

Town of Newington, NH
CONSERVATION COMMISSION

Meeting Minutes, Thursday, September 14, 2017

Call to Order: Co-Chair Jane Hislop called the September 14, 2017 meeting at 6:35 p.m.

Present: Co-Chair Jane Hislop; Co-Chair Weiner; Commissioners Sandra Devin; Ann Morton; Alternate Jane Kendall and Town Planner, Gerald Coogan

Absent: Bill Murray

Public Guests: Alisha Busconi with KeyPoint Partners and Stephen Glowack, with RJ O'Connell and Associates

1) Mitigation and Conservation Easements

This item was delayed to take the following item first.

2) Review of landscaping plan for proposed **Pet Smart, located at the Crossings Mall, 45 Gosling Road, Tax Map 34, Lot 3.**

Stephen Glowack, Associate Principal with RJ O'Connell presented a landscape plan that he worked on with William Fleming Associates.

Mr. Glowack stated that their proposal was to create a landscape buffer on the sides of the building, do work on the slope to return it to its natural state after construction. He said they would plant winterberry, swamp azaleas, red maples, and balsam fir along with a restoration mix for a natural feel. He added that they would probably plant arborvitae, rhododendron, yew, iris and daylilies to establish a screen wall at the loading area, and plan cherry and zelkova trees in the parking area with a special seed mix in the drainage area in the center aisle.

Mr. Glowack said they would leave the larger existing trees in one area, but would prune and maintain them and enhance the area beneath with compact almond dogwoods.

Town of Newington, NH CONSERVATION COMMISSION

Meeting Minutes, Thursday, September 14, 2017

Alisha Busconi with KeyPoint Partners, property managers for the Crossings Mall stated that they were concerned with the survival for an end of season planting so they would only do selective plantings now and the rest in the spring.

Co-Chair Hislop asked if they would use water bags for the trees and Mr. Glowack replied that the plan included detailed notes about planting, mulching and watering for first year. Co-Chair Hislop stated that trees usually needed regular watering during the growing season for at least three years, especially during dry years so it was recommended to fill water gators at least once a week, which also saved labor.

Co-Chair Hislop asked if there would be dog activity areas. Alisha Busconi with KeyPoint Partners, property managers for the Crossings Mall replied that they would have "Oops" for dogs to relieve themselves. Mr. Glowack indicated the area on the plan and stated that picking up after pets would be encouraged.

Ms. Busconi noted that in addition to pet supplies, birds, fish, and other small animals, Pet Smart would also do animal adoptions.

Co-Chair Weiner asked if they were reducing the size of the parking lot and removing parking spaces for truck deliveries. Mr. Glowack replied that they were, but there was a surplus of parking in the first place.

Mr. Coogan asked if there was a maintenance plan and Mr. Glowack said there was a comprehensive storm water plan along with the operations and maintenance of the perimeter landscaping. Ms. Busconi commented that it was challenging to keep species alive without irrigation, but Piscataqua Landscaping, who did the site landscaping and snow removal guaranteed their work. She said they were also cognizant of wetlands, especially at the sides due to wet springs.

Commissioner Kendall asked what their plan was for snow storage and melt runoff. Mr. Glowack replied that they had to have a snow management plan. He said they were thinking that they might move the snow out of the back parking area and away from wetland areas. Ms. Busconi added that snow was stored in four quadrants of the parking lot, moved it if got too high, and then trucked out if it reached as high as half way up the light pole.

Jane Kendall moved to recommend the landscaping plan as presented for proposed Pet Smart, located at the Crossings Mall, 45 Gosling Road, Tax Map 34, Lot 3. Jim Weiner seconded the motion and all were in favor.

Town of Newington, NH
CONSERVATION COMMISSION

Meeting Minutes, Thursday, September 14, 2017

1) Mitigation and Conservation Easements

- a) Regarding purchase and sale agreement for conservation easement proposal on **John and Meg Ripley's property** located at 50 Old Post Road, Map 17, Lot 15

This item was delayed to take the following item first.

Mr. Coogan stated that he spoke with Town counsel, Attorney John Ratigan who was interested in completing the language for public access to the easement. He said public access was a requirement, but it was not necessary to advertise. Co-Chair Hislop commented that she understood the Ripley's interest in needing to know when anyone accessed their easement so they wouldn't be taken by surprise.

Mr. Coogan informed the Commission that the site evaluation committee for Eversource's transmission expansion "Reliability" project still needed to be approved by the FCC and had been pushed back to 2018.

b) Carter's Rock Conservation Easement Restoration

Co-Chair Weiner said he recently went down to Carter's Rock and talked with the abutter's son, Paul Pickering to inform the family that the Town crew would be removing the fireplace, mowing the lawn and putting a new sign up. Co-Chair Weiner stated that Mr. Pickering told him he didn't want anyone there.

Commissioner Ann Morton asked if there had been any discussion about the canoes stored near the rock or the fence that obstructed access to the rock. Co-Chair Weiner replied that the work crew would determine if they could create a safe walk and how far the fence could go down.

Co-Chair Weiner said there was a slope going down to water that might make access prohibitive. Co-Chair Hislop commented that there was a location in Maine that had a rail along the walk down to the water that was inexpensive and worked very well.

