

**Hooksett Conservation Commission
Meeting Minutes
March 10, 2014**

Call Meeting to Order: 6:00pm

Attendance: Steve Couture, Chair, Cindy Robertson – Vice 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: The minutes from February 10, 2014 were tabled until next meeting.

Frank Kotowski motion to approve the meeting minutes from December 9, 2013 seconded by Cindy Robertson. **Motion Passes.** 3 abstained

Appointments:

SNHU – Tucker McCarthy – TF Moran

Tucker McCarthy – I am here representing SNHU on 2 projects. First is the West Alice Connector Road and the seconded project is a new dormitory.

We will be going before the ZBA asking for a special exception for the Connector Road for utilities and 2,200 linear foot sidewalk similar to campus. The purpose is to connect the buildings that have been purchased along West Alice Ave to campus. This road will be will gated and used only by the SNHU. The areas that we are crossing are intermittent streams. These flow during the spring and during the summer it will be mostly dry. I have included pictures from this summer so that you can see what exactly you are looking at. There is no way to avoid these crossings. We have designed and laid out the road to avoid impacts as much as possible. The treatment will be to build a gravel wetlands, and a bio retention basin. That pond discharges to Messer Brook. The same outlet is being used as is for the east side parking lot and we maintain that the flow is going to that brook will be the same. The mitigation is an in lieu fee to the state. We did submit the complete wetlands project.

David Ross – You mention that this is all pointed to Messer Brook. This water will be going under the bridge at the intersection of Martins Ferry. I have serious concerns about this.

Tucker McCarty – We are not adding any flows to this area. The bio retention pond will hold the water and discharge it appropriately.

David Ross – That is my concern will all of the paving and directing the water in that direction effect the flows.

Tucker McCarthy – These ponds are designed to hold back the water so that it does not increase these things at all. I do know that the SNHU has spoken with the town about replacing that bridge. I just do not know where that is. We submitted the wetlands application on March 4. We are asking that the commission does not request extra time to review. We are asking for a letter of recommendation to the ZBA and wetlands bureau in support of this project.

Phil Fitanides – Where did you come up with the 50-year storm instead of something higher.

Tucker McCarthy – They are looking for the applicant to ensure that everything is working during the 50-year storm. Another thing about the 50-year storm is not only do you have to ensure things are working correctly you have to provide treatment as well.

Steve Couture – Will you also need an Alteration of Terrain Permit.

Tucker McCarthy – We have to submit that on this is project for anything we do on that site.

Frank Kotowski – We need to let them know if we have any major any concerns now so that they can go back and make adjustments.

Tucker McCarthy – Stantec has also started the review. We are looking at a 75 day with the wetlands application. We are also on the ZBA agenda for tomorrow night.

Steve Couture – In regards to the stream crossing, they have done the crossing in accordance to DES and I think we will be referring to Stantec as well as the DPW Director for further requirements if they see necessary.

Steve Couture – Just one thing I do not think it is time sensitive for DES. The Planning Board and Stantec are reviewing it currently. We would be recommending the special exception which even if there were significant changes our recommendation would stand.

Dave Hess motioned to send a letter to the ZBA that the conservation commission has no concerns and recommend a special exception seconded by Cindy Robertson. **Motion Passes**

New Dormitory –ZBA request for a Variance to work within the 40 foot wetland buffer.

Tucker McCarthy – This is to construct new dormitories and a bio retention area for the water run off. This has been designed as oversized to handle additional flows. To the east will be the new connector road. The purpose for placing the dorms over here is to use the parking for the dorms as well. The buffer area is a forested wetlands. It is a low value wetlands. Again we are requesting a letter of recommendation for this to be submitted to the ZBA.

Steve Couture – Have you already gone through all of the design process for the bio retention area?

Tucker McCarthy – No we have not we are going to try and reduce the impacts as well much as possible. The reason for the roadway is for fire access.

Steve Couture – Is there anything on this site that will eliminate the possibility of a gravel wetland?

Tucker McCarthy – I am not really sure. I believe that bio retention area is less expensive to build.

Steve Couture – Is it a fair statement that a gravel wetland is a better?

Tucker McCarthy – There is pros and cons of both. Gravel wetlands is a new thing for us.

Phil Fitanides – How big is the open lawn?

Tucker McCarthy – About a 10,000 square feet. This will be a maintained

David Ross – I do not think there is enough data.

Steve Couture – We are not going to make a recommendation at this time as the commission needs more details. Because there are wetlands buffer impacts there is a mitigation fee that will come to the town. It is calculated the same way that the DES mitigation fee is calculated.

