

HOOKSETT CONSERVATION COMMISSION

Monday, September 11, 2023

4:30pm

Hooksett Municipal Building

35 Main Street

Town Council Chambers

I. Open Meeting – 4:35pm

II. Attendance/Introductions: Cindy Robertson – Chair, JoCarol Woodburn – Vice-Chair, Deborah Miville – Member, Sheena Gilbert – Planning Board Representative, Alex Walczyk – Town Council Representative (arrived at 4:43 pm), John Pieroni – Alternate, Alan Stein – Alternate,

Excused: Phillip Fitanides – Member, Robert Better – Member

III. Pledge of Allegiance

A moment of silence was held in remembrance of 9/11.

IV. Nominations & Appointments

Motion to nominate and appoint Cindy Robertson as Chair made by John Pieroni, seconded by Sheena Gilbert. Cindy Robertson accepted the nomination. All in favor.

Motion to nominate and appoint JoCarol Woodburn as Vice-Chair made by Deb Miville, seconded by Sheena Gilbert. JoCarol Woodburn accepted the nomination. All in favor.

V. Public Input
(None)

VI. Consent Agenda

i. Finance Department, Transfer – Conservation Account (June 19 & June 27)

Motion to approve the consent agenda made by Deb Miville, seconded by JoCarol Woodburn. Motion passed.

VII. Meeting Minutes Approvals

06/12/2023

Motion to approve the June 12, 2023, minutes made by Al Stein, seconded by John Pieroni. Motion passed.

VIII. Invoices

- 45 i. Stantec Invoice, 6/29/23, Invoice #2099036, Merrimack Riverfront Trail Design,
46 \$8,361.25
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48 **Cindy:** To clarify, we had the design cost, and then we got the construction cost for the bid and
49 contractor, and there was an issue with the gas line which made the price increase for the
50 design, and the wetland permit amendment. This is Phase IV.

51
52 **Motion to approve Stantec Invoice #2099036, Merrimack Riverfront Trail Design, \$8,361.25,**
53 **made by Alex Walczyk, seconded by Deb Miville. Motion passed.**
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- 55 ii. Stantec Invoice, 6/29/23, Invoice #2099048, Open Space Survey and
56 Monumentation Project, \$4510.00
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58 **Cindy:** This was for the monuments and surveying by S&H back in January.

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60 **Motion to approve Stantec Invoice #2099048, Open Space Survey and Monumentation**
61 **Project, \$4510.00, made by JoCarol Woodburn, seconded by Deb Miville. Motion passed.**
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64 iii. Stantec Invoice, 8/1/23, Invoice #2111989, Merrimack Riverfront Trail Design,
65 \$2,153.75
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67 **Cindy:** This is also Phase IV.

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69 **Motion to approve Stantec Invoice #2111989, Merrimack Riverfront Trail Design, \$2,153.75,**
70 **made by JoCarol Woodburn, seconded by Sheena Gilbert. Motion passed.**
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- 72 iv. Stantec Invoice, 8/29/23, Invoice # 2123729, Merrimack Riverfront Trail Design,
73 \$3,186.25
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75 **Cindy:** This one is Phase III. There is money from our warrant article from 2 years ago; this was
76 to fix some water issues. They put in culverts.

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78 **Motion to approve Stantec Invoice #2123729, Merrimack Riverfront Trail Design, \$3,186.25**
79 **made by Deb Miville, seconded by JoCarol Woodburn. Motion passed.**
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- 81 v. Stantec - Merrimack Riverfront Trail System Phase IV Payment Request #1,
82 \$34,290.00 to John E. Neville Excavating (Work through 8/5/23)
83

84 **Cindy:** This just came in. John E. Neville Excavating are the ones doing the work for Phase IV.
85 This and the next one should come out of warrant article, the unfunded piece, or RTP money.

86
87 **Motion to approve Stantec Payment Request #1 for Merrimack Riverfront Trail System Phase**
88 **IV made by JoCarol Woodburn, seconded by Alex Walczyk. Motion passed.**

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90 vi. Stantec - Merrimack Riverfront Trail System Phase IV Payment Request #2,
91 \$122,573.34 to John E. Neville Excavating (Work through 8/31/23)

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93 **Motion to approve Stantec Payment Request #2 for Merrimack Riverfront Trail System Phase**
94 **IV by JoCarol Woodburn, seconded by Alex Walczyk. Motion passed.**

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96 vii. Reimbursement to Cindy Robertson; USPS Receipt #840-50300034-2-7232715-2;
97 \$28.75; Encroachment Agreement mailed to Tennessee Gas Pipeline Company

98

99 **Cindy:** This was to overnight for the easement to the gas company, we needed it signed as soon
100 as possible.

