

HOOKSETT CONSERVATION COMMISSION

Monday, October 23, 2023

4:30pm

Hooksett Municipal Building

35 Main Street

Town Council Chambers

I. Open Meeting - 4:30pm

II. Attendance/Introductions: Cindy Robertson – Chair, JoCarol Woodburn – Vice-Chair, Phillip Fitanides – Member, Robert Better – Member, Alex Walczyk – Town Council Representative, John Pieroni – Alternate, Alan Stein – Alternate (arrived at 4:33pm), Sheena Gilbert – Planning Board Representative (arrived at 4:35pm)

Excused: Deborah Miville – Member

III. Pledge of Allegiance

IV. Nominations & Appointments – Zoning Amendment Subcommittee

Cindy: Sheena is not here yet, but she expressed interest in representing Conservation.

Phil: Do we need more than one person?

Cindy: Just one Conservation representative.

Motion to nominate and appoint Sheena Gilbert as the Conservation Commission representative to the Zoning Amendment Subcommittee made by Cindy Robertson, seconded by Alex Walczyk. All in favor.

V. Public Input (None)

VI. Consent Agenda

i. Transfer – Conservation Account, 09/21/23, Finance Department

Motion to approve the consent agenda made by Alex Walczyk, seconded by JoCarol Woodburn. Motion passed.

VII. Meeting Minutes Approvals

09/11/2023

Motion to approve the September 11, 2023, minutes made by Alex Walczyk, seconded by JoCarol Woodburn. Motion passed.

Motion to approve the September 11, 2023, non-public minutes made by Alex Walczyk, seconded by JoCarol Woodburn. Motion passed.

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VIII. Invoices

- i. Reimbursement to Sheena Gilbert, \$19.98 total
 - a. Invoice INV04650849, \$9.99, Moultrie Service 07/14/23-08/13/23
 - b. Invoice INV04848976, \$9.99, Moultrie Service 08/14/23-09/13/23

Motion to approve reimbursement in the amount of \$9.99 dated 7/15/23 to Sheena Gilbert made by Alex Walczyk, seconded by JoCarol Woodburn. Motion passed.

Motion to approve reimbursement in the amount of \$9.99 dated 8/14/23 to Sheena Gilbert made by Alex Walczyk, seconded by Bob Better. Motion passed.

- ii. Reimbursement to John Pieroni, \$122.18 total
 - a. Home Depot Receipt 06/18/23, Supplies for Pinnacle Clean-up, \$67.00
 - b. Home Depot Receipt 06/19/23, Supplies for Pinnacle Clean-up, \$55.18

Motion to approve reimbursement in the total amount of \$122.18 to John Pieroni made by Alex Walczyk, seconded by JoCarol Woodburn. Motion passed.

- iii. Reimbursement to Alan Stein, \$70.00 total
 - a. NHACC Annual Conference

Motion to approve reimbursement in the amount of \$70.00 to Alan Stein made by Alex Walczyk, seconded by Sheena Gilbert. Motion passed.

- iv. Reimbursement to JoCarol Woodburn, \$14.80
 - a. Amazon Order #112-8890221-8526669, Blue Private Property No Trespassing Sign (4-pack)

Motion to approve reimbursement in the amount of \$14.80 to JoCarol Woodburn made by Alex Walczyk, seconded by Sheena Gilbert. Motion passed.

- v. Keep it Native, Invoice #1073, Invasive Plant Control (Quimby Mountain), \$1500.00

Motion to approve Keep it Native Invoice #1073 in the amount of \$1,500.00 made by Alex Walczyk, seconded by Sheena Gilbert. Motion passed.

Cindy: We have discussed this previously. This is for the work Paul Eaton has done at Quimby Mountain.

Al: Can we verify they have done the work?

Cindy: There are pictures in our materials. Also, Deb went out with him.

89 vi. Stantec Invoice #2138200, 9/29/23, Phase IV Construction Services, \$5,443.47

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91 **Motion to approve Stantec Invoice #2138200, Phase IV Construction Services, in the amount**
92 **of \$5,443.47 made by Alex Walczyk, seconded by Sheena Gilbert. Motion passed.**

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94 **Sheena:** When are they finishing, are they done now?

95 **Cindy:** Not yet but they think November.

96 **Al:** I was just out there; I have some pictures if anyone is interested. The bridges are still under
97 construction.

98

99 vii. John E. Neville Excavating - Merrimack Riverfront Trail System Phase IV Payment
100 Request #3, \$61,689.69

101

102 **Motion to approve Stantec Payment Request #3, Merrimack Riverfront Trail System Phase IV,**
103 **for John E. Neville Excavating in the amount of \$61,689.69 made by JoCarol Woodburn,**
104 **seconded by Sheena Gilbert. Motion passed.**

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106 **Phil:** Is this through Stantec?

107 **Cindy:** Stantec is our consulting engineer. We went through the bid process, John E. Neville
108 Excavating won the bid, so they submit their bills. They send those bills through Stantec, and
109 we pay John E. Neville. Stantec's bills are separate from Neville's bills.

110 **Phil:** Stantec charges us for monitoring what John E. Neville is doing?

111 **Cindy:** Yes, they oversee the construction and make sure everything is done right.

112 **Phil:** Do we know what amount of work was done for this amount of money?

113 **Al:** There is a spreadsheet that goes along with the bill that details that.

114 **JoCarol:** Also, remember some of this will be covered by the grant.

115

116 viii. NHACC 2024 Membership Dues, Invoice # 2227, \$775.00

117

118 **Motion to approve NHACC Invoice #2227 in the amount of \$775.00 made by Sheena Gilbert,**
119 **seconded by JoCarol Woodburn. Motion passed.**

120

121 **Phil:** What do we get from them for this?

122 **Cindy:** These are all the emails and communications that Bridgette sends out to all of us.

123 **JoCarol:** They hold a lot of seminars, and have the annual conference, and they give us the
124 yearly booklet as well.

125 **Al:** And they advocate at the state level for Conservation Commissions.

126

127 ix. Stantec Invoice #2147271, 10/23/23, Phase IV Construction Services, \$1,677.50

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129 **Motion to approve Stantec Invoice #2147271, Phase IV Construction Services, in the amount**
130 **of \$1,677.50 made by JoCarol Woodburn, seconded by Sheena Gilbert. Motion passed.**

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132

133 **Phil:** To go back to invoice #5; is this a reoccurring \$1,500 every season?

134 **Cindy:** No. We have a contract for a 5-year plan. The \$1,500 is this year's cost. I think going
135 forward it is \$600 per year. Once the contract runs out, it is done. If we want them to do more
136 work on invasives, it would be a new contract.

137 **Phil:** I know he is cutting and killing as much as he can, but is he taking extra steps such as
138 pulling the roots out?

139 **Cindy:** He has given us this background information before. He applies chemicals to prevent
140 regrowth. Deb would be able to answer more questions, she was there with him.

141

142 **IX. Appointments:**

143 i. Cindy Herbert - Head's Pond Memorial Bench

144 **Cindy:** She was going to come before us about putting a bench at Head's Pond but she's not
145 here.

