

TILTON CONSERVATION COMMISSION

March 27, 2023

MINUTES

Members present: Chuck Mitchell, Chair; Bob Hardy, Vice-Chair; Jim Cropsey; Ken Norton; Paul Rushlow; Jon Scanlon; Ben Wadleigh; and Kathi Mitchell

Guest: Chris Rice

The meeting was called to order by the Chair at 7:00 p.m.

1. Chris Rice from TF Moran – 63 Laconia Road Shell station – The area of the site is 1.75 acres, and the owner is proposing to re-orient the current building, increasing its area to 5000 square feet. There will be 12 fueling stations and 1 for diesel. There will be a permanent impact of 44 square feet on the wetland buffer as riprap will be installed. There will be a 383 square foot drainage swale. They plan to remove pavement near the wetland and fill it with loam and seed. There will be an almost 5% reduction of the impervious surface. Drainage catch basins and two oil/water separators will be used as part of the stormwater treatment. A third system will be employed to handle roof runoff. Ultimately, water will drain into Gulf Brook. There are three areas that will be available for snow storage including one with a 20-foot platform pitched toward the drainage swale. The size of the building will almost double. There will be a drive-through for food with ten stacking places near the diesel station. Transformers will be placed adjacent to Gulf Brook outside the wetlands buffer. The dumpster will be enclosed. Lighting will include fifteen-foot poles. Lights are expected to be on twenty-four hours a day if the station is open that long. The TCC noted that the current location is used by the Concord Trailways bus terminal and wondered how that operation would impact the traffic patterns. There was a question about an emergency egress requirement that had been required a number of years ago. The current fire department did not mention this matter. The landscape and maintenance plans are not yet formulated so the TCC will look to review them when they have been prepared. There are no known contaminated soils, and the old tanks will be removed and replaced. The plan is to complete the project by next spring. Bob made a **motion**, seconded by Jim, to send a notice to the Tilton Planning Board with the Conservation Commission's comments. The motion was approved. Comments to be sent:

- a) The commissioners support the planned use of oil-water separators and the slightly diminished impervious surface area. They also support the use of the covered dumpster.
- b) Members noted that the orientation compass on at least one page presented was confusing, but Mr. Rice said that would be corrected for the final plans for the Planning Board.
- c) Mr. Rice indicated that the drainage and landscape plans for the project were not yet available, so the commission is not able to comment until they can be viewed.

Page 2 Tilton Conservation Commission minutes March 27, 2023

- d) The members asked that a copy of the oil-water separator maintenance plan results be provided to the TCC in the future.
- e) Mr. Rice spoke about snow storage as being “available” in three locations on site, but they were not specifically noted on the plans presented. It is hoped that designated snow areas will be detailed on the final plans for the Planning Board.
- f) It was explained to Mr. Rice that the site is a stop for the Concord Trailways bus service, and members wondered how that might impact the traffic patterns at busy times of the day.
- g) Another question was about emergency access that was previously required over the now impassable bridge next to Gulf Brook. Mr. Rice said he would review the matter with the fire department.
- h) The final sets of drainage, maintenance, and landscaping plans are not yet completed or received so the TCC cannot make comments at this time. The Commission will make comments once those plans are available for review.

2. Minutes: The minutes from February were reviewed. Bob made a **motion** to approve the minutes as presented and Paul seconded the motion. All were in favor.

3. Old Business:

a) Silver Lake Dam project/proposal – The county commissioners have recommended that the funds for the proposed project be set aside, and the SLA has indicated that it agrees. The county will not be able to use the funds until July.

b) NH DOT Guardrail project – There is no news since the email from Arin Mills on February 27. There do not seem to be any changes to the design plans. The commissioners expressed concern that the structural integrity of the guardrail continues to be an issue. It is hoped that NH DOT doesn't wait until there is a catastrophic failure that will necessitate emergency repairs. The commission will contact NH DOT in April to see if there is anything new. The Winnepesaukee River Trail Association has sent a letter to NH DOT stating that they want to be involved in the planning process.

c) Joint meeting with local commissions – The members of the Northfield and Sanbornton Conservation Commissions have been invited to an informational meeting on April 17 with the Tilton Conservation Commission to discuss common interests and concerns. The TCC will provide pizza, and invitees will be advised to bring their own beverages. The meeting will be held in the upstairs meeting room at 6:00 pm.

4. New Business:

a) Reappointments – Bob has already filled out the paperwork. Helen and Chuck will do so

in the next week.

- b) **Election of chair and vice-chairs** – Ben made a **motion** to continue with the current slate of Chuck as chair, with Helen and Bob as co-chairs. Paul seconded the motion and it passed.

Page 3 Tilton Conservation Commission minutes for March 27, 2023

- c) **Licensing Issue for Wetlands and Soil Scientists** – The TCC signed on the NHACC letter to the NH Legislature supporting the continuing licensure of wetland scientists and soil scientists. Members were encouraged to send letters to state reps and senators to remind them of the importance of having qualified people in these positions.

4. Correspondence:

- a) Email from Arin Mills re: NH DOT guard rail project
- b) Denial of NH DES File# 2023-00422 Wetlands PbN to replenish an existing beach on Silver Lake - Karen Griffin
- c) Ayers Island Project
- d) Email from NHACC re: HB 2 licensing reform

5. Other:

- a) Trout Unlimited
- b) Issues and concerns for the good of the Town

Jon made the **motion** to adjourn at 8:55 pm. Bob seconded the motion. All were in favor.

Respectfully submitted by Kathi Mitchell, secretary