, they are talking about removing some of the buildings that are not currently being used and build a parking lot and the second would be on the operations building side area.

Long term – this is the main parking lot on the left they have envisioned that to go to a green area and making the center of campus a pedestrian campus. This in essence will move parking to the exterior. We are trying to develop a loop road.

We are here for a parking lot in this location and one is proposed on Depot Road, what has occurred over the years this 15” pipe cannot handle the water and all of this area flows before it makes it to the road. So I would almost call it a manmade situation but currently it stores water with no value. It is a hard compacted gravel area and there are a lot of things back there. We are proposing a bio retention treatment area and not looking at a lot of storage area.

Jim Walter – Can I make a suggestion for you to contact the Heritage Commission as this is a very historical place with in the town.

Jeff Kevan – We can do that. What I looked at qualifies as a wetland. As for function and view there is not much. I will incorporate the function of the area.

John Turbyne – What will this parking area service?

Jeff Kevan – This will most likely be a low traffic lot such as maybe a freshman lot. The size of this lot would be 152 spots. Total parking requirements with the new library will be a 402 lot what we are looking for at between the 2 parking lots is one 152 lot and one 402 lot. Basically the increase would be the 152 lot as they will be doing away with that other lot. From the schools perspective they are maxed out. They are trying to build these lots to increase the green area.

The second lot is again now on a separate lot Map 33 Lot 67 this is 208 acres on that side of the road. What we had done when we went in for the dining facility and we had 15,000 feet of wetlands that would be affected. At that time we talked with the conservation commission and the commission decided they wanted us to go with the in-lieu fee.

We have a finger area of wetlands that would be impacted. One of the reasons I did this master plan is to show you why I did not just move this 200 feet. Clearly there master plan is another building to cap that quad area. Long term would most likely be a building or a signature to enter the campus. We would be paying the in-lieu fee. We will be using granite curbing. We have shown a little basin here which would be a discharge and the underground chambers and discharge into that area.

What I am looking for is for your support for this before we go to the ZBA.

John Turbyne – The wetland is going to be very close to an area of pavement. How will that not run into the wetlands?

Jeff Kevan - There will be curbing to hold it in the area and then go to the basin and the chambers and then be recharged and discharged in to that small intermittent stream. The DES has increased the storm water requirements. That does not really affect the 5 and 10 year storms in Hooksett but it does affect the 50 and 100. They have made it more conservative.

Jim Walter – Frost Hall has had flooding problem previously will this parking lot make it worse?

Jeff Kevan – I can tell you it will not have any bearing on that area over there.

John Turbyne – What we are seeing in the areas is that wetlands?

Jeff Kevan – This is always going to be maintained as this right near the highway and you not build a building in that area. Ultimately it makes a lot of sense. There are certain corridors that will always remain where they are as of today. This is a forested type of wetlands in some of the areas.

John Turbyne Motioned to recommend that there are no concerns with this project Phil Fitandes seconded motion passed Jim Walter abstained

South Bow Road Project – Long Beach Development

Todd Connors – I am working with Sterling Homes we are very early in the project and we have a wetlands crossing. We are conservation and cluster type subdivision. We wanted to come to you in the conceptual phase. This is more of an informational gathering so that we know what you would

like from us as we move forward. This represents our parcel and there are two tracks one enters off of South Bow and the other is in Bow NH.

As we looked into this this is about 100 acre parcel all together. Our first intention was to put most of the houses at the entrance of South Bow Road.

This project will involve both Hooksett and Bow. We do not have a wetland impact in Bow but we do anticipate one maybe two in the Hooksett. There is a small drainage channel it is natural and cuts across from the north to the south. This is a farm trail and we are proposing to do the crossing here. We looked at both the wider and more narrow area as to where to cross these wetlands. We are also working with Peter Schauer on this.

The town of Hooksett owns a parcel of land over here and the town of Bow also owns a parcel over here. We are trying to figure out how best to approach this project. I would like to hear from the commission as to what direction that we would move in.

