



CONSERVATION COMMISSION
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MINUTES OF THE CONSERVATION COMMISSION

Wednesday, February 10, 2016 – 7:00 p.m. – Town Hall Conference Room

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

Chair Hussey opened the Conservation Commission meeting at 7:00 p.m. A roll call was taken by the Chair; he announced a quorum was present and the meeting was being recorded.

1. Requests for Variances: 1533 Greenland Road [Map R21, 55]
Owner/Applicant: Richard E. Landry, Jr. – ThurKen IV, LLC
 - a. The owner/applicant proposes to construct an automotive service area building 3.1' from the property line where 20' is required.
Greenland Zoning Ordinance: Article IV, Section 4.2f, Subsection CC – The referenced article requires a structure to be setback a minimum of 20' from the property line.
 - b. The owner/applicant proposes to construct a car dealership building 19' from the property line where 20' is required.
Greenland Zoning Ordinance: Article IV, Section 4.2f, Subsection CC – The referenced article requires a structure to be setback a minimum of 20' from the property line.

Richard Landry, owner, reviewed his proposed project. He told members that the plans would be changing due to conversations with Travel America and the review letter from the Fire Department. In addition, the dealership he is in discussions with would like a multi-level building, which would enable him to shrink the building footprint. The Variance request for 3' will change to approximately 10'.

R. Landry stated that the current plan didn't show any wetland setback infringement. Based on feedback from the user, the access road that wraps around the car inventory lot will impact the 75' buffer. Some of the drainage systems will also be within the 75' setback, similar to the front of the property (there is gravel wetland at Tractor Supply).

Asked if he was going to be clearing any more trees, R. Landry responded that the trees extend 50' to 60' within the PSNH easement along the highway; some of that will be cleared. J. Fredericks stated that he has received comments from several residents claiming that noise has increased.

R. Landry offered the Conservation Commission some shaley ledge from blasting that can be used on the trail.

Chair Hussey reminded him that the legend on the plan needed to show the wetlands delineation. He also suggested that if parking goes into the buffers, the elevations should go uphill towards the wetlands so the water flows away. The site plan should note storage of oils, etc. from vehicles; R. Landry responded that normally it's drilled double wall tanks or something similar. Chair Hussey also

mentioned floor drains and treatment of water from those drains as well as daylight discharge; sampling may have to be done once a year. R. Landry stated that he would not be the party building this project; he was doing the permitting.

2. Trails: Laura Byergo

The questions submitted by L. Byergo were reviewed. (1) The trail path correction will be done after surveying, which did not happen in the fall; surveying should be done in the spring. (2) Troy Thibodeau will continue working on the trail per the Board of Selectmen. Chair Hussey stated that the Selectmen have control of the trail; it's not conservation property, it's open space. (3) L. Byergo told members that she recently used Track-Kit, which is an app that gives GPS within 3 meter accuracy. Using that, they could get a more detailed list of GPS points. She can also take pictures, note the location, and make a comment; it can then be uploaded and printed. Chair Hussey added that he would also like to line either side of the trail with surveyor ribbon, marking the path of the trail. (4) Chair Hussey suggested that the Property Maintenance Supervisor spray for invasive species once a year. L. Byergo questioned the size of the trail. Chair Hussey recommended it be wide enough for couples to walk side-by-side; several members felt the majority of the trail should be wide enough to walk side-by-side. There is an area between two houses on Cushman Way where both perimeter drains empty onto Town property. Chair Hussey has suggested putting crushed stone over that area so people aren't walking through water and mud, adding a landscape fabric covered with wood chips. The landscape fabric would keep the wood chips from infiltrating into the stone, and the stone would allow the water to flow. (5) The brush pile will be burned. (6) The Planning Board decided where the trail entrance would be and the site plan has to be followed. (7) The Conservation Commission has not agreed to connect the trail to Thompson Brook. (8) Previously discussed. (9) The Selectmen have jurisdiction of who applies the chemical treatments to the invasive plants. If the Property Maintenance Supervisor feels it's a problem, he'll address it with the Selectmen, and the Conservation Commission can revisit trail maintenance. (10) The Police Department and NH Fish & Game are responsible for ensuring the trail is not used by motorized vehicles. J. Fredericks added that signage needed to be in place and abutters aware. (11) Previously discussed. (12) Fish & Game will be contacted once the trail is complete to install warning signs for hunters.

L. Byergo voiced her concerns about the invasive species. B. Bilodeau suggested using volunteers to help control them. The Property Maintenance Supervisor is only spraying them at this time. L. Byergo stated that if funding is available, someone from the Rockingham County Conservation District may be able to help get the invasive species under control, and then it could be maintained by the Town. J. Fredericks agreed, adding that a one-time treatment would jump start the process. L. Byergo also suggested that Lenny Lord meet with the Selectmen about the importance of controlling the invasive species. K. Lucey added that with the magnitude of invasive species in that area, it will require a substantial effort.

3. Approval of Minutes: Wednesday, January 13, 2016

MOTION: J. Fredericks moved to approve the minutes as amended. Second – B. Bilodeau; all in favor.
MOTION CARRIED

4. Approval of Invoice

An amount of \$100 was allocated at the January meeting for printing of the handout for the Deliberative Session.

5. Other Business

L. Byergo reviewed the information from the New Hampshire Rivers Council. The Town has agreed to do water sampling from 2016 through 2018. As they move ahead with the grant to do a management plan for the Winnicut River, hydrologists and other experts will be reviewing the data as well as data from Fish & Game and DES. They will be able to help identify “hot spots” in the Winnicut River. It was suggested another testing point be added on Norton Brook and Packer Brook (located near Target). L. Byergo will be speaking with the Town Administrator and Ted Walsh, Volunteer River Assessment Program, regarding funding. Thompson Brook was not sampled last year; Winnicut River downstream hasn’t been sampled in the last three years. There is funding available through the Town and VRAP to do four sites; DES is focusing on the larger watershed management grant. If more money becomes available, more sites can be done.

6. Adjournment

MOTION: *J. Fredericks moved to adjourn at 8:15 p.m. Second – B. Bilodeau; all in favor. MOTION CARRIED*

NEXT MEETING

Wednesday, March 09, 2016 – 7:00 p.m., Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: Wednesday, May 11, 2016