

1 **HOOKSETT CONSERVATION COMMISSION**

2 **Monday, December 13, 2021**

3 **Hooksett Municipal Building**

4 **35 Main Street**

5 **Town Council Chambers**

6  
7 **I. Open Meeting 4:30 pm**

- 8  
9 **II. Attendance:** Cindy Robertson-Chair, JoCarol Woodburn-Member, David Ross-Vice Chair, Phil  
10 Fitanides-Member, Deborah Miville-Member, Alex Walczak – Town Council Rep, John Peroni –  
11 Alternate Member. Sheena Gilbert – Planning Board Rep

12  
13 **Town Employees & Staff:** Bruce Thomas – Town Engineer, Kathy Lawrence - Minutes

14  
15 **III. Pledge of Allegiance**

16  
17 **IV. Public Input: None**

18  
19 **V. Consent Agenda:**

- 20 NH DES Request for More Information 400 Technology Drive  
21 NH DES Emergency Authorization Verification  
22 NH DES Incomplete Wetlands Permit-by-Notification (RSA 482-A)  
23 NH DES Standard Dredge and Fill Wetlands Permit Application (RSA 482-A)

24  
25 ***Alex Walczak made motion to approve the Consent Agenda, 2<sup>nd</sup> by Deb Miville, all in favor***

26  
27 **VI. Meeting Minutes:**

28  
29 ***Minutes for November 8, 2021***

30 ***Motion to approve made by Alex Walczak, 2<sup>nd</sup> by Deb Miville, all in favor***

31 ***Amendment:***

32 D Miville asked if the discussion of the bricks could be verbatim, Cindy R asked that that section be  
33 revised to make verbatim and to instruct someone that wants more detail they can watch the meeting  
34 on the video for that too.

35  
36 ***Minutes of December 4, 2021, Site Walk:***

37 ***Motion made by Deb Miville, 2<sup>nd</sup> by Alex Walczak, all in favor***

38  
39 **VII. Invoices:**

- 40 **I. Stantec Invoice \$6,283.08:**

41 ***Motion to approve payment made by Alex Walczak, 2<sup>nd</sup> by Deb Miville, all in favor***

- 42 **II. Moosewood Ecological \$2,245.00**

43 ***Motion to approve payment made by Alex Walczak, 2<sup>nd</sup> by JoCarol Woodburn, all in favor***

44 III. Stantec- Merrimack Riverfront Trail System Phase III Invoice \$78,539.61 (1<sup>st</sup> 20,949.51 Must  
45 come from Capital Reserve. Remaining amount will come from Warrant Article)

46 **Motion to approve payment made by Alex Walczak, 2<sup>nd</sup> by JoCarol Woodburn all in favor**

47 IV. \$50,579.99 (invoice dated 12/13/2021)

48 **Cindy moved to approve with the condition. We recommend that the Chair sign the attached**  
49 **Change Order #1, including these tow items. Lastly, we recommend that the payments of**  
50 **\$50,579.99 be approved with the condition that the attached final closeout documents**  
51 **(affidavit of payments, Consent of Surety, and Final Lien Waiver) and prepared and provide by**  
52 **the contractor**

53 **2<sup>nd</sup> by JoCarol Woodburn. All in favor**

54 **Deb M** I just want to understand that we just approved payment of 80,000 says River Front Trail and  
55 now we are spending another \$50,000, that says River Front Trial?

56 **Cindy R** so the River Front Trail gets paid in Phases, 1 is one section and it states on it what gets  
57 specifically covered. We are making the payments in piecemeal.

58

59 **VIII. Appointments - Bruce Thomas Town Engineer:**

60 I. **Potential Land Donation Lehoux Dr.: Map 24 Lot 35 (13.67 Acres)** The history behind that is  
61 that there is a wash out area across from Macys, with TC approval a signed contract to have  
62 the washout repaired is on record but the owner is willing to give other than easement. I  
63 did want to point out that there is a roadway and 2 monitoring wells indicated on the plot  
64 and they belong to GE. I have asked about them and they told me they have reach the  
65 critical duration time and there is no longer any contaminations. Also, there are steep  
66 slopes, and the land is, in my opinion, not developable. It is next to Peters Brook Park,

67

68 **Deb M** where is it located?

69 **Bruce T** next to Macys and GE on Lehoux Dr.

70 **Cindy R** the lot below that one, does the town own that and how much land is there? Does the town  
71 have any conservation plans for any of it?

72 **Bruce T** No, I think they want comments from this committee

73 **John P** the Test wells you mentioned, what was the purpose of the wells? Do we accept the liability of  
74 them and was the contamination from the plant?

75 **Bruce T** we are going to have our town attorney look into it. They told me they have been monitoring it  
76 for 25 yrs.

