

**HOOKSETT CONSERVATION COMMISSION**  
**Monday, April 12, 2021**  
**Hooksett Municipal Building**  
**Gymnasium**

Cindy Robertson called the meeting to order at 4:30pm.

**Present:** Cindy Robertson-Chair, David Ross-Vice Chair (arrived at 4:49pm), JoCarol Woodburn-Member, Phil Fitanides-Member, Deborah Miville-Member, John Pieroni-Alternate, William Herlicka- Alternate, Alex Walczyk- Town Council Representative (arrived at 4:49pm)

**Not Present:** Robert Better-Alternate

**Staff:** Leann Fuller, Administrative Assistant

Pledge of Allegiance was recited by those present.

**I. Public Input**

**II. Consent Agenda**

- i. DES Supply Lines with the Source
- ii. Forest Notes
- iii. Transfer to Conservation Account for Wetland Mitigation Fee

David Ross presented a concern with the NH Sports Dome regarding the mitigation fee. Accepting the mitigation fee is saying that the Conservation Commission is ok with the project. David walked the property on Saturday and has concerns that the project is not complete. There are concerns regarding the wetlands. There is run off in the parking area, big gullies with erosion and sand and silt coming off the edge of the parking lot. Cindy Robertson asked if David had spoke with the Code Enforcement Officer. David stated that he did share his concerns with a Planning Board member.

Leann Fuller explained that this is not on the agenda to “accept”. The Conservation Commission requested that the mitigation fee be paid prior to the issuance of the Certificate of Occupancy. The Zoning Board included that in their conditional approval for the Sports Dome project. Regarding concerns about the project not being complete, the Community Development department has processes in place that require sign off from Department Heads including the Town Engineer who observes and reviews site work compliance. Leann requested that David Ross contact the Town Engineer regarding his observations and concerns so they can be addressed appropriately.

Phil Fitanides read from the 2019 Conservation Commission minutes regarding the NH Sports Dome including a note that says no food, no concession, and no games. Phil is concerned that games are commencing. Cindy Robertson stated that games are other departments concerns. Leann Fuller requested that the Code Enforcement Officer be contacted regarding games. A condition of approval was that the Sports Dome was a training facility only.

46 David Ross reiterated his point that accepting the funds is eliminating the ability to hold them to finish and  
47 unfinished project. Objecting to the transfer from one account to the other will send a message to the  
48 Planning and Zoning Board. David expressed his reluctance to accept the mitigation fee. Leann Fuller explained  
49 that bonds are in place to make sure the project is complete, and concerns should be presented to the  
50 appropriate staff members.

51  
52 John Pieroni asked if there was any action to take regarding this. Leann Fuller answered no. John explained  
53 that if the committee has an issue with whether the project has been completed is different. The transfer of  
54 funds has already taken place. This is not a vehicle that will mean anything.

55  
56 David Ross explained that there are two categories relative to mitigation: permanent impacts and temporary  
57 impacts. David does not believe they have complied. It is not complete.

58  
59 ***David Ross motioned to remove the Transfer to Conservation account for the NH Sports Dome Wetlands***  
60 ***Mitigation Fee from the Consent Agenda, seconded by Phil Fitanides.***

61  
62 Deborah Miville has concerns about the pond. There is dirt everywhere and water looked like it was getting  
63 beat on.

64  
65 Phil Fitanides read from page 5 of the February 4, 2019 Conservation Commission minutes regarding a motion  
66 made by Steve Couture including the mitigation payment and restoration plan. "The restoration plan would be  
67 constructed and a progress synopsis with photos would be supplied after 1 year and 2 years. There must be an  
68 80% success rate on plantings. If not, there must be a plan provided to make the necessary improvements."

