

Conservation Commission

12/5/17

Draft Minutes

Call to Order

1. Introduction

Present are Carlos Guindon, Bill Campbell, Dave Short, Virginia Raub, Andrew Koff, Sally Ward, Anne Surman, Alison Eberhardt and Kristin Murphy. The meeting was called to order by Chairman Campbell at 7:00pm.

2. Public Comment

There was no public comment.

Action Items:

3. A Wetland/Shoreland Conditional Use Permit application for a proposed multi-tenant Light Industry/Distribution Facility at 24 Continental Drive (Tax Map 56 Lot 3).

James Petropulos from Hayner/Swanson Inc. spoke about the property. He showed the commission the property on a map. It is located in the CT1 technology park zone. There are 8 lots total in the commercial park, with about 600 feet of common driveway to share with abutting properties. The lot overall is wooded with a mild topographic relief. The wetlands have been flagged and consist of a complex New England wooded wetland, mostly off the property.

Proposed is a 116,000 square foot light industrial distribution facility. The building will contain offices, warehouses, distribution, and light assembly. There will be 90 parking spaces out front, and a loading dock in the back. It will be serviced by the town water and sewer, and underground telephone and electric. There will be minor grading and utility work. The plans represent an impact of 38,800 square feet, of which 80% will be restored with groundcover. About 20% of impact will be impervious pavement.

The impact are to the shoreland will be in the back and will be 72,000 square feet. For stormwater, they will have a small area catching water. Stormwater basins will contain a sediment base to remove grit. There are two conditional use applications; one for the wetland conservation district and one for the shoreland protection district.

They tried to balance the buffers in the front and back of the property. The impact areas are located in one isolated area. The buffers and stormwater areas provide protection to the Little River nearby. It was also agreed that the property would provide access from Continental Drive to the back area owned by the town. There is a 10ft pedestrian easement running along the property line. He showed the board potential areas where the wooded area could be accessed. They would like to put in access after the site's development.

Chairman Campbell asked if they were able to change the road so that it was not in the buffer. Mr. Petropulos said that they tried to follow the same route, and that they do not have additional tree clearing in the first 500ft. The buffer was previously disturbed and will be seeded. Brendan Quigley said

that there are options that could be discussed. Ms. Murphy also pointed out that the commission has the ability to make any suggestions to the planning board.

Chairman Campbell expressed his concern over the impervious surface that would be used, and asked if it could be pervious pavement instead. He mentioned a zoning ordinance that includes impervious surface rules. Mr. Petropulos said that they did not believe that the ordinance applied to this part of Little River. The problem with pervious pavement is that there is not good soil underneath, and water would not be able to move through.

Chairman Campbell also asked about snow storage, and Mr. Petropulos showed on the map where it would be, and that they will need to truck snow away when there is too much. Chairman Campbell suggested that they consider the runoff from the snow. He also asked that plantings be added to the nearby trail, and said that more staking and flagging on the site walk would have been helpful. Ms. Raub asked if there would be a retainer wall near the parking lot. Mr. Petropulos said the wall would be very short, and there would be a pathway to the stormwater area as well in case it needed to be maintained. Ms. Raub asked if they will be using any fill. Mr. Petropulos said there will be some in the perimeter, and the soils are such that it is better to bring in dirt.

Chairman Campbell brought up the 5 waiver requests. He was concerned about the waiver for a 75 foot setback for the parking area. Mr. Short mentioned the waiver request to not do a tree inventory. He talked about an oak tree where it would be nice to not have a disturbed area. Mr. Quigley said that the tree is likely not in the way of the development.

Mr. Quigley talked about the wetlands. He said that they differentiated between the wetlands, and that they tend to serve more of a buffer function although there is some water quality and habitat value. They are marginally important wetlands. There is a relatively small impact to them, which will not impact their function. The important wetlands are not being impacted by the development. The building is on the highest point of the site, and will not touch the wetlands near Little River.