77 **John P** will someone sign off on this? Maybe an environmental specialist?

78 **Bruce T** I just got this information today and I will fully vet it before I make any recommendation

79 **Deb M** GE wants to Donate it?

80 **Bruce T** MS& G is the owner and has offered to donate it to the town

81 **John P** Peters Brook Field was a donation from them too

82 **Phil F** do you know what the water table is there? Can you look into the pipe?

83 **Bruce T** No I do not. I did not look in the pipe.

84 **Deb M** why do you need to bring this to Conservation Comm and what would be our involvement?

85 **Bruce T** Andre wanted me to bring this to Con Comm for any interest that you could have

86 **Phil F** is it in current use? Do you know if it is a flood plain?

87 **Bruce T** no I do not

88 **Alex W** I am curious that seeing that it is next to Peters Brook Field, would the town be able to expand  
89 the fields? Would we be able to or because it may be conservation land, we could not use it for that?

90 **Cindy R** I don't think we are accepting this as Con Comm property, I think it is purely advisory to us as  
91 Conservation. I don't think we are accepting this to be used as conservation property that we would  
92 then be responsible for, but I think they are asking for expectations from us. We are not making a  
93 decision that we are accepting this. That is the way I am looking at this.

94 **Alex W** Parks N Rec will be discussing this tomorrow night too

95 **Cindy R** that's why I say what is the expectation of the town as to what we are going to do with it? So,  
96 the answer from us is that there is no expectation from us as to what we are going to do with it. I have  
97 never walked out there to see this land, so I don't know enough for us to know what to do with it

98 **Bruce T** are there any comments from Con Com for this land that you would like me to take back to  
99 Town Administrator Andre Garron. I do think he will want something, so I do need to pass on your  
100 thoughts or comments.

101 **Cindy R** then I would say no, we have no comments or plans for the lot. There is a lot more we would  
102 need to know and discuss with others to be able to make a determination to have this for a  
103 conservation use. Right now it looks more like the town would benefit more for Parks & Rec use.

104 **Bruce T** I will let Andre know that you had those comments

105 **Cindy R** for what purpose did the town want to bring it to Con Com?

106 **Bruce T** I think he wanted to ask if there is any value of this land to the Conservation Commission

107 **Cindy R** I don't know what value this has to us. I think it is fine for the town to accept this land. I am not  
108 prepared to accept this as conservation land, and I think Parks & Recreation may be a better fit then  
109 us.

110 **Alex W** John brought up the points about the wells and Con Comm would want to know more about  
111 that.

112 **Bruce T** if you want me to come back and get more information for Conservation, we can do that.

113 **Sheena G** shouldn't we also be concerned that next to a park are these wells?

114 **Bruce T** I will find out more about them.

115 **Phil F** DES probably has a report

116 **Bruce T** I just found about them a Parks & Rec member notified me that the wells were there.

117

118 **II. Approval and Signature for Martins Ferry Road Wetland Permit by Notification application**

119 **This is for information only no signatures required at this time.**

120 **Bruce T** the Martins Ferry intersection has a stream that is creating massive erosion.

121 ***Bruce showed pictures of the erosion to the committee***

122 **Bruce T** I wanted to let you know that Sanborn Engineering has put together documentation and DES  
123 wetland notification. They have approved the permit by notification. I sent you the information, so you  
124 know what is going on. We got a letter from the State and will have a contract put together and have  
125 this project advertised for accepting bids for the work to be done. We have been getting permits and I  
126 feel it is important and we need to get this done.

127 **Phil F** is the stream part of Peters Brook or Messer Brook. It is pretty powerful when it rains.

128 **Sheena G** Messer Brook is the name

129 **Deb M** who is doing the work the Town?

