Members present: Jon Scanlon, Chuck Mitchell, Helen Hanks, Paul Rushlow, Bob Hardy, Sukie Clark. Also present: Peter Walker and Chris Rice, representing Konover, Eliza Conde, Secretary.

Konover Development Co. will be seeking a ZBA Special Exception to the Wetlands Ordinance which states that no structure shall be constructed within the Wetlands Conservation District. As the plans call for impacting 3.4 acres of wetlands, a special exception will be required. Konover is requesting a positive recommendation from the Conservation Commission to be forwarded to the ZBA.

Discussion of the mitigation process revolved around creating approximately 1.5 acres of wetlands and preserving another 24 acres. This amount would satisfy the current state requirements for mitigation. However, DES, Fish & Game and the Corps of Eng. Will be involved in the review at the state level which may lead to an increase of required mitigation acreage. Chuck Mitchell inquired whether the mitigation process was tied to the special exception. Peter Walker responded that there are further permit applications which will give the Conservation Commission opportunities to make mitigation suggestions.

Chuck Mitchell stated that Ben Wadleigh is concerned about the open well and requests that it be properly contained. Paul Rushlow commented that the state will have many further requirements for Konover to comply with. Helen Hanks expressed concern about having input on the mitigation process. Sukie Clark requested that there be islands in the parking areas that are large enough to sustain healthy growth of the plantings. Jon Scanlon discussed the current drainage from this property and whether Konover will be responsible for drainage on the south side of Route 3/11. The State requires that there be no increase from the current amount of runoff. Jon Scanlon expressed concern about the wetland area being impacted which currently acts as a large sponge and how the
drainage will be affected. Peter Walker responded that the detention areas and drainage system is designed to hold water from that area in particular.

Jon Scanlon asked if the stone walls on the property could be used in the landscaping to increase the aesthetic quality of the development. Bob Hardy asked if the large detention pond would have water at all times, effectively creating a fire pond. Chris Rice responded that the pond should drain after each storm and its function is as a detention pond only. Chuck Mitchell asked if the intent of the large pond to be a treatment swale. It is detention only and will not require special plantings. Sukie Clark inquired whether the ponds will require any maintenance. If so, it would be managed by the owner of the property.

Discussion followed about the drainage during construction of the development. Peter Walker stated that the Site Specific plan will address this. Jon Scanlon commented that the new drainage system will probably improve the current situation making the flow of water more controllable. Jon asked if Konover will be working on the culvert that crosses Route 3/11 and eventually enters the river. This is under DOT’s jurisdiction.

Helen Hanks moved, seconded by Sukie Clark, to write a letter to the ZBA in support of a special exception for constructing a parking lot and building within the wetland area with the understanding that there will be mitigation for said wetlands with the following recommendations for conditions:

1) That all stone walls currently on the property be used to enhance the aesthetics of the development, or if not practical, to donate said walls to the Tilton Riverside Park.

2) That the dug well be filled according to Historic Resources guidelines.

3) That the impact to drainage does not increase current run-off from the site.

4) That the parking lot include appropriate “green” islands (planting of trees, shrubs etc. and be large enough to support the growth of trees)

5) That there be an impact study of water runoff from the site to final discharge into the Winnipesaukee River.
6) That to the extent possible, disturbed soils and vegetation remain on site.

Motion passed. A letter will be sent to the Tilton ZBA.

Meeting adjourned at 8:15 PM.

Respectfully submitted,
Eliza Conde, Secretary.