**Present:** Marge Badois, Chair; Gene Harrington, Vice Chair; Deb Lievens, member; Dave Heafey, member; Bob Maxwell, member; Tiffani Macarelli, member; Mike Speltz, alternate member

**Absent:** Susan Malouin, member; Jim Leary, alternate member

**Also present:** Michael Bazegian, GIS Manager/Comprehensive Planner

M. Badois called the meeting to order at 7:30 p.m. She announced that M. Speltz will vote for S. Malouin.

**Site Plan Application – 43 Harvey Road – Map 14 Lot 12**

Jordan Young of Atlantic Civil Engineering appeared before the Commission. The 1,913 square-foot home on this property is located in an Industrial II zone. The applicant plans to change this into a commercial building for his business. No customers will be onsite; only employee vehicles during the day and work vehicles at night will be parked. Three variances have been approved for vehicle storage and due to being inside the front setback. The existing septic system will be removed, and they will need to go through the wetlands to tie into the sewer service. There will be a temporary impact to 2,803 square feet of the wetlands. They will obtain a dredge and fill permit from DES.

D. Lievens asked about parking. J. Young said they propose 54 parking spaces. By year five, more employees will be hired and all spaces will be filled. Approximately one-quarter of the employees work offsite.

The Commission verified that the wetlands will be returned to their original condition. J. Young said the Conservation Commission likes to suggest the types of plants. He said they would propose native semi-submerged plants.

D. Lievens asked about snow storage. J. Young said they have not gone through DRC yet, but it would be at the east of the parking area, away from the buffer.

D. Lievens asked how the detention basin will handle stormwater runoff. J. Young said it will meet state requirements for treating both winter and summer stormwater runoff. M. Badois asked how the runoff will get to the basin and J. Young described the draining plan.

M. Speltz asked if they would be amenable to placing a condition on the plan that winter treatment would be sand only, to avoid the soil being impacted by salt. J. Young said he does not believe this is necessary, since the salt will be treated by the stormwater system. The Commission disagreed with this statement. J. Young said they are amenable to making this a condition. M. Bazegian agreed the Planning Board can attach this as a condition to the approval.

G. Harrington noted if the snow is pushed uphill into the 15' landscape buffer, it will drain across the parking lot as it melts and then freeze. B. Maxwell added any plantings in the buffer will be killed.

M. Speltz asked if two entrances are required. J. Young said this will relieve traffic issues.

G. Harrington noted that signs will be needed along the edge of the buffer. J. Young said this will be part of the construction plan set.

D. Lievens said too much is being crammed into this lot.

J. Young said the majority of this site is unusable, so the property owner is limited as to what he can do. It is not valuable land, due to being surrounded by commercial properties. He said the proposal meets all Town requirements and will meet state requirements. He said having only 20 parking spaces is not realistic for the long-term use of the property. M. Badois said they are forcing the land to fit the building instead of designing the building to fit the land.

B. Maxwell noted if the number of parking spaces were increased gradually, instead of installing 54 at the outset, less salt would be needed. M. Speltz noted that minimizing the impervious surface would be a cost advantage to the property owner and a benefit to the wetland. J. Young said the basin is sized to this amount of impervious surface.

The Commission's comments were as follows:

* show snow storage
* show buffer signs
* do not allow salt on the parking area.

**Site Plan Application – Village at Technology Mill – Map 17 Lot 55**

The civil engineer appeared before the Commission to present a Planned Unit Development (PUD). One of the primary elements of this project is co-location of wage-based rent-controlled housing and manufacturing use. M. Speltz asked if the owner could deny non-employees housing and the answer was no. However, employees would have the first opportunity to reside there.

He described the proposed project, which will include a general retail store, childcare center, community building, gazebo, dog park, child park, and basketball court. The residential zone will be comprised of nine primarily four-story buildings for a total of 439 units.

The plan includes a two-story 60,000 square foot manufacturing building (30,000 square feet on each level), which would be the initial location of Envision Technology, and a secondary manufacturing building. A 152,000 square foot Envision building is planned, which will include a two-story addition and a parking deck. There will be a one-story 5,000 square foot office building that will house the Solinsky Foundation and a 20,000 square foot manufacturing building also planned for future development.

They have applied for a minimum impact expedited permit for 950 square feet of wetlands. This is an artificial wetland that cannot be avoided. There are large wetlands onsite that will be avoided.

The Natural Heritage Bureau data check found species of interest on the property. They will work with New Hampshire Fish & Game to determine how to minimize the impact to the habitat. They have requested an impact classification adjustment from a major impact permit. A wildlife habitat assessment has been completed. Forty acres will be left in a natural state.

He noted the PUD allows for deviations from the zoning ordinance and site plan regulations, including the alteration of terrain requirements, which supersede the Town drainage requirements. He described the stormwater management system.

