

**Hooksett Conservation Commission  
Meeting Minutes  
January 13, 2014**

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

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

**Public Input:** none

**Meeting Minutes:** Meeting Minutes were not approved

**Appointments:**

**Summit View Subdivision – South Bow Road – Long Beach Development**

Keith Covello – We are here to find out if the town wants to take over the open space or if it will be a home owners association.

Cindy Robertson – Is there access to the open space from the roadway?

Keith Covello – There is a drainage basin with a 12 foot wide gravel access road between Lot 24 and Lot 25 for access to the detention pond that is right along the edge of it. Some is in the open space the total easement itself is almost 40 feet wide. That will get any size vehicle down there that you would want. Another access point is a 20 foot wide recreational trail easement between Lot 8 and 9.

David Ross – We need to be able to say there is access. The size of the access with also be an issue if we need to get large equipment

David Hess – We want more for access to the conservation easement and not just for the drainage basin.

David Ross – We need for public access and the process of maintaining it.

Keith Covello - It is wide enough from a Stantec stand point to gain access to a large drainage basin. This open space abuts town owned land in both Hooksett and Bow.

Cindy Robertson – Are you planning on people parking in the cul de sac?

Keith Covello – We have two parking spaces over here.

David Ross – What is the point of having a trail easement without being able to park near it?

Keith Covello – The location of that is something that we worked through at the Planning Board level. There are two spaces on the road.

David Ross –I think the cleanest thing is for the Town to take over the open space.

David Hess – I would like the town to acquire this but the Town Council is one that makes that decision. I want to make sure that access would allow us to have enough of a parking area for public access. I have to rely on an outside firm to tell me if 12 foot width is large enough.

Sterling Homes – Parking on the street was pretty much lead by the town of Bow. We are kind of at the point where we need to make a decision. We just need to let DES know how we will be moving forward whether it be a home owner’s association or conservation easement. These parking concerns have been raised by home owners already in the existing area.

Keith Covello – This would be something that would need to have to go before the Bow Planning Board as they are not comfortable with the two parking spaces that are on the roadway now this was something was discussed back and forth..

David Hess – How was the Hooksett Planning Board response to this? Do you have an approved subdivision plan?

Keith Covello – No we do not this item that we are discussing is still an outstanding item.

Phil Fitanides – How deep is the pond? Who is responsible for the maintenance of the pond too?

Sterling Homes – The pond will end up being in Hooksett and I believe it will fall to the DPW but I am not 100% on that.

Keith Covello – Currently this is the easement with a 10% grade.

Cindy Robertson – How many homes are in Hooksett and Bow?

Keith Covello – There are 38 in Hooksett, 8 new homes in Bow and 12 existing in Bow off of Merrill Crossing. There will be two cisterns. All well radius fit on the home lots.

Phil Fitanides – Do we have any easements into any of the other developments where the trails run into a fence or something where they could not go any further.

Keith Covello – This abuts town owned land in Hooksett and Bow and then town owned abuts the Austin Woods Subdivision.

David Hess- I would like to see the town acquire this in fee and have guaranteed access to the property by the gravel road.

Keith Covello – We would need something from the conservation commission to the Planning Board that you want to take ownership of the open space. Then the Town Council would need to approve it.

David Ross – Two issues access issue and pond liability issue.

David Hess – Personally I think the conservation commission would support the entire property being deeded to the town and with limited area to include exception of the pond.

Keith Covello – With regards to the open space I could adjust the lot line and have the pond completely on the town parcel and out of the open space.

Cindy Robertson – If we own it we will not have any restrictions as to what we can do within the limits of the conservation easement and DES.

Keith Covello – The Environment Impact Assessment would you like to have one of these completed as we have not talked about it.

Concensus of the commission was to not require it as it is being recommended that the town own this outright.

David Hess motioned to move forward with making the recommendation to the Planning Board and the Town Council to take ownership of the open space pending legal review of the all documents associated with the transfer of ownership seconded by Cindy Robertson. **Motion Passes.**

#### **Commission Reports:**

- 1. Merrimack Riverfront Project** – This project is 90% done. The conservation easement was recorded and the Brown and the Craig properties are finished. Bailey property just mechanically needs to be completed.
- 2. Resources Management** – David Hess will contact the company regarding the this request
- 3. Clay Pond RFP** – Jodi will distribute the RFP to members on the original RFP listing and reach out to JoCarol.

#### **Other:**

- 1. Invoices** –David Ross motion to the McEneaney Survey Associates invoice dated 12/5/13 in the amount of \$1,030.05to be paid out of the current use fund as this was part of the Merrimack Riverfront Project and seconded by David Hess. **Motion Passes**

David Ross motion to the McEneaney Survey Associates invoice dated 12/24/13 in the amount of \$60.00 seconded by David Hess. **Motion Passes**

David Hess motion to the Mark Dunn invoice dated 1/13/14 in the amount of \$971.50 be paid out of the current use fund as this was part of the Merrimack Riverfront Project and seconded by David Ross. **Motion Passes**

#### **Correspondence:**

All correspondence was reviewed

Cindy Robertson motioned to enter into non-public session under RSA 91-A: 3, II d seconded by David Hess. **Motion Passes.**

David Ross motion to exit non-public session seconded by David Hess. **Motion Passes**

**Adjournment** – **David Hess** motioned to adjourn meeting at 7:52pm David Ross seconded voted unanimously