

HOOKSETT CONSERVATION COMMISSION

Monday, February 12, 2024

4:30pm

Hooksett Municipal Building

35 Main Street

Town Council Chambers

I. Open Meeting: 4:30pm

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

III. Pledge of Allegiance

IV. Public Input (None)

V. Consent Agenda

- i. NHDES Notice of Reported Alleged Violation – 325 Hackett Hill Road
- ii. Notice of Wetlands and Shorelands Permit – 5 Meadowcrest Road

***Motion to approve the consent agenda made by Deb Miville, seconded by Alex Walczyk.
Motion passed.***

VI. Meeting Minutes Approvals – 01/08/2024

Motion to approve the January 8, 2024, minutes made by Alex Walczyk, seconded by Phil Fitanides.

Phil F.: These are the minutes from last month?

Cindy: Yes.

Phil F.: Page 4, line 141, I made a comment about the three ordinance books. To add at line 143 that we have enough ordinances, and we do not need any more.

Motion passed.

VII. Invoices

- i. Stantec, Invoice #2186440, Phase IV Construction Services, 01/24/24, \$573.75

Motion to approve invoice from Stantec, Invoice #2186440, in the amount of \$573.75 made by Phil Fitanides, seconded by Sheena Gilbert. Motion passed.

VIII. Appointments

- i. Phil Auger and Kaitlin Deyo with Bear-Paw Regional Greenways
 - Town-Owned Property at Map 14 Lot 34
 - Forest Management
 - ATV's on Trails

Kaitlin Deyo: (*Passed out maps of Bear-Paw Landholdings Hooksett 2023*) I am the Conservation Manager for Bear-Paw Regional Greenways. We are here to talk about an 80-acre

45 parcel owned by the Town, then timber harvesting, and trespassing issues. We walked the 80-
46 acre parcel, and we had questions about the roads. The survey is good but the markings on the
47 property will need to be redone, so we most likely need a new survey.

48 **Cindy:** For reference for everyone, back in 2022 this property came up on the Town-owned
49 properties list that were going up for auction. We told the Town we were interested and we
50 voted to place an easement for the property. We still need to go to Town Council for the
51 easement, but we got stuck on the money discussion. It is coming back up now as we discuss
52 priorities moving forward.

53 **Kaitlin:** (*Pointed out where it is located on map that was passed out.*) It is Lot 34. We walked the
54 property. Comparable surveys come in about \$30,000, so altogether we are looking at \$60-
55 70,000.

56 **Cindy:** Could it be cheaper since it has been surveyed before?

57 **Kaitlin:** That is possible. I had reached out to Steve Couture, I'll follow up.

58 **Phil Auger:** Do you know the status of the road that is the frontage to that?

59 **Cindy:** Thames Road?

60 **Phil Auger:** Yes. It is a Town road or private?

61 **Phil F.:** It is a private driveway, not a road. There are bars and gates after the tennis courts and
62 it turns into a dirt logging road with access to Route 3.

63 **Phil Auger:** We went in through the condo development and connected to it. Are all of their
64 roads private?

65 (*Consensus that they are private roads.*)

66 **Sheena:** It is private, but there is approval for buildout of about 400 more units for the
67 developer. There hasn't been recent movement, but it is approved, just to keep in mind.

68 **Phil Auger:** The owner of 34-1 purchased it at auction.

69 **Phil F.:** There is a 1 mph speedbump on Thames Road as well.

70 **Phil Auger:** We were just curious about the frontage. If these two lots could be combined, there
71 is a lot more conservation, more high value. There is a funding source that might be available. If
72 the owner of lot 34-1 is interested in pursuing that, we could move forward, and maybe costs
73 could be blended in. I don't remember exactly when he got it at auction. We would need to
74 have more conversations. It would require more discussion, appraisal, etc.

75 **John:** Lot 34, is that contiguous with Head's Pond?

76 **Kaitlin:** There is a gap. Manchester Sand & Gravel owns land in between, and the school.
77 Hopefully within the next 4 months we will have more information. Would the Town be
78 interested in that if we are able to purchase the land, the Town owning it and us placing the
79 easement on it?

80 **Cindy:** I hope so, I would think so. Town Council would have to approve it.

81 **Phil Auger:** For timber harvesting; if you look at the ownership of Bear-Paw to the far North,
82 near the Allenstown town line, the state park surrounds it. From a management perspective,
83 the lot on the west side can only be accessed by going through our lot; then our other lots can
84 only be accessed by going through town lots and state land. There was an old development up
85 there; bad soil in this area. Bear-Paw has a management plan on our properties, we know you
86 have plans for your properties with Swift Corwin. We are hoping to team up on that, looking to
87 do this next year, and we think it makes sense to manage them together. One of our annual
88 meetings was last Friday and our foresters hopefully connected. It would make the most sense

89 as we have the same goals. We are meeting with our forester and Fish & Game about another
90 piece too this year that we are starting to manage, southwest side of Chester Turnpike on lot
91 91.

92 **Cindy:** I think that makes sense. A number of years ago there was logging at Clay Pond.

93 **Phil Auger:** It will be income generating sales.

94 **Cindy:** Yes, the sale from the wood I think goes to the general fund.