69  
70 ***Cindy Robertson opposed. Motion passed 5-1.***

71  
72 ***David Ross motioned to accept the remaining items on the Consent Agenda, seconded by Alex Walczyk.***  
73 ***Motion passed.***

74  
75 **III. Meeting Minutes Approvals**

76 - March 8, 2021

77  
78 ***JoCarol Woodburn motioned to approve the meeting minutes from March 8, 2021, seconded by Deborah***  
79 ***Miville. Motion passed.***

80  
81 **IV. Invoices**

82 i. Stantec Invoice \$1,977.50

83  
84 ***JoCarol Woodburn motioned to approve Stantec Invoice 1765677 in the amount of \$1,977.50, seconded by***  
85 ***Deborah Miville. Motion passed.***

86  
87 **V. Appointments**

88 i. Peter Bartash, Port One Companies and Tom Burns, TFMoran, Inc. (Moved up on the agenda)  
89 Hackett Hill Road, Map 17, Lot 7  
90 Wetland buffer impact  
91

92 Tom Burns presented the plan. This is a proposed development located at 47 Hackett Hill Road. The proposal  
93 is for a 500,000 +/- square foot distribution center. It is currently the home of Supreme Industries. They would  
94 like the ability to redevelop and restore the property to a beneficial use to the community. The next step for  
95 the project is to go back to the ZBA for work within the 100 prime wetland buffer that exists on site on the  
96 western side of property. The distribution center will run North to South in the area that has been previously  
97 disturbed. The site is relatively level. The current elevation is about 244-245. The proposed building slab will  
98 be at the current elevation. It is a pad ready building site. The site can accommodate the project footprint with  
99 little to no additional alteration of the property. The site has a prime wetland with a 100 foot buffer that  
100 extends into the proposed limit of work. There are two additional isolated wetlands. The applicant has met  
101 with DES to discuss the Dredge and Fill applications along with the work within the wetland buffer. There will  
102 be a DES mitigation fee to be paid but DES also recommended speaking with the Town Conservation  
103 Commission regarding possible projects that would benefit from a mitigation payment to the Town. Relative  
104 to the wetland buffer, the provided impact plan shows the limits of previous impact with a gravel access road.  
105 It does exist today in the buffer area and shows the proposed limits of additional buffer impacts and proposed  
106 restoration area. The restoration plan was completed by a landscape architect with restorative plantings. Tom  
107 did speak with Bruce Thomas and Bruce provided some recommendations including a permanent buffer such  
108 as a wall to prevent any further buffer encroachment. The applicant is looking for comments from the  
109 Conservation Commission prior to applying to the ZBA.

110  
111 Cindy Robertson asked if they would come back with the final details of the mitigation plan. Tom Burns said  
112 they can do that. Cindy reviewed the memo supplied by Bruce and the memo indicates that they will take  
113 Bruce's comments under advisement. Tom said their intent is to include the suggestions in their plan. It is a  
114 good idea to install the wall at the start of the project. Cindy Robertson asked if the proposed plantings are  
115 invasive plants or on the watch list, Tom said they are not.

116  
117 Cindy Robertson asked about the amount of impact to the wetland buffer. Tom Burns said it is just under  
118 30,000 square feet. Based on the existing location of the access drive, just under 7,000 square feet is existing  
119 impact. The plan is to restore about 10,000 square feet of the impact when completed, which is shown on the  
120 buffer restoration plan. Cindy asked if there were any other mitigation suggestions. Tom Burns clarified that  
121 they have not looked beyond what is shown on the plan.

122  
123 Peter Bartash discussed the project with DES. The applicant wants to be present as a business and a future  
124 member of the community. The state encouraged the applicant to have this conversation with the  
125 Conservation Commission. Cindy Robertson clarified that the Conservation Commission is not prepared to  
126 have a conversation regarding projects that could benefit from a mitigation fee.

127  
128 Phil Fitanides asked questions about the utilities being provided to the building. Tom Burns stated they will be  
129 extending municipal water and sewer to the project. Cindy Robertson clarified that is beyond what  
130 Conservation does.

131  
132 Phil Fitanides asked what type of vehicles will be at the site. Tom Burns stated that there will be tractor trailers  
133 there. There is space for 90 tractor trailers to be on site at once. There is storage for up to 30 trailers on site as  
134 well. Phil asked about what would happen if there was a spill from the tractor trailers. Peter Bartash clarified  
135 that they will be installing a high PSI concrete which is extra thick which will allow a significant barrier. They  
136 have also designed a subsurface stormwater system for infiltration on site. The main goal is to make sure they  
137 provide the requirements for the stormwater functionality. There will be run off from 93 and the prime  
138 wetland, but they will do what they can to treat the water and improve the quality of water and filtration.

