

**Meeting
Tilton Conservation Commission**

First Floor Meeting Room

February 16, 2026

MINUTES

Present: Chuck Mitchell, Jim Cropsey, Bob Hardy, Helen Hanks, Ken Norton, Paul Rushlow, Peter Spear, and Kathi Mitchell

Guests: Matthew Morris, Leo Leighton, Dave Gagnon, and Brendan Quigley

The chair opened the meeting at 7:02PM

1. Project Winnie – Business Park Drive: Dave Gagnon reviewed the history of the project, which is planned to be a last mile distribution facility. The developer previously obtained permission for wetland impacts and buffer incursions from the Tilton Zoning Board of Adjustment and the Planning Board for lots 2-5 and 11. They have obtained a NH DES Alteration of Terrain permit, a NH DES Standard Dredge and Fill permit, and a NH DOT driveway permit. Now they wish to add two more lots on the north side abutting lot 11 in addition to lots 2-5 on the south side. The new 2 acre lots are wooded and contain small wetland fingers and wildlife corridors. Everything drains from the north side of Business Park Drive to the large wetland abutting Tanger Outlets. They want to add more van parking which will impact the wetland buffers on lots 12 and 13.

Brendan Quigley stated that the wetlands are not important and there is no stream collection area. Conservation commission members questioned why the drainage was not sized for 100-year storms. Mr. Gagnon said that was something to consider; it should be required. Drainage from impervious surfaces will filter into the subsurface drainage system. Water from lots 12 and 13 will be treated but could be ponding on Business Park Drive. There will be 7,185 square feet of disturbance for the lots on the south side of Business Park Drive and about 3000 square feet of disturbance on the north side. There is an 8' to 20' grade change to the east.

Snow will be stored on the periphery of the site. Members continue to have a number of questions about snow being cleared into the wetlands/buffers. Mr. Gagnon said that would be the responsibility of the plow driver and the owner. It was suggested that there be fencing or boulders placed to prevent accidental dumping of snow in the wetlands. There will be hydrodynamic separators to capture debris. Oil/water separators should be required in the plans before water enters the drainage system.

The TCC suggested that the applicant keep as much of the forested areas intact as possible and plant additional trees and shrubs along the side of the wetlands and in the undisturbed areas on the northeast and northwest sides, the south side, and the middle wetland area in the north. Natural areas should be planted with approximately 1500 1-3 gallon containerized native shrubs and tree species to thicken and speed natural vegetative growth for wildlife movement corridors. There was a discussion about making a commitment in the form of a deed restriction to avoid future development in the power line right-of-way. Mr. Gagnon stated that all fueling will be done off-site and there will be 60 EV charging stations. They also plan on 24-hour downcast lighting on

15' poles which may impact the wildlife corridors. They will need a variance from the Zoning Board to fill in part of the wetland buffer.

2. Minutes: Jim made a **motion** to accept the January minutes as presented. Ken seconded the motion, and the minutes were accepted.

3. Old Business:

a) Salmon Run – No new information

b) WRTA – No new information

c) Conservation Easements – The sub-committee reported on its meeting and reiterated that the plan is to educate landowners, offer paths to obtaining easements, and possibly assist with costs. There is no plan at this time to purchase easements. The secretary will add information about utilizing easements on the TCC web site. Peter has made initial contact with a land use lawyer who will be invited to provide information about easements to the TCC and to interested landowners. There was a discussion about the Aquatic Resource Mitigation Fund and LCHIP as possible sources of funding. The easements sub-committee will meet on March 5 at 6:00 pm to continue their work on this topic.

4. New Business:

a) Reimbursement for Peter Spear – Peter attended a NHANRS annual conference in January and updated the commissioners on rule changes at NH DES as well as nation-wide permits for roads and watershed management from the US Army Corps of Engineers. He also attended a session on ethics and developing leaders of character. He was asked to provide an invoice for the chair and email it for reimbursement.

b) March meeting – Because of a conflict with the annual fire district meeting, the next TCC meeting will be held on March 16 at 5:00 pm.

5. Correspondence:

a) Credere Report on testing at Salmon Run

b) NH DES Request for More Information Sanborn Road Self Storage 1-25-2026

c) NH DES File #2026-00044 Request for More Information Shoreland Permit 35 Beach Street Terrain Planning & Design 2-5-2026

d) NH DES Site #198903004 LUST Project #1473 Former Fluffy's Convenience Store Data Retrieval and Monitoring Well Repairs Report 2-12-2026

6. Other:

Issues of interest and concern were reviewed.

Peter made a **motion**, seconded by Ken, to adjourn the meeting at 8:45 PM, and all were in favor.

Respectfully submitted by Kathi Mitchell