Summit View Subdivision – South Bow Road – Long Beach Development

Keith Covello – I think I was really coming back tonight to give you an update. I went to town council and the general consensus was whatever the Conservation Commission and Planning Board decide they would be fine with. The Planning Board agreed we can remove the buffer wording and change it to a no cut zone then deed it to the properties. The entire 50 foot strip has been removed from the open space and we also removed the detention pond. 50.4% is open space. I was coming in to tell you that we have been successful with removing the strip of land. We are going to the planning board on the 17th. Again we already got positive feedback from you. I think there were a lot of proponents of that strip of land. We did drop off the new plans today and we are not seeing much of a hiccup moving forward.

Steve Couture – This language would be a condition, it does not have to be final. We will be looking at this and possible adding things.

Keith Covello – They have the document and they just need a draft of it. We are expecting permits to trickle in this week. I just want to make sure there is not anything else that you are going to need besides the baseline.

Steve Couture – The stewardship fee would be the only thing that would be outstanding.

Keith Covello – If there is a small amount of something that we have to do then that would be great.

Steve Couture – We have a baseline of the stewardship fee in the amount of \$5,000 and I believe that would be the correct amount in that as well. Planning Board fine with the revised open space. Waiting on the base line assessment

Commission Reports:

1. **Merrimack Riverfront Project** – Frank Kotowski motioned to recommend to the Town Council the use of bio solids on the corn fields as long as they follow special management practices seconded by Cindy Robertson. **Motion Passes.**

Trail system is part of the ARM grant. The trails fall under three categories on the proposed map solid is existing, dash trail extension and connect trails and finally dotted are possible future trails. The idea behind the trail system is to generate a system of loops or longer ones. We would want to develop the southern series of loops first. We have to get specific DES approval in the water course area in terms of improvements that need to be made. Near the bottom, the existing stream crossing bridge needs to be raised and covered. We agreed that would be one of the first improvements we would make. The second is that culvert needs to be replaced. The third is replacing one culvert and adding another.

John Peroni and Mike Horne from Kiwanis. The trail committee has not been very active but this is great project to get us going again.

John Peroni – Is this the sequence that you would like to see these trails constructed in. What type of trails are you looking to have down there?

Dave Hess – These are for passive recreation this would have hunting and other things like that.

Mike Horne – It appears that there is almost an existing trail that comes in from Allenstown. Is it your intention to have that dust like the rail trails?

David Hess – DES would have input on that but we would like to have nice designed trails.

Steve Couture – Now is the time to set goals and make a plan to move forward. Then our 1st step would be to take a walk of the site.

Frank Kotowski – Suggested sending a letter to the president of Kiwanis informing her of the land and asking to partner with them on the trail project.

Steve Couture – Suggested maybe hire someone and move faster than in the Clay Pond project. This will be our planning year.

2. **Clay Pond RFP** – Steve Couture - I did agree with Dan Kern's recommendation. Communicate with those firms that are moving forward with. Kane and Moosewood.
3. **Town Owned Parcels** – Parcels were reviewed. David Hess will take the lead on this project.
4. **Edgewater Street Discontinuance** –Phil Fitanides– I spoke with different people regarding this possibility. One question is the original subdivision plan in 2005 was for one building. I have a lot of questions if this is even something the town can do.

Frank Kotowski - He wants to develop other lots as well as his own. He is suggesting that the existing road is deteriorating. He is proposing to put the road out in front of the houses and it would end in green space.

David Hess – There is a question on the legality of the whole process and would like an opinion.

5. Conservation Commission Event – Fall event and details are forth coming.

Other:

- 1. Invoices** – David Hess motioned to pay the invoice in the amount of \$17,500 to the Society for the Protection of NH Forests to be paid out of the current use fund as this was part of the Merrimack Riverfront Project and seconded by Cindy Robertson. **Motion Passes**
David Hess motioned to pay the invoice in the amount of \$618 to Mark Dunn for services provided for the Merrimack Riverfront Project seconded by Cindy Robertson. **Motion Passes**
David Hess motioned by to pay the NH Conservation Commission Dues in the amount of \$480 seconded by David Ross. Motion Passes
- 2. Map 26 Lot 4 – Consideration of Purchase** – The conservation commission is not interested in purchasing this parcel of property. They would consier accepting the parcel if the owner wants to gift it.
- 3. Hazard Mitigation Plan** – forward changes to Dean at Fire.

Correspondence:

All correspondence was reviewed

Adjournment – David Hess motioned to adjourn meeting at 8:50pm David Ross seconded voted unanimously