



# Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

## MERRIMACK CONSERVATION COMMISSION

FEBRUARY 5, 2018

### MEETING MINUTES

A regular meeting of the Merrimack Conservation Commission was held on Monday, February 5, 2018 at 6:30 p.m. in the Merrimack Memorial Conference Room.

Chair Gage Perry presided:

Members of the Commission Present:     Matt Caron, Vice Chair  
   Michael Boisvert  
   Cynthia Glenn  
   Gina Rosati  
   Tim Tenhave, Alternate Member (arrived at 6:39 p.m.)  
   Councilor Jackie Flood

Members of the Commission Absent:

Also in Attendance:                         Renee Hough, Store Manager, Home Depot  
   Nate Doty, Outside Unlimited  
   Greg Michael, Esq., Bernstein Shur, Manchester, NH  
   Eric Mitchell, ECM, Bedford, NH  
   Brent Cole, Keach-Nordstrom Associates, Bedford, NH

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PUBLIC COMMENT - None

PUBLIC HEARINGS - None

APPOINTMENTS - None

### STATUTORY/ADVISORY BUSINESS

1. **Renee Hough, Store Manager, The Home Depot** – Continued discussion regarding a potential site plan amendment to revise notes regarding winter ice & snow removal and outdoor storage of pressure treated lumber. The parcel is located at 721 Milford Road in the C-2 (General Commercial) and Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 2B, Lot 030.

Renee Hough stated that there are several different versions of deicing agents that can be applied; however, she is not an expert in this area so she has reached out to the contracting company that is responsible for snow removal at The Home Depot. In her research and in speaking with others, she is unable to find a product that is 100% environmentally friendly.

Chair Perry commented that you will not find one, as they may remove a certain chemical but will add in another and create a different problem. There are several different chemicals and compounds and some are not as bad as salt for some situations but they all have their own issues.

Renee stated that currently the contractors are only applying sand. Is there an option to change the wording for a one-time salt application per storm or a salt/sand mix and what ratio would be acceptable?

When asked if the contractors have the ability to pretreat with brine? Nate confirmed they are able to salt with brine.

Chair Perry commented that although it is salt, the pretreat does help. A discussion with DPW affirmed that pre- treatment with brine is what is currently being used in Town because of the high problem with salt concentrations. DPW will then re-apply during snow fall.

Nate commented that the issue comes during ice and freezing rain. Brine pre-treat works well with a snow event, but freezing rain is where they are having the biggest issues as you are unable to apply a liquid product to freezing rain. In a perfect world, a pelletized melting product (calcium or salt) would be ideal for freezing rain. Nate's recommendation for the site would be a salt/sand mix, using minimal salt in the mixture.

The runoff from the site drains down into the Aquifer area. The drains inside the planting area go to a holding tank. There is a detention basin on site that presumably both the parking lot and rear building drains lead into, however this is still undetermined because there is no record of this information on the plans.

Chair Perry questioned Outside Unlimited, as the professionals are they able to put together a minimized salt plan for specific events, while keeping salt and sand stored separately? Can it be mixed on site and spread accordingly?

Nate agreed that this could be done and commented that the best plan would be to use the salt brine when needed. You don't always need salt during a snow event, just freezing rain. When there is a snow event, cover with sand and it will be safe but the freezing rain is where it gets dangerous. Chair Perry commented he would be comfortable with getting a plan from the snow contractor for minimal salt usage and pre-treatment with brine when necessary. This will need to go before the Planning Board for review and approval.

Renee noted that with the current predicament, anything will be better than what they are able to do now; she also suggested a possible time parameter of an initial 3 years.

Chair Perry inquired if there are test wells on site and are they monitored regularly?

Renee confirmed there are wells on site and tested, however she does not see the results at the store manager level.

Chair Perry commented that the test results should be reviewed for base line levels.

Renee commented that she is unsure of what tests are currently being performed, however if salt levels are not included then it could be requested.

Chair Perry inquired if that is something Renee could look into. This would provide a base line and once salt is applied they could continue to test and monitor. The next step would be to gather all information for presentation to the Planning Board for approval to amend the current site plan.

- 2. Charles Morgan (applicant) and 526 DW, LLC. (owner)** — Review for recommendation to the Planning Board of a site plan application to construct a 21,069 s.f. single story storage facility and a 2-bay auto detailing shop. The parcel is located at 526 Daniel Webster Highway in the C-2 (General Commercial) and Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 5D-2, Lot 001.

