



# Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

603 424-3531

Fax 603 424-1408

[www.merrimacknh.gov](http://www.merrimacknh.gov)

## **MERRIMACK CONSERVATION COMMISSION MONDAY, SEPTEMBER 12, 2022 MEETING MINUTES**

### **CALL TO ORDER -**

A Meeting of the Conservation Commission was called to order on Monday September 12, 2022 at 6:30 pm in the Memorial Room.

Steve Perkins, Chair, presided:

Members of the Commission Present:

Michael Drouin, Alternate Member  
Cynthia Glenn  
Andy Hunter  
Ellen Kolb  
David Trippett, Alternate Member  
Michael Boisvert, Vice -Chair  
Gage Perry  
Eric Starr

Members of the Commission Absent:

Gina Rosati, Alternate Member

Also Participating: Ethan Beals, Project Manager at Hayner Swanson of 3 Congress Street in Nashua, NH

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### **PUBLIC HEARINGS -** None

### **NEW BUSINESS -**

- **HHCI Properties, LLC (applicant/owner)** - Review for recommendations to the Planning Board regarding a Waiver of Full Site Plan to expand an existing parking area by 43 spaces and other associated site improvements. The parcel is located at 10 Al Paul Lane in the I-1 (Industrial), and Aquifer Conservation Districts. Tax Map 2D, Lot 004-05.

Mr. Beal's presented the project. He gave a brief overview of properties that are abutting 10 Al Paul Lane and shared that the parcel is approximately 6.2 acres. He continued that the property was originally developed in the late 1990's, it was a commercial office building. The property currently has a two-story 43,000 square foot building which is surrounded by parking

on all sides of the building. Access to the site is provided via a driveway curb cut going to Al Paul Lane and an access easement across Lot 4-6 which leads out to Manchester Street. The current property owner purchase the land in 2021 and runs a Licensed Practical Nurse (LPN) education business and rents out half of the building to other regular office space tenants. Prior to December 2021, there was an agreement for the tenants of the property to utilize the vacant parking lot on the adjacent property to the South. The agreement is set to expire in late September 2022 which creates the need for additional parking.

Mr. Beal's stated they are proposing to add 43 parking spaces to continue offering tenants flexible parking options at the site. 12 of the new parking spaces are proposed along the existing driveway out to Al Paul Lane, 9 parallel parking spaces are proposed to be placed behind the building, 8 spaces are proposed along the driveway connection to the access easement, and 14 spaces are proposed to be added to the shared driveway along the Southern property line.

Once completed, the site will have a total of 209 parking spaces. Other proposed site improvements are curbing, an additional accessible parking space, and minor drainage improvements. Mr. Beal's stated that as part of the Planning Board process, Hayner Swanson has agreed to add a note to the site plan noting that the use of salt and chemical de-icers is prohibited at the site. In regards to storm water, the existing site primarily drains to an existing storm water management North West of the site. They intend to continue utilizing the existing Storm Water basin to handle the runoff generated by the increase in impervious area generated on site.

In all, the 43 new proposed spaces will add approximately 8,085 feet of impervious area to the site. Based on the minor nature of this project in comparison to the whole site, an accounting for the total impervious surface area of the site, and a review of the original study for the basin, Hayner Swanson has found the basin to be adequate to handle the runoff generated by the parking expansion.

Chair Perkins questioned when the project would go before the Planning Board, Mr. Beal's stated it already had last Tuesday. Commissioner Perry asked if Mr. Beal's had the counts for the Storm Water runoff and requested a brief overview. Mr. Beal's stated the storm water basin was originally designed to handle runoff from Tax Map 2D, Lot 4-3 and had been projected to handle approximately 60% lot coverage for both Tax Map 2D, Lot 4-6 and Tax Map 2D Lot 4-5. Now that all three properties have been developed Hayner Swanson went back and reviewed the original numbers and found that today the lot coverage for both lots of around 53% leading to a CN-value of 61 which is significantly less than the original assumed CN-value of the development which was 74.

Chair Perkins asked if Mr. Beal's could show and explain the snow storage and removal plan. Mr. Beal's stated that this was one of the conditions identified by DPW staff as a current issue on site. His understanding from one of the DPW comments is that the current site contractor plows some of the snow out across Al Paul Lane onto the adjacent property. This will need to be addressed and Mr. Beal's stated he is happy to work with his client to amend the ongoing

snow operations. He noted that DPW staff also noticed that a few of the proposed parking spaces are in areas that were previously shown to be snow storage. This is another condition of Planning Board approval that will be worked on. New snow storage will be identified on site and a note will be added to the plan that once the snow storage is full, any additional snow will have to be trucked off site in a legal manner.

