



CONSERVATION COMMISSION
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MINUTES OF THE CONSERVATION COMMISSION

Wednesday, November 09, 2022 – 6:30 p.m. – Town Hall Conference Room

Members Present: Kathleen Babin-Johnson, Laura Byergo (by phone), Chip Hussey, Joe Fedora, Lloyd Ziel, Stephan Toth (Alternate)

Late Arrival: Bill Bilodeau

Members Absent: Brad Lajoie

L. Ziel opened the Conservation Commission meeting at 6:30 p.m. He announced a quorum was present and the meeting was being recorded and live-streamed. Roll call attendance: K. Babin-Johnson, present; L. Byergo, present; C. Hussey, present; J. Fedora, present; S. Toth, present; L. Ziel, present.

1. Conditional Use Permit: 69 Tide Mill Road (Map R17, 65 – Commercial District A)

Owner: River Tweed Properties, LLC

Applicant: Sarah Greenshields, Little Tree Education

The owner and applicant are proposing a mixed-use site to include the existing building as an office with studio apartments above. Also proposed is a 4,226 square foot, two-story school and two 1,200 square foot multi-family buildings.

Paige Libbey, Jones and Beach Engineers, and Sarah Greenshields, Little Tree Education and property owner, were present. Plan revisions have been made since their last meeting with the Conservation Commission. Changes were made based on comments from the Conservation Commission, Planning Board and Altus Engineering. The impervious coverage calculation was added as requested by the Conservation Commission; a liner along the bottom of the bioretention area to prevent intrusion of ground water and conservation seed mix into the wetland buffer area have also been added. P. Libbey noted that the circular loop has been changed to one way based on comments from Altus Engineering and the Planning Board. That allowed the aisle to be narrowed and pulled the impervious away from the wetland buffer and reduced the buffer impacts by approximately 600 square feet. The walkway was also pulled away from the wetland buffer. It is still in the buffer; the impacts have been reduced.

J. Fedora noted that B. Bilodeau had joined the meeting.

Responding to a comment from C. Hussey, P. Libbey explained that the crosshatch symbol indicates an erosion control blanket which will be used on a steeper slope and allows vegetation to grow. The hatch that looks like stone is riprap for the stormwater pond. J. Fedora asked for clarification on the liner: was it added or extended higher. P. Libbey responded that it was there, they extended it into the filter course (approximately 18 inches). If ground water was to rise, it would be unable to access the system. J. Fedora asked the net effect of nitrogen and other elements from the project flowing into the wetlands. P. Libbey explained that is not a requirement and was not done. She continued that in the existing conditions all the impervious surface (building, parking lot behind the building) flows into the brook. They were able to capture that with the proposed stormwater management system, pavement and curbing for the proposed project. The drainage from Tide Mill Road has been included in the

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proposed stormwater system as well as the existing building that had not been treated. P. Libbey stated it could be a net decrease; that calculation was not available. They are capturing all the impervious. There is a higher treatment capacity than what currently exists.

S. Toth questioned the location of the snow disposal area. P. Libbey explained that when the snow melted, it would melt back onto the pavement and into the catch basins; it would be treated. S. Toth stated that he has done some research and found that stormwater treatment does not get rid of the salt concentration; it was a failure throughout the country. He mentioned 'reverse osmosis' that could potentially treat the problem. He asked if it was feasible to implement that on a smaller scale for this project. P. Libbey stated they had not investigated that; she had not heard of using reverse osmosis with stormwater or snow piles. S. Toth commented it could be used to get rid of the salt concentrations, so it does not flow into the stream and create issues with local wildlife or have it become too toxic for them to exist. P. Libbey was not sure how the snow melt would be captured. She was aware of the Green Snow Pro program which local snowplow contractors are often a member of. S. Greenshields added they use a lot of sunflower seeds; the black on the seeds attracts the sun and retains heat in the cavity of the shell. She noted that they follow the snow cancellation schedule of the public schools. Responding to J. Fedora, it was noted the Town plows to the entrance of the Weeks Brick House and turns around at 69 Tide Mill Road.

