Members present: Paul Rushlow, Helen Hanks, Kathi Mitchell, Bob Hardy, Chuck Mitchell, Ben Wadleigh and Jon Scanlon.

**Brian Pratt - HK Sports:** Brian Pratt, CLD Consulting, representing Belknap Subaru, presented maps and plans for a minor site plan revision at the current HK Sports location. The plan calls for connecting the two existing buildings including a floor drain with an oil separator and adding 5,500 sq. ft of parking area The additional parking area will be comprised of permeable pavers and will not impact the existing storm water system. The added roof line will increase the impermeable surface by about 1% however the roofline will direct water to the back of the building and not onto the parking area. The snow storage area has not been changed. The applicant needs a revised shoreland protection permit, driveway permit and a waste water connection permit for the floor drain. The Tilton Planning Board has required spill control and counter measures plan.

Chuck Mitchell cautioned Mr. Pratt that if any work is planned in the existing 150’ drainage swale, DES may now consider it to be wetlands. Asked about floor drains and hazardous waste storage, the Commission was assured that all fluids are in sealed containers and all used oil is burned in the furnace. There will be no auto body work or painting on this site. Chuck asked if there are any contingency plans for snow storage relative to the new parking area. Mr. Pratt believes there is plenty of room for snow storage. Paul Rushlow asked if sand and salt impact the permeable pavers. The collection of sand does reduce permeability and therefore the sand should be vacuumed out twice a year. There will be no cutting of trees within the shoreland area.

**Minutes:** Helen Hanks moved, seconded by Kathi Mitchell to accept the minutes of October 18, 2010 as read. Motion passed.

**Wade Crowley:** Chuck Mitchell has been in contact with Mr. Crowley who has decided not to pursue an easement at this time.

**Update on river trail:** The P&S for Ernie’s has been extended to December 30, 2010 and the second phase testing is underway with a report in the works.

**Easement monitoring:** Tabled until February

**Other:**
- Bittern Lane: Kathi Mitchell has reviewed the DES approval granted to Brooks Holdings which included a “no-cut” zone next to the pond but did not specify the number of feet. She asked the Commission to send a letter to DES indicating that the Conservation Commission is not necessarily in favor of cutting, but if it is to be cut, then the plantings proposed by Belknap Hyundai are acceptable. At the October meeting, the wetland
scientist, Peter Schauer, indicated that DES had considered the “no-cut” next to the pond to be a “mistake: and that it would be waived to allow the cutting of trees, however that is not the case. The Commission approved the project as presented at the October meeting based upon incorrect information. The original applicant, Brooks Holding, had agreed to have no cutting in the wetlands as well as the 20 foot buffer.

Discussion followed relative to receiving an easement on the pond shore versus allowing the trees to be cut. Kathi Mitchell moved, seconded by Ben Wadleigh to send a letter to DES, the Planning Board and the applicant expressing the support of #8 in the original DES wetlands permit dated 03/30/2007. Bob Hardy amended the motion to specify that the no-cut zone is the wetlands plus the 20’ wetland buffer. Motion passed with one abstention.

- Martin property: Chuck Mitchell updated the members on the progress of moving this property through the state’s process. He will respond to Philip Miles to inquire about the review from the Bureau of Environment, remind him the town wants an easement on the property and that cash is available for a quick sale.

- Tilton School: Tilton School is interested in swapping their land (R17 Lot 1) for the adjacent town owned land (U7 Lot 41A). This would give Tilton School a buffer to their land and give the town parking and access to Buffalo Park. Chuck Mitchell has met with the Selectmen who support the land swap but noted that it was voted to designate the town land as a park in 1994. The Park Commission would need to support the plan and a warrant article will be required. Bob Hardy commented that maintenance of the dam may be an issue and maintenance of the area around the pond will have to be considered. Chuck added that if the swap is agreed upon, there should be a condition included that U7 Lot 41A would not be developed.

- Veteran’s Home trails: Bob Hardy noted that the person suggested by Jackie Bonafide builds trails of much higher quality than is needed in Buffalo Park. Bob feels the trails can be made wheelchair accessible without great expense. Jackie is scheduled to attend the December Commission meeting.

- Stipends: It was agreed that Jim Cropsey’s stipend should be $100 with $300 for the remaining members.

- December 20 meeting will be at 6:00 PM.

- Jon Scanlon informed members that the fence designated for containment of snow at Walgreen’s is 3 feet off the ground so that snow and garbage will be deposited in the wetlands. The Conservation Commission will send a letter to the Building Inspector asking that the site plan relative to fencing be reviewed. It was also noted that the site plan included a report of maintenance of drains to be sent to the town on a regular basis.
Correspondence:
- Gerry Chaille Minimum Impact Expedited application – The application was submitted to DES but has been determined to be incomplete.
- LRPC meeting Nov. 22
- DES – W3 Investment LLC – receipt of shoreland permit
- Tilton parking ordinance

Belknap Subaru further discussion: Jon Scanlon expressed concern about cars being displayed on the steep bank on Route 140. Helen Hanks suggested asking for a maintenance plan to be submitted to the town’s Land Use office for the pervious paving area to be sure the sand is removed and the area remains permeable. It is recommended that the new area not be used for used vehicles which are more likely to discharge fluids into the water shed. Members support the Planning Board’s spill control plan. A letter will be sent to DES with the above concerns as well as the fact that the drainage swale has morphed into a wetlands with associated vegetation.

Meeting adjourned at 8:55 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved December 20, 2010