101

102 **Motion to approve reimbursement in the amount of \$28.75 to Cindy Robertson made by**
103 **JoCarol Woodburn, seconded by Alex Walczyk. Motion passed.**

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105 viii. Reimbursement to Alex Walczyk; Amazon Orders totaling \$201.97, Moultrie
106 Mobile Edge Cellular Trail Camera 2-Pack, Brown (\$149.98), and RUIHA AA
107 Batteries, 32 Pack (\$51.99)

108

109 **Motion to approve reimbursement in the amount of \$149.98 to Alex Walczyk made by Deb**
110 **Miville, seconded by JoCarol Woodburn. Motion passed.**

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112 **Motion to approve reimbursement in the amount of \$51.99 to Alex Walczyk made by JoCarol**
113 **Woodburn, seconded by Sheena Gilbert. Motion passed.**

114

115 **Cindy:** The reimbursements should come out of the Conservation Commission budget for office
116 supplies. If that is not an option, then it can come out of the regular Conservation Special
117 Revenue fund.

118

119 *(Agenda Item X. v., Clay Pond Cleanup Efforts, was discussed at this point in the meeting.)*

120

121 **IX. Appointments:**

122 i. Jeff Burd, RJB Engineering, LLC – Discussion of Wetland Buffer Impacts for
123 Proposed Commercial Development on Map 14 Lot 1-22

124 *(This was moved to the end of the meeting, following the non-public.)*

125 **Jeff Burd, RJB Engineering:** We are nearing the end of University Heights projects. This master
126 map was updated in 2011 (pointed out Mt. St. Mary's). Roads are to be accepted by the town.
127 They are building the final 6 houses up there currently, so wrapping up the residential portion.
128 For the proposed townhouse condominiums, there are three sites. Duke Pointer, owner of the
129 project, is going to be building these with Greenview Builders, the same builders as the houses.
130 Lot 7 is slated for 20 units, and lot 18 is 8 units, so 28 units total. We then have the idea of a
131 mixed-use commercial with warehousing and office space. TRC had some comments. Originally,
132 we thought we would need a wetland permit to have the gravity sewer, but that was opposed

133 and we are instead going to have a pump station. The lot is 47 acres, but the back is all
134 conservation easement.

135 **Cindy:** I thought the whole lot was conservation easement, but it isn't?

136 **Jeff:** Correct; it is marked on the plan where it is conservation and where it is not.

137 **Cindy:** How many acres are the units taking up? We were wondering if they would be open to
138 having a parking area for the conservation land.

139 **Jeff:** Roughly 2 acres on that lot. The rest is all conservation land. There's been no discussion
140 about Heads Pond.

141 **Al:** Do people park in the cul-de-sac currently?

142 **Jeff:** Yes, and it has worked so far. We were trying to leave the back open for residential
143 development, but since it was given as conservation land, that changed. There's been no
144 discussion thus far.

145 **John:** Is the question the buffer on the 8 units?

146 **Jeff:** Yes, well more of an easement.

147 **Cindy:** The easement does allow that as well. I have a separate question as well on lot 1-22.

148 **Jeff:** There are buffer impacts, but not wetland impacts on that proposal. The brook flows
149 through the property and the wetlands are adjacent to the brook. Right now, our fill goes up to
150 the edge of the wetland and does not allow for the 40-foot buffer. We maintain 27 feet from
151 the brook itself, though. I just wanted to know the opinions of the Conservation Commission;
152 there won't be pavement, just fill.

153 **Sheena:** What are you using for fill?

154 **Jeff:** Just what is on site. It is a cut and fill job, just moving what is currently there to get level. A
155 wall might be possible. Tebo Construction did most of the work on this project.

156 **Sheena:** There have been similar projects of contractor bays that were approved lately close
157 geographically to this as well. The end users would be helpful to know.

158 **Jeff:** We just did one in Allentown as well, and we listed the uses on the plan.

159 **Cindy:** One thing we thought about off of lot 1-7, there is a piece of our property in 1-17 that
160 bumps into it. We were wondering if possibly to alleviate the wetland impacts, a parking area
161 for the conservation land could be considered.

162 **Jeff:** I don't think the developer has an idea to build the road out that far. Have all the
163 easements been conveyed to the town?

164 **Cindy:** I believe so. I don't think 1-17 has been conveyed though.

165 **Jeff:** They are going to be conveyed.

166 **Cindy:** Just if you could pass along the idea. Maybe you could come back with more details as
167 well.