Cindy Robertson – Is that your only impact?

Todd Connors – It would be about 3000sf to 5000sf that will be impacted, with a possible second crossing due to the road being moved.

John Turbyne – I was at the Planning Board last night and the PB had questions regarding the well radius. When the subject came up and cutting lots came up it did seem to cause concern on the side of the developer. I assume you would remove or restore that area.

Todd Connors – We have had that discussion and yes we would restore it. This will be the open space area of the project and it would be something that we would discuss. Some are conservation easement or fee simple. Our intention is that the open space is that and is not developed. When would you decide on a preference?

Jim Walter - That would be once we speak as a group and including a conversation with our chair. I have never seen this many wells together do you think there would be any problems?

Todd Connors – You could have a pump station but that would pull the same amount of water that 37 wells would but the difference is the 37 well are spread out versus pulling the water out of the ground in one area. We do not believe there will be a problem and this is common practice.

Todd Connors - What items will be important to you in gathering information.

Jim Walter – Conservation land and what would be on it

Cindy Robertson – Trails if you are able to connect them

John Turbyne – We would like to connect the dots when it comes to trails.

Jim Walter – Where are you going to make that cut through? Give us two options

Todd Connors – We were thinking about scheduling a site walk as we are trying to move ahead quickly and I would think it would be wet in April.

Keith Martell – You can see where the water runs very clearly out there you do not have to wait for the areas to get sponge.

John Turbyne – The wetlands that you are crossing do they run into Bow?

Todd Connors – I do not believe the defined channel runs into that development in Bow.

Commission Reports:

1. **Pinnacle Park** – We received an email forwarded from Dr. Shankle and he would like to speak with the commission about it at our next meeting. Also it looks like the Kiwanis may not be able to assist in the trail development. This is something that will have to be looked into.
2. **Merrimack Riverfront Project** – N/A
3. **Review and approve Outline and Executive Summary for Clay Pond RFP** – Jocarol Woodburn – What we have is the executive summary and an outline for you to review tonight.

Jim Walter – Would we hire all of the professionals separately?

Dan Kern – I think you would hire a contractor and they would sub it out. But you may have to have some of the contractors approved. This is your property and you manage it. The plan is yours to come up with.

Jocarol Woodburn – Will Bear-Paw be involved in the selection process?

Dan Kern – We can be but I would request that they come before you and give examples of what they have completed previously. But I would definitely at some point hire a licensed forester as that is required in the forestry management plan. This person would oversee the logger. Timber owners association would also have a list of possibilities. Just like a wild life biologist could hire a licensed forester it is vice versa. They will tell you if they are comfortable with that. The forester gets paid by the property owner no matter how many trees are cut. Then the loggers get paid for how much is cut.

Jocarol Woodburn – Will you assist us in the interview process?

Dan Kern – Yes I can be or someone else from my office.

4. **Quimby Mountain** – N/A

Other:

1. **Invoices** –

Jim Walter motioned to pay the invoice for McEneaney in the amount of \$780 seconded by John Turbyne voted unanimously

Jim Walter motioned to pay the invoice from Bear Paw out of the Current Use Fund for Quimby Mountain in the amount of \$11,996.56 seconded by John Turbyne voted unanimously

Jim Walter motioned to pay the invoice from Bear Paw out of the Current Use Fund for Clay Pond II in the amount of \$10,589.76 seconded by John Turbyne voted unanimously

Jim Walter motioned to pay two invoices from Mark Dunn from the Current Use fund the amounts of \$2,280 and 2,635 seconded by Phil Fitanides voted unanimously

Jim Walter motioned to pay Merrimack Registry County of Deeds in the amount of \$105.99 out of line 1-467-01-226 Seconded by John Turbyne voted unanimously.

Correspondence:

All correspondence was reviewed

Other:

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

none

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