139 Phil Fitanides asked for clarity on a last mile facility. Peter Bartash said that is like Amazon. They have much  
140 smaller vans that are delivering directly to the consumer.

141  
142 David Ross explained that the Conservation Commission's concern is not just water but everything  
143 environmental. The development is going to happen, and it will be good for the town. David explained that he  
144 does not want to see trailers stored on property and storage containers stacked up. Not knowing what is being  
145 stored in those containers is an environmental concern.

146  
147 Peter Bartash clarified that the Use Variance obtained by the ZBA was very specific including that this would  
148 not be a "last mile facility." In the future, if someone else comes in, to convert it, they would have to go back  
149 to the ZBA. There is a regulatory restriction on that property. As far as trailer storage, the current plan, which  
150 will be submitted to Planning Board shortly, will provide space for up to 30 trailers to be stored on site. The  
151 end user tenants are institutional quality tenants that have the same concerns as you. David Ross asked if they  
152 will be used as warehouse space. Peter stated that there will be dedicated parking spaces.

153  
154 David Ross asked about the 50' wide easement shown on the plan. Tom Burns explained that, as it stands,  
155 there is an existing easement through two parcels on Hackett Hill. That is the access to the property. The  
156 applicant is working with the landowner to relocate that easement to the West or East so they can consolidate  
157 the front parcels for future development.

158  
159 David Ross asked if the current reclamation project is not finished by the time they want to start their project,  
160 will it be completed by the applicant. Tom Burns explained that the reclamation operation is happening now.  
161 Peter Bartash said that they plan to intersect where the reclamation plan leaves off to minimize future impacts  
162 above and beyond the existing reclamation plan. Tom Burns clarified that once they are ready to begin their  
163 project, the work will be completed with this project.

164  
165 Phil Fitanides asked about drain systems in the parking lot. Tom Burns explained they will have a closed  
166 drainage network with catch basins and culverts. Phil Fitanides asked if hazardous materials will be delivered  
167 to this site. Peter Bartash clarified that the Zoning Ordinance dictates how that happens. There are a lot of  
168 regulations regarding that. They do not have permission for that.

169  
170 Bill Herlicka liked the concept and design. He has seen the site and with so much roofing and paving, and with  
171 100 year storms, where does this all naturally drain out to? Tom Burns stated that the land currently drains  
172 North to South and South to West. This site is so far down from the Highway and down from Hackett Hill Road.  
173 There is a stormwater management plan. The stormwater management plan must be contained on site.

174  
175 Alex Walczyk asked what the anticipated traffic flow. Tom Burns had a traffic study prepared for the ZBA and it  
176 went to the Southern NH Planning Commission and surrounding communities. It is approximately 45-50 trips  
177 in a peak hour.

178  
179 Cindy Robertson asked what the applicant is looking for from the Conservation Commission. Tom Burns  
180 clarified that they have work within the 100 foot prime wetland buffer. They will be seeking a variance to work  
181 within the buffer area so they are looking to see if the Conservation Commission has a project they would be  
182 looking for assistance with so they can include that information in their DES application. Cindy asked what  
183 their timeline for a DES application is. Tom said they hoped to submit materials next week and the application  
184 shortly after.

185 Cindy Robertson thinks it is a good use of the property. She would like to see the actual mitigation plan and  
186 recommendation from the Town Engineer. The Conservation Commission would have to give thought to  
187 properties in town that could benefit from a mitigation fee.  
188

189 David Ross explained that there are two levels of mitigation, temporary and permanent. There is on site  
190 mitigation and protection. Tom Burns said that on site, there are two isolated wetland areas, one is a wash  
191 pond for excavation operation and another wetland. Those are the areas where a mitigation fee is required for  
192 impact to those wetland areas. The applicant would like to do something more for the community as well.  
193

