

**Hooksett Conservation Commission
Meeting Minutes
October 14, 2013**

Call Meeting to Order: 6:00pm

Attendance: Cindy Robertson – Chair, Phil Fitanides, member, Jim Walter, member, David Ross, TC Rep excused, David Hess, Frank Kotowski, excused, JoCarol Woodburn, Alt-member excused, John Turbyne, Alt-member excused,

Public Input: none

Meeting Minutes: Jim Walter motioned to approve the meeting minutes of September 9, 2013 seconded by Phil Fitanides, Dave Hess abstained. **Motion passes**

Appointments:

Summit View Subdivision – South Bow Road – Long Beach Development

Peter Schauer, Schauer Environmental & Keith Covello, Sterling Homes. There is a 100 acre parcel in Hooksett that connects to Bow. This project proposes to build a road in both Hooksett and Bow. The road will begin off South Bow Road and connect to Merrill Crossing in Bow. It will be 3400 linear feet of new road. In order to build the new subdivision there are three wetland crossings. The total impact is 6410 square feet. 5930 square feet are located on 12/24 and 480 on 12/1. The first location looks like a gorde but it is a manmade pond with a dam. They have met with the dam bureau and the state would like the dam removed. In one location they will be building a 4 sided box culvert. The other crossing will have no culvert. The brook on the property is Brickyard Brook. This is approximately 50 acres of undeveloped land. There will be 8 lots in Bow with no impacts there. We had a walk with Fish and Game and they have no concerns but requested that we speak with you regarding an easement on the remaining land. We are not adverse to doing something with that land but we are not required and do not want to put up a lot of money to complete an easement. It is not feasible to develop. There will be a homeowners association and they will be responsible for the remaining lands.

Keith Covello– There has been some interest in the town taking the open space and if the town is not interested then the land will be the homeowners. If the town is interested it will then be given to the town at the end of the project. It has been a little bit of a conversation with the planning board regarding where the open space will be. What is the preference with this board?

Cindy Robertson – It really depends on the situation.

Dave Hess – I assume it would be that total 50 acres and you would be willing to consider having that deeded to the town for conservation lands.

Jim Walter – You should figure out how much property you would like to keep behind the properties and then figure it out from there.

Keith Covello – With regards to the stewardship monies would you be looking for monies on top of easement for the stewardship plan.

Dave Hess– I would say about \$5,000 or less.

Keith Covello - Whose decision is that ultimately?

Dave Hess – It is us and the council. They have always agreed with the conservation commission in regards to land conservation.

Jim Walter – What would you like from us tonight?

Keith – We need to go to the ZBA so we are looking for a letter of support for the wetlands impacts.

Jim Walter motioned to write a letter in support of the wetlands impacts and crossing seconded by Phil Fitanides. **Motion Passes**

Commission Reports:

1. Old Home Day – Jim Walter and Phil Fitanides said the day went very well and a lot of visitors came to the table. Jim bought about 50 small coloring books and will probably do that again next year.

2. Merrimack Riverfront Project – Dave Hess – On Oct 3, we received a title opinion stating the title is clear on Railroad right of way. Last week Jim Sullivan signed off on all of the Craig paperwork. We are still waiting the on Mason documentation. Planning Board signed the revised mylars for the property. It has also been recorded. In Mark Dunn’s title opinion of the Bailey Property a typographical error was found and it was determined Doug’s sisters instead of conveying all interest only conveyed the interest from their parents and not the all their interests. Mark Dunn has gotten that resolved. As of last Thursday TD Bank North has a mortgage on that property. I have spoken with Mark Dunn and Jeff Keller the realtor of the property. Mark believes this may have only been for the homestead and nothing more but he is looking into it. Paperwork needs to be into DES by Oct 24 for the Nov 6 Governor and Council Meeting. The last remaining thing to DES is conservation easement mylar and the conservation terms from the Forest Society. If we can not clear the TD Bank issue, what I would like to be able to do is tell the Forest Society to cut the Bailey out of the Conservation Easement for now so we can submit the paperwork now for G&C approval. Once the clear title is received we will then fold it in. Jim Walter motioned to move forward without the Bailey parcel and seconded by Dave Hess. **Motion passes.** With respect to Bailey I have a signed P&S agreement Dave Hess motioned to reaffirm the vote of January 27, 2013 in regards to deeding the upper part of corn field and paying Mr. Bailey \$10,000 seconded by Jim Walter. **Motion passes**

3. Clay Pond RFP – Updated that some companies have responded and Jodi will check the mail on the 18.

Other:

1. Invoices – motioned to approve reimbursement to Jim Walter for the bumper stickers in the amount of \$100 for the Old Home Day giveaway and the canopy in the amount of \$ 69.99 and the table in the amount of \$40.00 for the Old Home Day supplies seconded by

Jim Walter motioned to pay Hall, Morse, Anderson & Spinella invoice in the amount of \$270.40 out of the current use fund seconded by Phil Fitanides. **Motion Passes**

Correspondence:

All correspondence was reviewed

Other:

Adjournment – Jim Walter motioned to adjourn meeting at 7:17pm Dave Hess seconded voted unanimously