130 **Bruce T** I am going to put it out to Bid. The last estimate was \$127,000

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132

133 **IX. Other Business**134 **i. "Friends of the Trails" Program Discussion:**135 **ii. Recap of December 7<sup>th</sup> "Friends of the Library"**136 **Cindy R** we are going to run these 2 together137 **Alex W** We had 6 volunteers sign up and we explained the plan and that the goal is to get in touch  
138 sometime in the future with more information.139 **Deb M** out of all the groups that were there the Conservation Commission got the most signatures  
140 from volunteers141 **John P** was this going to include the Heads Pond trial? I just ask because Kiwanis has been doing a lot  
142 of the maintenance and I don't want to step on toes.143 **Cindy R** I was talking with some walkers out there and they have been picking up trash, they want to  
144 be involved145 **Sheena G** I have started word crafting about what I can add to the site, and I would like to make our  
146 own page. I looked at other volunteer groups and what they have for verbiage. Sheena read some of  
147 her ideas.148 **Jo Carol W** Manchester has something like this?149 **Cindy R** I think they do. I came across and email that was asking for volunteer help pulling the  
150 bittersweet151 **Jo Carol W** I was wondering how they communicate.152 **Cindy R** I will look into that. it was the Merrimack Watershed that organized it153 **Alex W** the Chamber of Commerce suggested that we occasionally reach out to them and they can  
154 help spread word and Kiwanis said the same. We said we would try to give everyone a month's notice  
155 and the work happen a few times a year.156 **Jo Carol W** we used to have something similar on Earth Day We also did something in conjunction with  
157 Comcast.158 **Cindy R** we need to figure out what our project will be. Earth Day is around April and that will be a  
159 good time to get it started.160 **Sheena G** someone mentioned to reach out to the Highschoolers too, they need volunteer  
161 opportunities. Maybe get it in to the Union Leader.162 **Alex** maybe the tools we will need for the projects we can get from Parks & Rec.163 **Jo Carol W** do we want to set a date? Earth Day is April 22<sup>nd</sup> but that is a Friday, how about Saturday  
164 4/23<sup>rd</sup>?165 **Cindy R** I think that is a great idea. We have these 7 volunteer names and if we can find a point person  
166 for contacting then they could get the group together.167 **Sheena G 4/23 @ 9am - 12am.** Do we want to pick the trail?168 **Cindy R** I think the Riverwalk Trail would be a great start and the Bittersweet is out.169 **John P** do you want me wo reach out to Kiwanis?170 **Cindy R** yes that a great idea171 **Alex W** don't forget about the Bicentennial Committee, they may want dates to add to their calendar.  
172 They are looking for 200 events for the Bicentennial.173 **Sheena G** we could add this event to their calendar as another community event for that. They don't  
174 have anything on 4/23175 **Jo Carol W** when will the Wall be here?

176 **Sheena G** May 5<sup>th</sup> through the 8<sup>th</sup>

177 **Cindy R** I think it would be fun to make a scavenger hunt for our trails

178 **Jo Carol W** how do we get the volunteer coordinator?

179 **Cindy R** I think look for that at the first event we set it up and then we can get one from there and we  
180 can plan the details.

181 **Jo Carol W** we need to make a list of what we will need for specific event.

182

183 **iii. Amend License Agreement to Mow: Move to January meeting**

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185 **iv. Heads Pond Conservation Area Documentation:**

186 **Cindy R** there are 2 pieces to this – Moosewood did the stewardship plan, and they have a tentative  
187 report to have 1 plan that would have the stewardship plan and the inventory combined. The  
188 Ecological inventory and the Stewardship for land management. It would be about \$500.00 cost to do  
189 so. I think this a good idea. If we agree with this, he will merge it together now. It is a 1-time fee.

190 **Deb M** will I be able to read just 1 document, or will it be I & I document?

191 **Cindy R** I agree Deb it will need to be 1 document.

192 **Phil F** is this information on a computer. \$500.00 is a lot of money.

193 **Cindy R** someone has to take the time to merge these items. We can ask him for more detail on what  
194 the cost covers.

195 **JoCarol W** I think it should be one complete document

196 **Cindy R** I think it is a good idea. When we have to present it to the school board, because some of this  
197 is on their land, they will understand this better.

198 **Deb M** I am okay with it as long as long as this will continue to be reported this way and it is readable.

199

200 **Motion to approve the creation of 1 document that combines the Stewardship Plan and the**  
201 **Inventory, made by phil Fitanides, 2<sup>nd</sup> by JoCarol Woodburn. All in favor**

202

203 **Cindy R** the other item about the Heads Pond Trail is a letter from Dan Tatem will need boundary's  
204 marked, and we are not able to move forward with the Stewardship plan until we have the boundaries  
205 marked. Unfortunately, this is really expensive for them to do the surveying work. Now out at  
206 University Heights there are so many buildings and from the way I understand this is that while all the  
207 developers are required to mark their boundaries, they are not required to do it until the construction  
208 is complete. We are not sure when the construction at University Heights will be finished so in the  
209 meantime, we are not able to move forward with what is recommended in the Stewardship Plan until  
210 we have the boundaries marked. It was because of this letter from Dan Tatem that I was looking at  
211 what we are going to need for big expenses next. For them to do the surveying work it will be about  
212 \$100,000. (Cindy gave details as to what the surveying details covered) I was taken back by how much  
213 money this is. Maybe we can phase it because I want clarity on the school property boundaries and the  
214 school board has made it very clear they want to control what is being done are their property too.  
215 Here is what I want us to think about. We have \$300,062 in the Con Comm Fund, the LCHIP statute  
216 recommends keeping a certain amount in reserve based on acres we maintain. So that comes to  
217 \$269,000 to keep in reserve. That leaves us with about \$93,500 that we can work with, and we have  
218 WA for \$30,000, that we hope passes in March. If we are to do this, we can afford but it will not leave  
219 much in our fund. On the other hand, if we don't do this we can't do anything else recommended by