He said it is essentially street parking, which allows snow to be removed to an appropriate area. Greenspaces have been included. He described the planned methods to reduce the application of chloride. There will be solar panels located on all residential structures and manufacturing facilities.

D. Lievens asked if any additional businesses might be located on the property. The engineer noted that there could be changes to the proposed uses, but no additional businesses will be added.

G. Harrington asked if there will be a sidewalk from the parking lot to the two-story manufacturing building and the engineer said there will be.

M. Speltz asked why a national standard for stormwater management was used instead of the Town's. The engineer explained the benefits.

M. Speltz asked for a summary of the discussions with Fish & Game. The engineer said they have submitted the request for the impact classification adjustment. However, Fish & Game are busy, so the dialogue has not been had. They have an expectation of what their comments will be, as a result of past experience.

M. Speltz asked how they plan to manage the wildlife corridor that runs through the project. The engineer described their wildlife action plan. He noted they will be creating habitat where possible. M. Speltz asked if they could work with Fish & Game to improve wildlife passage through the site and the engineer agreed they would do this.

M. Speltz reiterated his concern about housing being available for employees. The engineer acknowledged his concern and noted the business model is outside the purview of the Conservation Commission.

G. Harrington asked if they will be applying for federal grants. The engineer said not to his knowledge, but he would have to review this with the applicant.

The engineer asked if there were specific concerns relative to the wetland impact and the avoidance and minimization strategy. D. Lievens explained they would need to do a site walk, although the impacted area is very small.

The Commission's comments were as follows:

* If the applicant obtains a minimum impact expedited permit, at least two members of the Commission would need to visit the site.

**Site Plan Application – Liberty Gas Meter & Regulation Station – 104 Harvey Road – Map 14 Lot 12**

Brian Frost, lead gas engineer for Liberty Utilities, appeared before the Commission. Keach-Nordstrom is the land development/civil engineer. He explained the project, which is to construct a gas meter and regulation station. There is a feeder pipe that runs from Sanborn Road to the Granite Ridge Power Plant that does not serve customers. They intend to install the facility to reduce the pressure of the natural gas so that the pipe can serve the customers and provide a supply point. There are no wetlands on the site.

He described the stormwater management system and planned parking spaces. It will not be a manned site; however, it will be monitored remotely and visited monthly. They would plow the site as needed.

He explained there is a gas line in a corridor to the north and a pipe in the road in front of the building.

M. Speltz asked about the location of the chain-link fence. B. Frost said the fence will enclose the developed area for security. G. Harrington asked how close this is to the rail trail. B. Frost said the rail trail turns before this site. He believes it is at least 200 feet from the rail trail and noted there is a lot of tree growth.

The Commission had no comments.

**Old Business**

**Scobie Pond Boat Launch**

M. Badois said the boat launch for Scobie Pond was approved in December 2023. The dock installer said it would be better to wait until spring. However, they will need a purchase order or a 50% deposit. She asked him to submit an invoice for the deposit and she has not received it. She explained the grant is a reimbursement grant, so they will need to spend the funds and then be reimbursed. She said this is a floating dock that can remain in the water over winter.

M. Badois said she will work on a letter for the residents on Brewster Road, notifying them of this project.

**Musquash Parking Area – Stantec**

M. Badois received a bill from Stantec for $1,692.50, which is within the amount approved in February 2022. She shared a copy of the wetlands permit application and site plan, and can email them to members if requested. She said the application has been difficult. It had to be renewed with the Natural Heritage Bureau, as it expired. The parking area by the kiosk will be eliminated, as the kiosk will be relocated.

**Beaver Removal**

The beaver expert says he has not seen the beavers repairing the dam. He removed three beavers at the cost of $750, which was below the approved amount.

**Merrill Closing**

M. Speltz reported everything is on track, but there are issues with the title. Hopefully it will take place by the end of February.

**Musquash Field Days**

M. Badois said some mountain bikers might stop by with bikes and do a talk; however, they will not erect a tent. No special guests or entertainment is scheduled.

**Kendall Pond**

M. Badois reported that someone backed into the gate and dented it. Ranger Aprile will check with DPW and see if they can fix it.

**Approval of Minutes**

**January 9, 2024**

On line 110, change to, "Open Space Protection Fund." On line 25, change to, "should not be maintained as turf."

***B. Maxwell moved to approve the minutes from the January 9, 2024, meeting as amended. G. Harrington seconded the motion. A vote was taken, all were in favor except T. Macarelli and M. Speltz, who abstained. The motion passed 5-0-2.***

**Adjournment**

***G. Harrington moved to adjourn the meeting. D. Lievens seconded the motion. A vote was taken, all were in favor. The motion passed unanimously.***

The meeting was adjourned at 8:58 p.m.

Respectfully submitted,

Beth Hanggeli

Recording Secretary