

# TILTON CONSERVATION COMMISSION

July 19, 2021

## MINUTES

Members present: Chuck Mitchell, Chair; Jim Cropsey; Helen Hanks; Bob Hardy; Paul Rushlow; Jon Scanlon; and Kathi Mitchell

Guests: Jeffrey Lewis and Brian Picanco; Katherine Dawson

### Meeting was called to order by the Chair at 7:07 p.m.

1. U-Haul Project 304 Laconia Road – Mr. Lewis provided a history of U-Haul self-storage at the site and explained that the new project would involve an 86,000 square-foot building with three stories for self-storage. There will be 750 units accessible by an elevator in the northern two-thirds of the building. The southern one-third will be designed for light industrial U-Boxes (5x8x8) that will be stored inside (<https://www.uhaul.com/UBox/Dimensions/>). They plan to demolish the dilapidated house that is currently on the site.
  - a) They have a permit from NH DOT for a second driveway to be located where the old house is. They will need permits from NH DES wetlands, sub-surface septic, and Alteration of Terrain. They will be reworking the septic design to meet the town's 125' setback.
  - b) The three wetlands to be disturbed will be graded after they are filled. The TCC asked what would be done with wetlands soils that were removed and Mr. Lewis stated that they would be taken off site. The TCC suggested that they be checked for invasive species before removal. Stormwater will be captured on site with gravel detention basins. The TCC explained that they require data for 100-year storms. Mr. Lewis said he would run the numbers for that information although the NH DOT culvert may not have been designed to handle that much water at one time.
  - c) Members asked if all of the Keach-Nordstrom conditions were acceptable to the applicant. Mr. Lewis said they were and that they would make the changes and notation adjustments on the final plans.
  - d) The wetland survey indicated that there were low-functioning wetlands with little wildlife. Commission members who live in the vicinity explained that wildlife and wildlife corridors are an integral part of the area. Mr. Lewis said that non-erosion control mats would be in place during construction, and Fish and Game will be reviewing the application.
  - e) There was discussion about the project being at the edge of the aquifer and that the soils are not well-drained. The test pits indicated that there was not much recharge. This could be of concern. Snow storage appears to be limited to a pile in the parking lot near the front of the building. Commissioners noted that snow removal operators sometimes are not fully aware of the safest places into which to push excess snow. It was suggested that boulders might serve a purpose of preventing snow dumping adjacent to and/or in the wetlands on the property. The commissioners noted that excessive snowfall events may require plans to remove snow off-site.
  - f) The commissioners spoke about a need for oil-water separators to prevent various automotive fluids from entering the groundwater or remaining in poorly drained areas. A maintenance plan would be beneficial to

be sure that everything is functioning well. The TCC asked that the town and the TCC be given a copy of the twice-yearly reports.

- g) Mr. Lewis said that he would send electronic copies of the AOT application with wildlife and inspection details to the TCC.
- h) The well on the property will be capped and sealed and a new well will be drilled, but that location is yet to be determined. It will need to be at an appropriate distance from the septic system.
- i) Besides the soil testing, there was a question about the soil composition of the wetlands which will be dredged, particularly if there are any invasive species involved. Will the wetland materials being removed be disposed off-site or locally? Placing the foundation in the filled wetland needs to be done in such a manner as to avoid an unstable foundation.
- j) Drainage numbers provided were for a 50-year storm instead of the TCC's requested 100-year storm. It was agreed that the applicant would provide those numbers to the TCC and to NHDES. However, the applicant suggested that the culvert might not be able to handle such run-off. The TCC noted that additional impervious surfaces would be increasing the amount of runoff entering the culvert.
- k) The roof will be pitched to the back of the lot so snow and drainage could be an issue. It was suggested that the driveway be graded away from the building with a swale to guide runoff.
- l) Because of the wildlife corridor, it is hoped that lighting will be such that it will not impact the woods during the late evening hours. The applicant stated that the property was open from 7 am to 7 pm and all units are individually alarmed for safety. Fifteen-foot poles with downcast lighting will be used. Lights will not be on 24/7 so as not to interfere with wildlife corridor. But, the lighting team will be looking into this matter further.
- m) The existing septic system is not adequate and has failed, so a new system will be required. The size was discussed and seemed to be smaller than what a TCC member had used for a small home. NH DES will make its recommendations.
- n) No planting details were provided at this time. The TCC strongly encouraged the applicant to consider appropriate plantings and to require a two-year guarantee from the landscaper.
- o) Trash will be limited to one 20-yard dumpster and it will not be visible from the street. Customers will not be expected to use the dumpster to clean out their units.
- p) The applicant stated that they will not do anything to interfere with the northeastern section of the wetlands abutting Lochmere Country Club.

**2. Historical question** – Katherine Dawson was asked to attend to provide historical information about repairs to the Tilton Island. Special thanks to Katherine for your helpful information.

**3. Minutes:** Jim made a **motion** to accept the June minutes, and Bob seconded the motion. The motion was approved by a majority vote.

**4. Old Business:**

**a) Loon Project** – Jan will update the commission in August.

**b) Milfoil removal plans** – Both the Winnisquam Watershed Network and the Silver Lake Association have indicated that they will be asking for funding for this summer's work removing milfoil. The TCC has

sent both groups a copy of the milfoil request sheet. The WWN has asked about possible funding for the Lake Host program, but the language of the original warrant article does not seem to include that possibility. The chair will research the matter further.

### 3. New Business:

- a) **NH BioBlitz** – Information about this statewide planned activity was presented to the commission. UNH Extension is sponsoring this activity which is designed to encourage community members to explore species found on town-owned lands in a kind of scavenger hunt format. On-line trainings will begin in August and members will be updated as this may be an activity to encourage residents to visit Buffalo Park and Salmon Run Conservation Area,
- b) **Information meeting with the Selectboard on July 29** – The commissioners discussed topics for the meeting and decided that twenty minutes would be sufficient time to present information.

### 4 . Correspondence:

- a) **Credere Test Well report** – In the past, the report has stated what future actions will be required, particularly in regard to arsenic concentrations. This information does not appear to be present in the document received. Jon will check on this matter.
- b) **528 Laconia Road** - Letters were received from the Land Use Office on June 30 and from NH DES on July 1 regarding the possible unlawful dumping of soil, stumps, concrete, and tires on this property.

### 5. Other:

- a) There was a question about **logging activities** at 370 Calef Hill Road with excessive mud. The secretary had contacted a member of the Selectboard in May, and it appears that a Notice of Intent to Cut was approved by the Selectboard on February 11, 2021.
- b) **Secretary invoice** for April – June 2021 – Helen made a **motion to approve**. Bob seconded the motion, and all were in favor.
- c) **Revised NHACC Handbook** - The commissioners decided to purchase two copies.

Bob made the **motion to adjourn** which was seconded by Helen. All were in favor.

The meeting was adjourned at 9:36 pm.

Respectfully submitted,

Kathi Mitchell, secretary