146

147 ii. Doug MacGuire, The Dubay Group Inc. – Discussion of Proposed Wetland
148 Crossings, Chester Woods & City to Mountain Estates, Map 35 Lot 7

149 **For a full transcription of this appointment, please refer to pages 10-25 of these minutes.**

150 **Doug:** I am the engineer of record on this development. Alden Beauchemin, wetland scientist, is
151 here with me. This is located off Londonderry Turnpike, next to the Barking Dog. It has been
152 owned by the property owner for quite some time and he has looked at a few options. We
153 pursued a variance to allow for a mixed-use development with multi-family and commercial.
154 We have contractor commercial suites in the front, and in the back are 3 multi-family buildings
155 with 72 residential apartment units. That is a general overview. As you can see, the upland area
156 where we are proposing the residential is surrounded by existing wetland features. There is not
157 good visibility for commercial or development purposes, so residential makes sense here. The
158 owner has tried to market it for years. Then as you get closer to the bypass, there is the
159 commercial portion of the property. We are proposing impacts with our access drive through
160 this area to get to the second portion. It is under 3,000 SF of impact, 2,465 SF to be exact.
161 Associated buffer impacts on each side as well, 2,276 SF to the south, and 5,493 SF to the north.
162 We have an additional buffer impact as well closer to the residential, where we are bringing the
163 public utilities for water and sewer down from Summerfare. It is not grade changing, just
164 trenching to put those utilities in. The amounts are 509 SF for the wetland, and 4,808 SF buffer
165 impact south of that, and 1,579 SF of impact to north. There are then two very small areas, one
166 associated with some grading of the slope at request of Town Engineer to provide more
167 buffering to wetland channel in case there are backups or overflow, which is at 280 SF. Then to
168 the north east is to have the outfall for our overflow piping to get out to grade. That is just a
169 pipe impact, at 720 SF. The grand total impact is 2,974 SF of wetland impact, and 15,155 SF of
170 buffer impact. We are preparing a wetland permit with Mr. Beauchemin. We are looking for
171 some feedback, we have not submitted that permit yet. Any concerns the Commission has; we
172 are here to answer questions.

173 **Al:** The numbers you are quoting are slightly different from what we have, did the plan change?

174 **Doug:** Yes, Alden asked us to look at it again to get under 3,000 SF for the wetland impact since
175 it was previously just over, so there were some minor changes after adjusting. I have copies of
176 the updated version.

177 **Al:** The cul-de-sac to the north, is that Magnolia?

178 **Doug:** Yes.

179 **Phil:** Do you have an ecological report for the effect on birds, animals, floral and fauna?

180 **Doug:** As part of our AoT, they ask us to do an NHB check. There was a hit, fairly far from the
181 property, but it does need some further review. If we receive a potential hit, we are required to
182 follow up with Fish & Game, so that part of the process is underway now. If they feel that it is a
183 similar resource, they may request an endangered species report, but that has not been
184 requested yet by Fish & Game.

185 **Phil:** Can you provide us with a larger map? It looks like a lot of impervious surface. I'd like to
186 see a bigger plan with more detail.

187 **Doug:** I can direct you to our full plan set for where that is located. Our first crossing is on sheet
188 9. We are proposing a culvert in that location, ideal for wildlife and passing of drainage. That
189 will be 6 feet wide, 4 feet high. A large amount of capacity to allow for progression of flow. We
190 did size the culvert based on anticipated hydrology.

191 **Alden:** I have some images as well. The area being discussed is on page 1 of these photos.

192 **Doug:** As you look at that area, you can see the concentration of water is very small compared
193 to how wide the wetland is. It would take up the vast majority of that section. There is a cut on
194 one side and fill on the other. That lends to the green impacts. We have a treatment provision;
195 we scooped ourselves down so we won't have too much fill, minimizing the crossing. But, you
196 have drainage that can't be redirected. We have a vegetated treatment swale to provide
197 treatment to that small area. We have head walls to form the box culvert. Then, you can see on
198 sheet 10 where we have the sewer and water lines. Alden has pictures of that area as well that
199 he provided. That is why the buffer impacts are where they are. Then to the north of building 3,
200 you can see the detail and that riprap area to get the pipe outlet at the right elevation. Very
201 minimal, just enough to get the water to outflow there. That area will not be developed, it is
202 just for drainage mitigation and will naturalize.

203 **Sheena:** The northernmost point?

204 **Doug:** Yes.

205 **Sheena:** And the south portion, the trees are not being removed, correct?

206 **Doug:** All of the wetland systems and buffers are protected so they will not be affected. There is
207 a large slope. Some associated cut, but it will work with the topography. As we climb this drive,
208 we go up in grade. We have good elevation change for the drainage. We have a pond system to
209 collect the commercial space and the roadway, which can be seen on sheet 8, and then the
210 residential area is collected with closed drainage that flows to the other pond shown.

211 **Cindy:** On the front of the packet, there's a colored diagram. When the project is done, will this
212 accurately reflect the areas that are green?

213 **Doug:** Yes.

214 **Cindy:** Is DES requiring mitigation?

215 **Doug:** No. My understanding is recently the threshold was lowered to 5,000 SF, but we are
216 under that.

217 **Cindy:** The town requires it for anything over 1,000 SF, though, unless DES already requires it.

218 **Phil:** Can we have a larger set?

219 **Doug:** Yes we can leave the one we brought, and the digital copy has been sent if you want to
220 print more.

221 **Phil:** Is there a glossary of terms?

222 **Doug:** If there's any specific term, I can help answer, but the plan set has a lot of details. It says
223 utility plan, but when you read it there are more details.

224 **Phil:** Do you have the facts and figures for 100-year storms? We have had more rain recently.

225 **Doug:** The drainage numbers we use are always very high. AoT requires us to use the extreme
226 rates. A 50-year design storm is upward of 6 inches of rain in 24 hours. We haven't seen that in
227 decades. Even the Mother's Day storm was 4-5 inches but over a days-long period, it was
228 categorically not a 50-year storm. We are designing for very robust storms, greater than the
229 storms we have had this past year.

230 **Sheena:** Are you planning to do the fireplaces still?

231 **Doug:** We are and with a safety gate for additional protection. It will probably have a buried
232 500-gallon tank to supply propane to the grills and fire pits.

233 **Sheena:** What were the hits that you mentioned?

234 **Doug:** There were two: for the Blanding's turtle and the northern black racer snake. (*Pointed
235 out on map.*) For example, sometimes they request we use a smaller diameter opening on the
236 grates, to not have sumps in the catch basins, etc. to protect wildlife. Erosion matting has
237 biodegradable versions so snakes don't get caught in webbing. They will have specific notes
238 that they'll request to be incorporated.

239 **JoCarol:** When was the review done?

240 **Doug:** February 2023.

241 **Sheena:** Does the Fish & Game look at bat populations, do you know? There is hillside at this
242 site, steep, so that makes a good area for bats.

243 **Doug:** I think any species known to be in the area would trigger their checks. It is a large piece
244 of land so there is a lot that will be preserved here too.

245 **John:** Will there be a lot of blasting to remove hillside for the commercial part?

246 **Doug:** There will be some sections of blasting, yes.

247 **Phil:** How many times have you walked the area?

248 **Doug:** We have done a fair amount of work out there. We've done site walks with some of the
249 boards, I've been out there for test pit work, and have been familiar with the property for as
250 long as I have worked with the Scarpetti's which has been over a decade. I've been there in the
251 summer and noted how thick it is. The pictures provided by Alden are very representative.

252 **Phil:** Have you noticed vernal pools?

253 **Alden:** No, I have not. I am a licensed wetland scientist, certified by the state, and it is a
254 requirement to check for those. I did not find any.

255 **Cindy:** Are you looking for anything specific in terms of feedback?

256 **Doug:** Speaking with the Commission is the first step for our wetland permit process, we're
257 looking for any support, comments, anything. We can refer to your minutes, or if you have
258 general comments. If you are comfortable with the plan and the crossings being where they
259 are, we would like feedback to pass along to the State. They value your opinion.