J. Fedora stated that the main items that stood out in comments from Altus Engineering were septic issues as well as potential run-off in certain circumstances. P. Libbey responded that they have addressed Altus Engineering's concerns. They have done nine additional test pits across the site, resulting in better test pits than the original ones. Altus Engineering witnessed the test pits.

J. Fedora questioned a comment from Altus Engineering regarding erosion in a sensitive wetland area. P. Libbey explained that the location was the farthest north section of the stormwater pond where it is outletting. Altus Engineering's concern was that the pipe was outletting parallel with the ground slope and would concentrate, causing erosion in that area. They added a level spreader (a berm that allows the runoff to spread out and flood over the berm, so it is distributed rather than concentrated). The level spreader is basically a hole in the ground with a berm on one side, allowing the runoff to accumulate in the hole and then flood over the berm.

J. Fedora also questioned the comment regarding the flow from one catch basin to another. P. Libbey explained that was an engineering modeling issue within their HydroCAD software used to model drainage: the outlet and rim of the catch basin must be modeled. Altus Engineering wanted it modeled in a different way. It did not have any effect on the drainage or design.

It was noted that Altus Engineering's comments included areas in the Zoning Ordinance. Members were reminded that their review was the request for a Conditional Use Permit. P. Libbey, responding to S. Toth, explained that the comment regarding the rain garden was a modeling issue. She further explained that many of the items under 'Drainage Analysis' referred to drainage modeling.

L. Byergo questioned the drain off from the school building and duplexes. On the bottom right of the school building, there is a roof drain. It looks like it comes down at the 50-foot marker and has a clean out, and questioned how that was being handled. L. Byergo did not see any roof drain on the duplexes and questioned how the runoff was being handled. P. Libbey explained that the drain on the school building ties into the drain 'YD7' at the corner of the school, outletting into the pond; it must be treated as part of the Town requirements. The roof is sloped to a better system and will outlet to that. P. Libbey further explained that the roofs on the duplexes will be similar to a standard residential roof. They were not sure if they would use gutters. In the stormwater model it was designed so the front of the roofs would flow onto the pavement and into the pond; the back would sheet flow onto the ground.

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Roof runoff from a residential structure is considered clean runoff by the State standard and does not need to be treated. The duplex is approximately 100 feet from the wetland edge and an additional 50 feet from the buffer. There is an added capacity to drain through the grass and woods before reaching the wetland, which is its own method of treatment. L. Byergo questioned P. Libbey's comment that the ground there was not good for infiltration. P. Libbey clarified that the soils have a high-water table and are high clay; they are not great to infiltrate stormwater. The bioretention system will be lined because the groundwater is high. When they design a gravel drip edge, it will be a few feet deep to allow stormwater to flow into it and then infiltrate into the ground.

Responding to a question from L. Byergo, S. Greenshields stated that sunflower seeds would be used in the parking lot. L. Byergo confirmed it would be a very low salt use area. L. Byergo questioned what they were doing with the nitrogen and phosphates from the stormwater and septic systems that are not treated and are affecting the ecological balance of Great Bay. They would be contributing to that, but not much can be done at this point.

Responding to S. Toth's question regarding French drains, P. Libbey explained that foundation drains are very typical on almost every structure. They do not have a geo-technical design currently. A geo-technical study will be done, and a foundation drain will probably be recommended. There will not be a basement; the building will be structured so the first floor will be at grade on the lower side. Access to the second floor will be from the higher side of the site. P. Libbey noted there will be a 4-foot frost wall. The roof will be sloped and guttered; runoff will be piped to the proposed pond.

MOTION: C. Hussey moved to recommend that the Planning Board approve the Conditional Use Permit for 69 Tide Mill Road. Second – J. Fedora; roll call vote: K. Babin-Johnson, no; B. Bilodeau – no; L. Byergo, yes; C. Hussey, yes; J. Fedora, yes; S. Toth, yes; L. Ziel, yes. Five in favor, two against (K. Babin-Johnson, B. Bilodeau). MOTION CARRIED

2. Old Business

Emery Lane: This project has been continued to the December meeting.

