

**Town of Auburn
Conservation Commission
October 3, 2023**

Members present: Jeff Porter-Chairman. Peg Donovan, Vice Chair. Richard Burnham, Stephanie Hanson & Diana Heaton, Members. Patricia Elwell, Alternate Member. Minutes recorded by Nancy Hoijer.

Absent: None.

Also Present:

Mr. Porter called the meeting to order at 7:00 PM, introduced the members who were present and activated Alternate Patricia Elwell.

BOARD DISCUSSIONS

**1. Steve Febonio (Maverick Development)
770 Chester Road, Tax Map 5, Lot 98
Discuss Potential Wetland Crossing for Single Driveway**

Tim Ferwerda passed out copies of the plan and application for minimum expedited wetlands permit with NH DES for permanent impacts which he asked the Commission to sign. He described the location of the property which he noted is back wooded with an open field in the front and two streams, one of which is Tier 1. He described the bridge and 15" pipe and the proposed crossing.

Mr. Porter asked about any mitigation efforts. Mr. Ferwerda noted there would be 540 SF of impact and 135 SF of that would be temporary. He described wood-plank crossing on the other side. He noted abutments would be installed and silt sock used for erosion control. There would be about two-three feet of digging with an excavator. Mr. Febonio described the bridge span. Mr. Porter asked about the wetlands and Mr. Febonio indicated they were flagged.

Mrs. Donovan asked about the stream which he described as perennial. He pointed to the location of the dam and pond on the plan and pictures 1-5 showing the stream and the last few pictures he noted show the smaller of the two streams.

Mr. Burnham asked Mr. Ferwerda to describe the construction steps noted on the plan. Mr. Ferwerda referenced the silt socks for erosion control, removing top soil, the temporary stream crossing, the rough driveway, culvert, stabilizing the top soil, daily inspection, finish grade, loam and seed, erosion control removal after stabilization. He noted there would be four to five (4-5") inches of loam and then seeding.

Mr. Burnham asked when restoration would take place and Mr. Ferwerda indicated in the spring. Mr. Febonio noted the slabs would be in in December or January and they will do the abutments when the stream is low. He noted a silt fence may be better and that a clear span rather than a box culvert would offer less impact.

Mr. Burnham asked about paving and Mr. Febonio described the use of curbing and gravel, continuous paving and underground conduit.

Mr. Burnham asked about the upland and Mr. Febonio described the grade as 6%. He noted there is an old cart road and 12 acres of uplands back there. The bridge he noted is where the cart path crosses the stream and noted this proposal will be better than where it had been driven over.

Mr. Porter asked about water control containment, handling of the sheet flow created by the new paved driveway; if this were factored into the flow rate. Mr. Febonio stated he did not think the flow would reach the stream and Mr. Ferwerda noted the engineer did not know yet. Mr. Febonio described using a 15' pipe and grading to slow it down. Mr. Porter recommended knowing the flow rate in the corner with changing of topography.

Mr. Porter asked how much vegetation would be replaced and about the sod and seed notations and buffer disturbance. Mr. Ferwerda indicated 492 SF of impact, 456' due to abutment and culvert; 136 SF of temporary crossing.

Mr. Porter noted grass was not the same as natural vegetation restoration. Mrs. Hanson recommended a wetland seed mix to replace lost vegetation. Mr. Ferwerda indicated he would add that to the notes on the plan and that the side slopes will be seeded. Mrs. Hanson recommended using a erosion control mix there which has a better root system. She summarized there should be seeding in two locations: the wetland seed mix and the erosion control mix in the sloped area.

Mr. Febonio stated that his neighbor has a trail he hopes to use to bring in equipment to avoid disturbance by coming in from the back of his property. Ms. Hanson asked if any equipment were crossing the wetlands and he indicated no.

Mr. Porter requested that the recommendations be added to the plan notes, and he can sign the application when he returns after the Columbus Day holiday.

Mrs. Elwell moved that the Commission accept the application with the changes discussed to use a wetlands seed mixture and erosion control mix as indicated in the minutes and authorize Mr. Porter to sign the application once the recommended changes are made. Mrs. Donovan seconded the motion. A vote was taken, all were in favor and the motion passed unanimously.

**2. Laura Gandia – Devine, Millimet
R&L Carriers
Londonderry Turnpike, Tax Map 1, Lots 22 and 23
Discuss Potential Warehouse Trucking Facility**

Tom True presented the proposal on behalf of R&L Carriers. He noted they met with the Planning Board in May and have a pre-application meeting with the state on Thursday. He indicated they wished to present the proposal to the commission and get feedback. He described the location of the proposed trucking facility on Bypass 28 near the Mega-X, Maine Drilling and Blasting going toward the back in Londonderry. He explained that R&L, who are an international trucking company, want a distribution site and have a purchase and sales agreement with the owner, Governor Hill. He indicated there were a couple of concepts to present for the cross dock, building and parking and some wetlands are involved (shown on page two of the plan set).

