

Chair Sam Demeritt opened the meeting at 7:05 PM. Other members in attendance were Cheryl Smith, Susan Mooney, and Dallas Huggins, Alternate, who was seated for Kristen Lamb. Deb Kimball arrived at 7:26 PM.

Guests were David Beati, BSC Group, Project Manager Concrete Products of Londonderry (aka Shea Concrete); George Saurman, Saurman Construction; Lauren Chase-Rowell, resident; and Tom Eid, Nottingham Trails Committee; Mark West, Wetland Scientist

The **Pledge of Allegiance** was recited.

**Announcements:** There were none.

**Planning Board Case # 22-007-SIT**, Shea Concrete, requesting approval to build a pre-cast concrete manufacturing facility, located at 160 Old Turnpike Road (NH Route 4) identified as Map 3, Lot 2-2. This would be an additional facility in addition to the one on site. Because of the Little River wetland complex and the significant natural history located on site, the Planning Board indicated to the applicant that an audience with the Commission was recommended. Mr. Beati showed plans and described details about the project. During the review Commission members asked questions or expressed concerns, indicated by “Q” in these minutes. Responses are denoted as “SC”

The new facility would not have a “high water usage” and would draw from an existing well. The Stormwater Pollution Prevention Plan (SWPPP) indicated that the Best Management Practices (BMP’s) exceed the threshold and satisfied the 50-year storm event requirements. Planned is a 50 ft wide concrete apron for a total of 36,000 ft<sup>2</sup> surrounding the building. The building would be 250ft X 90ft, for an additional “disturbance” of 22,500 ft<sup>2</sup>. The building would have 3,000 ft<sup>2</sup> of office space, the majority of the building would be for manufacturing the product.

Q: What will be the estimated water usage of the new facility?

SC: Current use is 400 gal/day; the new building would use 2500 gal/day.

Q: What is the additive added to the concrete mix? May the Commission have a copy of the MSDS sheet to review?

SC: Will provide MSDS sheet for the Commission.

SC: As of now, there is no assigned parking area, but will reassign parking closer to the new building.

Q: A concern re: salt usage to keep dust down and the possibility of oil leakage from vehicles that would pollute the groundwater.

SC: Will provide an updated parking area plan.

Q: Asked for clarification about the silo storage for the concrete mix of ingredients.

SC: The new silo would contain pre-mixed materials.

Q: What about berms to protect the wetlands from runoff?

SC: Erosion control will incorporate silt fences (socks) and bales.

SC: The gravel area will be used for material storage.

Q: Will there be berms?

SC: For rainwater capture? Yes, and the rainwater will be directed into level spreaders. The clean outs will be inspected and cleaned regularly. A fence buffer with planted trees is also planned.

Q: The CMA peer review noted that an Alteration of Terrain (AOT) will not be required since the total square footage disturbance will be less than the threshold for that permit.

Q: Concern about a timber cut during a time that would disturb nesting species. The area where the new building is planned is important wildlife habitat, including Blandings turtles. A request was made to delay the timber cut until October 1.

SC: "Would like to get in the foundation before winter".

Q: A concern was expressed re: future additional fragmentation of sensitive habitats within the two abutting properties that Shea also owns.

Q: A request for the applicant to follow Dark Skies recommendations. Lights on timers so not to disturb the night sky.

SC: Cameras on buildings work in the dark.

Q: A question about the new parking lot re: configuration and the use of asphalt (paving).

SC: Will submit revised plans to the Commission when they are available.

Mr. Beati and Mr. Saurman left at 7:44 PM.

**Invoice for Trails Committee:** Mr. Eid paid \$240.00 for the interpretative trail medallions and aluminum nails now located at the 24 stations along the Marsh Woods trail system. The aluminum green and white medallions were made by Portsmouth Sign. Mr. Eid also composed hard laminated copies of the interpretative trail and provided a mailbox affixed to the kiosk for them. There will be a public walk to celebrate this initiative on September 16. Mr. Eid has submitted the announcement for the Nottingham Newsletter.

It was moved by Mooney and seconded by Kimball to reimburse Mr. Eid \$240 for the interpretative trail expenses for Marsh Woods. All five (5) votes were in the affirmative.

Mr. Eid left at 7:53 PM.