260 **Cindy:** The only thing is I would want the Town to look at the mitigation payment. I do not see
261 any other comments or concerns.

262 **Bob:** I think this is a good use of the property.

263 **Al:** These plans seem very thorough. I live in the neighborhood.

264 **Cindy:** I suppose my only concern would be clear cutting?

265 **Doug:** It will not happen on this property. I understand it has happened at other properties. A
266 landowner could legally pull an intent to cut and cut it, but that goes away when you enter a
267 site plan application. We have made representations that there are certain areas to be
268 preserved, so they legally need to be. The developer knows those rules. Limits of cut will be
269 flagged.

270 **Sheena:** About the easement, with cutting on that. Will it theoretically grow back?

271 **Doug:** In theory it will. Manchester Waterworks will own that connection and have the right of
272 maintaining it. They won't let trees regrow for maintenance purposes, but it also won't be
273 maintained like a lawn. It will be maintained for accessibility, such as rough cutting once a year
274 or every few years, is my thought.

275 **Cindy:** Thank you for coming before us.

276 **Sheena:** Separate discussion, thinking of future land development and habitats, with a great
277 push for housing, is there something we can do to incentivize or work with developers to
278 maintain as much green space and protect culverts, and only developing what they need to
279 develop? What resources do we have?

280 **Cindy:** There's a certain percentage of open space that needs to be maintained and it can't be
281 fragmented. We can give it some thought, but I don't know what type of formal restrictions we
282 could place. Part of the NHACC is that we as HCC can reach out to other commissions and look
283 for their thoughts.

284 **Phil:** A point that was made that was reasonable is that the engineer comes up with the plans,
285 but the absolute from responsibility for what the owner can do and make changes and clear-cut.

286 **Sheena:** That is part of Code Enforcement though. There are mitigation plans if something like
287 that happens, and they have to go in and replant if they cut where they were not supposed to.
288 They have to maintain the land. There are fees as well.

289

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

292 **Jeff:** (*Distributed handout.*) Last month we talked about parking. The owner is agreeable. I drew
293 a parking lot in the circle, but then I figured DPW may not like a back-out turnaround, so I
294 changed that. I wanted to see if what is drawn up is acceptable, then I can speak with Bruce and
295 DPW if you are on-board. I laid out 10 parking spaces on a radial alignment, which would be
296 paved. I can't see leaving it gravel. I am not sure who maintains your parking lots. It is in the
297 right of way. The cul-de-sac is paved, it would only make sense to have this paved.

298 **Sheena:** So if it is a cul-de-sac already, what is being proposed?

299 **Jeff:** The 10 parking spaces bordering the cul-de-sac. There is not a road being proposed.
300 There's a right-of-way paper street that you'll see on this plan that is not practical to build. I
301 copied a portion of the master plan. The paper street will stay, I am not sure yet what will
302 happen to that land. It gets dedicated to the Town either way.

303 **Cindy:** I think it looks great.

304 **Jeff:** I know people use that area, I see cars, hunters, people walking out to Head's Pond.

305 **Al:** I see two street names on these pages

306 **Jeff:** It's the same road, the name got changed at some point. It is College Park Drive.

307 **John:** I am worried it will become extra parking for the apartments. Do they have visitor
308 parking?

309 **Jeff:** The building inspector had a similar concern with parking. We do have visitor parking on
310 the plan, and we can add more if needed. We will meet the ratio. These are 2-bedroom units.
311 They have garages and the driveway can fit one car.

312 **John:** Is there a reason why the other half of the circle couldn't be parking?

313 **Jeff:** We could add some, there's an area where grading and wetlands get a little tricky though.
314 Between the driveway and slope though we could add a handful more. I thought we would
315 start with 10 spaces.

316 **John:** My thought was just in case of overflow for the units, 10 may not be enough.

317 **Phil:** One page says retaining walls, what will those be constructed out of?

318 **Jeff:** We are not at that point yet. This is a preliminary plan. Likely redi-rock.

319 **Phil:** Is there a study on the animals in that area? There used to be hundreds of deer in this
320 area.

321 **Jeff:** There likely still is. There is a lot of acreage in that area, a lot of wildlife. We have not done
322 updated surveys, but we will be similar to your last appointment. They were originally done
323 with the original master plan of the project. The site has been re-delineated, so it has been
324 updated. If you look on the last page of the handout, you'll see a dark delineation. There are
325 two lines next to each other on the sheet. What happened was due to the beaver dam down
326 there, about 12-feet high, the wetland is back so much further than it used to be, causing
327 change in elevation. We'll have to encroach on that buffer and when we get closer to final
328 design I will come back. Right now it shows the buffer line going through unit 5, we'll make sure
329 there's no buildings in the buffer, maybe some grading to reestablish vegetation. That's the
330 reason for the wall, you can see it's following the previous wetland line. I think I would only
331 need to come back for those buffers in the future.

332 **Cindy:** Yes come back for that, and just confirm how many parking spaces?

333 **Jeff:** I'll commit to 16 spaces now. One other thing; there are 2 vernal pools, one on each lot.
334 There are no town regulations though for additional setbacks?

335 **Cindy:** It does not come to mind but I can double check that.

336 **Jeff:** The wetland scientist is Luke Powell. He'll put together a report I can share in the future.
337

338 **X. Other Business**

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

340 **Cindy:** There's an email we got from Dan. (*Read email dated 10/20/23 from Dan Tatem,*
341 *Stantec.*) They need an additional \$4,500 to complete the project due associated costs with the
342 gas line crossing. This will be billed as it comes in, but it is an authorization to spend up to this
343 amount additional.
344

345 ***Motion to accept Authorization for Additional Services for Merrimack Riverfront Trail Design***
346 ***Phase IV, Not-to-Exceed \$4,500, made by Al Stein, seconded by Sheena Gilbert. Motion***
347 ***passed.***
348

349 *It was consensus that the Grand Opening/Celebration would be further discussed at the*
350 *November 13, 2023, meeting.*
351
352

353 ii. Pinnacle Park – Bittersweet Discussion

354 *This will be on the November 13, 2023, agenda.*

355

356 iii. NHACC Conference – Saturday, November 4th

357 *This will be on the November 13, 2023, agenda.*

358

359 iv. Trail Maps/Kiosks

360 *This will be on the November 13, 2023, agenda.*

361

362 v. Donation from Rice Family Charitable Fund

363 **Cindy:** This is an annual donation from the Rice Family. We will follow up with a thank you card.

364

365 ***Motion to accept the \$1,000.00 donation from the Rice Family Charitable Fund made by***
366 ***Sheena Gilbert, second by Al Stein. Motion passed.***

367

368 **XI. Additional business brought up by the Conservation Commission**

369 **Sheena:** I was checking the cameras and saw that the gate was dismantled. There was a video
370 previously, and you can see a license plate in that video, where four young teenagers moved
371 the gate but put it back.

372 **Alex:** We discussed previously that if we got footage we would work with police, Fish & Game,
373 and/or attorney general. It looks like we have gone as far as we can, and now we can turn it
374 over to the authorities.

375 **Cindy:** I agree, Capt. Robie and I have spoken before as well. The four teenagers you can clearly
376 see, but the two that dismantled it at night the way the light is you cannot see the license plate,
377 it's dark. They came in from the Candia side. But, I do not think these are people using the
378 shooting range.

379 **Sheena:** It is damaging the gate though. Instead of turning around when they saw the locked
380 gate, they decided to break the gate. I think we provide it to the police. There are additional
381 videos as well I can download.

