

**Hooksett Conservation Commission  
Meeting Minutes  
April 16, 2013**

**Call Meeting to Order:** 6:00pm

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

**Public Input:** none

**Meeting Minutes:** John Turbyne motioned to approve the February 5, 2013 meeting minutes Phil Fitanides seconded by voted unanimously. Motioned to approve the March 5, 2013 meeting minutes seconded by voted unanimously.

**Appointments:**

**Austin Woods Subdivision Lot Line Adjustment – Bruce Fillmore & Marcel Labonville**

Bruce Fillmore – If you look at the cover sheet email Eric Mitchell had made an error for lack of a better term. The first page of the plan is an overall look at the plan. Marcel Labonville is the owner of the parcel that goes onto Mountain View Road and lot 18. This lot is surrounded by the open space. It is the only lot in the whole subdivision that has that this characteristic. We expressed that concern two years ago about people just being able to walk around on his lot.

On the next page is what we are proposing for a new lot. What we are proposing is the south lot line shift 10 feet south so that the lot line follows the steep embankment. There is a trail that goes up through there and we had already abandoned it in our previous conversations. We were never going to develop that trail. This would prevent people from walking onto this property. We are not trying to reconfigure the trail system at all we are just trying make it so that people do not walk on this lot.

Dave Hess – Sheet 10-80 shows the current subdivision as approved. So if I understand this plan correctly north of lot 18 is really isolated.

Bruce Fillmore – Yes that is correct but after speaking with Marcel the concerns were raised that people would be able to walk right around his house.

Dave Hess – So what you are doing is increasing lot 18 by .18 acres and expanding lot 19 as well.

Bruce Fillmore – We are proposing a conservation easement on this existing wetland. We have no conservation easements. We have conservation deeds. This would be something new that would have drawn up.

Dave Hess – If I am reading this correctly the conservation easement would go to both of the lots?

Bruce Fillmore – It would go across lots 19 & 18. We have talked with Stantec and JoAnn Duffy we are not doing anything that would require a waiver or anything else but they did recommend that I come before this commission first to get your blessing.

John Turbyne – It looks like you lose a high and dry connection to lot 28. The conservation easement would only have wetlands on it is that correct?

Bruce Fillmore – Yes but it is not really contiguous as it is separated by the road and there is no connecting trail there. The stone bridge is just to the south of this plan. If you look at the last page you will find the stone bridge as the light area over the dark brook. I am looking for guidance from this board as well as some conservation easement language that you like that I could use for that. I will get that information from Jodi and bring a trail plan to the next meeting.

John Turbyne – If we go with the conservation easement instead of the open space agreement would that restrict access to that area?

Bruce Fillmore – It would give access to the conservation commission but not the general public. What we are doing here is not impacting the approved trail system.

John Turbyne – I just want to ensure the general public can access the trail system.

#### **Commission Reports:**

- 1. Pinnacle Park** – Cindy Robertson – We have received a letter from the Ehlers that that trees that have been planted on the trail have not been working.

Mrs. Ehlers – My concern will be during the summer when there is more traffic.

John Turbyne – Where are they coming from?

Mrs. Ehlers – They are walking on the trail that exists and walking through the trees. Pictures were shown as to how close the residents are getting to their home

Phil Fitanides – How long is the stretch on the trail to keep people off your property? Are you trying to close off the existing trail?

Mrs. Ehlers- Closing off the trail was never our intention it was to block people from coming onto to our property. This was also to give us the privacy that we were promised.

John Turbyne – If people are going through it or around it, they are going to do it. We have talked about this and I believe the only way around this is to give people an easier trail to utilize. We have to build a better trail for people to want to go another way. Coming down it is very steep and not safe. If we provide an easier alternative then people would utilize that route. I think that would work. Unfortunately Kiwanis is not able to help us build a trail and this would fall back to the town.

Dr. Shankle – I think there are a few things going on, people are going to keep using it that is the trail they know. Nothing is going to stop that. I would still like to try and move that trail closer and start growing a hedge or a living fence so that there is still a trail that tracks with the carriage road. We talked about building a switch back but I still believe people are going to use the existing trail.

