Members present: Helen Hanks, Ben Wadleigh, Jon Scanlon. Also present: Eliza Conde, Secretary. There being no quorum, there were no votes taken.

**Lakes Region VW/Audi:** John Rokeh of Holden Engineering presented plans for development of Tax Map R24, Lot 5 for Lakes Region VW/Audi. A Wetlands application has been filed with DES. The plans show approximately 9,869 sq feet of wetland impact for the building and the parking lot areas. Most of the runoff from the parking lot will be collected and diverted to a retention pond to the rear of the property. Oil/water separators are planned for the building and the parking lots. The owner’s of the property are willing to grant a Conservation Easement for land along the west of Ice House Pond and Hunt Brook for the whole length of the property.

Ben Wadleigh asked if they would consider an easement on the wetlands in the northwest portion of the property. That hasn’t been considered at this time. Paula Hiuser, owner, explained to the board that the two areas being impacted are actually man made wet areas created during logging activity. These two areas do not drain into Ice House Pond.

Helen Hanks asked if the plans were for a 50 year storm. Holden Engineering has indicated that their runoff calculations were made for a 50 year storm. There will be vegetated islands in the parking lot. Ben Wadleigh asked about snow storage. There are not many areas to store snow without impacting wetlands, so the proposed storage is for two dry areas with removal from the lot if necessary. Jon Scanlon asked about fencing around parking lots to minimize impacting the wetlands. A guardrail is planned with curbing around the entire lot as it is a closed drainage system that empties into the retention pond.

Entrance to the lot will be by Bittern Lane, a town road which does not need any improvement. Bittern Lane has been upgraded with sewer, water and fire hydrants. The road ends at the entrance to the lot in question. Additional access from the rear of the property has been discussed with abutters to be able to hook into the road to Wal-Mart. The area is too wet and sloping to be a viable solution.

Jon Scanlon expressed concern about snow being dumped over the fence near the pond and wet areas and suggested a higher fence. Ms. Hiuser wants to be able to see the pond and the building to be seen from Rte 3. Jon Scanlon suggested that granite curbing would be preferable along the pond edge as paved curbing gets broken up by plows, etc. The owner of Lakes Region VW/Audi claims that granite curbing would be cost prohibitive and proposed that a spring maintenance schedule could be implemented to repair any damage to an asphalt curbing. Ben Wadleigh asked how many cars would be in the parking lot and whether there would be expansion into the wet areas in the future. Paula Hiuser responded that the dealership is required to have space for 200 vehicles. She reminded the board that the most important wetlands to protect are the pond and Hunt
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Brook. The other wetlands areas on the property may very well be impacted by the proposed Konover development, and could actually dry up. Jon Scanlon questioned whether the retention pond is lower than the wetlands areas and whether that pond would drain those wetlands. John Rokeh responded that he thinks the wetland area will increase with the retention pond in the back. Ben Wadleigh restated that he would like to see an easement on the remaining wetlands in the rear of the property.

Members reviewed the Wetlands Permit application and agreed to send a letter to DES

- That Lakes Region VW/Audi has given a verbal agreement to grant a Conservation Easement on land to the west of Ice House Pond as well as land around Hunt Brook for the entire length of the property.
- That the retention pond in the rear of the property looks like it’s elevation is lower than the abutting wetland areas and may drain those wetlands. The Conservation Commission would like to see those wetland areas remain.
- That while granite curbing would be preferable along the Ice House Pond area, the owner has agreed to include a springtime maintenance plan to repair any damaged curbing to keep runoff from entering Ice House Pond.

**Domenic Canzano:** Members reviewed the Wetlands Permit application and agreed to send a letter to DES with concerns about the intended use of the docks. It is not clear in the application whether the use is residential or commercial as the scope of the project is unclear in the application.

**Correspondence:**
- DES – John Bernard
- DES – Richard Belair
- DES – Riverfront Park
- DES - Jack MacDonald
- DES – Odie Cormier

Meeting adjourned at 9:15 pm.

Respectfully submitted,

Eliza Conde, Secretary