Attorney Greg Michael stated the project will be an additional building on what was formally the Zyla's site. The building and parking are located in both the Aquifer and Wellhead Area requiring the discussion. The parcel is 8.353 acres and Mr. Morgan would like to expand the northeast corner of the site for additional storage and to move the current detailing facility from the front of the building to the back of the proposed addition. Once moved the current detailing area will resume its use for storage.

Eric Mitchell stated that ECM Associates worked on the proposed building in the back. The 21,000 s.f building will be used for indoor storage of RV's, boats, trailers and cars. The site is very flat with sandy soils and they propose a gravel access way around the building for the fire department. Between the edge of the gravel passageway they will have a 5-6 foot wide trench on both the North and East sides of the building for infiltration. It will be 6 feet across, 5 feet deep, and have an 18 inch perforated pipe inside, with ¾" clean crushed stone. There would be basins with drop inlets so the water can travel down through the inlets. Two catch basins will take any water from the pavement and bring towards the street. Both catch basins will have oil and gas separators in them. The use of the site will remain the same as it is currently and the drainage will go into the ground. The balance of anything that remains on the surface is still less runoff than what there is today. They have managed to have no increase in runoff and the vast majority of the water will go back into the ground. A detention pond will not be necessary for the project.

Notes were included with the plan to take conservation recommendations into consideration for: notifying the Merrimack Conservation Commission prior to any clearing or earth work; the snow contractor will have their Green SnowPro Certification through NHDES; only low phosphate and slow release nitrogen fertilizer on site with testing; storage of snow will be in snow storage areas and no snow brought onsite with deicing chemicals in it.

Chair Perry thanked Eric for including that information with the plan.

Commissioner Tenhave inquired about excess water running under the street, will that continue? Will it be utilizing the same structure that is currently in place?

Eric Mitchell confirmed that the water will continue to run under the street and it will be the same structure.

Chair Perry inquired if there will be floor drains or will the building be on a slab? Also will the car detailing include washing of the cars?

Eric Mitchell confirmed there are no floor drains in the building. He was unsure of how much washing would be done as it will not be a car wash. More just cleaning and adding decals. No automotive repair or auto paint shop.

Chair Perry asked for clarification regarding maintenance activities on the catch basins and the oil and water separators and what type of maintenance they will require.

Eric Mitchell stated they will have to be looked at routinely. The basins have manifolds that separate the oil from the water and what are called “diapers” that soak up the oil. That is what has to be looked at on a regular basis to make sure if anything went in there then it would be replaced. Eric was unsure of a definitive timeframe as to how often it would need to be checked.

Attorney Greg Michael noted that Mr. Morgan is very sensitive to this type of problem as it is very problematic and costly to correct. Mr. Morgan does own the land and he wants to make it work. The Commission had no additional questions.

**3. TechNH, Inc. (applicant) and RPR Realty, LLC. (owner)** — Review for recommendation to the Planning Board for a site plan application to construct a 11,200 s.f. building addition. The parcel is located at 10 Continental Boulevard in the Industrial (I-1) and Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 3D, Lot 002.

Brent Cole stated that TechNH is a plastic injection molding company specializing in medical supplies. Established in 1982, and has been located in Merrimack for the last 30 years. The company is located at 8 and 10 Continental Boulevard, building 8 is where they have engineers, research, and sales.

Building 10 is the storage warehouse, the proposed project will be an expansion of the storage warehouse as they are simply out of space. The plan is to construct an 11,200 s.f. addition to the West side of the building. The addition will take the place of an existing travel lane and parking lot. The travel lane will be relocated around the building. The parking spaces will not be reconstructed. The wetlands on site are from the Naticook Brook and towards the North of the parcel. There will be no impact to the wetlands. The project will only be adding an additional 10,000 s.f. of pavement that, along with the addition will go towards an infiltration pond that takes in 17,000 s.f. and discharges everything up to the 50-year storm. Everything is groundwater recharge. The pond also helps to reduce any peak flows onsite so all storm water leaving the site will be reduced from where it is today. There is also proper erosion control around the entire site.

Commissioner Tenhave inquired if the detention pond would pick up the roof drains?

Brent confirmed it would and added the importance of trying to reduce all flows going over the steep area of the parcel.

Chair Perry inquired about the existing roof and would it also go to the detention pond?

Brent stated it would not, they believe that the existing roof ties into the city system within the road.

Vice Chair Caron commented that the rear parking lot is the lowest part of the lot and draining down the hill. Is there riprap down the hill?