194 Peter Bartash explained that they started the process back in August 2020. They do have strict timelines given  
195 how long the process has taken. Tom Burns will update the plan as they continue with the design and  
196 incorporate responses. They will show the permanent wetland buffer on the plan and then discuss mitigation.  
197

198 Cindy Robertson feels more comfortable with that approach. She requested they come back at some point  
199 with more details.  
200

- 201 ii. Steve Couture, Bear-Paw Steward
- 202 Next steps for executing the Head's Pond Stewardship Plan
- 203

204 Steve Couture's main discussion item is regarding an ecological inventory and trails assessment for Head's  
205 Pond Stewardship Area. Steve's understanding is that there is some consideration for a Memorandum of  
206 Understanding between the School District and the Town for the School parcel to be a part of this with  
207 management by the Conservation Commission. This is important because that parcel is included in the quote.  
208 The ecological inventory and trails assessment is a key recommendation based on the Stewardship Plan. Based  
209 off previous experience with Jeff Littleton, Steve reached out to him for a quote for those two specific items.  
210 He has provided that including the scope of work and deliverables throughout the project. The trail  
211 assessment will be subcontracted out. The field survey is going to drive everything that happens on the  
212 properties and is the most expensive. Steve's recommendation is to move forward with this. It is a reasonable  
213 price for services considering the amount of work. It is over 400 acres that needs to be managed. Cindy  
214 Robertson mentioned that Swift Corwin recommended installing markers. Steve Couture was in contact with  
215 Rue Teel who has been working on locating a surveyor but has had a hard time. Everyone is booked or the  
216 bigger firms are too expensive. That is still in the works. David Ross asked if it is required to have a survey  
217 completed prior to marking the boundaries. Can they be marked by erring on the side of caution and put them  
218 in areas that are town property? Steve Couture said that signs could be put up but if the Conservation  
219 Commission is going to invest in marking the property, the recommendation is to do it accurately. David Ross  
220 said that if they are well within the bounds, why is it not a good idea to do it? Steve Couture recommended  
221 having that conversation with Rue. Although Steve does not believe that Bear-Paw would want to do that if  
222 they don't know they are in the right area. Cindy Robertson stated that it needs to be accurate for the School  
223 property. The School Board is very concerned about their property. Cindy does not feel comfortable with that.  
224 Steve Couture does not recommend marking the property without clear boundaries. As far as signage to  
225 prevent activity, that should be done sooner rather than later. Boundary markers are not recommended yet.  
226

227 ***David Ross made a motion to move forward with the Head's Pond Ecological Inventory and Trails***  
228 ***Assessment proposed by Moosewood Ecological, LLC with a cost of \$22,310.00, seconded JoCarol Woodburn.***  
229 ***Motion passed.***  
230

231 Steve Couture turned to the work on the Pinnacle trail system. Rue sent an email regarding the map that the  
232 Conservation Commission wants. The map on the kiosk includes a temporary trail. Rue needs some direction  
233 as to how to move on from the map that is there and what needs to be included in a new map. David Ross  
234 mentioned that we need to be consistent and make sure the appropriate name is on the map. JoCarol  
235 Woodburn said that it is Pinnacle Park. Cindy Robertson clarified that Rue’s email proposes a new map for the  
236 kiosk, as it is out of date. The question was whether the map should be hand corrected or redone. She  
237 references a “shortcut” trail which is a steep trail up to the summit. Should that be kept or removed?  
238

239 Leann Fuller reviewed the progress at Pinnacle Park. The Finance Director informed the Public Works Director  
240 and Leann that previously the Town Council approved the use of \$25,000 in Impact Fees to be used for the  
241 Pinnacle Park project. The minutes state that the funds will be used to build a road, parking lot and purchase  
242 signs for the area. To date, \$15,051.04 has been spent. Leaving a remainder of \$9,948.96. After discussion  
243 with the Public Works Director, it was determined that there is work to be done on the Pinnacle parking area  
244 included removing soft spots, adding nit Pac and leveling and compacting. Earl estimated that to be about 500  
245 tons of material at around \$6,000 plus renting a roller for a day at \$200. Along with that, Rue from Bear-Paw is  
246 working on signs for the Pinnacle Trail that will use some of the remaining impact fee funds as well. The  
247 estimate Rue received from Voss signs was around \$207.72.  
248