**Planning Board Case #22-009-SUB located at 176 Steven Hill Road and known as Map 49, Lot 4. Stevens Hill Road is a scenic road.** The owners wish to subdivide the parent lot into two lots to allow for the construction of a new residence. Ms. Chase-Rowell is an abutter to this parcel. Ms. Rowell noted a wetlands violation of 2019-2020 when a driveway was constructed on the existing lot by dredging a wetland and installing a culvert that appears to be too small. Subsequently water runoff is directed onto their abutting property. NH DES Wetlands Bureau noted the violation on January 2021, accepted the restoration plan and directed that the area be restored by July 31, 2021. The restoration was not done. Ms. Chase-Rowell had documents and arial photos support her claim. She indicated that no driveway permit existed nor was there a permit for a wetlands crossing. She showed the Commission a Restoration Plan Approval letter from David Price, Compliance Specialist NH DES, to Robin and Anthony Comeau File # 2020-02408 that directed that the owners restore 1,444 ft2 of wetlands by July 31, 2021. Ms. Chase-Rowell also had a copy of the Commission minutes of February 14, 2022, when the applicants of 176 Stevens Hill Road attended the meeting to present a proposed wetland crossing for a two-lot subdivision.

Ms. Chase Rowell left at 8:44 PM.

It was moved by Mooney and seconded by Kimball that the Commission compose a letter to the Planning Board outlining the complete chronology of the wetland issue including the fact that there was a disconnect for the Commission between the previous wetland issue and the new wetland crossing proposal. The letter will indicate that the Commission requests that the wetland be restored before any forward movement on this case be assumed. All five (5) votes were in the affirmative.

**Planning Board Case # 22-002-SUB** from Concrete Products of Londonderry, requesting to create a four (4) lot subdivision located at 100 Smoke Street and identified as Map 11, Lot 3. The Planning Board directed that the applicant meets with the Commission because the parcel abuts the Little River, a NH Protected River per Chapter 483, RSA 483:15 I.(a)(5). Mr. Mark West represented Millennium Engineers, applicants. He visited the site where the sand pit is located along the front of the property in late May, early June and found no evidence of the area used as a turtle nesting site. There were no other concerns brought forward. The Commission voted to submit a letter to the Planning Board requesting to schedule a site walk for Board and Commission members. It was so moved by Smith and seconded by Huggins; all five (5) votes were in favor.

Mr. West left the meeting. Time not noted.

**Planning Board Case # 22-006-SUB** located at 64 Priest Road, a designated scenic road. The Commission reviewed the plans for the 2-lot subdivision and determined that there would be no disturbance of the stone wall nor the roadside trees. The existing driveway would serve both lots. There were no wetlands nor steep slopes of concern. It was moved by Smith and seconded by Kimball to write a letter to the Planning Board that the Commission approved the plan as presented. All five (5) votes were in favor.

#### **Correspondence:**

- To Mr. Eben Lewis, NH DES, from Joseph Foley, Chair Lamprey River Advisory Committee (LRAC) cc-ed to the Commission, File # 2022-01619, re: a communication from Tracie Sales, NH DES, that the project is located within a quarter mile corridor of the Pawtuckaway River, a NH Protected River, recommending that Kabota Trust replace the existing culvert with an open bottom bridge. Additionally, the LRAC recommended a restoration plan for the riparian disturbance following the Natural Heritage Bureau's (NHB) direction to include planting native species. The restoration to be completed by June 30, 2022. Additional points made were
  1. That materials reviewed After-The-Fact Wetlands Permit Application (reviewed by the Commission at a previous meeting) was unsigned and undated; the previous plan was dated 1-20-2021 and the NHB report was dated 5-24-2022. An AOT permit was reviewed for this site in November 2021;
  2. The applicant proposes to remove an unpermitted culvert and replace with an open bottom bridge 15ft by 25ft;
  3. The NHB review recommends planting seedlings at a higher density than proposed. NH Fish and game might wish to comment on the riparian restoration as well.
  4. Was the restoration completed by June 30, 2022?

- Proposed plan for Map 49, Lot 4 located at 176 Stevens Hill Road, owned by the Five C's Family Trust II.

Note: Ms. Huggins left at 9:37 PM.

Due to the lateness of the evening, it was decided to postpone the review of meeting minutes of June 13 and the Shea Concrete site walk of June 29, 2022.

It was moved by Kimball and seconded by Mooney to adjourn. All four (4) votes were in favor. The meeting was adjourned at 9:55 PM.

Respectfully submitted,

Susan P. Mooney, Secretary

These minutes were accepted as corrected at the meeting held on August 8, 2022.