Brent stated there is not riprap but the hill has stabilized over time. Right now it is bigger rocks and boulders that have not washed away. It is not eroding and it is stable. They will be reducing the amount of flow to that area.

Chair Perry inquired about what would be stored in the expanded warehouse, any raw materials or chemicals?

Brent stated the manufactured products would be stored before shipping. He is unsure of the specifics regarding chemicals.

Commissioner Tenhave requested an update to notes 3 & 5 regarding "slow release", request to include the word nitrogen, to read "slow release nitrogen fertilizer."

The Commission had no additional questions.

### NEW BUSINESS

#### 1. Potential survey of "Ireland Parcel." Tax Map 4A, Lot 002

Commissioner Tenhave spoke of the Compiled Base Plan rather than a full survey, reading highlights provided by Ken Clinton of Meridian Land Services, a Compiled Base Plan would include: A boundary per GPS locations of abutting record plan & deed evidence with road and river per digital imagery; Topographic contours and Planimetric detail per town GIS or other appropriate sources; Would be suitable for general planning, concepts and preliminary design of potential uses; Specific uses and their locations could then have concentrated follow-up fieldwork for actual design & permitting.

The cost for the base plan work would be approximately \$3,500 versus a full boundary and topographic plan which could run more than \$30,000. It was noted that Dawn Tuomala, Town Engineer recommends the Compiled Base Plan, however DPW will not have their portion of the funds available until after the start of the 18/19 fiscal year. Is it possible for the Commission to cover the cost to keep the project moving forward with the understanding that DPW will reimburse the Conservation Commission during the next fiscal year?

Chair Perry noted that making a decision on this does not limit the possibility of going back later and doing something more in-depth. An initial plan will give a very good idea of what is there and if there are any areas of interest or concerns, we can go back later for more information.

Commissioner Tenhave noted that the base plan will likely not include information on the different stone walls and other points of interest unless already having been captured in a GIS or other format as they will not be going out to perform field work, they will utilize already known resources and compile into one document.

Vice Chair Caron inquired if the boundaries would be marked?

Commissioner Tenhave stated they would not.

Commissioner Boisvert inquired if the boundaries are clear now?

Commissioner Tenhave clarified that the boundaries that abut the new development are well marked, the Souhegan River is a boundary on one side and Amherst Road is another boundary.

Chair Perry noted that distances would be listed on the property deed and if necessary the markers from the new development could be used as a starting point for additional mark offs. It could also be requested to add this information to the base plan.

Vice Chair Caron suggested that the remaining boundary should be marked as a courtesy to the abutting neighbors now that the property will be used for activities including potential future site for a canoe launch.

**MOTION BY COMMISSIONER ROSATI TO APPROVE THE EXPENDITURE OF AN AMOUNT NOT TO EXCEED THREE THOUSAND SIX HUNDRED DOLLARS (\$3,600.00) FOR THE BASIC CONCEPTUAL DATA AND INITIAL PLOT DRAWINGS FOR TAX MAP: 4A LOT: 002. KNOWN AS THE IRELAND PARCEL AKA FIELDS FARM, WITH THE INTENT OF THE CONSERVATION COMMISSION REQUESTING THE DEPARTMENT OF PUBLIC WORKS TO REIMBURSE THE COMMISSION HALF OF THE FUNDS EXPENDED. FUNDS ARE AVAILABLE IN FUND 53.**

**MOTION SECONDED BY COMMISSIONER BOISVERT**

**MOTION CARRIED**

**7-0-0**

2. HHNP – consideration to purchase a mailbox to hold trail brochures

The commission had a discussion regarding the possibility of a standardized mailbox to fit all kiosks and sites appropriately. It was mentioned that there is not currently a standard kiosk and it is best to purchase a mailbox to fit the kiosk.

**MOTION BY COMMISSIONER GLENN TO APPROVE THE EXPENDITURE OF AN AMOUNT NOT TO EXCEED FIFTEEN DOLLARS (\$15.00) FOR THE PURCHASE OF A MAILBOX FOR HORSEHILL NATURE PRESERVE. FUNDS ARE AVAILABLE IN THE HORSEHILL ACCOUNT.**

**MOTION SECONDED BY VICE CHAIR CARON**

**MOTION CARRIED**

**7-0-0**

**MOTION BY COMMISSIONER BOISVERT TO APPROVE THE EXPENDITURE OF AN AMOUNT NOT TO EXCEED TWENTY DOLLARS (\$20.00) FOR THE PURCHASE OF A MAILBOX FOR GRATER WOODS. FUNDS ARE AVAILABLE IN FUND 53.**

**MOTION SECONDED BY COMMISSIONER ROSATI**

**MOTION CARRIED**

**7-0-0**

### OLD BUSINESS

1. 18<sup>th</sup> Annual Seedling Giveaway



The commission had a discussion regarding the different varieties of seedlings available for purchase and what types seem to be more popular. It was decided to remove the American Larch, as evergreens are the least popular variety at the giveaway. This would be replaced with the purchase of an additional package.

