

## TILTON CONSERVATION COMMISSION

January 15, 2018 MINUTES

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

Guests: Katherine Dawson, Eric Pyra, Austin Turner, Ethan Conley, Kent L. Brown, Kevin Lacasse

**Meeting was called to order by the chair at 7:00 p.m.**

### **Proposed project for 80/96 East Main Street:**

1. Austin Turner (Bohler Engineering) reviewed previous plans for the property and the changes that have been made in the new plans that take into account the groundwater and wellhead locations. The Alteration of Terrain permit application has also been modified. He explained about the installation of multiple stormwater systems as well as landscape islands. These robust systems will minimize and actually decrease erosion issues and increase water infiltration back into the ground. There will be a maintenance program that includes power washing and cleaning of the stormwater systems.
2. Mr. Turner indicated that the urban fill on the property had undergone compression tests, and a Phase I evaluation had been completed showing no problems. However, page 3 of the September 5, 2017, GSI Technical Report seems to contradict that: "The scope of this subsurface investigation did not involve any testing for potential contaminants."
3. Snow storage will be located in the rear of the property where it's flat. Commissioners questioned the size and proximity of the proposed snow storage to the Groundwater Protection District and to the wetlands delineated area. It was agreed that some of the rear building parking spaces could be used for snow storage so that melted snow would go through the stormwater drainage system and not into environmentally sensitive areas. It was also agreed that extreme snow amounts could result in the need to have snow hauled off site.
4. The dumpsters on the property are proposed to have six-foot high fences on three sides. The TCC recommended that fencing should be eight feet high, and the dumpsters should have bear-proof locks to prevent animals from becoming a nuisance. The TCC indicated that fast food establishments in Tilton are required to have outside trash receptacles for customers as a way to control potential garbage problems.
5. Mr. Turner stated that they will be removing the granite curbing and installing concrete along the Route 3 and 11 roadway where the new entrance/exit to Lot #1 will be located. Several commissioners expressed concern about this change. Traffic patterns and landscape

configurations were reviewed. It was indicated that lighting would utilize downward facing LEDs and that there would only be security lighting after hours, although it appears that all-night lighting would be used if any establishment was open twenty-four hours a day. Presumably, the trees planted on the side close to downtown would help alleviate light concerns for neighbors.

6. Commissioners expressed concern about noise issues such as outdoor speakers and the emptying of dumpsters in early morning hours that could be a nuisance to neighboring homes.
7. There will be no refueling permitted on the property once the project is complete. While construction is in progress, refueling will follow SWPPP regulations and will utilize a pad.

### **Proposed Country Meadows project on School Street**

1. Kent L. Brown (Brown Engineering & Surveying LLC) explained that they will have two gravel subsurface drainage facilities. However, there was no information presented for 100-year storms; the TCC asked that such data be made available. Mr. Brown suggested that the town didn't require that data.
2. We were given a copy of a soils and groundwater study that was not available prior to the meeting, which will need to be reviewed.
3. A question about refueling during construction was answered that the contractor would prepare a plan after the project was approved. The TCC requested that they be given a copy of that plan prior to construction.
4. The applicant was encouraged to contact the Natural Heritage Bureau to be sure that the site contained no rare natural vegetation communities.
5. There was a lengthy discussion about drainage swales, elevation, and runoff concerns. The volume of water being generated needs to be considered so there are no flooding issues for abutters (especially the Wadleigh family) or along School Street. This area already has drainage issues, and it is important not to exacerbate the situation. The stormwater drainage/runoff (as proposed) from the new private road could dump a good deal of water into abutting wetland areas along School Street. Given the magnitude of storm events in recent years, we feel that any and all drainage swales should be sized to accommodate a 100-year storm.
6. We feel that there should be a twenty-foot buffer between any drainage swales including wetlands and Hunt Brook (aka Lane). According to the plans presented, there was no setback from the wetlands closest to School Street.
7. Snow storage and disposal will be left to the individual home owners and whoever plows the private road. There will be a deed restriction on the proposed green space which will,

apparently, be the responsibility of the Association. It is not known at this time if the Association will have information about necessary environmental considerations.

8. Mr. Brown stated that there would be no street lights but that there would be a big sign by the road. NH DOT has asked that the current dirt maintenance access road be discontinued and a new road be provided for the residents. There will be an access road for fire and other emergencies. The location of mailboxes will be determined by the Post Office.
9. The TCC asked for more information about the location of planned septic systems and their proximity to sensitive environmental areas. Mr. Brown said that the Alteration of Terrain Bureau and a third-party engineer would be reviewing the plans.
10. Given all the unanswered questions, the need for more data, and time to review the materials just provided, the TCC asked Mr. Brown and Mr. Lacasse to come to the February Conservation Commission.

**1. Minutes:** Helen made a motion to approve the December minutes; Jon seconded the motion, and all were in favor.

**2. Old Business:**

- a. The Winnisquam Watershed Network has received their charitable non-profit status from the IRS. They have yet to file an application for funds with the TCC. It appears that the budget will contain money for this line item.
- b. Checklist for Presenting Projects – It appears that there is some confusion regarding item #1 which should read “Are there any wetlands on the property?” “If yes, provide a map and delineation.” Also, #9 should be separated into two parts – one for water entering the property being equal to water exiting and another question asking if water entering will be greater than water exiting. The secretary will make the changes, and the Commissioners will review the document at the February meeting.

**3. New Business:**

- a. The Commissioners reviewed the draft article for the 2017 Town Report.
- b. The Warrant Article regarding the Dodge-Wakefield Wildlife Corridor was discussed.
- c. The Town Forest designation was approved at the 2016 Town Meeting and the TCC may need to consider developing a forest management plan. After discussion,

Helen made the motion, and Jon seconded it, to pay for Bob Hardy to become certified to accomplish this task. All were in favor.

- d. The Commissioners revisited their past interest in having an Agriculture Committee. The agriculture brochure produced by the Town of Boscawen was discussed. The matter will be on the February agenda.

- 6. **Correspondence:** A brochure from NH Fish & Game was presented. They are requesting a donation for Barry Conservation Camp. The TCC will discuss this matter in February.

Helen made a motion to adjourn at 9:05 pm; Kathi seconded the motion; all were in favor.

Respectfully submitted,

Kathi Mitchell, Secretary