

HILLSBOROUGH CONSERVATION COMMISSION

January 24, 2013
Approved Minutes

Present:

Commissioners: Brett Cherrington, Chair; Linda White, Vice Chair; Terry Yeaton; Tom Fournier;

John P. Segedy, Recording Secretary
Robyn Payson, Planning Director

Doug Parker, Hillsborough Night Riders
Mike Black, Saxon Partners

Chair Brett Cherrington called the meeting to order at 7:12 pm.

Public Business

Michael Black explained that he wanted to address the Commission to tell them about his project – Weatherstone Crossing and hear any concerns they may have. He described the project as about 250,000 square feet of retail and 85 residential units. Mike Black said he had 80 acres of open space in the plan.

Brett Cherrington asked if the green space was for the cluster development.

Mike Black said he didn't know. He said they had more (space) than is needed.

Linda White asked what he planned to do with the soil from excavation.

Michael Black answered that he would be moving and using it on site but not removing it.

Mike Black pointed out the wetland area with the three vernal pools on the plans.

Linda White asked about the stream.

Mike Black pointed out the North Branch River and Beard Brook saying that was the only 'stream'

Brett Cherrington asked about Shoreland Protection.

Mike Black showed on the plans the 250' line marking the setback. He said the only thing within the zone was roadway.

Brett Cherrington asked how the runoff from all of the impervious surfaces that was being created would be dealt with.

Mike Black answered that runoff is required to be kept on site. He said he would be putting in drainage ponds. Upon inquiry from Linda White, Mike Black pointed out on the plans the locations for the drainage ponds. He said if he needs more drainage he would use some underground ponds.

Linda White asked if he was considering permeable paving.

Mike Black said he was familiar with the product but did not think this would be a good site to use it because of the soil type and drainage.

Terry Yeaton asked about the snowmobile trail that crossed the site. He said that the snowmobile club would like to see it stay.

Mike Black said he would work with the club and perhaps they could move the trail on the site if necessary.

Terry Yeaton suggested that the proposed restaurant on the site might become a destination for snowmobiles.

Doug Parker showed where the trail was on the plans. He provided maps, literature and contact information for the club to Mike Black.

There was further discussion of the trail.

There was discussion of wildlife corridors.

Linda White asked if mitigation had been considered.

Mike Black said that if any was needed he had plenty of space available as the two back lots will be put under conservation.

Brett Cherrington asked if Mike Black had contacted the Contoocook and North Branch Rivers Local Advisory Committee (CNBRLAC).

Mike Black answered no.

Brett Cherrington suggested he do so and provided contact information to Mike Black.

Tom Fournier asked about landscaping.

Mike Black said he would do so as needed and meeting the towns requirements.

Brett Cherrington asked about a report from Mark West about the property.

Mike Black said he has looked and doesn't have a report. He doesn't know if Mark has a report, but that he will ask him and if he does will get it.

Brett Cherrington said he would personally like to see the project shifted away from the river.

John Segedy asked about the lighting. He noted that the plans specified that the lighting would be dark sky compliant which he said was good but he was concerned about the sign lighting and whether that would be also.

Mike Black said he would follow the towns regulations.

Brett Cherrington suggested that it would be preferable, especially for a project this size, for the construction of the buildings to be as environmentally friendly as possible, ideally LEEDS certified. He further suggested that all of the internal and external lighting be efficient LED lighting.

Mike Black said that most construction these days is of this type and that he was open to it and LED lighting technology.

John Segedy said he was also a little confused as to what the Master Plan allowed. He said that in the proposed conditions it talked about having to start and do substantial work on the road by a certain date to not lose the Master Plan approval, yet it had been said that further specific site plans were necessary before anything could be done.

Robyn Payson clarified that site plan approval would be necessary to work on the road.

Mike Black said that the road would be included in the site plan for the first building.

Minutes

1. January 10, 2013

A couple of changes were suggested.

Terry Yeaton moved: *To approve the minutes of January 10, 2013 as amended.*

Tom Fournier seconded. Motion passed 4-0

Correspondence

1. **Scott Gove** – Wetlands Permit Application to Department of Environmental Services (DES) – Patten Hill Road (M 9, L 19) - Brett Cherrington said while he had no specific problem with this application, he thought it was important to keep in mind the cumulative effect of many projects like this in areas like Emerald Lake. There was discussion.
2. **Society for the Protection of New Hampshire Forests (SPNHF)** – Request for Donation & Forest Notes Magazine
3. **Jacob Fournier** – Resignation from Commission. Chair Cherrington will notify the Selectboard.
4. **Selectman's Office** – Notification that Terry Yeaton's and Brett Cherrington's appointment were expiring and requesting if they wanted to be reappointed. Both indicated they would stay on. Chair Cherrington will notify the Selectboard.
5. **Anna Christie-Carnicella** – Request to answer survey for school project. Chair Cherrington will do so.
6. **Town of Hillsborough** – Monthly Expense Report – December 2012

Old Business

1. **Hope Thomas** – Linda White reported that she is willing to accept the Loon award. Linda White clarified per a question that had been raised that there is no secondary easement holder. Linda White reported that Five Rivers Conservation Trust will host a Snow Shoe Hike on the property on February 9, 2013.
2. **Loon Award** – John Segedy will handle getting the engraving done.
3. **Weatherstone Crossing** - Brett Cherrington said he believed that Mr. Black may be required to contact the CNRBRLAC. He thinks that they (the Committee) may have a Management Plan for the River Corridor. There was discussion by the Commission. Consensus was that Mr. Black had said he would contact them so that was good. Consensus of the Commission was that Mr. Black had done a nice presentation.

New Business

1. **PSNH Easement** – Brett Cherrington reported he had walked the Easement. Linda White provided him with a monitoring form which he will complete. There was discussion of the form. Consensus to review it as part of Document review at the next meeting.
2. **Town Meeting – NRI (Natural Resources Inventory)** – Brett Cherrington will follow up with Jeffrey Littleton.

Adjournment

Tom Fournier moved: *To adjourn.*

Terry Yeaton seconded. Motion passed 4-0 at 9:10 pm.

Respectfully Submitted:

John P. Segedy
Recording Secretary
Approved February 14, 2013