168 **Jeff:** I can talk to him and see.

169 **Cindy:** It is in our plans to get people out to that area in the future. The trails are pretty well
170 used.

171 **Jeff:** Would you want gravel, or a paved road? I don't think the owner of the project would
172 know much at this point in time.

173 **Cindy:** We would need to give it more thought. If you were to come back with more specifics
174 and details as well, we could then talk more.

175 **Jeff:** Wetlands were recently re-delineated as well and there were not many changes. The ZBA
176 would want your input and support as well as I am aware. I know that a lot more conservation

177 land was given than is typically expected and we hope that will count for something. On the
178 plan, if I could not maintain a 40-foot buffer, I tried to maintain a 25-foot buffer. The grade is
179 steep, so we are putting in underground chambers to then create a yard area for the residents.
180 We are going to get started with final design soon. I plan to come back to you first before the
181 ZBA to gain support.

182 **Sheena:** Possibly that second turn around could be a parking lot?

183 **Jeff:** That is a very good idea. I can look at how many parking spaces could fit. It is 80 feet in
184 diameter. School busses turn around in there currently without issue.

185

186 **X. Other Business**

187 i. Riverwalk Phase IV Updates – Grand Opening/Celebration

188 **Cindy:** It is coming along. We are not sure when it is expected to be done. This is it though, this
189 is the very end of this project. I would love for Allenstown to be involved in the celebration too.

190 **JoCarol:** Tony Lacasse wanted to have some sort of run on the trail as well from Allenstown to
191 Hooksett, as well.

192 **Sheena:** Also, peak foliage is soon, if it could be coordinated with that would be nice.

193 **JoCarol:** I do not think it will be done in time for foliage in time.

194 **Cindy:** The run they'll probably do in the Spring. I think broadly we can think about November,
195 and if not in the Spring like around Earth Day, or April or May generally. It should really be
196 special, a lot of work and 10 years have gone into this. That gives us time to make sure
197 everyone is invited that should be there.

198 **Alex:** I think it makes sense to wait for Spring rather than rush.

199 **Cindy:** We should keep it on the agenda every month to continue to work toward it.

200

201 ii. Riverwalk Trail Signage & Private Property/Conservation Property Signs

202 **Cindy:** Mr. MacNamara has asked us to put up signage. Given how much he is doing for us with
203 access through his property, we should really provide these for him. I don't know exactly where
204 they need to be placed.

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206 ***Motion to purchase "No Trespassing signs," pack of 4 from Amazon, for Mr. MacNamara's***
207 ***property, made by Sheena Gilbert, seconded by JoCarol Woodburn. Motion passed.***

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209 **John:** Maybe DPW would have posts for us to put the signs on.

210 **Cindy:** Yes, we'll talk to them about that. We won't put them up until the trail is done.

211 **JoCarol:** Are we going to do a sign at the gate for Clay Pond?

212 **Cindy:** The current situation seems to be working with the tag on the lock. We don't want to
213 put "no trespassing" since people can still walk. I think let it go as it is for now.

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215 iii. Quimby Mountain Easement/Discussion

216 **Cindy:** This came up after Deb went out there with Paul Eaton/Keep it Native. If you look at the
217 easement, there is an area. Parking is certainly something we can work on. We would need to
218 start with a stewardship plan. We should sit down and have a discussion about priorities with
219 projects once the Riverwalk Trail is wrapped up.

220 **Alex:** Why is a stewardship plan needed?

221 **Cindy:** It makes it clear and protects the whole property. We've done it with Riverwalk, Clay
222 Pond, but not for Quimby. It is for monitoring and maintenance, and development. Other than
223 the invasives, we have not worked as much on Quimby.

224 **John:** The work on the invasives, are we required to do that or do we choose to?

225 **Cindy:** I think we chose to. Bear-Paw monitors the area and it came up on their monitoring.

226 **Deb:** The easement deed is in our packets, if you read it, it may answer more questions.

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228 iv. Stantec Community Day Follow-Up

229 **Cindy:** This was at Pinnacle.

230 **John:** We had a successful day, a total of 15-20. DPW employees helped out. About 3 hours or
231 so. There's a photo of the water bar that was put in. A tremendous amount of work clearing the
232 bittersweet. It is a large problem at Pinnacle. It is not going to be solved with volunteers though
233 and it needs to be dealt with by professionals. I think it should be a priority to get a handle
234 before it spreads. There is more public access to this area too. It's not a one-year effort. If we're
235 going to do it, we need to spend some money, and I think it should be a priority.

