

**Town of Bristol
Conservation Commission
Wednesday, January 15, 2014
Meeting Minutes**

Call to order: 7:03 PM - Commission Members Present: Mason Westfall, Janet Cote, Maureen McGuire, Sandra Heaney, and Carroll Brown, Jr. **Others Present:** Chris Nadeau, Nobis Engineering Inc., Scott Holman, Dollar General, Clay Dingman, Robin and Paul Fitzgerald, Kevin French, Fred Schneider, Susan Ruesch, Deborah Doe, and J. P. Morrison, Jr.

Minutes: Minutes of December 4, 2013 were approved.

Correspondence Review:

Planning Board, Zoning Board, Capital Improvements Committee and Historic District Commission agendas were received and reviewed for any upcoming projects or decisions that would warrant input or correspondence from the Conservation Commission.

Jan 7, 2014 email request from Taryn K. Dowling, T.J. Boyle Associates, LLC: Working for US DOE to assess impact of proposed Northern Pass Project to NH Scenic resources. Specific request for Scenic Overlay District and any public or private easements within Northern Pass right of way as proposed. No firm deadline, but report due in late Spring. Commission discussed possibility of Worthen easement as only possible known easement that could be affected. Janet explained that she had communicated this to Taryn and directed her to contact NH Forest Society and Lakes Region Conservation Trust for additional information. As for Scenic Overlay, Peaked Hill Road is designated as a scenic road, but there is no official Scenic Overlay Map to direct them too.

Jan 8, 2014 email from Christopher A. Guida, CSS, CWS, Fieldstone Land Consultants, PLLC: Preliminary contact to ascertain Conservation Commission input regarding Expedited Wetlands Permit to place a Dock at 501 Wulamet Road. He will be submitting this application soon so it will be expected possibly in February for review and comment by Commission.

NH Forest Society 2013 Monitoring Report – Worthen Easement, Peaked Hill Road: Forest Society as primary easement holder did aerial monitoring of the site and have not conducted ground or boundaries monitoring of easement since 2011.

New Business:

Dollar General Proposal - 215 Lake Street: Chris Nadeau of Nobis Engineering, Inc. presented an overview plan to the Commission outlining basic design, setbacks, proposed building location, parking area, green space areas for a 70'X130' (9,100 sq.ft.) Retail Space on proposed subdivided 2.28 acre lot currently part of original Lake Street approximately 4 acre lot owned by Fred Schneider of Fred's Auto Trends. The plan presented included contours, abutter information and outlined limits of Newfound River Flood Hazard Zone, a 50' Wetland Buffer, 250' Shoreland Protection Buffer and 50' Wetlands Setback. Discussion focused on setback concerns as building and loading, dumpster areas are located within the 50' Wetlands Setback, and a portion of the building proposed is locating within the 250' Shoreland Protection Buffer. The Commission members questioned Mr. Nadeau regarding 34 space parking area blacktop vs. porous pavement; culvert re-placement; re-siting building and loading/dumpster area outside setbacks and buffers; runoff; excavation areas, vegetation and erosion controls. Mr. Nadeau stated that the requirements of Dollar General would not allow for smaller building and the limits of the site would not allow for any different siting possibilities. Because this was a preliminary presentation to the Commission, Mr. Nadeau did not have more detail to present to the commission with regard to runoff calculations, building aesthetics, roof type etc. He did state that there would be drainage under parking lot and behind building in green space area within 50' Wetlands Setback though neither of these areas were specifically denoted on the plan presented. Mr. Nadeau explained that all State and Federal permits would be applied for and specific details would be part of these applications. Once the Commission's questions were answered, Chairperson Cote opened the floor for public comment or questions. Mr. Fred Schneider commented that the Flood Plain Zone boundaries were updated and changed in past years, so less of the site fell within this zone

now. Mr. J. P. Morrison, Jr. stated he felt this project with paving and site design would be better than the broken up parking lot it is currently. With no other comment or questions, the Commission stated it would discuss the proposal to send any concerns, comments or recommendations related to the Bristol Wetlands Zoning Ordinance to the Planning Board.

ACTION: The commission discussed that the project could be brought into compliance by re-siting or scaling down so that it is not within the wetland setbacks. Other Commission members cited language in the ordinance to address a clear recommendation in favor or against. Following discussion the Commission determined it did not have sufficient information to make a formal recommendation to the Planning Board as to the Wetlands Ordinance Special Permit for this project. Instead, the Commission opted to cite all its concerns in a communication to the Planning Board. The concerns cited were as follows: Protection of Wetlands by adherence and enforcement of Wetlands Ordinance

- Impact of considerable % of building located in the 50' Wetlands Setback
- Impact of considerable % of construction activity within 50' Wetlands Setback
- Impact Majority of loading zone falls within 50' Wetlands Setback
- Impact of Dumpsters located in 50' Wetlands Setback
- Mitigation of trucking and loading activities within 50' Wetlands Setback
- Impact of impervious paving proposed
- Lack of detailed Drainage plans
- Lack of information and supporting engineering data and calculations with regard to runoff, discharge
- Soil Scientist reports determining type and limits of actual wetlands
- Review of Federal and NH DES applications for Wetlands Permit, Shoreland Protection Permits etc.

Old Business:

Catterall Easement: The annual monitoring of the Catterall Easement was conducted in December by Carroll Brown, Jr., Sandra Healy and Janet Cote. Janet explained that they were able to walk the boundary along snow mobile trail, assess the progress made by owner Dr. Carlson with respect to clearing lower fields to open up view and continued observations made as they walked the roadside boundaries of the easement. Photos were taken and will be placed in the file. In discussion with Dr. Carlson, it was learned that a small family graveyard was being placed on the field across from the homestead and Dr. Carlson's brother would be buried there. The annual monitoring report was prepared and sent to NH Forest Society.

Plankey Spring: Maureen reported that the new plexi-glass had been placed in the Kiosk at the Spring. The commission is thankful for the anonymous donation of glass to repair this.

2014 Budget: Janet Cote explained that she presented an updated budget to the Select Board to include \$800 for the hiring of a Secretary to complete minutes and other tasks necessary for the Commission.

Wetlands Ordinance Update: Janet Cote stated that she was unable to fulfill the obligation to follow up with NH Municipal Association attorneys for language to get clarification and possible new language for the Wetlands Ordinance that would strengthen it so therefore it is most likely too late to get any new language to Zoning/Planning Board for action by ballot this March. The commission will work on this as a priority item in 2014 to be on the ballot for 2015.

Wild Meadows Wind Farm and Northern Pass: Janet reported that Iberdrola filed its Wild Meadows Wind Farm application with the NH Site Evaluation Committee in December. Alexandria and Danbury have voted not to support this project with plans to Intervene. Bridgewater and Hebron also will file to intervene. Bristol Select Board will also seek intervener status and is looking into combining efforts as abutter towns with Bridgewater and Hebron. A Northern Pass proposed route map was reviewed by the Commission.

Next Meeting: The next regular meeting of the Commission would have been February 5, 2014

Meeting adjourned 9:05 PM