

HOOKSETT CONSERVATION COMMISSION
Monday, September 13, 2021
Hooksett Municipal Building
Town Council Chambers

Cindy Robertson called the meeting to order at 4:00pm.

Present: Cindy Robertson-Chair, Phil Fitanides-Member, Deborah Miville-Member, John Pieroni-Alternate, Alex Walczyk- Town Council Representative

Not Present: David Ross-Vice Chair, JoCarol Woodburn-Member, Robert Better-Alternate, William Herlicka-Alternate

Staff: Leann Fuller, Administrative Assistant

Pledge of Allegiance was recited by those present.

I. Consent Agenda

- i. Transfer to the Conservation Fund—Remaining FY 2020-21 appropriations

Deborah Miville motioned to approve the Consent agenda, seconded by Alex Walczyk. Motion passed.

II. Meeting Minutes Approvals

- i. Non-Public June 21, 2021

John Pieroni motioned to approve the non-public meeting minutes from June 21, 2021, as amended, seconded by Alex Walczyk.

Amendments:

John Pieroni should be mentioned as present.

Alex Walczyk should be mentioned as present.

Motion passed.

- ii. August 9, 2021

Deborah Miville motioned to approve the meeting minutes from August 9, 2021, seconded by Phil Fitanides. Motion passed. John Pieroni abstained.

I. Appointments

- i. Mason Davenport
Eagle Scout Project

Cindy explained that staff has not heard from back Mason.

- ii. Frank Holmes, Langan Engineering
400 Technology Drive, Map 29, Lot 76-1

47 Wetland impacts for proposed parking lot

48
49 Frank Holmes introduced the project to the Conservation Commission. He explained that his project is located
50 on Technology Drive across from Regal Hooksett Cinemas and Polaris. The purpose of the parking lot is for
51 Amazon delivery vans. Amazon has a last mile facility on Quality Drive and currently the vans for that facility
52 park at 6 separate parking lots in the area. This undeveloped parcel of land consists of about 60 acres. The
53 project has a total limit of 10 acres. This will be built on the portion of that 60 acre parcel where the grades
54 are most favorable. There is a lot of grade change on the property and even on the site plan, there is about a
55 75' grade change from the lowest portion of the site up to the highest point on the northwest side. There is an
56 electrical easement that runs through the northwest portion of the site. Over time, there has been some earth
57 work as there are significant mounds of soil located in the central portion of the site. The property does have
58 some wetlands on it and the site plan shows impact on 3 separate wetland areas. One wetland on the
59 southwest portion, one on the southeast and one in the middle of the site. Originally, it was about 9,000
60 square feet of wetland impact. However, the impact on the wetland on the southeast portion of the property
61 has been reduced by eliminating three parking spaces and installing a retaining wall to reduce the impact to
62 that wetland from 2,900 square feet to 700 square feet. The total wetland impact would be 6,210 square feet.
63 Frank continued to explain that the 2,950 square feet of wetland in the middle of the property most likely was
64 created due to some earth work on the site. However, it meets the criteria to classify it as a wetland. The
65 wetland on the southwest portion of the property is where the drainage from the property collects.
66

67 Cindy Robertson asked about any impacts to the wetland buffers. Frank confirmed that they did not see any
68 buffers. Cindy asked about the wetland's application. Frank verified that it has not been completed yet. Cindy
69 asked about mitigation to the state and Frank said that because they are disturbing less than 10,000 square
70 feet, that is not required. Cindy explained that the town does require a Compensatory Mitigation Fee. Leann
71 will send that information to Frank.
72

73 Phil Fitanides asked how many parking spaces? Frank answered that there are 548 van parking spaces.
74 However, there will not be 548 vans there. In addition to those, there are 16 parking spaces in the northeast
75 corner of the site for regular passenger vehicles spaces. The way the facility operates is that the Amazon vans
76 are parking at night and in the morning the delivery drivers park their personal vehicles in empty spots and get
77 in a van that is available, go to Quality drive for loading. They would then make their deliveries, return to
78 Technology Drive to park their vans, and retrieve their personal vehicles. It is not a 24/7 operation.
79

