



TOWN OF BOW

Conservation Commission

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Bow Conservation Commission

June 13, 2022

Approved Minutes

The regular meeting of the Bow Conservation Commission was held on Monday, June 13, 2022, at 7:00 PM in Room C of the Municipal Office building at 10 Grandview Road. Chair Sandy Crystall called the meeting to order at 7:27 PM once a quorum was present.

Members present: Sandy Crystall, Tina Blanks. Dik Dagavarian arrived at 7:25 pm. Bob Ball was excused, Alex Grene was absent.

Ms. Crystall noted that because of the delayed start, she will take items out of order.

Items for consideration

1. Site plan review #204-22 Parcel 40-2-164; 25,440 SF warehouse addition -Credit Warehouse Realty LLC (DHL/ liquor warehouse)

Matt Routhier, TF Moran presented the plan regarding the expansion of the DHL warehouse and some minor traffic flow changes. He explained that no impact beyond treeline (and wetland buffer); Mr. Routhier doesn't anticipate a new wetland CUP given the work is within the pavement edge. A new Natural Heritage Bureau DataCheck report was obtained and it identified the same rare species: Blanding's turtle, hognose snake, northern black racer, and wood turtle. A wildlife study will be done for the Alteration of Terrain permit application.

Mr. Dagavarian made the motion that the commission indicate that it has no concerns about this project. Ms. Blanks duly seconded and motion passed, 3-0.

2. Wetland CUP #402-22 proposed subdivision - Parcel 13-4-82; Sawmill Road re: Macauley OS-RD #502-22 Revised plans and State wetlands permit application

Jason Lopez, Keach Nordstrom Associates, introduced himself representing Samuel Drive LLC. described the 17-lot open space subdivision with open space dedicated to the town. Described the background and site walk on April 9, and changes made to address zoning requirements, such as the 75-foot buffer to intermittent streams. Two vernal pools were identified on the property. Mr. Lopez presented and described the revised yield plan and the driveway profiles that were done to show that it would meet the current standards. Mr. Lopez described the open space plan and the new identification of intermittent streams, shown with dark lines. He described that wetland impacts for crossings (two 48 inch and one 24-inch RCP) and buffer impacts, including the shared driveway. He described the prime wetland across Branch Londonderry Turnpike and its 150-foot buffer that is wholly within the proposed open space area.

Mr. Lopez distributed a printed color version of the presentation plan. Ms. Crystall requested that a copy be emailed to the CC. Mr. Lopez went on to discuss the wetland conditional use permit.

Mr. Lopez noted that the wetlands permit is in the queue and they have started consultation with NH Fish and Game on the Blanding's turtle. Ms. Crystall noted that if the project is a major impact project, mitigation is required and discussions need to start with the conservation commission. Ms. Crystall noted that the wetland application was submitted as a major impact project, because the Blanding's turtle elevates the classification.

Ms. Crystall noted that the responses to the CUP were general and asked about relating the functions and values to the CUP, in particular, CUP criterion 2.b., The proposed activity minimizes the environmental impact to abutting or downstream property and/or hydrologically connected water and/or Wetlands Resources. Ms. Crystall noted that there are three functions and values evaluation forms with more specific

information.

Mr. Lopez mentioned the 2:1 slopes and reducing road width where possible. Ms. Crystall mentioned that the buffer impacts are larger. Mr. Lopez described the shared driveway that will be constructed with the road construction, and how it will slope to one side where there is a swale to the pond.

Ms. Crystall mentioned that the vernal pools were not labeled or identified in the key. The functional assessment identified three wetlands but it wasn't clear to which wetlands they apply. The new stream symbology that was added to the plan is not in the legend. She mentioned that the commission may want to do a site walk to review the new stream information. It will be posted as a public meeting.

Mr. Dagavarian asked about the flow that will be running through the streams and the flow that will be running into the retaining structures. Mr. Lopez described the various flows and drainage to the stormwater pocket ponds.

Mr. Lopez noted that John Langill (developer) was hoping for conditional approval on Thursday night.