95 **Deb:** When is this going to happen?

96 **Phil Auger:** Next year at the earliest, we need to plan at least a year in advance to coordinate
97 contractors, etc.; the road would need to get fixed up too so some initial costs.

98 **Kaitlin:** Probably the end of next summer. We could touch base this August if that works.

99 *Al clarified route to get up the areas discussed on the map.*

100 **Phil Auger:** It would be a good idea to do a walk out there. It is a Blanding's turtle hotspot at
101 the beaver pond.

102 **John:** Is it part of a current trail system?

103 **Al:** Just snowmobile trails, it loops to North Candia Road. Not drivable by other vehicles.

104 **Phil Auger:** To have a trail you would need to deal with the State, I don't think they want trails
105 out there, we don't want to encourage people due to the species habitats out there.

106 **Kaitlin:** The last topic was trespassing and ATV's. We told Fish & Game and reported to law
107 enforcement.

108 **Cindy:** Is it the Great Marsh area?

109 **Phil Auger:** Our property near that area, yes.

110 **Cindy:** I'm not sure it's up on their priority list.

111 **Kaitlin:** When we were out there we did see a turtle runover, when we mentioned that they
112 were more interested. If there are pictures of damage, hopefully that can help our case.

113 **Phil Auger:** There's a gravel pit on our property that is frequented, which is also a prime turtle
114 nesting area. It's probably a group of routine people.

115 **Cindy:** When we were having our issue with the shooting range, we set up a camera and it has
116 been helpful. You can see the people, vehicles, license plates, you can tell if it's the same
117 people. If you prosecute one, then word will spread and it will stop or at least slow down.

118 **Phil F.:** From emails on December 21, regarding Thames Road being an access way – it will not
119 be it is just for the condo association, there's a special permit for that road. It would have to be
120 Shannon Road.

121 **Phil Auger:** That's why we were asking.

122 **Cindy:** While you are here, we have a question in regard to invasive species. At Pinnacle we ran
123 into a lot of poison ivy and bittersweet. We were looking to do something similar to Quimby
124 Mountain, and Bear-Paw helped with the bidding. How do we do this?

125 **Phil Auger:** We could give you a list of 3 or 4 people that do that type of work.

126 **Cindy:** If it's over \$3,000 it has to go to bid and be approved, it's our Land Improvement Fund
127 from a warrant article. We won't know the cost total though.

128 **Kaitlin:** We can send that list to you.

129 **John:** Another question, is the railroad bed on your property at the Great Marsh property?

130 **Phil Auger:** Not on our property but we have some frontage on it. We own up to it.

131 **Kaitlin:** I believe Manchester Sand & Gravel owns most of it.

132

133 **IX. Other Business**

134 **Sheena:** I just opened the camera – looks like the gate is open. It looks like it was the watershed
135 police.

136 **Cindy:** I'll ask them to close it, MWW did pick up their key the other day, they are doing work.

137 **Sheena:** We will want to cement it into the ground in the spring. You can tell the pole has
138 moved a lot. The activity has surprised me, the property gets a lot of use. For the PD, Officer
139 Bergeron was in her last week and it was going to be transferred. I'll need to follow up.

140 i. Riverwalk Phase IV Updates

141 • Grand Opening/Celebration (Continued Discussion)

142 **Cindy:** I talked to Jim Sullivan about the golf cart and he was very moved and would appreciate
143 the ADA golf cart, it would work for him. He will be there.

144 **John:** It is booked. We'll have the invoice for next meeting.

145 **Cindy:** DPW will need to put the bollards down, they should have the key, Bridgette if you could
146 remind me/them. I also reached out to Allenstown regarding our plans. They said they are
147 hoping to have their side done in the Spring and will have their own grand opening as well. The
148 flyer is in the materials, JoCarol worked on that.

149 ii. Beautify Hooksett Day

150 **Cindy:** This is on April 20th, JoCarol suggested the Riverwalk to make sure it's nice for the grand
151 opening. We should run it by DES and SPNHF. Maybe think about it and we'll discuss again in
152 March.

153 **Sheena:** Have we had an issue with trash?

154 **Cindy:** In the river itself, though. The Merrimack Watershed Council spent a day in the fall and
155 they got a bunch of stuff out of the river.

156 **Sheena:** It would be cool if they could come up and collaborate. This makes sense for this year
157 and then moving forward we can rotate properties. Let's send the flyer to the Friends of
158 Hooksett Trails in March as well.

159 **Cindy:** Let's touch base in March.

160

161 **X. Additional business brought up by the Conservation Commission**

162 **Phil F.:** I know someone who may be interested in playing music at any of these events.

163 **Cindy:** We have someone to sing the national anthem for the grand opening. Maybe ask JoCarol
164 in March when she is here.

165

166 **XI. Non-Public Session** NH RSA 91-A:3, II (d) Consideration of the acquisition, sale or lease
167 of a real or personal property which, if discussed in public, would likely benefit a party
168 or parties who interests are adverse to those of the general community.
169 (None)

170

171 ***Motion to adjourn at 5:18pm made by Sheena Gilbert, seconded by Deb Miville. Motion***
172 ***passed.***

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175

176 Minutes respectfully submitted by Bridgette Grotheer, Community Development.