Members present: Paul Rushlow, Ben Wadleigh, Helen Hanks, Bob Hardy, Jim Cropsey, Sukie Clark and Jon Scanlon. Also present: Dustin McMahon, Christopher Rice and Peter Walker representing Konover and Eliza Conde, Secretary.

Konover Development: Dustin McMahon, representing Konover Development presented an overview of the plans for development of five lots on Rte 3/11, E. Main Street. Peter Walker, Wetlands Scientist, stated that all wetlands have been flagged and mapped. They will be applying to the ZBA for a Special Exception relative to construction in the wetlands both on the entrance road and in the location of the buildings. The soil is mostly Paxton and Woodbridge and the wetland areas are Ridgebury soils. There are essentially 7 wetland systems on the property:

A. The pond near the Agway Store

B, C & D are areas of broadleaf deciduous and emergent scrub shrubs, Red Maple and Glossy Buckthorn. These areas were impacted by logging operations on the property located on the eastern portion of property.

E & F are the scrub, shrub systems near Rte 3/11 with alders, dogwood, etc.

G is the larger wetland area in the northwestern portion of the property. This area has all the classic wetland plants and Ridgebury soils. A portion of this wet area drains down to the Winnipesaukee River and the remaining portion drains north to other property.

The total wetlands impact area is 3.4 acres and will require mitigation as required by NH DES.

Christopher Rice, Engineer reviewed the Storm Water Management plans which will include underground storage, detention ponds and
treatment swales. NH DES will not allow any increase in the current water run off from this property. Plans are to improve the current runoff by various drainage systems that will guide the water away from the abutters on Grant St. Snow Storage will be around the parking lots with catch basins and swales. Fencing will keep snow out of the wetlands in the Northwest corner. The drainage design is not complete yet, but it will be designed for a 50-year storm.

Jim Cropsey commented that he is concerned with the amount of impervious surface relative to groundwater recharging and asked if they have considered an infiltration system for groundwater. They have not considered infiltration at this time as they feel the swales, catch basins and retention ponds will help the natural infiltration. Discussion followed about drains from pond A and their location. The road will be widened with a turn signal so that drainage from the pond will be better than the current condition. Jon Scanlon noted that culverts crossing the street currently empty into private property. The improved system will correct this situation. DES will be monitoring the drainage system and storm water system filtering oil, gas, etc.

Dustin McMahon stated that they are working with the State to coordinate timing of the installation of the drainage system so they do no duplicate work being performed by the State. The State insists on installing the sidewalk now rather than waiting for Konover, so Konover will need to rip up the new sidewalk and then replace it.

Bob Hardy inquired how they plan to keep sand and salt from snow plowing out of the wetlands. The major wetland is uphill from the parking lot and there will be fencing and guardrails around the parking lot. Jim Cropsey commented that guardrails don’t stop the loader from scooping snow over to the other side. Konover will install higher fences. Ben Wadleigh asked the percentage of pavement on the lots. They are 60% pavement to 40% open space except for the largest lot, which is 28% open space. Dustin McMahon stated that the lots are designed so the development is uphill from Rte 3/11 and the street will still feel residential. Plans have been designed so that abutters will not see anything and lights are down cast toward the building rather than from the building to the parking lot. Plans also call for reduced heights and lumens, which will help to protect the abutters from light pollution.

All catch basins have an oil separator and the garden center sales
area will have a catch basin. Sukie Clark questioned the amount of green space on the larger lot and requested as many islands and trees for greenery and shade as possible. Discussion followed concerning drainage, pavement, greenery and irrigation. Konover agreed to work on infiltration or whatever can create good drainage.

Offsite mitigation: The plan is going to impact 3.4 acres of wetlands. The proposal is to increase the remaining wetland area by removing soil and plants intact from the impacted area and placing it in the upland soil area thereby creating additional wetland on the property. This operation would be done during the summer with temporary irrigation to keep the necessary moisture available. Supplemental plantings would be necessary, but would try to salvage as much of the impacted wetland as possible. This land will have a conservation easement on it.

The developer is looking at several options including purchasing additional land adjacent to this wetland area in the northwest portion of the property as well. Konover is working with abutters who may also need mitigation and conservation easements to try to put together an area of importance for the town. Jim Cropsey suggested Konover consider “Buffalo Park” as a mitigation property as it is in the same watershed and is considered an important property for the town. Jon Scanlon also suggested land along the River as being in same watershed and also important to the town.

Konover is seeking a Special Exception from the ZBA for the wetlands impact and is seeking a positive recommendation from the Conservation Commission. They are also submitting Wetlands and Site Specific applications that will allow the Conservation Commission to review the plans. A site walk is scheduled for Sunday May 23, 2004 at 9 AM to visit the property with representatives from Konover. It was suggested that the Planning Board and Board of Adjustment might want to join the Con. Comm for this site walk. It was agreed to meet near the pond on Ryan’s driveway. After the meeting a workshop will be held in order to make recommendations to the Board of Adjustment.

Helen Hanks moved, seconded by Sukie Clark, to accept the minutes of April 19, 2004 as read. Motion passed.

Jon Scanlon moved, seconded by Sukie Clark, to re-nominate the current slate of officers, Chuck Mitchell, Chair, Bob Hardy 1st Vice
Chair and Helen Hanks 2 Vice Chair. Motion passed.

**Sullivan subdivision**: Paul Rushlow left the meeting and Sukie Clark recused herself as an abutter to this subdivision. Members of the Conservation Commission conducted a site walk on Wednesday, May 12, 2004 to observe the wetland areas. The following suggestions were made:

1. As it does not appear the wetlands have been properly delineated, a second opinion of a certified wetland scientist should be requested.
2. The Conservation Commission does not agree with the exception to the setback for the location of both 50 rights of ways because they adversely impact wetland areas. There is also concern with the destruction of the boundary stonewalls during the construction and snow removal processes. These roads may also impact abutter’s current water run off patterns and cause salt and sand to be deposited in the wetland areas.
3. It was noted that the NH DOT may relocate driveway entrances and the Conservation Commission would like to review any changes in plans for wetlands impacts.

Motion made by Ben Wadleigh, seconded by Jim Cropsey, to send a letter to each member of the Planning Board with the above suggestions and pictures of the wetland areas on the property. Motion passed.

**Business Cards**: Sukie Clark moved, seconded by Jon Scanlon, that business cards be ordered for the Chairman and Vice Chairmen and any other member who would like them. Motion passed.

Jon Scanlon presented pictures of the new drainage work under construction near his property on Route 3/11. During a recent rain, the new detention pond filled up within four hours and all neighboring properties have sand and silt from this storm. There is no erosion control installed, no treatment swales and every storm drain is filled with sand. Bob Hardy moved, seconded by Ben Wadleigh, to send a letter of complaint to DES for a wetlands violation. Motion passed.

Meeting adjourned at 10:00 PM.

Respectfully submitted,
Eliza Conde, Secretary