Mr. Lopez noted that he had submitted the response to the CUP criteria before the functions and values analysis was done.

Ms. Crystall noted that the commission will likely provide comments to NHDES on the wetlands application; the functions and values analyses relate to the wetlands application. Ms. Crystall described how one purpose of the site walk would be to check the recently added information on the identification of intermittent streams vs. wetland.

Commission members Mr. Dagavarian and Ms. Blanks had no concerns for the Planning Board at this time. Ms. Crystall abstained from any comment.

Mr. Lopez mentioned that if he Commission site walk was held, there would likely be no wetland consultant in attendance at a site walk. He asked if a site walk would be held before Thursday. Ms. Crystall responded that it would not be likely that week given the time to notice, etc.

Ms. Crystall noted that some of the outstanding questions will rest with Fish and Game.

Discussion to select a site walk date and time the week of 6/20 -- to be held the Monday or Wednesday at 4 pm.

3. Eric Thum, Stewardship director for Bow Open Spaces presented information about a land survey for a property that is under easement. He described their responsibility for monitoring easements, approximately 2,000 acres of town land they steward. Mr. Thum had presented about the need for a survey to the Conservation Commission last year, but had no survey cost estimate. The property in question is the 66-acre Richardson easement off of Page Road, adjacent to the Macauley property. About 10 years ago, Ron Klemarczyk, town forester, checked out the boundary and could not find the corners on the Branch Londonderry Turnpike side. The original survey was conducted by Morris Foote. Mr. Klemarczyk had recommended having a transit survey conducted. The cost of the survey (estimate for approx. \$5,000) was discussed and Mr. Thum asked if the Commission would contribute.

Commission members asked how this has been handled in the past. Ms. Crystall noted that during her time, the CC has not contributed to Bow Open Spaces for a survey and has not had to have a survey done on a property. A question was asked about the lot to the west, which has a single house on it. A discussion about existing survey bounds-- the Page Road (northern) side is the boundary that needs the survey as well as the corners of the Branch Londonderry Tpk. Mr. Jason Lopez, agent for the adjacent Macauley property subdivision, mentioned that an iron pin will be set every 500 feet along the property lines.

Mr. Dagavarian asked about who is responsible for the surveying of the property with easement. Mr. Thum mentioned that Bow Open Spaces has limited funding to cover the costs of such a survey. Easement was received in 2011. Ms. Crystall asked members if they wanted to decide on a set amount to donate and let BOS determine how to accomplish. Mr. Dagavarian asked why is this a concern now? Mr. Thum mentioned the 17-lot development next door and the lack of information about the boundaries.

Mr. Lopez, audience, mentioned that the survey standards that to get the error of closure required, the entire boundary of a lot needs to be part of the traverse.

Ms. Crystall described the required 50-foot strip that is around an Open Space-Residential Development that is marked w/ buffer tags.

Mr. Dagavarian made a motion to pay up to \$5,000 for the cost of the survey, duly seconded by Ms. Blanks. Amended by Ms. Crystall, to pay \$3,000 to share responsibility. Amendment accepted by Mr. Dagavarian and Ms. Blanks. Amended motion passed, 3-0.

Mr. Lopez (in the audience) gave the suggestion that they ask the surveyor if there would be any savings if the survey was completed when it is fall and the leaves are down.

3. Status

a. Turee Pond /VLAP /water sampling

Ms. Crystall noted the NHDES email that said they had not observed any milfoil in the pond at this time; NHDES will go out again in July to see if any milfoil is present and needs to be addressed. Mr. Ball had mentioned that the biologist visit is June 28; Ms. Crystall displayed the sampling results for chlorides still had some high readings; She also noted that the CNHRPC was going to get back to her regarding identification of a more detailed watershed delineation above the location of the high chloride sample.

b. White Brook VRAP (Turkey River watershed)

The lack of data for White Brook was identified in the Turkey River Watershed Restoration Plan. Ms. Crystall mentioned that sampling locations for White Brook will be identified when a NHDES staff person comes out on June 23.