**MOTION BY COMMISSIONER BOISVERT TO APPROVE THE EXPENDITURE OF AN AMOUNT NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00) FOR THE PURCHASE OF SEEDLINGS FOR THE 2018 SEEDLING GIVEAWAY.**

**MOTION SECONDED BY COMMISSIONER ROSATI**

**MOTION CARRIED**

**7-0-0**

### OTHER BUSINESS

- Sub-committee Updates

#### Grater Woods

Vice Chair Caron commented that the Grater Woods subcommittee had interest from several Scouts to work on different projects around the property. Two Scouts look like they are almost finished with a final proposal for presentation to both the Grater Woods subcommittee and the Conservation Commission.

Grater Woods is also getting ready for a spring cleanup day to assess some of the trails and work on alterations. Anyone interested in volunteering should check the commission's website ([www.merrimackoutdoors.org](http://www.merrimackoutdoors.org)) or the conservation meetings for more information.

#### Horse Hill Nature Preserve

Commissioner Glenn commented that the Horse Hill Nature Preserve subcommittee had interest from a resident to become an alternate member. He will submit a letter of intent and make arrangements to go before the Conservation Commission.

Also discussed was the need to update the trail map to include the new Summit Trail. Different options were discussed regarding the best way to get that update completed and the possibility of updated signage to encourage visitors to use the new trail versus the discontinued trail.

Other items of discussion included QR codes on posts, the continuing dog waste issues, and how Eversource maintains the right of way.

Vice Chair Caron commented that the wooden duck boxes at Horse Hill and Grater Woods were cleaned and maintained. Some boxes were adjusted/moved based on unhatched eggs. Also discussed was the lower number of hatched eggs versus previous years and potential reasons for this.

### PRESENTATION OF THE MINUTES

Merrimack Conservation Commission. . . . . January 22, 2018

*The following amendments were offered:*

Page 1 include "Charles Morgan" under "also in attendance" list  
Page 1, Line 37; insert missing "t" to read "stated"  
Page 3, Line 1; replace "walk" with "walking"  
Page 3, Line 31; replace "northern most" with "northernmost"  
Page 3, Line 33; replace "ilyptical" with "elliptical"  
Page 5, Line 10; replace "outlet" with "outlets"  
Page 5, Line 20; insert "Vice" before "Chair Caron"  
Page 5, Line 47; remove coma after "onsite"  
Page 6, Line 5; insert "Caron" after "Vice Chair"  
Page 7, Line 3; replace "SnoPro" with "SnowPro"  
Page 7, Line 4; remove "to on" after "contractors"  
Page 10, Line 8; replace "cubic foot" with "cubic yard"  
Page 10, Line 13, replace rifled" with "rifle"  
Page 10, Line 17; replace "tics" with "ticks"  
Page 11, Line 6; insert "Vice" before "Chair Caron"  
Page 11, Line 24; insert "walk" after "snowshoe"

**MOTION BY COMMISSIONER GLENN TO ACCEPT, AS AMENDED  
MOTION SECONDED BY VICE CHAIR CARON  
MOTION CARRIED**

**6-0-1**

*Councilor Flood Abstained*

PUBLIC COMMENT - None

COMMISSIONER COMMENTS

Commissioner Tenhave noted the snowshoe walk at Wasserman Conservation Area was pushed out to February 24<sup>th</sup> at 10:00 a.m. Registration is required for attendance. The walk is also the same day as the Winter Carnival which starts at 12 p.m. Both events are coordinated by the Merrimack Parks & Recreation Department.

Commissioner Rosati commented that George the dog, who was found by a hiker in Merrimack and brought to the New Hampshire Animal Rescue League, is doing much better. She is unsure about details for adoption.

ADJOURNMENT

**MOTION BY COMMISSIONER GLENN TO ADJOURN  
MOTION SECONDED BY VICE CHAIR CARON  
MOTION CARRIED**

**7-0-0**

*The February 5, 2018 meeting of the Merrimack Conservation Commission was adjourned at 8:24 p.m.*



Submitted by Sharon Haynes