80 John Pieroni asked about the surface area of the pavement. Frank answered that it will be about 8 acres of
81 pavement and about 10 acres of total disturbance when accounting for the grading and other areas.
82

83 John Pieroni asked about the stormwater system and snow storage. Frank explained that the property mainly
84 drains from northeast to southwest. There are a series of catch basins that will collect the water with
85 appropriate grading and drainage plan. There will be an underground detention and infiltration design at the
86 southwest corner. There is a large, landscaped island on site that will provide snow storage as well as some
87 areas around the site where the snow can be stored along the perimeter as well. The stormwater report was
88 submitted to the Town Engineer and is required to be included in the AoT permit to the state.
89

90 Phil Fitanides asked what the stormwater management was designed to. Frank confirmed it was the 100 year
91 storm. The state only requires analyzation of the 50 year storm, but the Town of Hooksett requires 100 year
92 storm. Frank also explained that there is a 2,500 square foot building on site that will be used for locker
93 rooms, bathrooms, training/conference room and a guard shack.

94 **III. Other Business**

95 i. Monarch Waystation Sign

96 Leann will find out which field the Monarch Waystation is and speak with DPW about appropriate location for
97 the sign, so it is not in the way of mowing.

98
99 ii. Hooksett Riverwalk Trails Plant Community Inventory: Field #3

100 Cindy reminded the Conservation Commission that they did not contract with a mowing company to follow
101 the mowing plan as they decided to wait until the inventory was available. DPW has confirmed their capacity
102 to mow. Earl said they might have to use overtime.

103
104 Cindy did say that she was informed about fields being mowed. Leann asked if Steve reached out to the
105 individual that has the "License to Use" the fields for haying. That will have to be revoked.

106
107 iii. Heads Pond Bog Bridge Work-September 18

108 Kiwanis received money from Wal-Mart to do work on the Heads Pond trail. They will be installing 2 bog
109 bridges after the race on September 18 and are looking for some assistance.

110
111 iv. Grand Opening of Phase III of the Hooksett Riverwalk Trail

112 Cindy verified that everyone received an email that the date for the Grand Opening has been changed to
113 October 28, due to construction getting delayed. Belko does have until the beginning of November.

114
115 **IV. Additional business brought up by the Conservation Commission**

116
117 Cindy discussed the beaver pipe on the Hooksett Riverwalk trail. She received an email from Dan Tatem. The
118 Conservation Commission had previously voted to install the beaver pipe to eliminate the flooding of the trail.
119 Naomi and Bruce were out at the Preconstruction meeting with Belko, and the beaver pipe was an issue.
120 When Cindy went out with Naomi last year, she was concerned because it was too dry. Now, it is too much
121 water. Cindy invited all parties to this meeting, but all declined. The only input provided was from Bruce who
122 said the pipe is fine for now and can be worked around. Belko will do what they need to do. Last year when
123 this came up. Cindy reached out to Fish and Game, and he went and looked at it. He agreed that it was one
124 alternative that people may use but thought it was more of a water issue. Cindy did not have any expert
125 willing to provide input on the beaver pipe to be able to go back on the installer.

126
127 Cindy attending a webinar on Ebikes put on by the NHACC and the NH Walk and Bike Society. There are 3
128 levels of Ebikes. The first is a pedal assist. When it gets faster than 20 mph the most shuts down. Then there
129 are low speed and out of class bikes. Currently, the Class I are accepted on a lot of trails. Ultimately, it is up to
130 the authority to decide if they want Ebikes on the trails.

131
132 ***Deborah Miville motioned to adjourn, seconded by Phil Fitanides. Meeting adjourned at 5:11pm.***

133
134 ***Minutes respectively submitted by***

135
136
137 ***Leann Fuller***

138 ***Administrative Assistant***

139
140

Please see subsequent meeting minutes for any amendments to these minutes.