249 Bill Herlicka asked if additional funds could be used for a wooden bridge over some wet area. Leann stated  
250 that those funds can only be used for the parking lot and signs.  
251

252 David Ross asked if part of the work would include an apron into the Pinnacle parking area. Alex Walczyk was  
253 there when they were working on it but did not notice any pavement. Cindy Robertson clarified that there are  
254 limited funds for this. Rue should be made aware of the amount of money available for the signs and new  
255 maps.  
256

257 Alex Walczyk said the “shortcut” trail is a very well worn in trail and asked how it can be blocked so people  
258 don’t use it. Steve Couture recommended removing the logs and put brush down and install signs with clear  
259 directions. Cindy Robertson said the signage is awful there.  
260

261 Cindy Robertson asked Steve Couture if he had any recommendations regarding the mitigation request from  
262 TFMoran. Steve Couture replied that the Clay Pond Stewardship Area was the only one that came to mind.  
263 Steve recommended having a conversation with Katrina and Rue about that.  
264

## 265 VI. Other Business

### 266 i. Monarch Waystation Application

267 Cindy Robertson stated that Tom Brightman from Osprey Ecological has the expertise to assist with  
268 completing the questionnaire to apply for the Monarch Waystation Certification.  
269

270 ***Alex Walczyk motioned to move forward with applying for the Monarch Waystation Certification with the***  
271 ***associated \$16.00 fee, seconded by Bill Herlicka. Motion passed.***  
272

273 Cindy Robertson mentioned that the State will provide Milkweed plants as well. Cindy was not sure what that  
274 entailed. There will be follow up with the State.  
275

### 276 ii. Stantec Authorization to Proceed for Construction Services 277

278 **David Ross motioned to approve Stantec’s Authorization for Additional Services relative to the Construction**  
279 **Monitoring for Phase III of the Hooksett Riverwalk Trail for an amount not to exceed \$13,690.30, seconded**  
280 **by Alex Walczyk. Motion passed.**

281  
282 iii. Stantec’s Phase III Contract Award Recommendation

283  
284 **David Ross motioned to recommend that Town Council accept the bid from Belko Landscaping in the**  
285 **amount of \$143,741.00 for the construction of Phase III of the Hooksett Riverwalk Trail, seconded by Phil**  
286 **Fitanides. Motion passed.**

287  
288 iv. Pinnacle Park Maintenance Work (Parking Lot and Signs)-Brought up earlier

289  
290 v. Brick Kiln Trail Opening and Signs

291  
292 JoCarol Woodburn supplied drafts of the proposed signs for the Brick Kiln loop. These signs go over the history  
293 of the trail. Once the trail is constructed, JoCarol recommended having an event like a grand opening for the  
294 trail. There was discussion about having the event during Old Home Day. It was determined that Old Home  
295 Day 2021 was cancelled.

296  
297 vi. Beaver Dam Update

298  
299 Cindy Robertson updated the Conservation Commission about the information she has learned from the  
300 Beaver pipe. She went out to the trail with Steve Couture and Naomi from SPNHF to look at the Boy Scout  
301 Bridge. At that time, Naomi and Steve saw the pipe used to alleviate the flooding issue on the trail that  
302 beavers were causing. Naomi and Steve had strong feelings about the beaver pipe. Cindy reached out to Fish  
303 and Game, but they didn’t say it was a problem. Without an expert’s opinion, Cindy has no intention of going  
304 back to the company who installed the beaver pipe. David Ross is concerned that the beaver pipe caused a  
305 wetland to become dry land which effects the value of the property. Cindy said if the flooding happens again,  
306 the beaver will be removed. In the meantime, the pipe will remain.

307  
308 **JoCarol Woodburn motioned to adjourn, seconded by Phil Fitanides. Meeting adjourned at 6:30pm.**

309  
310 **Minutes respectively submitted by**

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312  
313 **Leann Fuller**

314 **Administrative Assistant**

315  
316 

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| <b>Please see subsequent meeting minutes for any amendments to these minutes.</b> |
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