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

Minutes: Jon Scanlon moved, seconded by Ben Wadleigh to accept the minutes of Mary 19, 2012 with a correction. Motion passed.

Nobis Engineering – Lochmere Meadows: Steve Schuster, representing Lochmere Meadows presented the plan showing Phase 1 which was constructed in 2010 with 4 buildings of 7 units each, the access road, infrastructure and all wetlands crossings completed. Phase 2 is for three new buildings with 7, 5 and 7 units utilizing the existing infrastructure including water and sewer. A new Alteration of Terrain application has been submitted for Phase 2. Chuck Mitchell asked about snow storage for the increased parking area relative to the wetlands on the property. He also expressed concern that the site may not be capable of handling the increased runoff. There are three different locations on the plan for snow storage, however they are located within the 20 foot setback.

Naomi Praul, representing Nobis Engineering, added that each building has a stone drip edge to collect water from the roofs and that the parking lots have closed drainage that directs water to the detention basin. The new improved Stormwater Management Plan has been approved by DES. The detention basin is included in the maintenance plan which is handled by the manager of the property. Chuck Mitchell cautioned Mr. Schuster that if the detention pond is not maintained it will become a wetlands that cannot be maintained. Lengthy discussion followed relative to snow removal, the ability of bucket loaders to place snow on top of guardrails, the flow of drainage for melting snow, the need to keep sand and salt out of the wetlands and whether there is enough room for snow storage. It was suggested that more drainage swales might be necessary. Mr. Schuster stated that they try not to use salt and sand by keeping the parking lots and roads clear of snow, but it is used on the sidewalks. Members were concerned not only about drainage into the wetlands, but also onto the abutting property.

Helen Hanks asked if there are oil separators in the plan. There are deep sumps that separate oil that are moderately effective, however there are rules about the use of the parking lots. No boats, campers, ATV’s etc can be stored on the property and no changing oil in the parking lot. There are plantings in the detention pond for additional oil separation. Jon Scanlon suggested having a
fueling pad for fueling vehicles during construction located away from the wetlands. Jim Cropsey added that they should request a 2 year guarantee on the planting.

The Commission requested that the applicant will:
1. Install a fueling pad and staging area during construction
2. Change the Stormwater Management Plan calculations from a 50 year storm to a 100 year storm.
3. Determine if the Zoning Ordinance allows snow storage within the 20 foot setback.

WRSD: Matt Moore asked why there is concern about the drainage plan as he had discussed it with the Commission previously. Chuck Mitchell responded that there had been a drainage plunge pool near the edge of the road discussed, but the current plan calls for extending the drainage 130 feet into the wetlands and creating a 6 foot deep trench for that distance. The original plan did not mention disturbance of the wetlands. Bob Hardy added that this plan will probably drain the entire wetlands area. Mr. Moore responded that this used to be a brook, but has turned into a wetlands over the years because the drainage has been plugged up. Helen Hanks asked how he planned to create a 6 foot wide trench without impacting the rest of the area. Mr. Moore replied that since it used to be a defined brook, does the Commission want to keep it as a wetlands or as a brook. Chuck Mitchell replied that the question is whether we can allow channelizing the stream within the existing wetlands. Bob Hardy expressed concern about the stone box culvert on Rte 3/11 and the impact of increased drainage to Park Cemetery. Matt Moore stated that DES agrees with him that the “existing conditions” is the brook, not the current wetlands. He assumed that there wouldn’t be any more impact on the box culvert and Park Cemetery than there was originally. Bob Hardy responded that the drainage installed for the construction of the Middle School caused water to back up, creating a larger wetland area on Winter Street. Chuck Mitchell cautioned that DES doesn’t necessarily go back to what used to be there, citing the situation with Tanger Outlets where their detention pond has become a wetlands and now cannot be changed. Mr. Moore stated that if the trench is not allowed, he will not be able to create the needed drainage for the Middle School building.

Jon Scanlon pointed out that the Wetlands Conservation Easement on this area was created as part of a mitigation plan submitted to DES. Allowing disturbance of this easement area would set a bad precedence for other easements. Jim Cropsey suggested installing a culvert through the wetlands rather than creating the trench. Matt Moore commented that he could perhaps go around the wetlands with the trench. After reviewing the Conservation Easement document, it was determined that no disturbance of the area can be allowed. Mr. Moore was advised to look at creating a plan to go around the wetlands and he will return with new plans.
Other:

- Katherine Dawson asked via telephone that someone from the Conservation Commission attend the ZBA meeting on April 17, 2012 as John Bernard is asking for a variance for a driveway on his property on Rte 3/11. She stated that it is wet now even in the current dry conditions and that the town’s well is right next to the proposed driveway.
- Helen Hanks’ resignation as Chairman of the Conservation Commission was accepted.
- Bob Hardy moved, seconded by Helen Hanks to nominate Chuck Mitchell as Chairman. Motion passed.

Bob Hardy moved, seconded by Helen Hanks to enter into non-public session under the provisions of RSA 91-A3IId at 8:45 pm. Motion passed by unanimous roll call vote. Present at the non-public were Chuck Mitchell, Kathi Mitchell, BenWadleigh, Jon Scanlon, Paul Rushlow, Bob Hardy, Helen Hanks and Jim Cropsey and Eliza Conde. Bob Hardy moved, seconded by Helen Hanks to reconvene the public session at 9:32 pm. Motion passed by unanimous roll call vote. Bob Hardy moved, seconded by Helen Hanks to seal the minutes of the non-public session. Motion passed.

Bob Hardy moved, seconded by Jon Scanlon to request an extension to May 25 for section 15 of the P&S to allow time to research the deed, create a formal contract to purchase and to survey the property. Motion passed.

Jon Scanlon moved, seconded by Helen Hanks to hire VHB to survey said property. Motion passed.

Jim Cropsey moved, seconded by Bob Hardy to retain Atty Mark Puffer to draw a formal contract for the purchase of the property. Motion passed. It was agreed that VHB should survey the property before having the formal contract drawn up.

Dredge & Fill application: Leonard Hall, 34 Lake Road. Members reviewed the application and seeing no opposition, Bob Hardy moved, seconded by Paul Rushlow to sign the application.

Correspondence:

- NHANRS newsletter
- DES – Brunelle – installation of retaining wall on Silver Lake
- DES – Levasseur – denial confirmed
- DES – Janet Dodge – Land Resources complaint
- DES – JAL Winnisquam permit approved
• DES – Acierno – permit approved.

Meeting adjourned at 9:55 pm.

Respectfully submitted,

Eliza Conde, Secretary