Mr. Burnham asked about the number of truck docks being added. Stan Richards with R&L indicated there would be 150 with 25 more on each side.

Mr. True noted there is a 100' setback to vernal pools and the driveway is into the setback. He questioned which proposal would have less impact. He noted there will be a fair amount of earthwork, with retaining walls to minimize impact.

Mr. Porter provided Auburn GIS maps and indicated habitat and aquifer impacts asking how they would manage those. Brendan Quigley from Gove Environmental discussed the wetland boundaries and delineations which have been flagged but noted those will be updated when surveyed. He identified a vernal pool and wetland impacts in the center of the site. He described the forest as Appalachian Oak with good quality land and forest.

He noted red Maple and Black Tupelo were present, Winterberry, and Blueberry. He described the topography as perched ledge with steep slopes. He noted, while not connected, Cohas Brook is to the southeast. He noted an offsite vernal pool and stated he would do more function and value assessment. For avoidance and minimization purposes stormwater management would be incorporated into the site. He noted arrangement of the facility on the site was a challenge. He noted they would welcome input on compensatory mitigation, normally a component of the ARM fund but asking if there was something local, shovel ready, that the municipality may have considered. Mr. Quigley noted the difference in design concerned an undisturbed forested setting versus an old excavation area of some sort. Mrs. Elwell noted surrounding property would be ideal mitigation. .

Mr. Burnham asked the proposed property size and Mr. Richards indicated about 40 acres. He noted Lamontagne owns additional land and Mrs. Elwell stated there could be something on either side of Lot 22 for mitigation.

Mr. Porter stated that his concerns are with the aquifer impact and amount of impervious surface and potential contaminants as well as habitat. Blanding's Turtle were identified and there has been a moose and baby sighted there. Mr. Porter asked about truck activity and safety guidelines which he recommended discussing with Manchester Water Works although they are not an abutter. Mrs. Hanson explained that Lake Massabesic is a water supply to over 300,000 people in Auburn, Manchester and as far as Salem.

Mr. Richards stated that R&L has operated a site on March Ave in Manchester for years and never had an incident. He noted his staff is trained and there are containment procedures.

Mr. Burnham asked about fueling on March Ave and Mr. Richards noted they had above ground tanks on March Ave in the back. He proposed underground storage for this site but stated he would be willing to do above ground. Mr. Richards stated that trucks are not allowed to idle on site and described how trucks pass through the safety building lane before going to the dock door and are separated from the trailers each night. He described the initial use as about 65% of capacity with 65 trucks going out. He noted most drivers are in at 8 AM and leave for their routes at 10:30/11 AM. Their personal vehicles are parked there until most of them return each evening and exits and returns are staggered. About two to three percent of drivers do long haul. Most drivers return at 4:30/5 PM each night and leave around 7:30/8 PM, so he would describe the facility as 24-hour due to loading which beings at 4:30 AM and mechanical work in the third shift hours getting trucks ready for the next day. Some random trucks may come in overnight.

Mr. Porter asked about egress to the highway and Mr. Richards indicated the route has not been planned yet.

Mrs. Elwell indicated she liked the proposal that goes between the vernal pools and a culvert for the ritters to go under through the wetlands.

Mrs. Hanson indicated she would like to see a good stormwater management plan and recommended a good spill plan, training, capacity risk assessment, and researching traffic routes.

Mr. Burnham noted on the Planning Board side they will ask about snow storage.

MINUTES

Mrs. Donovan moved to approve the minutes of September 12th, 2023 as written. Mr. Burnham seconded the motion. A vote was taken, all were in favor and the motion passed unanimously.

GENERAL BUSINESS

Mr. Porter recapped the site walk for Tanglerock Holdings, LLC, on Saturday, September 16th and the amended plans for 172 Coleman Road requesting another 5' into the buffer (Tax Map 8, Lot 17-2 approved on September 12, 2023).

Mrs. Elwell moved to approve allowing the applicant, Steven VanKouwenberg, to add an additional five (5') feet going into the wetland buffer in order to construct his garage. Mr. Burnham seconded the motion. A vote was taken, all were in favor and the motion passed unanimously.

Mr. Porter reminded the members that budget review is coming up. He discussed NHACC spending and noted a position for a regular member was open. Mrs. Hanson stated she was happy being an alternate and Mrs. Elwell agreed to be elevated to a regular member with a term to expire in 2026. Mr. Porter will let the Selectmen know.

OTHER BUSINESS

There was no other business to discuss tonight and therefore Mr. Porter asked for a motion to adjourn.

ADJOURN

Mrs. Elwell moved to adjourn the meeting. Mr. Burnham seconded the motion. A vote was taken, all were in favor, the motion passed unanimously, and the meeting was adjourned at 8:48 PM.

The next Conservation Commission meeting is currently scheduled for Tuesday, November 7, 2023 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.