Vice-Chair Boisvert clarified that these conditions have not yet been met, Mr. Beal's stated this was correct, they were the conditions staff identified that Hayner Swanson will be working to complete before Final Plans. Discussion also covered forestry/landscaping plans. Mr. Beal's stated that all four areas identified to add the proposed parking spaces are all grassy, flat areas. They are not proposing to remove any vegetation, other than grass, or cut any trees. They requested a waiver from proving a full landscaping plan because of the minor nature of the project. Commissioner Perry questioned if they would only be re-grassing disturbed area. Mr. Beal's responded yes, they would only be loaming and re-seeding any grassy areas that get disturbed.

Commissioner Perry stated slow release nitrogen and low phosphate fertilizers should be utilized as the site is in the Aquifer Conservation District. Mr. Beal's stated he would be happy to add this note to the plans. Commissioner Perry remarked that the Commission recommends soil testing as the project may end up not needing any fertilizer. Mr. Beal's questioned if there was a standard note in the regulations somewhere and stated he would follow-up with staff on this matter. Discussion briefly turned back to impervious surface area of the site and what the pre-runoff calculations covered.

Chair Perkins stated the Commission would send an email to the Planning Board with their recommendations regarding snow storage, salt/ chemical de-icers, and fertilizers.

### **OTHER BUSINESS –**

- **Conservation Commission agenda update**  
Chair Perkins gave a brief update regarding Conservation Commission agendas. He stated that Community Development has offered some ideas to help the Commission stay in line with stipulations for agendas. One thing that Community Development has recommended, and the Commission will move to starting in October, is to remove the bullets under item 4 (Other Business. Subcommittee updates will be rotated through, subcommittees don't meet regularly enough to all give monthly updates. The Commission has previously dealt with the challenge of introducing new items under other business when the items should be posted on an agenda for discussion. Chair Perkins explained, for the next meeting, one subcommittee will be listed so they can give an update. If another subcommittee has an update that is relevant, the item will be added under new business and not run the risk of having actionable agenda items introduced under other business.
- **Subcommittee updates**  
Sklar - Commissioner Drouin shared that a nature walk with the Merrimack River Watershed Council will take place at Sklar on Saturday September 17 from 11:00am-12:00pm. Members

from Sklar Subcommittee will attend and the Litchfield Conservation Commission was invited. Additionally, there are 32 spaces for others to attend. Additionally, Sklar subcommittee switched to meeting twice monthly due to subcommittee member request.

Wildcat Falls – Vice-Chair Boisvert shared Wildcat Falls will have a workday on Saturday October 15 at 10:00am.

Horse Hill- Commissioner Kolb stated that Horse Hill would like to eventually gain formal recognition of a trail that is currently being established. It is a link from the loop trail to the long pond overlook. In the long run, they would like this trail identified, included on a map, and have some signs for it. A workday will be announced soon. Additionally, the Eversource project that was taking place at the site is completed for the time being.

Questions regarding the Fields Farms property transfer were briefly spoken about. Chair Perkins to check in with Community Development to see if there has been an update. Discussion regarding the Sklar deed and its restrictions was also covered specifically in regards to the parking area. Commissioner Trippett had called Daniel Sklar to discuss the Sklar deed. Chair Perkins stated he could put on the next agenda for discussion, however it has been discussed at length already. He stated the deed needed to be in the packet and on the agenda if they were going to discuss it. Chair Perkins continued that Commissioner Comments were being removed from the agenda as they ended up being a catch all and things that shouldn't be discussed were being discussed.

#### **APPROVAL OF MINUTES –**

**Motion by Commissioner Kolb to approve the August 22, 2022 Conservation Commission meeting minutes with the following changes:**

Page 2, Line 79: Capitalize “All Trails”

Page 2, Line 61: Change “flagstone” to “flagship”

**Motion Seconded by Commissioner Glenn**

**Motion Carried**

**7-0-0**

#### **ADJOURNMENT –**

**Motion by to Adjourn by Commissioner Glenn**

**Motion Seconded by Commissioner Perry**

**Motion Carried**

**7-0-0**

The September 12, 2022 meeting of the Conservation Commission was adjourned at 6:56pm.