382 **Cindy:** I asked John O'Neil at Manchester Waterworks to fix it. I wonder if we can put the pole
383 in cement. We've also thought of moving the gate closer to the Candia side. I'll reach out to
384 Capt. Robie about how we can pursue this.

385

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

389 *This will be on the November 13, 2023, agenda.*

390

391 **Adjournment**

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393 ***Motion to adjourn at 5:58pm made by Sheena Gilbert, seconded by Alex Walczyk. All in favor.***

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395

396 Minutes respectfully submitted by Bridgette Grotheer, Community Development

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400 **Transcription of:**

401 i. *Doug MacGuire, The Dubai Group Inc. – Discussion of Proposed Wetland Crossings,*
402 *Chester Woods & City to Mountain Estates, Map 35 Lot 7*

403

404 *Doug MacGuire*

405 *Good evening.*

406

407 *Doug*

408 *Okay, so for the record, my name's Doug Maguire. I'm with the Dubai Group, and I was the engineer of*
409 *record on this development and Alden Beauchemin the wetland scientist is with me as well. And so we're*
410 *just here to discuss some minor impacts that we're proposing as part of this development. This, this*
411 *project is located off of the Londonderry Turnpike, 28 Route 28 bypass, and it's next to the barking dog*
412 *that's developed there.*

413

414 *Doug*

415 *So this property has been owned by the by the property owner for quite some time, a number of years.*
416 *And he's looked at a lot of different options of of potentially different types of development here. We*
417 *ultimately ended up pursuing a variance to allow for a mixed use development with multifamily, with a*
418 *multifamily component as well as a commercial component.*

419

420 *Doug*

421 *And that was granted. And so we move forward with the plans that you see here, which is a number of*
422 *contractor commercial suites in the front. Those are all commercial units, 25' x 60'. And then in the back*
423 *of the property is three multifamily buildings with 72 residential apartment units that are proposed back*
424 *through there. So that's kind of a general overview of what we're doing.*

425

426 *Doug*

427 *Getting more specific into, does everyone have a copy of this sheet? Okay. Because I do have extras if*
428 *anybody needs one.*

429

430 *JoCarol*

431 *Packet.*

432

433 *John*

434 *It's in the back.*

435

436 *JoCarol*

437 *This looks like this.*

438

439 *Doug*

440 *So as you can see the the upland area here where we're proposing the multifamily is kind of surrounded*
441 *by existing wetland features. And that was one of the reasons why we really pursued a a residential*
442 *component here on this property, because it really doesn't have good visibility or access from 28 bypass.*
443 *So from a commercial standpoint, it didn't have the visibility and the marketing years and years of*
444 *marketing by the by the owner wasn't yielding any real interest for that large portion of upland to be,*

445 you know, for development purposes at least as a commercial entity. So looking at it as a residential
446 component, though, it does make sense because it kind of tucks in, it buffers a little bit between a single
447 family residential use that you have here up on the hill with multifamily residential and then the
448 commercial as you get closer to the bypass. So we're proposing some wetland impacts associated and,
449 you know, wetland, physical wetland and buffer impacts to get into that upland area with our access
450 drive through here.

451
452 Um, for this point you can see we tried to find a location that the wetland necked down. It was at one of
453 the, you know, lesser impacted points. We're proposing under 3000 square feet of impact at that point,
454 that crossing.

455
456 JoCarol
457 Can you.

458
459 Cindy
460 Can you tell me the exact amount?

461
462 Doug
463 So this one is 2465 square feet of impact here. And then there's some associated buffer impacts on each
464 side of the of the the crossing. And those are, you know, 2276 on the southern portion and an additional
465 5493 on the northern portion. And then we also have an additional wetland and buffer impact section
466 right here. And what this is for is it was always master planned on this project and this development to
467 be able to bring the public utilities sewer and water down through from summer fair into this property.
468 And so there was easements in place for those utilities to be extended. And so there's just some minor, I
469 guess I would call temporary impacts, you know, not no, no significant grade changing or anything, but
470 just trenching to be able to put those utilities in, which necessitated a additional impact of 509 square
471 feet of wetland. And um, on the southern portion, 4808 of buffer impact and 1579 of impact on the
472 northern side. And so those are two main wetland buffer slash wetland impacts. We have two very small
473 additional buffer impacts that you'll see in green here and here. This one is associated with some grading
474 of this slope where at the request of the town engineer, we provided a little bit more of a hump of
475 buffering to the wetland channel there. That way, if there's any backups or overflows, there's just more
476 containment for the wetland feature. So we thought that that made sense in that location. So just a
477 minor 280 square foot impact there. And then here this is on the outfall portion of a retention pond that
478 we have that's dealing with the drainage on the residential component. And the only reason we have the
479 impact there is just because the grade drops down as you get closer to the wetland. And we just needed
480 the outfall of our overflow piping to be able to get out to grade and get into that area. So that would be
481 just a a pipe impact associated with that.

482
483 Cindy
484 What's the impact on that at that location?

485
486 Doug
487 Oh, sorry, 720 square feet. So as a grand total, you know, I don't even have to be I can read right in front
488 of me. That's easier, isn't it? So as a grand total, we're looking at 2974 square feet of wetland impacts.
489 So under 3000 total for the whole site. And as far as buffer impact associated, we're at 15,155 square
490 feet. So those are our total impacts proposed. We are preparing with the help of Mr. Beauchemin here, a
491 wetland permit that obviously we always like to have feedback from the Commission on, but we have not
492 submitted that yet. We'd like to submit that as soon as possible. But I guess that's that's kind of my

493 *general overview. I can go more into detail on specifics of anything the Commission might have interest*
494 *or concern about.*

495 *You know, we can talk about drainage, how we're mitigating the drainage on site, if there's any interest*
496 *there, but I don't want to just blabber on for hours if that's not of interest.*

497

498

499 *John*

500 *So they're not big differences, but the numbers you're quoting are a little bit different. (Cross Talk - Is*
501 *that a revised...)*

502

503 *Doug*

504 *They are. It is. Yes, it is. An update. Alden had asked us, he thinks, you know, it's always nice to when*
505 *you're very close to that 3000 square foot range, if you can be under that 3000 square feet. So he had*
506 *asked us to take a quick look at that and see if there was any grading modification that could make any*
507 *differences. So there are the numbers are slightly different. And I think there was actually a typo on one*
508 *of the other numbers, too. So we've corrected that. So the numbers I just shared with you and I do have a*
509 *copy of that, if you want, of the latest and greatest in front of you.*

510

511 *John*

512 *I can just a revision from where it was, correct?*

513

514 *Doug*

515 *Yeah.*

516

517 *John*

518 *And just for reference, that little cul de sac up in the top corner is that magnolia?*

519

520 *Doug*

521 *Yes, it is. Yeah. The new development that was built within the last year or two.*

522

523 *Cindy*

524 *Phil, you have a question?*

525

526 *Phil*

527 *Do you have a do you have an ecological report to go with as to like the effect on the surrounding birds*
528 *and animals and flora and fauna.*

529

530 *Doug*

531 *So there was as part of our AoT permitting process the alteration terrain with DES they were required to*
532 *do a NHB check review for potential endangered species or anything, you know, in the area we did*
533 *receive a hit, not on the property, in fact fairly far away from the property, but based on the mapping.*
534 *But they the, the default mapper warrants that as as something that needs some further review or*
535 *further attention. So our right now, the way the process works, at least at the AoT level, is if we receive a*
536 *potential hit, we're required to continue our follow up with the New Hampshire Fish and Game*
537 *Department and provide them all the plans, provide them opportunity to review. And so that's currently*
538 *underway now. So depending on what they may or may not require, if they deem that the potential hits,*
539 *they feel that the this area is a similar resource or whatever, they may request an endangered species*
540 *evaluation and report on the site. But as of right now, that has not been requested. So to answer your*

541 question more directly, no, we do not have any studies at this point, but it's possible that through the
542 permitting process, additional work may be may be requested.

