

CONSERVATION COMMISSION

30 PAYSON HILL ROAD

RINDGE, NH 03461

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Minutes for Meeting on August 10, 2020 at the Rindge Recreation/Community Center

The meeting convened at 7:00 pm.

Attendees: David Drouin, Richard Mellor, Phil Simeone, William Preston, Deni Dickler, Fred Dodge, Al Lefebvre, Fred Rogers, Paul McPhie, Rob Rubendall

OLD BUSINESS

- Fundraising updates – Lefebvre reported that the Commission to-date has raised \$20,635 toward the \$25,000 matching grant and needs to raise \$4,365 to receive the \$25,000 matching funds. He plans to reach out to Market Basket, Hannaford, Walmart and Tractor Supply for donations but would like the names of the store managers. He reported that Rick Van de Poll plans to meet with the RS&G owner to review the mitigation projects. Dickler reported that she had downloaded the Roy Hunt Foundation application and will submit it by its September deadline.
- Playscape. Lefebvre reported that he spoke with Dan Bemis at the Rec Ctr about recruiting a leader for work on the playscape. Dan indicated that he was having difficulties in recruiting supporters. Lefebvre provided him information about applying to the Russell Foundation and the TD Bank Foundation for \$5,000-10,000 for grants to develop a playscape plan but Dan said he did not have experience writing grants and did not have time.
- Farmer's Market Update – Dickler reported that there was little activity at the last market event on August 6 except that one conservation hat was sold. Lefebvre volunteered to assist at the August 20 market.
- Monitoring of conservation lands – McPhie reported that he had been at Converse Meadow and noted that, based on camera photos, many people are using the conservation land. Drouin, McPhie, Preston, Lefebvre and Mellor put in 19 marker/property posts at the Ford Family Wildlife Preserve on August 8. Drouin reported that \$465.33 was expended for posts and additional posts may be needed. Drouin noted that the surveyor needs to mark lines on Lot 19-1 and he will develop an email for the surveyor. Mellor reported that he revisited the site later and put-up Conservation Commission markers on the posts.
- Dredging & chemical treatment of plants on Contoocook Lake – Mellor reported that the issues have been reported to NH DES who will investigate further since the Town is presently without a Code Enforcement Officer.
- Site review of Navian Development at Map 4 Lot 23, Route 119. Drouin invited discussion of the site review held at on July 25. Commission members and residents in attendance raised the following issues with Nate Chamberlain of Navian Development who was present:
 - o Amount of water that will be extracted daily to support the development. Chamberlain indicated that about 30,000 gallons would be needed daily. Dodge calculated that about 900,000 gallons would be withdrawn monthly. Chamberlain indicated that while 30,000 gallons is used daily, much of that would be fed back into the ground. However, a resident noted that much water is lost to evaporation and is not fed back into the ground.

When asked, Chamberlain did not know how much water is available in the aquifer. Commission members and residents expressed concern about the overall effects that the daily and monthly water demands would have on the local area. Commission members and attending public requested that a third-party hydrogeologist be hired to evaluate the capacity of the aquifer and the effects on development's water demands and how the effects of such a large drawdown will affect the local area.

- o Questions were raised throughout the meeting about water supply and the potential adverse effects of large spring run-offs on the local area and particularly on Maplewood Drive and East Monomonac Road; these could adversely affect road and other culverts. The need for data now about stream volume at different times of the year (spring, summer, fall, winter) in order to properly gauge how the development affects the volume in the future and to assign responsibility for problems.
 - o Questions arose about who would be responsible for retention pond maintenance in the future and how it would be ensured.
 - o As planned, grass rather than natural habitat material appears to be going to be used in the 50' buffer area abutting wetlands which will introduce phosphates into the environmentally sensitive areas.
 - o While the development report indicates that no endangered species have been reported in the area, it was suggested that a wildlife professional conduct a survey prior to final project approval.
 - o Since the plan presented is not the final plan, the Commission reserves the right to review and comment when a final plan is presented for approval.
- ***NOTE: At the end of these Minutes (pp. 4-5) is the Conservation Commission's response to the Planning Board request for input on the Navian Development.***

NEW BUSINESS

- Converse Meadow walking/boat tour, August 16, 1:00 p.m. – McPhie will conduct the land tour while Preston will conduct the boat tour. Both tours begin at 1:00 p.m.
- Winchendon Conservation Commission public hearing via Zoom* on August 13 (6:40 p.m.) Notice of Intent filed by April Mills for proposed work within 100-foot Buffer Zone to Bordering Vegetated Wetlands at 376 Beachview Drive, Winchendon Map 15, Lot 18. Drouin reviewed for the Commission.
- Planning Board Application for Major Subdivision at 33 Middle Winchendon Rd, Map 2 Lot 49, Michael & Caitlin Aho, for 4 lot subdivision in the Residential-Agricultural District. *PB meeting postponed to Sept. 1, 2020.* The Commission will review this subdivision at its next meeting on August 27.
- Planning Board Application for Major Site Plan, Stormwater Management Plan for Rindge Crossings II, Map 6 Lot 19-2, 1464 N.H. Route 119 for Traven Development, LLC. (*PB meeting postponed to August 18.*)
 - o Kirk Stenersen of Higher Design represented Traven Development and the developer, Matt Olson. The plan design for a paper service restaurant was explained through various charts and how it complied with setbacks and town requirements. This parcel was previously part of a large parcel that has been subdivided. Local resident, Judy Unger reviewed Planning Board minutes from December 2018 that said that 90% of the whole property would be undeveloped in the future. According to Stenersen, only 86% of Lot 19-2 is being left undeveloped and Unger wanted clarification as to how this does not

meet the previous lot subdivision agreement. The Commission should research this and report back to the Commission.