c. Ms. Crystall mentioned the email in the packet from Justin Stephens re: Clinton Street Open Space. He proposed a buffer area to be protected on the land adjacent to the town parcel. She mentioned that Mr. Stephens needs to go to the Select Board for further permission/guidance.

d. Ms. Crystall met with Ron Klemarczyk, the town forester, and viewed the Robertson trail issue. Mr. Klemarczyk had been involved in addressing a similar situation in Concord. He proposed using three culvert and rock in the wet section. He didn't believe it needed the fabric as there was mineral soil that could support the rock. Mr. Klemarczyk also had noted that two culverts on the way to the wet area had the bottoms rotted out and would need to be replaced to support a full dump truck with rock. Ms. Crystall mentioned that in Concord, Mr. Klemarczyk had supervised a team that did the actual work, and he would propose the same type of arrangement. Mr. Dagavarian asked about any quotes received back from the other trail folks. The Commission had received an estimate from Snowhawk LLC (Lew Shelley); however there were still some aspects of the projects that needed to be addressed and would add additional cost (the question if or how much the public works dept could assist).

4. Potential timber harvest - A site walk with Ron Klemarczyk to review the Morgan Lot town forest for a potential timber harvest was discussed and proposed for Wednesday 6/22 at 5:30 pm. Ms. Crystall will confirm with Mr. Klemarczyk

5. Reviewed projects BCC comments for buck slips received for review of other projects (no wetland CUPs):

- DHL warehouse (Credit Warehouse Realty) was presented earlier (see above)

- 6 Ryan Road LLC- laydown yard (located at 64 Ryan Rd)

- Amber Bow Associates - Dow Rd and I-93 area. From the review of the project plan, the buck slip did not list all the lots involved. Commission members are interested in attending a site walk when scheduled.

- R & R Beau Holdings LLC - Condominium Subdivision

Commission members had no concerns with the four projects presented on the buck slips.

6. Eversource - H137 transmission line (Stantec). Line is parallel to work viewed during site walk done earlier this year; work south of Ferry Road was not viewed. The project will be presented at the next CC

meeting.

7. Eversource - C196/Q171 Transmission Line (GZA) Ms. Crystall will get more information about holding a site walk.

- In response to Ms. Blanks inquiry about the wetland CUP for the pool (last month's meeting) , Ms. Crystall explained that all the items that were of concern to the Conservation Commission had been addressed (other than a site walk) -- the NHB DataCheck report, addressing the discharge of pool water removal by a tanker, and the establishment of a 10-foot wide non-lawn perennial buffer , and some improvements to the legend and notations on plan.

- Buffer markers - Ms. Crystall has been in contact with vendor.

- Ms. Crystall mentioned that a notice of intervention for the Macauley project had been filed with NHDES, per prior agreement with the Commission that the chair would file it if a deadline to file it was before the next Commission meeting. She described that this action provides additional time for the Commission to review the project and provide comment to NHDES on the wetland application before NHDES takes any action.

Minutes

-Ms. Crystall mentioned seeking external support for drafting minutes for the commission, so members do not have to take turns doing them.

Ms. Crystall asked members if providing a hard copy of the minutes ahead of time would make their review of the minutes easier. Mr. Dagavarian expressed that the electronic version was fine. Mr. Dagavarian noted that he had not seen this version; he has had trouble with his email going to spam.

Ms. Crystall provided some updates; she mentioned that the unauthorized work on the trail by Hope Lane -- the mountain bike ramps and culvert -- was removed by the Dept of Public Works. Ms. Crystall also noted that the Public Works Director had submitted a grant application to NHDES for a culvert/bridge.

The minutes were reviewed. *Mr. Dagavarian made a motion to approve the minutes, duly seconded by Ms. Blanks, motion passed, 3-0.*

Ms. Blanks made a motion to adjourn the meeting, duly seconded by Mr. Dagavarian, motion passed, 3-0.

The meeting was adjourned at 9:50 pm.