543

544 Phil

545 Do you have can you provide the Conservation Commission with a big spread map? Because what we're
546 looking at here is pretty hard to discern what you're really doing in the wetlands area and and all the
547 impervious pavement. I don't know how much it looks like quite a bit of it, but it looks like the water limit
548 is still under there.

549

550 Phil

551 It'd be all right. But I'd I'd like to see a bigger plan of these two wetlands areas and what. Yeah, in more
552 detail. There's no detail on any of those.

553

554 Doug

555 Well, so this was just our general overview plan. We did include our full site plan as well, which I believe
556 you should have in your packets as well. I can kind of direct you to those sections, but yeah, certainly
557 have more detailed plans. That and I don't know if we want to, I can follow along with you and give some
558 description of where that's located. Like for example, our crossing, our first crossing to get into the
559 residential area is on sheet nine of our plan set. And that's our grading and drainage plan B and what
560 you'll see is the specifics of what we're doing impact wise in that area. So we're proposing a a good sized
561 crossing culvert and that it's actually an open bottom box culvert is what we're proposing in that
562 location, which is obviously ideal for wildlife and drainage passing of the drainage. It's a it's a fairly
563 sizable race going six feet wide, which should handle the immediate, you know, on flood stage type
564 section of the of the wetland area in there, four foot high. So certainly a large amount of of capacity to
565 allow for the progression of the flow through that area. We calc'd all that to make sure that up to and
566 including a 100 year design storm that that wouldn't be, you know, backing up and overtopping the road
567 or anything like that. So we did size the culvert based on the hydrology that we anticipate going through
568 that area.

569

570 Alden

571 Doug, if I could, I'd just like to pass these. Sure. Yeah. Sort of. The area that Doug referring to is on page
572 one.

573

574 Sheena

575 I would love one. Thank you.

576

577 Alden

578 Is on page one and you can see how small the flow got. There's definitely some water and you definitely
579 have a wetlands. But Doug's done a very nice job of minimizing the impacts just enough.

580

581 Doug

582 You know, as you as you look at that area, you can see, you know, the concentration of the water in that
583 area is very small compared to how wide the actual wetland is in that vicinity. And so the box, as I said,
584 would probably take up the vast majority of that of that crossing section as you go through there. And so
585 you can also see that in order to get up above and have our utility crossings and everything through that
586 area, we do have some level of fill, not to mention that it's on a slight slope. So we have a little bit of a
587 cut on one side and a fill on the other as we cross through there. So that's what that's what lends itself to
588 the green impacts that you that you see on your plan. And additionally as part of the buffer area in that

589 *the slight buffer impact, we have a treatment provision in there because as you cross the goal was is to*
590 *minimize the wetland crossing as much as possible. So we actually, you know, scooped ourselves down.*
591 *So that we weren't, you know, in too much, fill on each side of the embankments. So as we came down,*
592 *we're creating in effect, a low point at the crossing intentionally to try to minimize the crossing.*
593 *However, you have drainage, a small section of drainage that can't be captured, that goes to that low*
594 *point, it can't be redirected elsewhere. So we have a collection system where we have a a vegetated*
595 *treatment swale right along the perimeter of the wetland system to provide treatment for that that one*
596 *small area. So that so that's really the the crux of the impact is for that drainage provision to provide*
597 *treatment of that low point water and for the crossing itself of the the slopes. We have had walls to form*
598 *the box culvert. So we are, you know, peeling that back where we can. But that's what we have for that*
599 *piece. And then you can see on the next sheet sheet, ten of the grading plans, the section, it's on the left*
600 *hand side of the of the page where we have the sewer and water lines going up through the easement.*
601 *And so you'll see there's a small wetland finger there Alden also had, you know, pictures and stuff of that*
602 *area. That's a smaller little, little crossing of conveyance drainage wise, but nothing more than just kind*
603 *of all the all the buffer impact is associated with the uplands leading to that finger. And then we have the*
604 *small wetland crossing to go over that one little pinch point and then the buffer on the other side. So*
605 *that's why we have the buffer impacts there. You can also see on this same sheet, you can see the*
606 *detailing of our drainage feature behind Building three, right at the top of the page there. So you can see*
607 *that rip wrap area. That's the impact into the buffer that is necessary just to get that pipe outlet at the*
608 *right elevation. So you can see very minimal just enough to get that water to be able to outflow there.*
609 *And obviously the wet pond that we're proposing as a drainage mitigation will end up naturalizing and*
610 *kind of being more part of the existing wetland buffer system as it is even though it's providing*
611 *treatment and doing a job, it'll be you know, that whole area is not going to be developed or utilized by*
612 *by the development. It's going to be just for drainage mitigation. So that area will, you know, naturalize*
613 *to the point that it can while still functioning as a as a drainage treatment.*

614

615 *Sheena*

616 *Are you talking about the northernmost point?*

617

618 *Doug*

619 *I well, just I'm sorry. Right in here.*

620

621 *Sheena*

622 *And then similarly, just to refresh my memory, I know I've seen your plans a few times, but I apologize*

623

624 *Doug*

625 *No problem.*

626

627 *Sheena*

628 *The southwest and the southeast portions you're not going to do any tree removal? There'll be no*
629 *changes to the land there. It's really just the two parcels of land. And then the road in between, correct?*

630

631 *Doug*

632 *Yeah. Yes. I mean, so I just want to make sure I'm not misspeaking or answering your question. So I*
633 *mean, obviously any of the wetland systems and their associated buffers are all protected. Um, there*
634 *won't be any additional impacts to any of this area, any of this area here. You know, we have a large*
635 *area of upland. I mean really what we did is just try to focus on the upland areas, the developable areas.*
636 *So we had a large area of upland that I'm sure we've all driven by and seen. It's, it's, it's quite a big slope.*

637 *Um, this works very well with that. It was designed to work with that. These buildings step up as they go.*
638 *So there will be some associated cut, but they'll also work with the topography very well.*
639 *That's why you don't see any direct access to these units right from the road. What's happening is as*
640 *we're climbing up this drive all the way up, and that's allowing us to get up in grade and then we further*
641 *come up this these two buildings are set at a pad elevation. These are sitting about I think it's eight feet*
642 *above that, this one sitting below this pad. So they kind of are stepped into the into that hill area to work*
643 *well with the topography. So that's why this area was utilized for those. And then this fairly flat in here*
644 *with a good chunk of upland area and just kind of working within that. And we had good elevation*
645 *change to get our drainage all to one point. I think that that works well on this side. It's worth noting*
646 *that we essentially have two drainage design points on the site. Sometimes you have multiple and*
647 *water's going in every which way direction. We have a pond system here that is collecting all the*
648 *commercial space and the roadway in this area, and it's all being directed has grade to get to this point.*
649 *And that can be seen on sheet eight of the of our plans. You know, you can see the detention pond*
650 *system that's cut in here and then all of this area is collected via a closed drainage system and directed*
651 *to this pond system. So we basically have two pond systems to provide treatment. The treatment are all*
652 *intended to meet the, you know, standard AoT criteria for best management practices and.*