Mr. Ehlers – I think if there were some signs out there as there are on Ardon Dr that would help assist in informing people. I know the three trees at one end people blow past. But at the other end no one knows that there is a trail behind it.

Phil Fitanides – Did the town put up a sign that says trail closed?

John Turbyne – No, they put in a sign that says summit and the trees are there but there is no real sign that says trial closed.

Mr. Ehlers – One of the pictures shows that a gentleman that was hunting. I kind of explained to him where he was. The fact that we are into this park for a few years and there is no signage is a problem.

John Turbyne – I know that we are moving forward with the signage.

Mr. Ehlers – I don't like as an abutter to have to go out and tell people to move. This becomes an issue. A lot of things have happen like crimes against property. Every year we wonder what this year will be like.

Dr. Shankle – They are doing it intentionally. You can put signs that state per the conservation commission if you would like. We can do whatever we want to stop people but I don't think they are going to stop. I think if they come off the Pinnacle Park Parking Area they are going to follow the signs.

John Turbyne – The trail is very steep when coming off the summit. I think more people than me have go and look at it.

Mrs. Ehlers – Dr. Shankle you know how long this has been going on. It was first stated a privacy fence would be given to us. Then how about a living fence and close the trail and now I am worried that a lot of people will still be using the trail. We talked about maybe some steps going in. I think there are many solutions. I think that signs would be the most inexpensive way to attempt to achieve that. I never wanted the trail to be closed but it was offered.

Dr. Shankle – I believe you didn't want the fence.

Mrs. Ehlers – I believe it was a discussion regarding placement of the fence.

Dave Hess – I am one of those people that does not believe in putting a fence on someone's property and then maintaining it. I think looking for a natural solution. I am going to come up and looking at. Where are they primarily coming from?

Mrs. Ehlers – They are primarily coming from the Pinnacle but also the roadway too.

John Turbyne – We are about as far as we can be. We put those trees just beyond that trail. Then the trees by the Ehlers are right on their property. I think we have to add additional signage. I think you need to make a trail that is easier to use.

Dave Hess – I am going to go out there with someone else and then come back to the next meeting with a solution.

John Turbyne – I think the reasonable thing to build is a switchback.

Dave Hess – I will come out sometime and take a look at the area.

Phil Fitanides – How many people come through the trail on a given day?

Mrs. Ehlers – There are three people that come through every day. The people seem uncomfortable when they see us on our deck and we stop talking because we do not know who is listening to our conversation.

Dr. Shankle – Rep. Hess when you are out there you will need to look to see if there is something we could do to permanently block off this trail.

John Turbyne – I think we realize that we will never block the trail from everyone but I think we can redirect people.

Dr. Shankle – The town will do whatever the conservation commission would like to do to attempt to accomplish that.

John Turbyne – I think some heavy plantings, signage and a switchback that has an easier trail. I don't think it would be that costly to do.

Cindy Robertson – Dave will go out and take a look and we will discuss it further.

Dr. Shankle – I know that Councilor Boswak and Councilor Lizotte walked it last year and they may want to walk it again.

2. **Merrimack Riverfront Project** – We received the appraisals. Quit Claim from M&G we will have by the end of the month. Survey field work is complete. We are just waiting on the survey for the agreements on the old Rail Road Map 5 Lot 19 and Map 5 Lot14 from the brook to the northeast corner to the sliver.
3. **Executive Summary for Clay Pond RFP** – N/A

**4. Quimby Mountain –**

**Other:**

**1. Invoices –**

Dave Hess motioned to pay the invoice for McManus & Nault for the appraisal of the Brown Trust Property in the amount of \$2,400 to be paid out of the current use fund seconded by John Turbyne voted unanimously

Dave Hess motioned to pay the invoice for McManus & Nault for the appraisal of the Hooksett Land Trust Property in the amount of \$ 2,400 to be paid out of the current use fund seconded by John Turbyne voted unanimously

**Correspondence:**

All correspondence was reviewed

**Other:**

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

none

**Adjournment** – Dave Hess motioned to adjourn meeting John Turbyne seconded voted unanimously