



Town of Weare Conservation Commission

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Conservation Commission

Andy Fulton, Chairman
Patricia Myers, Secretary
Stephen Najjar
George Malette
Michael Dahlberg

CONSERVATION COMMISSION OCTOBER 14, 2009 MINUTES

PRESENT: Andy Fulton, Chairman; George Malette; Steve Najjar

GUESTS: Earl Sanford, Chris and Dick Peralt

I. CALL TO ORDER:

Chairman Andy Fulton called this meeting to order at 7:12 PM at the Weare Town Office Building.

II. MEETING MINUTES:

Reviewed and approved minutes of August 12, 2009 and September 9, 2009 as drafted. Steve Najjar motioned, George Malette seconded, all in favor.

III. PLANNING BOARD ISSUES:

1. RKG Carriage House, LLC – Site Plan Review, 50 B & B Lane, Map 411 / Lot 200

The Commission heard from Earl Sanford of Sanford Surveying and applicants Chris and Dick Peralt regarding a proposed petroleum bulk storage facility in an office park setting.

The site is currently operated by Pepin Poultry, who will remain for the balance of a 4-year lease. The bulk facility is proposed for the back of the property. Driveway areas are currently graveled. Paving and concrete pads are to be added. Secondary containment with double-walled above ground storage tanks is proposed. The proposal is for a facility smaller than Putnam Fuel's facility located across the road. Applicant is going to the Planning Board for expedited site review on October 22, 2009. The proposal is for storage of 54,000 gallons of primarily fuel oil in horizontal tanks with pumping from the top of the tanks.

Steve commented that the site plan should show the 25-foot wetland buffer and the 75-foot septic setback and should be stamped.

Dick Peralt commented that products stored may include fuel oil, diesel, off-road diesel, and kerosene. There would be no on-site sales and no public office. Fuel distribution trailers and trucks would be parked at the site.

Earl Sanford added that the site is located within the aquifer zone, but above ground storage is permitted. The tanks would not be under a roof, at least initially. Precipitation that accumulates within the concrete secondary containment structure can be pumped to the ground (storm water discharge to gravel) as long as there is no sheen. The existing building was constructed in 1994 and is essentially a garage. The applicant doesn't anticipate any full time occupant at the site office.

Steve referred to Article 29.10.3 of the Zoning Ordinance (p 40) regarding whether the discharge of storm water from the secondary containment would be compliant, making the point that it could be construed as detrimental to the aquifer.

Andy recommended that the applicant consider covering the tanks in a manner that would keep precipitation out of the secondary containment or treating the storm water as a precaution by pumping the discharge through a 55-gallon drum of granular activated carbon for polishing prior to discharge to the ground surface.

Additional concerns included the amount of impervious area shown on the plan (36%) versus the maximum 10% allowance in the aquifer zone. The plan should include a note indicating that the site is located in the aquifer zone.

2. *Re. High Rock at Daniels lake, Andy noted that the requested open space and corrective warranty deed document corrections had been made.*
3. *Andy noted that Chuck Bolton emailed regarding proposed changes to the Town cluster subdivision ordinance. The Commission did not have the full text of the proposed changes available and opted to invite Chuck to the next CC meeting to discuss the proposed changes.*
4. *Andy noted that Southern New Hampshire Planning Commission provided the Town a proposed aquifer and groundwater protection ordinance and that the issue is being advanced by a Planning Board subcommittee that is still holding meetings. The CC noted the recommendation without comment.*

IV. Wetlands / DES issues:

The following correspondence was noted without comment:

September 9, 2009, David Wilusz, File #2006-03017
September 19, 2009, Charles McLemam, File #2009-01996
September 24, 2009, Craig Francisco, File 2008-02537
September 30, 2009, Brook Shire, LLC, File #090820-057

V. Other:

1. Barry Wicklow of St. Anselm's College has expressed interest in plant studies at the Wood Family Forest. Mr. Wicklow was unable to attend the meeting.
2. The Commission signed Glenn Dubois' permit to trap the Wood Family Forest per conditional agreement accepted for several years now.
3. The Commission voted unanimously to readopt the proposed 2009 Commission budget for 2010 (Steve motioned and George seconded).
4. Andy noted that the Boy Scout campout in Felch Farm Town Forest was successfully held on October 10-11 without issue. Andy joined the group for the overnight portion.
5. The Commission noted without comment that Southern New Hampshire Planning Commission is preparing a Piscataquog Watershed Land Conservation Plan.
6. The Commission noted that the Pope wetland restoration project has been completed as reported to the DES by Tom Carr of Meridian Land Services.

7. The Commission noted without comment correspondence regarding Town eligibility for water supply land protection grants.
8. The Commission was contacted by science teacher Barb Beers regarding a John Stark High School senior interested in an ecology project. Though approving of the concept, no immediate projects were noted. Pat had emailed some thoughts but was unable to attend the meeting.
9. The Commission approved purchase of a Garmin GPSMAP 60 CSx gps unit from Cabela's for \$399.99 or less from the Commission annual budget. Andy agreed to contact Naomi regarding how to best make the purchase, and to pass the purchase information to her.
10. The Commission noted that the High Rock at Daniel's Lake restoration plan was completed, per Tom Carr's correspondence to DES.
11. The Commission noted that the DES Dam Bureau has work scheduled on the Perkins Pond Dam.
12. Steve noted that the closing for the second portion of the Hawke's CE is anticipated in the first week of March 2010.
13. Steve noted that the Felch Farm Town Forest harvest is scheduled to begin imminently.
14. Steve noted that he had recently discussed clearing brush from the Eastman Conservation Area meadow with Carl Knapp.
15. Steve noted that section 28.6.7 of the Town Zoning Ordinance is not being upheld. This is regarding wetland impacts and the requirement for both the CC and PB to determine that no significant impact is anticipated prior to project approval.
16. George noted that there was a trail walk at the Eastman Conservation Area last Saturday.

VI. ADJOURNMENT:

There being no further business before the commission Steve made the motion to adjourn. George seconded the motion. All voted yes. Andy adjourned the meeting at 9:10 pm.

Respectfully submitted,

Andrew Fulton
Weare Conservation Commission Chairman

cc: Town Clerk's Office,
BOS Office – Merry Rice
WCC Office files