653

654 *Cindy*

655 *So just just so I understand your response to Sheena's question on the front of the packet, the big packet*
656 *that you gave us as you were just referencing page nine, Page ten, there is a diagram that's colored in*
657 *Will when this project is done, will that accurately reflect what this project looks like with regard to the*
658 *parts that are green?*

659

660 *Doug*

661 *Absolutely. Yep. Yep. In fact, whenever we do our renderings like this, we always literally take in our tree*
662 *line as proposed, which reflects all the grading and everything that was done as part of the development.*
663 *And, and this is what's intended to be cut. So when we you know, when this goes forward potentially for*
664 *construction, our surveyors would lay out the limits of this tree cut as shown here, and that's what would*
665 *be cut. So the other areas that are shown as trees are going to remain as wooded areas.*

666

667 *Cindy*

668 *And then I have another question, Is DES requiring mitigation for this project given that the impacts*
669 *exceed 1000 square feet?*

670

671 *Doug*

672 *No, I don't believe my understanding is, is that, you know, obviously it used to be 10,000 square feet for*
673 *wetland impacts. Recently, the Army Corps and EPA had lowered that threshold to 5000 square feet. But*
674 *we're under 5000 even so shouldn't be no mitigation required.*

675

676 *Cindy*

677 *So this town requires it for anything over 1000 square feet, but not if the DES is already requiring it. So*
678 *they're not then the town will.*

679

680 *Cindy*

681 *Yeah, got another question. Phil?*

682

683 *Phil*

684 *Are you able to provide us with a set of maps like you have in back of you? A large set?*

685
686 *Doug*
687 *Yeah, well, those should have been included digitally. If you want additional hard copies, we certainly can*
688 *print them and have them.*

689
690 *Phil*
691 *A plan that size though, instead of just one copy, maybe that the commission can have instead of these*
692 *small plants because they're pretty impossible to read properly.*

693
694 *Cindy*
695 *We have that upstairs.*

696
697 *Doug*
698 *I mean, we I we've brought where'd it go. It's on the back here. Yeah. I mean, I have I mean, obviously if*
699 *there's specific questions or I mean I can leave the I brought a full this is a full set right here. So I mean*
700 *this is the the full plant set of, you know, the engineering drawings, but. So I mean if the commission*
701 *wants this set, I'm happy to leave.*

702
703 *Phil*
704 *You can leave that if you can. And do you have a glossary of terms anywhere like a terminology like you*
705 *have terminology here like driveway. Do you have a what these terms mean and how they relate to what*
706 *you're doing. You've got the word utility need to define what you mean by that because it could mean*
707 *anything when you're doing this kind of work.*

708
709 *Doug*
710 *Well, yeah, I mean, I think I mean, the plans are very detailed. If there's something specific, some specific*
711 *question you have, I'm happy to answer it. But, you know, if you get into we have we have specific*
712 *drainage plans, grading plans, utility plans, and it says utility plan. But there's much more specific than*
713 *that. You can go right in to see what's in the road. We have our electric underground, electric,*
714 *underground sewer, underground water. We're not proposing any gas on this site. It's all going to be*
715 *done via heat pump technology. So no, no gas. But those are those are the underground, you know.*

716
717 *Phil*
718 *And what do you have all the facts and figures, how you came up with 100 year storm rather than*
719 *something larger than that, because we're getting more rain now and longer more more rain events.*
720 *They may not be as long as they should be, but there are a long amount of short events which can add up*
721 *to more water than than long events of rain.*

722
723 *Doug*
724 *I, I don't disagree with you on that. In fact, you know, I've made that point myself. The good news is, is*
725 *that the drainage numbers that we're using are still very, very high. We're, AoT requires you to use the*
726 *extreme precipitation rates, which is on the high threshold of the ranges for the area. And so roughly*
727 *speaking, I don't have the drainage report with me right now, but a 50 year design storm is upwards of*
728 *six inches of rain in 24 hours. So that's a 50 year. The the 100 year gets into closer to eight inches of rain*
729 *in 24 hours. So, I mean, I agree with you. We haven't seen those type of numbers probably in decades.*
730 *But because even the Mother's Day floods, you got upwards of four or five inches of rain, but it was over*
731 *a three or four day period of which cumulatively worked its way up to that.*

732

733
734 *Phil*
735 *That was more rain than what you're saying. That was an incredible storm.*
736
737 *Doug*
738 *I don't I, I looked it up and I don't I don't want to misquote.*
739
740 *Phil*
741 *I was in the middle of it, so I know what I'm talking about. I've seen fish in places. There weren't fish*
742 *before.*
743
744 *Doug*
745 *Oh, I'm.*
746
747 *Phil*
748 *Swimming upstream by the school.*
749
750 *Doug*
751 *I know I, I saw culverts that were I saw culverts that were water was going over the road that have never*
752 *even remotely come close to that sense. So, yes, I totally get it. But I'm almost saying that because that*
753 *was not categorically a 50 year design storm, believe it or not, because it didn't meet the criteria of*
754 *having that much rain in a 24 hour period.*
755
756 *Doug*
757 *So we're designing for I guess what I would say is, is a more robust storm than than that. So when we*
758 *think about it, we all remember those floods. We're designing for something more extreme than that.*
759
760 *Cindy*
761 *All right. Any other questions, comments, discussion.*
762
763 *Sheena*
764 *So just a quick question. Did you end up doing away with the fireplace or is that still something that*
765 *you're planning on doing?*
766
767 *Doug*
768 *We did. We did keep that. What we did is we we put a safety gate system around it just to kind of*
769 *provide additional protection.*
770
771 *Sheena*
772 *And that was that. But that was like a small propane tank, like like a size home grill size?*
773
774 *Doug*
775 *I think what we'll end up doing is dropping like a residential grade, like 500 gallon tank and just it'll be*
776 *buried right next to the adjacent facility because we'll have a 500 gallon tank, which will supply propane*
777 *for the gas grills and for the fire pit area.*
778
779 *Sheena*

780 *And then quick question relating to going back to what you were saying in relation to the question about*
781 *environmental impacts and habitat, etc., what were the the hits the hits, the things that they referenced*
782 *that they wanted to revisit?*

783

784 *Doug*

785 *So we there was there was two hits. They for the Blandings turtle and for the Northern Black Racer Snake*
786 *and those hits were I mean and I, I can share this with the commission more specifically but just in*
787 *reference so the the purple is our outlined area. And you can see these little call outs, the Blandings turtle*
788 *here, here, here, here. And the racer is way, way over here. So I mean, not to say that it can't be, but it's*
789 *certainly not a oh, they're in this wetland system adjacent to ours or anything like that. There was no hits*
790 *or anything that close to the property. I mean, typically what we find with these type of things, I mean,*
791 *I'm just speaking based on experience on other projects is in working with New Hampshire Fish and*
792 *Game, they usually take a good review of our plans, make sure that there's nothing that would be*
793 *detrimental to those potential, those potential type of endangered species, like, for example, the*
794 *Blandings turtle. If that's a potential hit, we already, I think, proactively do it. But there's some grates*
795 *that have larger openings and the turtles, when they're young, can fall through the great openings. So*
796 *they request that we use a smaller diameter opening on the grates, sometimes a little request to not*
797 *have stumps in the in the in the catch basins, which that's kind of a tough one because, you know, you're*
798 *doing one for treatment purposes, but also to protect wildlife. They they you know, they have trouble*
799 *getting out or something. So they request that certain certain like the jute matting and erosion matting*
800 *that are used. There's biodegradable versions of that so that the racer snakes or any snake for that*
801 *matter, doesn't get caught in that webbing. So, I mean, a lot of those practices are already implemented*
802 *into our plans. But we typically they have like some standardized notes or specific notes to this project*
803 *that they'll request us to put on, and that'll be incorporated into the plans as part of the alteration of*
804 *terrain approvals.*