220 the Stewardship Plan. Our available conservation fund money is getting smaller and smaller because of  
 221 lands coming out of current use and is developed that is where we get the bulk of our money. That  
 222 land is finite. Our available fund is getting smaller and nowhere to refill it soon. What our next big  
 223 project is, is the Heads Pond Conservation Area and we have this great Stewardship Plan. But we need  
 224 to think about it, it will deplete our fund. If we ask for 30,000 in our standard WA it would replenish  
 225 what we need for funds to do what we need to get done. I think I am inclined to get this done so we  
 226 know what we have for trail boundaries.

227 **John P** how much have we spent on the Stewardship Plan? We have spent a considerable amount, but  
 228 we can't move forward with that plan without this to know where the boundaries are. If we have spent  
 229 the money to create the plan it will sit and go nowhere without knowing more.

230 **Cindy R** if in fact the developer is required to set these boundaries at University Heights we pay now  
 231 and maybe we can get them to reimburse us for that.

232 **JoCarol W** what about the other properties to mark can we get other developers to do it?

233 **Cindy R** University Heights may have been obligated to make the boundaries but not until the project is  
 234 completed. I really don't know what this possibility is.

235 **Sheena G** I agree that we need to know before we make trails especially on the school piece

236 **Cindy R** we are responsible to know where boundaries are not our neighbors to mark and identify for  
 237 us.

238 **John P** would the work have to go out to bid?

239 **Cindy R** I think it would

240 **Alex W** does Stantec have to mark this out?

241 **Cindy R** I think Stantec will mark it out then put it out to bid

242 **Alex W** could this be considered an expansion of trails at all?

243 **Cindy R** I have asked Christine, but she wasn't sure if it was.

244 **John P** do we have a plan for after we do this?

245 **Cindy R** we would start to work on trails. A group would like to maintain trails for Mt biking if we make  
 246 trails for that.

247 **John P** we are not doing this just to mark it we have plans for more trails that is important to note.

248 **Phil F** there has to be a reason why University Heights is not using this land

249 **John P** explained what he remembered as to the reason for that land. The additional children the  
 250 development may bring could possibly require an additional school.

251 **Cindy R requested to have on January's agenda for more discussion**

252

253 **v. Beaver Removal on Riverwalk Trail:**

254 **Cindy R** the Beavers are back. Naomi's recommendation is to get rid of the Beavers. Dan Tatum  
 255 removes beavers, and his recommendation is the way to control them is removal and it has to be done  
 256 every year. His cost is \$100 to set up \$250 to have the whole house removed. There is another Beaver  
 257 house out there so now we need to look at 2 beavers being removed. Dan said that after about 5 years  
 258 of removal they usually give up and stop going back. I propose they take down the house again the  
 259 house can't be removed in winter, but he can remove the beaver. Dan doesn't have insurance and the  
 260 town requires this. He will have Chester provide his insurance and when he has insurance, we can have  
 261 him do this.

262 **Cindy asked Kathy Lawrence to get in touch with DPW to have the pipe removed.**

263 **Alex Walczak made a motion to have the Beavers removed, 2<sup>nd</sup> by Deb Miville, all in favor**

264

265 **vi. Quimby Mountain – Ongoing invasive control:**266 **Cindy R** we are on an evasive control plan and what has proposed is that there are more invasive areas,  
267 and he would like to amend the contract by a few days to get this extra work done.268 **Sheena G** what is this the best time of year to do this?269 **Cindy R** there is a plan and schedule for when he does this. The plan goes to 2026. It takes several  
270 years to remove it.271 **Motion to continue the work on Quimby Mt to allow to add the additional, up to two days and up to**  
272 **\$2400.00 to continue the work on the invasive vegetation that is deeper in the woodlands than the**  
273 **original plan. Made by JoCarol Woodburn, 2<sup>nd</sup> by Phil Fitanides all in favor**

274

275 **Cindy Robertson made a motion to adjourn, 2<sup>nd</sup> by Alex Walczak @ 6:30 all in favor**

276

277

278 **Additional business brought up by the Conservation Commission**

279

280 **Non-Public Session NH RSA 91-A:3, II (d) Consideration of the acquisition, sale or lease of a real or**  
281 **personal property which, if discussed in public, would likely benefit a party or parties who interests**  
282 **are adverse to those of the general community.**