



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

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MERRIMACK CONSERVATION COMMISSION MONDAY, SEPTEMBER 25, 2023 MEETING MINUTES

CALL TO ORDER -

A Meeting of the Conservation Commission was called to order on Monday September 25, 2023 at 6:30 pm in the Matthew Thornton Room.

Steve Perkins, Chair, presided:

Members of the Commission Present:

Tom Martinson, Alternate Member
Eric Starr, Vice-Chair
Karis Welsh
Andy Hunter, Town Councilor

Members of the Commission Absent

David Trippett, Alternate Member
Gage Perry
Ellen Kolb
Andrew Duane
Danielle Melanson

Also Participating:

- Katie Weiss, Landscape Architect & Project Manager, Bedford Design Consultants
- Marc Gagnon, 10 Danforth Road, Horse Hill Nature Preserve Subcommittee

Chair Perkins designated Commissioner Martinson to sit in as a voting member for Commissioner Perry.

PUBLIC HEARINGS - None

NEW BUSINESS –

- **Enterprise Holdings Inc. (applicant) and Helios Investments, LLC (owner) - Review for recommendations to the Planning Board regarding a site plan to expand the parking & vehicle storage area for an existing car rental facility.**

The parcel is located at 302 Continental Blvd in the R-4 (Residential), and Aquifer Conservation Districts. Tax Map 2B, Lot 32.

Katie Weiss from Bedford Design Consultants appeared on behalf of Enterprise Holdings, aided by maps and diagrams posted on an easel. She explained this is an existing site and the current project is simply to expand the site. The plan she summarized pertains to the addition of 45 new spaces for parking and the addition of a garage door to the existing building on site.

It is the Enterprise rental facility on Continental Blvd which is across from the Autofair facility. The site currently has two different uses on it. Autofair uses a portion of the lot to store their vehicles. Ms. Weiss pointed this out on the site plan which had a red line drawn to indicate the division of the property uses. They are not dealing with the portion of the property above the red line with this project expansion (indicated on a copy of the site plan Ms. Weiss had displayed). This project will only be dealing with the portion of property below the red line.

Enterprise owns the building on this part of the site and rents the parking spaces in the bottom left corner of the area. They are proposing to add the 45 new parking spaces to expand the parking lot. They are also looking to modify the building which now features a one bay drive in garage around the back. This is where services, such as detailing, can be completed. The proposal is to add a garage door to the front of the building to allow cars to be driven out of the bay with more ease. The parking configuration would be slightly modified so that the garage door is not blocked.

She pointed out on the site map the location of an infiltration pond to which the two wetlands on the property will drain as well as the location of a forebay to handle the accompanying sedimentation. Ms. Weiss explained the sediment forebay will not be touched during the project, but noted that there is no setback for the wetland.

She noted also that part of the plan is to relocate four shrubs already on the property and to add four evergreen trees. Chair Perkins asked if there would be a plan to prevent snow removal from running into the forebay. Ms. Weiss explained that the location of the forebay was such that runoff would not be a factor. Chair Perkins also expressed a concern about the potential of fertilizers that might be used for the planting relocation of vegetation and expressed that it would be preferable that fertilizers would be excluded completely.

At the close of the presentation, Chair Perkins said that he would send an email to the Planning Board to let them know that Ms. Weiss had satisfactorily responded to all the Commission's concerns.

- **Request from the HHNP Subcommittee for approximately \$200.00 in funds to purchase items to repair a bridge on the Horse Hill Nature Preserve property. – Submitted by Ellen Kolb**

Mark Gagnon, Chair of the HHNP subcommittee spoke to the Commission to explain the need for this request. The disrepair of the bridge in question (bridge # L 89 on the Loop Trail), he said, has been exacerbated by the increase in horse riding. He presented a formal quote from Home Depot that delineated the cost of 10 two-by-four-by 8 foot #1 Southern Yellow Pine Pressure Treated boards and the cost of the screws that would also be needed to complete the repairs.

The total cost of the supplies comes to \$179.74. Mr. Gagnon explained that additional materials that would augment these repairs were already available to him from previous projects at HHNP, and that he had the capability to transport the materials to the worksite himself and that he could provide before and after photos of the work to be done.

Motion by Councilor Hunter to approve the purchase of items to repair a bridge on the Horse Hill Nature Preserve property not to exceed \$200.00.

Seconded by Vice-Chair Starr

Motion Carried

5-0-0

- **HHNP Subcommittee: New trail update – Submitted by Ellen Kolb**

Chair Perkins stated he thinks the group was comfortable with the proposal as Mr. Gagnon had originally outlined it. Mr. Gagnon said he could give a quick update. He spoke of plans for a new trail, potentially named North Trail. The trail has already been flagged and Mr. Gagnon is optimistic that members of the trail bike association will volunteer their help in its development. He also spoke of the need to establish an entry point for the trail and possibly the need of an access bridge. Chair Perkins encouraged Mr. Gagnon to continue to provide feedback on the progress of developing this new trail so that the Commission could continue to provide help and guidance.

- **MVD request for security improvements around well at Mitchell Woods – Submitted by Steve Perkins**

Chair Perkins called attention to a photo of a gate on the Mitchell Woods property (photo provided in Commission meeting packets). He explained there is grant money available to the MVD, they would like to use this money to replace a gate and a chain link fence around the well itself. MVD is seeking authorization from the Commission, as the Commission owns the property, to replace the gate and add a chain link fence that would be approximately 16 ½ feet long. He explained

that seeking the Commission's authorization was not a necessity, but MVD was making this request as a courtesy to the Commission. No objections were raised and there is no need for the Commission to take any formal action.

OTHER BUSINESS –

- **Conservation Commission student representative update – *Submitted by Steve Perkins***

Chair Perkins announced that the Town Council has approved the option of adding a student representative to the Commission who would be a non-voting member with a one-year term. Councilor Hunter explained that several procedures would have to be dealt with before this addition becomes official: a formal vote by the Town Council, a public hearing, and a vote by the public.

- **NHACC annual meeting reminder**

Chair Perkins reminded the Commissioners of the New Hampshire Association of Conservation Commissions state wide meeting on November 4th, 2023. He encouraged those who were planning to go to register early in order to increase the chances of getting the training sessions they preferred (they fill up early) and in order to take advantage of the reduced early-registration fees. Registrations should be sent to the Community Development Department for approval.

- **Memorial bench placement at Wildcat Falls – *Submitted by Steve Perkins***

Chair Perkins asked for a vote to table this discussion until our next meeting.

Motion by Councilor Hunter to table the discussion of the Bridge Placement at Wildcat Falls until the Conservation Commission's October 9th meeting.

Seconded by Commissioner Martinson

Motion Carried

5-0-0

APPROVAL OF MINUTES –

Motion by Vice-Chair Starr to approve the September 11, 2023 Conservation Commission minutes without amendment.

Motion Seconded by Chair Perkins

Motion Carried

5-0-0

ADJOURNMENT –

Motion to Adjourn by Councilor Hunter

Motion Seconded by Commissioner Starr

Motion Carried

5-0-0

The September 25, 2023 meeting of the Conservation Commission was adjourned at 7:04pm.