Trail Clean Up: C. Hussey updated members that they are looking at December for trail clean up. C. Hussey and B. Lajoie were hoping to enlist a Selectman to bring the Town truck to the site to be used to take debris to the Transfer Station. J. Fedora suggested that if the weather did not cooperate in December, clean up could be pushed to January.

Trail Mowing: L. Byergo updated members that Dave Martin was not going to be able to do the mowing. C. Hussey stated that he was interested in having the trails mowed. He has received numerous complaints about the condition of the trails. C. Hussey added that there are people who have equipment small enough to mow the trails. J. Fedora clarified they would go up Liberty Hill, make the turn and go up as far as the wood line. C. Hussey thought they may be able to go closer to bog bridges, depending on the equipment used. There was a brief discussion about the possibility of enlisting volunteers; C. Hussey noted that the equipment was expensive to operate.

Natural Resources Inventory: L. Byergo stated she should have at least two proposals. An RFP has been sent to five people; two have confirmed they were sending a proposal.

Banners: C. Hussey updated members that there is not enough money available from the 300th Anniversary for banners. The approximate cost is \$1,500. L. Ziel noted there is education money available in the budget that needs to be spent by the end of December.

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NH Association of Conservation Commissions Annual Conference: L. Byergo and S. Toth attended the NHACC Conference. There will be another conference in Portsmouth on Monday, November 14th and Tuesday, November 15th.

GPS: C. Hussey noted that the Town owns a GPS. L. Byergo has picked up the GPS, which is an older version, and given it to B. Lajoie to test. The Town Administrator was unsure if it worked. K. Babin-Johnson noted that the GPS from UNH was also an older unit and did not work.

Trash Removal: K. Babin-Johnson updated members that B. Lajoie will be picking up trash on Breakfast Hill Road when they remove debris from Thompson Brook Trail.

Coakley Meeting: L. Ziel reminded members there would be an EPA/NHDES meeting on Monday, November 14th at Bethany Church.

Easement Process: L. Byergo stated that the Fall Way Easement process still had to be addressed. L. Ziel noted that L. Byergo has put together a structure for how easements are mitigated: who notifies the landowner, where does it come from, etc. Further discussion was continued to the next meeting. C. Hussey asked it to be sent to members before the meeting.

3. New Business

Mowing RFP: C. Hussey continued that he would like to send out an RFP for next year to have someone contracted to mow. The contract would include mowing the field and trails and he would like to have the RFP's sent out in February. C. Hussey will contact L. Byergo.

Green Snow Pro Program: S. Toth mentioned the UNH T2 program. They offer a free program for plow drivers. C. Hussey stated that the Town requires their contractor to be certified. He suggested that the Conservation Commission require all developments to be Green Snow Pro certified. J. Fedora noted that the Planning Board has required the Tower Place development be Green Snow Pro certified.

Conservation Commission Resignation: J. Fedora stated that next month he will have served on the Conservation Commission for four years. He will be stepping down from the Conservation Commission effective the end of the year. J. Fedora plans to help wherever and whenever possible.

4. Approval of Minutes

MOTION: J. Fedora moved to approve the minutes of Wednesday, October 12, 2022. Second – B. Bilodeau; roll call vote: K. Babin-Johnson - abstain; B. Bilodeau – yes; L. Byergo, yes; C. Hussey - abstain; J. Fedora, yes; S. Toth, yes; L. Ziel, yes. Five in favor, two abstained (K. Babin-Johnson, C. Hussey).
MOTION CARRIED

5. Adjournment

MOTION: B. Bilodeau moved to adjourn at 7:38 p.m. Second – C. Hussey; roll call vote: K. Babin-Johnson - yes; B. Bilodeau – yes; L. Byergo, yes; C. Hussey - yes; J. Fedora, yes; S. Toth, yes; L. Ziel, yes. All in favor. MOTION CARRIED

NEXT MEETING

Wednesday, December 14, 2022 – 6:30 p.m., Town Hall Conference Room

Submitted By: Charlotte Hussey, Administrative Assistant