



CONSERVATION COMMISSION

Town of Greenland • Greenland, NH 03840

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MINUTES OF THE CONSERVATION COMMISSION

Tuesday, February 04, 2014 – 7:00 p.m. – Town Hall Conference Room

Members Present: Chair Chip Hussey, Bill Bilodeau, Laura Byergo, Joe Fredericks, Kevin Lucey, Nancy Zuba

Chair Hussey opened the Conservation Commission meeting at 7:05 p.m. A roll call was taken by the Chair; he announced a quorum was present and the meeting was being recorded.

1. Design Review: 1533 Ocean Road [Map R21, Lots 55 & 55A]
Owner: Clan Murphy Limited Partnership
Applicant: Richard Landry, Thurloe Kensington Development
The owner and applicant are proposing the construction of approximately 56,000 sq. ft. of multi-use commercial space. The project will include site improvements such as drainage, utility, landscaping and lighting, disturbing approximately 11.74 acres.

Richard Landry, Thurloe Kensington Development and representing Clan Murphy, introduced himself to the Board. Chair Hussey stated that the Conservation Commission is an advisory board to the Planning Board and the Board of Selectmen. Mr. Landry told the board that this project is in the very early stages.

Asked by Mr. Fredericks about the wetlands impact at the rear of the property, Mr. Landry stated they weren't sure that would be happening. There will be retail development on the front of the parcel; the back portion is still undecided. Mr. Landry added they are negotiating to bring municipal sewer onto the property. Sewer at the truck stop is a private system.

Mr. Landry told the Board that their impacts will be similar to those of the Imax movie theatre that was previously proposed for the same location. Gravel wetlands will be installed to handle drainage from the parking area, impacting the wetlands buffer. There is a possibility a portion may be subdivided at a later date.

Chair Hussey suggested that a more permeable surface be used for the tractor supply store display area. Mr. Fredericks further recommended they try to increase the rain gardens and gravel wetlands area, adding the engineers need to maximize those areas. Snow storage should be close to some gravel surface and increase the amounts of rain gardens in that area. Mrs. Byergo suggested minimizing parking spaces; Mr. Landry was in agreement and plans to ask for a waiver from the parking regulations. Septic will be located in the same area as that of the theatre, and is the same number of gallons per day.

The applicant is proposing to phase this project. They're trying to minimize the wetlands impact in the rear. Mrs. Byergo suggested aligning the building with the PSNH right-of-way to take it out of the

wetlands. Chair Hussey added it has been the Conservation Commission's position to minimize the impact of development.

2. Greenland Greenways – Kevin Lucey

Chair Hussey invited Mitch Kalter, Trout Unlimited, to join them. Mr. Lucey reminded the Board that they recently did a site-walk at Coastal Way and he has gone out several more times. As a result, he was able to put together a proposal for trails at Coastal Way which he reviewed with the Board. Autumn Olive is growing in the gravel pit; Mr. Lucey's question was do you cut a swath through that or do a gravel pit restoration project. That would require controlling the invasive species with a herbicide, and then replanting the area with native plants. This would be a costly undertaking; however, it would be continual maintenance of the Autumn Olive if not done.

Mrs. Byergo and Mr. Lucey went to the Rockingham Planning Commission. RPC is interested in the project, especially during the next stage of crossing over Thompson Brook or connecting to Stratham Hill. The goal is to leverage the trail system with prioritizing conservation land. RPC has said they may be able to help with maps and funding. Mrs. Byergo has also gone to Concord and spoken to the Outreach Coordinator for the Parks and Recreation grant. Planning cannot be included in the grant; a trail design must be laid out. Mrs. Byergo continued that they prefer to fund portions of a project that may be part of greenways. Fields/Ponds Foundation would be unable to fund an invasive pull; they do mainly trails, but can help with planning. With help from Trout Unlimited, Fields/Ponds and RPC, the result would be a very positive project.

Another grant possibility is through the Department of Agriculture, Integrated Pest Management. Chemical companies must register their products, and funds are released on a competitive basis. If there is an integrative pest management plan, portions will be funded; this may help with the invasive pull. Grant deadlines are rolling, as are Fields/Ponds.

Mrs. Byergo didn't feel the March deadline for Parks and Recreation could be met; plans showing the location of trails needed to be done. Parks and Recreation requires a 20% match on a \$30,000 project, but was unsure if Fields/Ponds needed a match. She added that Mr. Lucey's proposal was a good beginning. The National Heritage Bureau website has a very easy way to map out the perimeters. Mrs. Byergo suggested that Mr. Lucey's proposal be submitted to Fields/Ponds and possibly Integrated Pest Management.