236 **Cindy:** We should put it on our list to address in the future, only because of funding. Phase IV is
237 becoming more expensive, so I want to get that settled before we take on more projects.

238 **John:** I also think we need more water bars on Carriage Road coming down near the gate near
239 the Waterworks property. There's a lot of rock up there that could be used. Did we send them a
240 thank you, by the way?

241 **JoCarol:** Yes we did.

242 **Cindy:** We should reach out to Stantec to get on their list for next year too.

243 **Al:** Rock water bars are probably more durable than wood as well.

244 **Cindy:** I don't think we'll need a warrant article for this.

245 **John:** And Riverwalk has a lot of bittersweet.

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247 v. Clay Pond Cleanup Efforts

248 **(This was moved up and discussed immediately following the invoices.)*

249 **Sheena:** For the cameras, we are getting a lot of pictures. There's even video of people trying to
250 tug on the gate and try to pull it down. There's also pictures of game, a week ago there was a
251 young male deer, you can see his antlers. A lot of game and a lot more people than I would
252 have thought. There's a truck backing up to it as well. ATV's come up to it, people walking,
253 dogs, people driving up and realizing they cannot get past.

254 **Cindy:** To bring everyone up to date, we did the cleanup on Beautify Hooksett Day, then
255 Manchester Waterworks fixed the gate for us, then we got a lock and chain from DPW. We
256 notified the Fire Department and Capt. Tewksbury came out with us and set it up and with their
257 Knox Lock. So, the camera and the gate is all set. We've had one call already from an older
258 gentleman asking about hunting, he was understanding though. I let him know we don't have
259 intent to reopen it. He has permission with Manchester Waterworks to hunt on their property,
260 too. There is a yellow tag so that people can call. The shooting range is still clean and the logs
261 we put there have not been moved. We'll keep an eye on it for the fall.

262 **Sheena:** I have a friend that lives on that road and she has said it is notably less noisy. For the
263 camera, I am not sure if there is a battery indicator for when it gets low.

264 **JoCarol:** A thank you to Dan for helping to install.

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vi. Annual Report

Cindy: Thank you JoCarol for drafting that, it looks great.

vii. Old Home Day

Cindy: It is this Saturday; we did not get the form in time.

Alex: The Town has a booth for Town Council.

JoCarol: I can give you shirts to sell at that booth if possible.

viii. October Meeting Date

Cindy: We can move it to the 2nd, or 16th starting at 4 to avoid conflict with Planning, or 23rd. Any suggestions?

Sheena: I'm already here for Planning on the 16th.

Cindy: We do have at least one appointment at the next meeting, and that always makes it take longer. I think move it to October 23rd at 4:30. The November meeting is scheduled for the 13th, so it won't be too close.

ix. T-Shirts Sold Update

Cindy: They are selling well, the Library has asked for more.

JoCarol: We took another box to them, and I have one more box left.

XI. Additional business brought up by the Conservation Commission

Cindy: I went in front of Council and André had no problem with the budget so it went through without issue. For the appointment, he gave us conceptual drawings. Our conservation land is on 1-18 so I wanted to discuss with him how that will work with that with 8 condominiums. He amended one so that there are no wetland impacts. I was going to ask him if in the easement, there is a section on access for them to construct our parking area for University Heights. He was not coming for the condominiums. The lot 1-22 originally had wetland impacts.

Sheena: I have an update about the bat event and bat conservation. The population has been decimated by the white nose syndrome. It causes them to wake up during hibernation, and then their energy depletes and they die. These bats only have 1 pup per season, which causes them to recover slowly. They have counting efforts to get a better idea of the population. It is very significant. They eat 50% of their body weight in insects. I think we should really consider putting up bat houses in the future. I brought some pamphlets. Bats don't like cold or wet. For population counting, you should start counting 30 minutes before sunset and then count as they come out of the bat houses. It was a very interesting event.

Cindy: I think that's a great idea. We can look into who to contact for permission to put up bat houses.

Alex: We should put it on a future agenda.

Al: I think there was previously a boy scout project in town on bat houses too.

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

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Motion to enter non-public session NH RSA 91-A:3, II (d), at 5:45pm made by Sheena Gilbert, seconded by JoCarol Woodburn. Motion passed.

Motion to leave non-public at 6:14pm made by JoCarol Woodburn, seconded by Al Stein. Motion passed.

(Agenda item IX. ii., appointment with Jeff Burd, RJB Engineering, LLC, was discussed at this point in the meeting order.)

Motion to adjourn at 6:58pm by JoCarol Woodburn, seconded by Sheena Gilbert. Motion passed.

Minutes respectfully submitted by Bridgette Grotheer, Community Development