- o Other than the concern raised about the size of undevelopable land, the Commission had no questions, for the present about the planned development.

- Drouin reported that he, Mellor and Lefebvre had visited on August 4, the site of a planned road improvement project on Florence Ave to review a plan by Woodmere. This was a courtesy visit made at the request of the Woodmere President. The plan was to improve the road and reduce the flow of sand into Monomonac lake; no problems were found with the proposal.

APPROVAL OF PREVIOUS MINUTES: July 23, 2020

Simeone motioned and Preston seconded to approve the Minutes of July 23, 2020 and the Commission approved the motions.

CONSERVATION COMMISSION EMAILS - None

CORRESPONDENCE - None

OFFICIAL NOTICES – NH DES Land Resources Management Letter of Deficiency, File #2019-02768, Goddard Rd, Map 3 Lot 43, Kathleen Van Dyke . Drouin reviewed the notice to Ms. Van Dyke and conditions for problem mitigation.

FINANCIAL REPORTS: July postage - \$6.00

NEXT MEETING: August 27, 2020

2020 Schedule of Meetings: August 16, Walking/Boat Tour of Converse Meadow. Commission Meetings - August 27, Sept. 14 & 24, Oct. 12 & 22, Nov. 9, December 14

Meeting adjourned at 9:30 p.m.

Minutes recorded by Al Lefebvre.

Below is the Conservation Commission's response sent to the Rindge Planning Board concerning the Navian Development at Map 4 Lot 23, Route 119.

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RINDGE, NH 03461

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August 27, 2020

Rindge Planning Board
30 Payson Hill Rd
Rindge, NH 03461

Subj: Map 4, Lot 23, Navian Development

The Rindge Conservation Commission reviewed the preliminary plans of this proposed 66-unit development over the course of two regular meetings and one site visit with Navian representative David Chamberlain. The Commission is particularly concerned with the wetland impacts due to crossings, impervious surface runoff and storm water management. The Commission also is concerned about the aquifer under this property due to the water extraction for domestic use. What is very clear to the Commission at the end of this review is the necessity for a third-party review of these issues.

The Commission respectfully requests that the Planning Board engage an independent hydrologist and/or hydrogeologist to study the impact of this project. This study to include, but not be limited to:

1. The groundwater recharge rate, both preconstruction and post completion.
2. Calculating worse case scenarios for the culvert downstream that crosses under East Monomonac Road that has had some issues handling seasonal fluctuations. The study of the culvert to include consultation with the Rindge DPW director for historical context.
3. The runoff from the high ground to the east and south that is also flowing onto this property. Will the runoff from this property flow into the same wetlands or will there be some redirection that may starve an individual wetland?
4. The large size of this development requires thirty drilled residential wells; twenty six single family and four multi-family, enough that the Commission questions the impact to the aquifer of such a water withdrawal, so the Commission asks that the hydrology studies also include the impact to and the recharging of the aquifer.
5. The increased thermal impact of the development on the surface water leaving the site.

The Commission will be required to provide an opinion to the Board of Adjustment in their Special Exception process for the wetland's crossings. The Commission requests that for the sake of clarity and completeness, that

any and all intrusions into the 50ft wetlands buffer. The Commission requested to the developer an increase in the size of the two smaller culverts and that they have natural bottoms.

The snow storage for the multi-family units must be defined, as well as a salt management plan for DES. The need for the nitrate easement into common land needs clarity, as there seems to be ambiguity on that subject. The outdoor storage area should have some defined limits on what is allowed and what is prohibited, i.e. junk, old vehicles, hazardous materials, etc.

Because the roads will be submitted to the Town for acceptance, a process that is not guaranteed to happen, the maintenance of the filtration swales and basins needs to be clearly defined, whether it is the responsibility of the Town or the home owners association, so that the Rindge voters know the liability to be assumed.

Since there is no defined and controlled areas for outside dumpsters, a prohibition to their future use should be one of the conditions of the whole development. In the same vein, since this is a phased project, a siltation control management plan needs to be specified for installation and continuous management, for the entire construction time frame.

The Commission is concerned about possible lead contamination of the soils and the surface waters due to the known history of this property's use as a shooting range. A study of that portion of the property for lead to be conducted and to include a remediation plan, if deemed necessary.

One of the features touted by the developer is the common or as claimed; "conserved" acreage, being so much greater than the minimum required and that it would be protected by an easement. The protection of the common land should be clearly defined and permanently protected very early in the approval process. There have been assumptions with other developments that this is an easy accomplishment, but the Commission has found that this is not always the case. The problem with these isolated common lands are that they are not often connected to other conserved lands or are not part of a corridor to other such lands, so that getting a land trust to assume the easement is often impossible and in this case the common land is intertwined throughout the development rather than a discrete unit. Either a third-party easement or some deed restriction associated with the Land Owner's Association, will need to have funds escrowed to pay for annual monitoring and potential legal defense.

To this point regarding the common land, the Commission requests that the Planning Board engage a natural resources scientist to consider the impact of this project to the wildlife and fauna within the total project area and establish a baseline report of preconstruction conditions along with anticipated final conditions.

Because this initial report is based on the preliminary plans that have not yet been accepted by the Planning Board, the Commission requests that the final plans, as updated by the developer through the Planning Board process, be reviewed by the Commission for the above issues. The Commission looks forward to continued cooperation with the Planning Board.

Respectfully submitted,

David G. Drouin
Chair, RCC