

**Hooksett Conservation Commission
Meeting Minutes
December 9, 2013**

Call Meeting to Order: 6:00pm

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

Public Input: none

Meeting Minutes: Unable to approve at this meeting

Appointments:

Summit View Subdivision – South Bow Road – Long Beach Development

Keith Covello – I was here a few months ago and presented this project. We have moved forward with the review process and are now in the middle of a plan review by both Bow and Hooksett. A new set of plans will be submitted on Thursday. The plans have been in flux due to changes. The only change that I would suggest you review is the change in the first crossing. We are changing the original box culvert to a 5 foot high 6 foot wide box culvert as per a Fish and Game request. There are also turtles near by the Hooksett roadway and we are changing the vertical granite curb to a cape cod berm. We are working on this change with the DWP. We went to the ZBA and had a site walk we can conduct another one if the conservation commission would like to participate in one. The big thing that is left is the discussion about the open space. People are now looking for the home owners documents or if the open space would be going to the town.

Cindy Robertson – How much land and the exact location of the land. They we were going to speak with Bear Paw about it.

Keith Covello – The total amount of open space is 58.9 acres.

Cindy Robertson – There was also discussion of the maintenance fee at the last meeting but I do not believe that a decision was ever made on the amount.

Keith Covello – I was hoping for answers to these questions tonight. Are you in the direction of trending with this way. The town owns the parcel adjacent and then the town parcel abuts the Austin Woods parcel.

Cindy Robertson – We will talk to Dan Kern from Bear Paw tonight they assist us in managing some conservation easements in Hooksett. We will forward your information to them as well as speak with them tonight about this.

Edgewater Drive – Conceptual Plan – McCourt Engineering and Paul Scarpetti

Jen McCourt – The portion of Edgewater Drive we are talking is on the west side of the Merrimack River begins at end of pavement and goes a little over 3000ft to Bow. This is Class VI portion of the road and also according to the tax map there is a lot the town of Hooksett owns. Edgewater Drive is only two rods wide. Between our property and the river is only a few feet. So some of the road has disappeared over time. Today there is a gravel driveway that goes up through the property. What we are proposing to do is put 6 single family homes out here. We do need to go the ZBA for a few special exceptions and a variance. We are also building cul de sac that we will deed to the town for the purpose of turning around. We have gone to shoreline protection and spoke with them. They stated to do the tree count and meet the percentage of pervious as required as well. When we did NHI we did get a hit and have a site walk scheduled with Kim Tuttle Wednesday at 1pm.

Cindy Robertson – How far are the 5 houses off the Merrimack River?

Jen McCourt – They are roughly 50ft for one home and a little further for the rest. We are also speaking with the town administrator to see if we can get a portion of Edgewater Drive discontinued.

Phil Fitanides – If there was an emergency would there be possible issues with turn arounds?

Jen McCourt – The fire department has agreed to an 18 foot roadway.

Jim Walter – Have you considered flooding and everything here?

Jen McCourt - Yes the 100 year storm is about 6 inches below where are building.

Paul Scarpetti– I went there during the May flood and the area was still above water.

Cindy Robertson – How big is the common area?

Jen McCourt – I believe it is 1.5 to 2 acres with the developable land of 10.6 acres. We are proposing about 6.6 acres of open space.

Phil Fitanides – Where Edgewater Drive starts have you done any plans on signage? This is an area where accidents are waiting to happen. There are a lot of factors.

Jen McCourt – This is not a huge increase in traffic. These are 6 single family 2 bedroom homes. We have gone to TRC and none of these issues were raised.

Cindy Robertson – How many wetland impacts?

Jen McCourt – There are 4 wetland impacts 850ft; 50ft and 2-75 ft impacts. We are trying to be proactive and find out people's concerns so that we can address them in the final design.

Paul Scarpetti – We are trying to appeal to the empty nesters. We will be sprinkling the houses.

Frank Kotowski – I have been down there I can see why moving the road away from the river is a good idea. This would provide protection from encroachment from the north and I wish you well.

99 Mammoth Road – McCourt Engineering

Jen McCourt – I am here representing Bay Bridge LLC, originally this was built and constructed as the Hilltop Condominium. Back in 2006 it had come forward to you with a special exception and it also to get wetland approval. The land itself goes up a pretty good amount. From the 2006 plan we did keep the road in the same place. It will have municipal water and sewer. We are proposing only 1 building and parking will be in one area instead of along the roadway as was originally proposed.

Cindy Robertson – What will be the distance between the two buildings?

Jen McCourt – The roadway is 460 feet roughly. This is now owned by someone new and he is trying to minimize the cost.

Phil Fitanides – What is the foot print going to be and which way will the water flow?

Jen McCourt – These run to the underground culvert on Mammoth Road. Currently there is an 18inch pipe under Mammoth Road. Tomorrow we go to the ZBA and as soon as I know when the site walk is scheduled I will let Jodi know.

Cindy Robertson – When do you think you will have you wetland impacts down?

Jen McCourt – We know that we will not have more than the 5,173sq ft of impact. Then we have to get through the ZBA and the Planning we should know more exact the numbers.

Cindy Robertson – Will you come back at that point to let us know?

Jen McCourt – Yes we will be back at that point to update the commission.

Jim Walter to send a letter to the ZBA that the commission has no concerns regarding the wetland crossings.

Bear Paw – Dan Kern

Cindy Robertson – Would Bear paw be interested in working on the Summit View project with us?

Dan Kern – Yes I will review it.

Manchester Sand & Gravel

Dan Kern – We just want to make sure that you in support of Bear Paw owning it and we can do a site walk. You can drive out to the sand pit. The town is going to own a significant portion of the property by the pond.

Clay Pond 2013

We were approached by PSNH for mitigation funds and we contacted these three land owners. These land owners are willing to sell their properties for \$1,000 per acre. Phil was supposed to ask you if

you were interested in purchasing these two parcels for \$1,000 an acre as we did not receive enough money to purchase all three. You would purchase and Bear Paw would hold the conservation easement. For those two properties is about \$52,000. We thought this was an opportunity to get these properties as well.

Cindy Robertson – What is the total acres between these two properties?

Dan Kern – It is 35 acres. We are also still trying to reach out to E&A Realty for the one piece but they have not been receptive to our requests.

Jim Walter motioned to move forward with the purchase of the two properties and work on the numbers. Phil Fitanides seconded. **Motion Passes.**

Updating Natural Resources Map

Dan Kern – Bear Paw has nine towns now and we are trying to update our maps. What a lot of towns will do is map the natural resources in the area. We will use our map to target the natural resources areas that we would like to conserve. This will update all of the conservation lands that we have acquired

Commission Reports:

1. **Merrimack Riverfront Project** – The project should be closing this month.
2. **Clay Pond RFP** – Received 4 and Jodi will send them out electronically

Other:

1. **Bass Pro Shops Request** – Cindy Robertson – A Bass Pro Shops rep emailed asking me for information about Hooksett's outdoor activities and attractions.

Correspondence:

All correspondence was reviewed

Adjournment – Jim Walter motioned to adjourn meeting at 7:54pm Cindy Robertson seconded voted unanimously