Chair Hussey suggested using a brontosaurus; replanting would have to be done immediately. Budgeting for various portions of the project was discussed. Mr. Lucey stated replanting the bottom of the gravel pit isn't the problem; it's the slopes, plateau, and 20' down the plateau. It was agreed a variety of plantings were needed.

Mrs. Byergo has gone through the surveys sent to residents. There are approximately 50 people willing to help with conservation projects. Mr. Lucey added that grant funding may be available to help with the planning. As part of the Parks and Recreation grant, someone can be paid to do some of the planting.

There are two (2) different ways using herbicides. A foliar spray can be used; it would require cutting multiple lines through the thicket so equipment can be driven through. Once that dies, the brontosaurus can be brought in. The other option is a cut/send application. The tree would be cut at the base and herbicide applied at the base. This is very costly and requires more herbicide be used.

Blitzing and the harm it may cause the wildlife was discussed. The Board was not comfortable with that option. Chair Hussey suggested blitzing the trail without going near Thompson Brook and planting the next year. Mrs. Byergo suggested going through RPC or asking the Planning Board to have a wetland scientist come in and review what needed to be done; Chair Hussey responded there wasn't money in budgets. He will check with the Town Engineer into the possibility of a wetland scientist who may be able to help.

RPC may be able to provide technical assistance. A portion of the gasoline tax can be used for trails and may be able to be applied under the broader regional planning for pedestrian access through Greenland. Mr. Lucey felt that with time and money this site could be restored as an ecological gem adjacent to Thompson Brook. He would like to see the budget include someone to facilitate the planning process.

Mr. Kalter was invited to the meeting to share Trout Unlimited's perspective on the project. Their major focus at this time is the culvert on Winnicut Road and securing final funding for that. They have done some temperature probing. There are some groundwater seeps where cooler water was found; he was concerned with the hydrology of the gravel pit. Although Mr. Kalter cannot speak for the board of Trout Unlimited, as the major representative on the project for the chapter he stated they would be in favor of anything bringing the issues of wetlands to forefront and educating the public.

Mr. Lucey agreed that the proposal for Parks and Recreation could not be completed within the next month; Mrs. Byergo felt they would be good for Stage II. Mr. Lucey suggested asking Fields/Ponds for a planning grant in the amount of \$2,500 to \$3,000 which could match Town funds. There could be a planning stage for \$5,000 to \$6,000 that would include meetings with people on how to move the project forward. The matching funds available through the Town expires in 2016.

The NRCS stated that invasives shouldn't be removed in the spring; they'll be full of sap and growing, and have a lot of energy. They should be dealt with in the fall when they're exhausted, have reproduced and are getting ready to hibernate.

The budget portion of Mr. Lucey's proposal was discussed further. Chair Hussey suggested contacting Thompson School of Applied Science at UNH as a possible source for wetlands help and engineering.

MOTION: Chair Hussey moved that the trail project be known as Greenland Greenways. Second – Mrs. Zuba

DISCUSSION: Mr. Fredericks has a concern over the term "greenways", which could be considered a parkway or asphalt area. Other suggested names included Greenland Ways or Greenland Woodland Trail.

Naming of the trails was tabled.

3. Other Business

- Survey: Information has been entered into a database. Mrs. Byergo would like to form a Yahoo or Google group for residents who indicated an interest in volunteering or asked for more information. Mr. Fredericks suggested she speak with the Town Administrator regarding public access and information.
- Weeks Report: Mrs. Zuba will be resending the report.
- Town Report: Has been sent to Amy Leonard; Chair Hussey will ask the Board Secretary to send to members.

- Conservation Easement on Coastal Way: Chair Hussey told the Board that the easement will not be forwarded to Town Meeting as a warrant article. He continued that there is nothing in the RSA that states the Conservation Commission is only an advisory board to the Planning Board and Board of Selectmen. Mrs. Byergo felt that the Selectmen weren't inclined to make Coastal Way conservation land. Chair Hussey was concerned about land being traded without Conservation Commission input. He added there will be something submitted again next year.
- Sea-3: Mrs. Byergo discussed the Sea-3 issue.

4. Approval of Minutes: Tuesday, January 07, 2014

MOTION: Chair Hussey moved to approve the minutes of Tuesday, January 07, 2014. Second – Mrs. Zuba; all in favor. **MOTION CARRIED**

5. Adjournment

MOTION: Chair Hussey moved to adjourn at 8:54 p.m. Second – Mr. Fredericks; all in favor. **MOTION CARRIED**

NEXT MEETING

Tuesday, March 04, 2014 – 7:00 p.m., Town Hall Conference Room

Respectfully Submitted – Charlotte Hussey, Board Secretary

Approved: Tuesday, March 04, 2014