805

806 *JoCarol*

807 *And when was that review done?*

808

809 *Doug*

810 *Um, we did this one February of this year.*

811

812 *JoCarol*

813 *Okay.*

814

815 *Sheena*

816 *End of last follow up. I think in that review with Fish and Game, etc., do they look at bats currently? I*
817 *know everybody on this board is probably sick of hearing me talk about bats, but this week's*
818 *International Bat Week, just in case you're curious, two weeks ago the Hippo Press did a whole thing on*
819 *bat conservation because it's important in New Hampshire and I'm a little weird about it anyway. Do you*
820 *know if they're currently because I know that they are endangered species. Several are. Do you know if*
821 *they're currently looking at it? I'm sorry to ask about this in particular in reference to this site, there's*
822 *some hillside. I know that that's a really steep hill area, so it makes a good area for some of these bats to*
823 *build their nest in their homes. This is it's prime hunting space for them.*

824

825 *Doug*

826 *Hmm. I mean, my understanding is, is that any these these data checks are updated regularly, from what*
827 *I understand. So I think if there were any species that were known to be in this area, it would it would*

828 trigger on those. But I mean, I think the good news is, is that I know this is a larger development, but it's
829 also a very large piece of land.

830 So, I mean, there's a lot of of areas that are going to be preserved, a lot of wooded area that's going to
831 be preserved. You know, you can kind of see on the front page here that you can see that this is all
832 developed and all this tree line that that was all preserved as part of this development. And that's not
833 going to change because even though these people own these homes, it drops a lot in grade significantly.
834 So no one is going to be going down there and cutting any additional trees. So what you see here with
835 the fall foliage that's on this aerial plan, plus our green area, that's that's all going to be wooded area
836 that'll, you know, stay as part of the development.

837

838 Sheena

839 Thank you. John?

840

841 John

842 Question about the commercial part of it, is there going to be a lot of blasting to remove Hillside?

843

844 Doug

845 Yeah, I mean, there will certainly be some blasting done, for sure. For sure. Just because there's I mean,
846 there's one isolated knob that's like right here. And then you can kind of see right from the road that is
847 probably about 20 feet higher than everything else. And it's isolated. So, I mean, for certain there'll be
848 some sections of blasting for that. Yes.

849

850 Phil

851 How how many times have you walked this area?

852

853 Doug

854 Personally? I mean, a fair amount. We did some site walks with associated boards as part of the
855 permitting. I had to do some additional test pit work out there. And then I've also been working for the
856 Scarpetti's for like over a decade. So I've been familiar with this site. I actually did the property up above
857 the residential the one that's built now Marigold. So I've been familiar with this property in some
858 capacity for some time now. So.

859

860 Phil

861 So you walked it have you walked it in the spring or fall or when do you walk it? Usually?

862

863 Doug

864 I can't say I've walked it in the winter, but I mean I've I've been in there in the summer and I've noted
865 how absurdly thick it is. It's very thick during the summer to be able to get through there in some areas
866 just because I think there had been some cutting that was done years ago that, you know, is now grown
867 up. And so you have a lot of up growth through there. I mean, it's been a rainy summer. So I mean, we've
868 had some I have I've seen this flowing as it has as Alden has in the pictures. That was pretty
869 representative of, you know, how it was. I haven't been out there during a some major flood event or
870 anything.

871

872 Phil

873 How about during the spring year? If you're during the spring, do you ever notice any vernal pools
874 anywhere out there?

875

876

877

878 Alden

879 *No, no, I did take a look at it personally. I am a licensed wetlands scientist and certified in the state of*
880 *New Hampshire, and that was one of the permit requirements that we had to take a look at.*

881

882 Cindy

883 *Okay. Any other questions? Comments, discussion? And you're just informational? Are you looking for a*
884 *comment? No comments, No concerns from us, or?*

885

886 Doug

887 *Yeah. I mean, I think obviously we we look at this commission as as the first step to our wetland permit*
888 *process. So we'd be looking for any, you know, support comments or anything that we might be able to*
889 *include with the wetland application. You know, we can always refer to your minutes if you don't like to*
890 *do that. But you know, it's I mean, I think obviously if you have any general comments or if you're, you*
891 *know, comfortable with the points of which we're crossing and understand why we're crossing where we*
892 *are, I mean, I wouldn't mind some feedback from the commission just to be able to pass that along*
893 *because they obviously value your your opinion at the state level.*

894

895 Cindy

896 *Yeah Yeah, I suppose we could do that or we could we could just to defer to the minutes. I mean, what*
897 *you've told us here this evening, I mean the only thing I would want the town to do is look at the*
898 *mitigation payment. Um, but otherwise and anybody have any specific comments or concerns? I don't*
899 *see any comments or concerns other than that.*

900

901 Doug

902 *Okay. Yeah, that's fair enough.*

903

904 Cindy

905 *Yeah. Anything else? Anybody?*

906

907 Sheena

908 *I think it's a good use of the property.*

909

910 John

911 *I live in the neighborhood and I've seen the work they did in the Marigold Street and the way they*
912 *manage the water flow and the wetlands there seemed excellent to me. It's a reputable business and*
913 *these plans seem very thorough.*

914

915 Cindy

916 *I guess my only concern when I mentioned about that is that clear cutting and I. I don't know that this*
917 *board.*

918

919 JoCarol

920 *Would.*

921

922 Cindy

923 *Be in favor of just going in there and clear cutting that property.*

924
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928
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970

00:53:21:08 - 00:53:22:14

Phil

I'd be against it, too.

Cindy

Which was done with the marigold development.

Phil

Several properties that have been done that way in Hooksett already. And there's a lot of consternation over it right now.

Doug

Well, I guess so. Just so I understand, when you say clear cut, you mean like literally like these green areas getting cut? Okay. Yeah, no. I mean, that will not happen. In fact.

Phil

As it's been happening, though.

Doug

No. Well, and I understand because the benefit I guess to so if you're proposing a if this were if this were a piece of land raw as it state stands today, the owner at his discretion legally could pull intent to cut and cut it. And and I know that's what certain people don't like to see, and I get that. But technically, at least, unless they change the laws, that's their right to do. However, that goes away. When a site plan application, you're entered into a site plan application. So the fact that this has been in front of the town and that we've made representations that there's certain areas that are to be preserved, he legally he is not able to do that cut. So I mean, I can't guarantee it because I'm not, you know, I'm not him, but he knows those rules. And the intent would be that we would go out as part of the development of this and we would flag the limits of cut as they're shown on this plan. So, I mean, so I mean, if you went out there might look like might be a big hole there if you went out there because, you know, we would cut the limit of the developed area, but we would not be cutting anything else associated with the buffers.

Cindy

Okay. Okay.

Sheena

That's that reminds me. Sorry. So about the easement, the utility easement. You mentioned that there's a wetland impact for a period of time. What about cutting on that? That's going to be cut but then will theoretically grow back?