Co-Chair Hislop stated that she knew that the late Kenny Pickering, Sr. had filled along the shore line. Co-Chair Weiner said he mentioned it, but Paul Pickering denied there was any fill so he informed him that DES would be called to follow up.

Mr. Coogan stated that a discussion of work on Carter's Rock was on the next agenda for the Board of Selectmen's meeting.

Commissioner Kendall commented that the Commission had numerous conversations about checking the survey regarding encroachment on Carter's Rock and the Commission had even made motions in the last meeting and previous meetings to ask that the Board of Selectmen send a letter to property owner, Barbara Pickering to inform her and the family that the Town owned the property and would be upgrading

Town of Newington, NH CONSERVATION COMMISSION

Meeting Minutes, Thursday, September 14, 2017

and maintaining it. Co-Chair Hislop said a letter should also go out to the other abutters, Becky and Denis St. Germain.

Jane Hislop moved to have the Board of Selectmen write a letter informing Carter's Rock abutters, Barbara Pickering and Becky and Denis St. Germain that the Town would be maintaining Carter's Rock and referencing the surveyed boundary. Jane Kendall seconded the motion and all were in favor.

3) Conservation Grant Proposals: NH Moose Conservation License Plate Grant Application proposal for Fox Point shoreline erosion control

Co-Chair Weiner said he spoke with Planning Board Chair Denis Hebert about getting something in writing regarding the State's rights from the water to be sure that they didn't have strings attached to Fox Point. Mr. Coogan said he called administration who said public access was not required to receive the funding and could be limited to Newington residents only.

Mr. Coogan stated that Tighe and Bond Engineers doing the design would have to buy off on the State's design and so they would have to review the contract further once it was received to see if it was acceptable.

Mr. Coogan went on to say that a DES permit would be required and that some work would need to be done by barge on one side and the other side could be done with truck with a cost around \$5,000 to install rip-rap and rocks to stabilize the erosion on the westerly side of the point.

Mr. Coogan said matching funds wouldn't be required, but it would help the application and success with this grant could lead to other grant opportunities.

4) Wetland Permit Applications: Eversource permit application for Tax Map 28, Lot 4

Mr. Coogan stated that he received a letter from Eversource's project manager, but he didn't provide any reason so he might return at another time. He said Eversource was selling their energy generation plant, but hadn't cleaned out the silt by the outtake in decades.

Mr. Coogan left at this point in the meeting.

5) Community Education Outreach: Demonstration and Display of Invasive Species at Saturday, September 16, 2017 SeptemberFest by Lisa Graichen, Climate Adaption Program Coordinator with UNH Cooperative Extension and NH SeaGrant

Chair Hislop contacted the Recreation Committee for permission to put up a display table at the annual SeptemberFest gathering at Fox Point on Saturday, September 16, 2017 from 4 p.m. to 5 pm.

Town of Newington, NH
CONSERVATION COMMISSION

Meeting Minutes, Thursday, September 14, 2017

Co-Chair Hislop said she got handouts from the U.S. Forest Service, along with coloring samples of invasive species for kids and Ms. Graichen dropped artificial samples of wild garlic, loosestrife, and mustard.

6) Pease Development Authority (PDA) Tree Clearing and Planting Proposal

Co-Chair Weiner stated that Board of Selectmen Chair, Jan Stuart informed him that the Town was paying for an independent forester, Michael Powers of Bay State Forestry to look at the planting area off McIntyre Road on Friday, September 15, 2017 at 11 a.m.

Co-Chair Weiner stated that he didn't feel that the PDA had provided the Town with enough information or consideration before going forward with their final decision.

Co-Chair Weiner asked where he could access the PDA Minutes and Commissioner Kendall said she believed all the meetings were open to the public, thoroughly reported and posted on their website.

7) Correspondence:

- a) NHDES letter to **John Emery** regarding removal of dwelling at his property located at 170 Fabyan Point Road, Tax Map 50, Lot #2

Commissioners discussed the recent DES notice regarding the demolition of the dwelling without a permit and after both the Conservation Commission had granted a wetlands permit and the Zoning Board of Adjustment had granted a variance for decking.

Chair Hislop asked if the Commission should contact David Price and Commissioner Kendall replied that the notice had been included in the packet, but the Commission had not received any further guidance from the building inspector or town planner, but DES was aware and had issued the notice.

Announcements: NH Association of Conservation Commissions Annual Meeting and Conference to be held on Saturday, November 4, 2017 from 8 a.m. to 3:30 p.m. at Pembroke Academy, 209 Academy Road, Pembroke, NH.

Minutes: *Sandy Devins moved to approve the Minutes for the August 10, 2017 meeting. Ann Morton seconded, and all were in favor.*

Adjournment: *The meeting adjourned at 7:40 p.m.*

Town of Newington, NH
CONSERVATION COMMISSION

Meeting Minutes, Thursday, September 14, 2017

Next Meeting: Thursday, October 12, 2017

**Respectfully
Submitted by:** Jane K. Kendall, Recording Secretary

These Minutes were approved and adopted at the October 12, 2017 Conservation Commission Meeting.