Ms. Eberhardt said she would like to see more plantings go in, and also would like a clearer plan for snow storage and removal. The biggest priority of the commission is protecting Little River and the ecosystem it represents. They also wanted to identify the oak tree previously discussed and protect it. Mr. Petropulos said they will improve on the language and bring it to the planning board on the 28<sup>th</sup>.

**MOTION:** Ms. Raub moved to recommend to the planning board that the commission has no objections with some conditions for the conditional use permit at this property. Ms. Ward seconded the motion, and it passed unanimously.

4. Committee Reports
  - a. Treasurer's Report

Mr. Koff talked about the treasurer's report. He said that there is some mowing money left since the commission only mowed half of the Morrisette property. The contract services are also under budget. Otherwise, everything is in line with the budget. Ms. Murphy said that the mowing hadn't been done yet but they had been booked.

Mr. Koff also said there is \$1,000 in the new account for 80 Epping Road. There is stewardship monitoring tied to the easement for the back parcel of land. Ms. Murphy said that the \$1,000 was for

monitoring in general, not only at that specific property. She also said she was discussing with finance about if that money will be managed in it's own account or not.

Mr. Campbell said that instead of using money to fund someone to go to the Barry Conservation Camp, they may use it for signs for the Morrisette property and the Little River Conservation area.

**MOTION:** Ms. Eberhardt moved to expend not more than \$250 for the signs in the areas listed above. Ms. Raub seconded the motion, and it passed unanimously.

**MOTION:** Mr. Guindon move to approve the treasurer's report. Ms. Raub seconded the motion, and it passed unanimously.

b. Property Management

Ms. Murphy said that they had sent a notice to the Barker conservation easement. The town had agreed that they could keep their sanders in place until they needed them, but that they would be removed from the easement afterwards. The sanders have since been removed.

c. Trails

Mr. Guindon spoke about Pete's Path, and asked about how the road accessing it was regulated because he had seen tire tracks around it, and it is around a gas line. He suggested putting stones around the area so a vehicle could not just turn around in the area. He also said that the app he suggested at the last meeting, IPAYNE, has some issues and has since been using Outsmart Invasives.

d. Outreach

i. Barry Conservation Camp Contest Winner

There were no applications to the conservation commission for the contest before the deadline.

e. CC Representatives Report on Other Committees

i. Fertilizer Amendment

There is a draft amendment that will go before the planning board. The healthy lawns and clean water committee have been working on it. People were having a difficult time finding sources of suitable compost due to the limitations, so they made some revisions to the language. Now, application of compost or organic products is allowed with an application rate and nitrogen limit. For turf, people also have the option of blending products between synthetic and organic products, and then gradually changing to organic products. It also has a higher annual allowance.

Mr. Guindon asked what the healthy lawns and clean water committee is under. Ms. Murphy said it was established by the board of selectmen. She suggested that the conservation commission write a statement endorsing the amendment. It would be enforced like other zoning ordinances, by code enforcement. She also mentioned the bill currently going through the state house of representatives which would prohibit use restrictions on fertilizer.

**MOTION:** Mr. Short moved to confirm that the conservation commission had reviewed the amendment, and supports it. Mr. Guindon seconded the motion, and it passed unanimously.

5. Approval of Minutes

Ms. Eberhardt is addressed as a “selectwoman” in the minutes. In one part, ESRLAC is mistakenly spelled as ERLAC.

**MOTION:** Mr. Koff moved to approve the minutes as amended. Ms. Eberhardt seconded the motion, and it passed unanimously.

Other Business:

Mr. Koff said that as far as the dues for ESRLAC are concerned, they should just leave it at \$100 and not \$200. Selectwoman Surman talked about the Lamprey River Association, and that Exeter needs a representative to their committee in order to receive funding and other support.

6. Next Meeting: Date Scheduled (1/9/18), Submission Deadline (12/29/17)

Non-Public Session:

**MOTION:** Ms. Eberhardt moved to enter into a non-public session, pursuant to RSA 91A:3, II(d) for the consideration of the acquisition, sale, or lease of real or personal property. Ms. Ward seconded the motion, and it passed unanimously by roll call vote at 8:40pm.

Respectfully submitted by recording secretary Samantha Cave.