Doug

I think I think in theory it will. I can tell you that Manchester Waterworks is recognizing that that they are going to own that connection or at least have rights of maintaining that connection, because that's all part of the the permitting process we're actually carrying. Not that you guys necessarily care about this, but just for your information, we're carrying the water all the way out to the front of the bypass and we're bringing it along our frontage. That's part of their requirements. But in doing so, they're kind of like taking on ownership of that to an extent, or at least the responsibility of making sure the water can

971 *successfully get there. And so my guess is, is that, you know, they're not going to let trees regrow in there*
972 *in case they had to maintain something. So, I mean, will it be maintained like a lawn?*
973 *No. But I think they're going to probably rough cut that at some point, at least within the. It's only a 20*
974 *foot easement. You know, it's not a huge opening, but they probably just so that they could maintain if*
975 *necessary, they would probably go through like once a year or once every couple of years.*
976
977 *Cindy*
978 *Okay. Anything else? Good.*
979
980 *Doug*
981 *All right. Thank you for your time.*
982
983 *Cindy*
984 *Thank you very much.*
985
986 *JoCarol*
987 *Thank you.*
988
989 *Cindy*
990 *Thank you. Thank you.*
991
992 *Phil*
993 *So much. Here in. These leave planning these.*
994
995 *Cindy*
996 *City would.*
997
998 *Doug*
999 *Yeah I can. Do you guys want. Yeah, yeah, yeah.*
1000
1001 *JoCarol*
1002 *Sure. Thank you.*
1003
1004 *Doug*
1005 *No, mine's over there. I left it over there.*
1006
1007 *Sheena*
1008 *Thinking about future land development and. And kind of where I think, you know, bridging two*
1009 *different, um, boards needs. This is where I guess I as least see the speaker for this. But thinking about*
1010 *habitats for specific animals and thinking about, you know, wildlife and and so on, there is this, this great*
1011 *push for housing and there are more developers coming to town and looking to, to make developments.*
1012 *And he's got a great point that at any point somebody can request a permit and they can clearcut that's*
1013 *their right as a landowner. So is there something that we can do as conservation Commission to*
1014 *incentivize or work with developers to try and either A maintain some of these more green spaces like*
1015 *they've done? Yeah, No, that's. Okay. Thanks. Doug. Um, where, for example, the Dubasy Group built this*
1016 *plan where they're only developing what they have to develop? Is there something that we can do to*
1017 *incentivize or work with these developers to try and maintain as much of that green space and also*

1018 *provide, you know, for example, these situations where they've created certain culverts that will protect,*
1019 *you know, turtles, etc..*

1020

1021 *What what recourse do we have to make those changes to make everybody happy?*

1022

1023 *Cindy*

1024 *Right. I mean.*

1025

1026 *Cindy*

1027 *I know that we were talking you know, there's a certain percentage of open space that they have to*
1028 *maintain and it can't be like fragmented and, you know, it's best practices. When we review these, we*
1029 *can say we would prefer, you know, pervious instead of impervious. We can request that kind of thing,*
1030 *but we can give it some thought.*

1031

1032 *Cindy*

1033 *But I don't know what kind of I don't know what formal restrictions you could actually put on it, but um,*
1034 *but we can think about it. You talk about maybe there are.*

1035

1036 *Sheena*

1037 *The other, the other group as well is the planning and*

1038

1039 *Cindy*

1040 *Yeah, I think most of it.*

1041

1042 *Sheena*

1043 *the Development Regulations as a whole guideline that we have for that. But I don't know, I'm just*
1044 *wondering if there's some sort of communication between the two committees.*

1045

1046 *Cindy*

1047 *Well, I tell you so part of the New Hampshire Conservation Commission Association, they've got a*
1048 *listserv. They just started it where one commission can reach out to the whole and say, hey, we've got*
1049 *this issue. What are you guys doing in your town? It just went up. So, yeah, it's really interesting what*
1050 *they're doing and the questions being posed.*

1051

1052 *Cindy*

1053 *So, you know, we can always throw it out to the rest of the state and we'll see what they're doing in that*
1054 *way. Yeah, that's it's a good point, though.*

1055

1056 *Sheena*

1057 *And really the thought behind us is like this push for housing. You know, I know a lot of we're going to*
1058 *continue to get developers that want to come here and develop housing. And there is a lot of housing*
1059 *already approved right now. The reason developers aren't doing it is because the cost to build is so great.*
1060 *So anyway.*

1061

1062 *Cindy*

1063 *And there's a finite amount of land in the state.*

1064

1065 *Sheena*

1066 *Exactly it and we're kind of prime where we are with three main highways coming through the town and*
1067 *major routes. So I don't want to hijack the meeting. It's just more of a food for thought. What what can*
1068 *we do and how do we make this advantageous for for them so that they still want to come to town but*
1069 *will work with us?*

1070

1071 *Cindy*

1072 *Yeah. No, I think it's a good point to talk about it. Yeah. So just just go have a quick because we're going*
1073 *to move on.*

1074

1075 *JoCarol*

1076 *Okay, Go ahead. Oh, quick.*

1077

1078 *Phil*

1079 *One point that he made that sounds a little bit reasonable is that the engineer comes up with a plan.*
1080 *They give you the plans, but they absolve themselves from responsibility of what the owner could do. So*
1081 *the engineer comes in, says, you can only do this, but the owner defies them and says and then does*
1082 *what they want. They use different types of fill. They don't put in what they're supposed to. They clear*
1083 *cut and they ruin everything and destroy entire neighborhoods. But the engineering company, they're*
1084 *they're absolved from it. And they just they have to come in and and and take care of their client. But*
1085 *nobody is paying any attention to that.*

1086

1087 *Sheena*

1088 *That's true. I think that you know, that's part of it.*

1089

1090 *Phil*

1091 *Is it is true.*

1092

1093 *Sheena*

1094 *But we have we have a a code enforcement.*

1095

1096 *Bob*

1097 *It's true.*

1098

1099 *Sheena*

1100 *But we have code enforcement.*

1101

1102 *Phil*

1103 *And I understand that. But what I'm saying is true, no matter what anybody else has said.*

1104

1105 *Cindy*

1106 *Yeah. I mean, and and you're right, Phil, I mean, when when something is clear cut, it's clear cut code*
1107 *enforcement comes in and says, that's not what you said you were going to do, but it's done.*

1108

1109 *Sheena*

1110 *There are fees that are that there there's I mean, that's what the land usage and regulation, the book*
1111 *that's this thick that gets updated every year that that dictates what we can say and say, hey, you said*
1112 *you weren't going to do this. And there are mitigation plans where they have to go in and replant and*
1113 *they have to maintain that land for I think it's is it five years or ten years? But anyhow, they have that*

1114 *there are mitigation efforts and there are fees for those sorts of things. So while I understand what*
1115 *you're saying, Phil, I'm not disagreeing with you. What I'm saying is there is recourse for us.*

1116

1117

1118 *Phil*

1119 *Right. But part of part of the problems is that the tax maps, everybody's using tax maps to do their work.*
1120 *And the tax maps came from Southern New Hampshire Planning Commission and they're all skewed. It's*
1121 *going to cost the town a half a million dollars to replace those maps in town hall, with the right type of*
1122 *maps and everybody's using those maps on their engineering plans and everything else and they're all*
1123 *wrong.*

1124

1125 *Phil*

1126 *And driveways are going through people's houses. If you take an analysis of those maps, they're*
1127 *worthless. They're not they shouldn't even be in town hall in the assessing department.*

1128

1129 *Cindy*

1130 *Okay.*

1131

1132 *Cindy*

1133 *All right. We're going to finish up with that discussion and we're going to move on. Where did Bridgette*
1134 *go? Oh, I'm sorry.*

1135

1136 *JoCarol*

1137 *Okay.*

1138

1139 *Cindy*

1140 *Bridgette, do we have to wait to come back to your seat to move on?*

1141

1142 *Bridgette*

1143 *I'm just waiting to switch the cameras. Okay.*

1144

1145

1146 *Transcription provided by Philip Fitanides.*