

Meeting
Tilton Conservation Commission
Tilton Town Hall First Floor Meeting Room
January 20, 2025
MINUTES

Present: Chuck Mitchell, Jim Cropsey, Bob Hardy, Ken Norton, Paul Rushlow, Jon Scanlon, and Kathi Mitchell
Guests: Ari Pollack, David Gagnon, Leo Leighton, Brendan Quigley, and Brian Wujcik

The chair opened the meeting at 7:00 pm.

- 1. Business Park Drive (Nickerson properties)** – Mr. Pollack explained that the applicant intends to purchase about ten acres at Business Park Drive (Lots R20 1-2, 1-3, 1-4, 1-5, and 1-11) for a 24/7 distribution center in the industrial district where warehousing is allowed. Mr. Quigley gave a review of his wetlands assessment performed on October 10, 2024. There are two narrow fingers of wetlands between Lots 1-2 and 1-3 as well as between Lots 1-4 and 1-5 which he believes are of modest water quality and groundwater discharge function, (although they might connect to the larger, off-site wetlands). The on-site wetland fingers total around 6,900 square feet and are planned to be filled. Town regulations require 20-foot buffers for all wetlands under 40,000 square feet. Also, the adjoining buffers around these wetland fingers are planned to be filled and would equal around 18,000 square feet. The project will require consideration by the Tilton Zoning Board of Adjustment as well as the NH Department of Environmental Services for approvals.

In addition, there is a town regulation XIV 14.3.1 that states that 100-foot wide buffers are required on all wetlands over 40,000 square feet. The off-site wetland on Lot R 20 1-1 is characterized by Brendan Quigley of Gove Environmental Services as having over 40,000 square feet and requiring a 100-foot buffer from the proposed project. He spoke of the principal function of this wetland as being groundwater recharge because of its size, the high water table, and very poorly drained soil. He noted that the off-site wetland likely receives significant runoff from surrounding areas and is a quality habitat.

Members asked questions about the runoff issues at Tanger Outlets which include water in the lower levels of stores. The applicant will be seeking an Alteration of Terrain permit and stormwater retention procedures will be included. Members reminded the applicant of issues at Tanger, Walgreens, and the dialysis center, all of which are related to the impermeable surfaces, slope, and the amount of runoff in the area. There is also a Conservation Restriction on Lot 1-1.

Discussion turned to the plan to have vans, 18-wheelers, and box trucks at the site. Oil separators will be placed in each parking lot. Answers to questions about snow storage will be presented at a later time. The need for covered, bear-proof dumpsters was noted by members. Plastic pipes will be utilized for culverts. There is a planned retaining wall on the southern slope with a 20-foot drop in grade which may impact the 100-foot buffer requirement. The members support the conclusions of the Gove Environmental Wetlands Delineation Report & Functional Assessment presented to the commission and hope that impacts to Lot 20 1-1 can be minimized.

- 2. Brian Wujcik 115 Clark Road** – Mr. Wujcik wants to subdivide his lot to build a single-family home. Mr. Wujcik stated that he has no intention of building more than one home on the site. He will need a NH DES permit because of wetlands on the property. He hired a wetlands scientist who did the delineation in

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April 2024, but the permit has not yet been filed with NH DES as of this date. He has an approved driveway permit from NH DOT with sufficient line of site. He intends to contact the wetlands scientist, file the dredge and fill permit, and come back to the TCC at a later time. He will need a culvert for the driveway but is not sure of the size. There was a discussion about land behind his property that would be good to own.

3. **Minutes** – Ken made a **motion** to approve the December minutes. Jim seconded the motion, and the minutes were approved.

4. **Old Business:**

a) **Salmon Run** – nothing to note at this time

b) **WRTA** – Ken has been working on the Transportation Alternative grant for funding. He has met with representatives from nearby communities as well as Tilton officials. With all the congestion and continuing development on Route 3/11 Laconia Road, it is essential to have alternative transportation opportunities. Stewardship and environmental justice are critical factors. Ken continues to work with Belmont and Laconia as a team on these efforts.

Ken also spoke about the continuing problem of trash from Nucar on the hillside along the WRTA trail. The former health officer had spoken with them on several occasions. Ken will contact the town to see who is responsible and what can be done.

c) **Taking Action for Wildlife** – There is a new series of seminars beginning in February. The TAW group published an article about the work done in Tilton

<https://www.takingactionforwildlife.org/blog/2025/01/2024-community-technical-assistance-success>

Members discussed having more information on the website and on Facebook to encourage residents to report wildlife sightings and to involve community members in learning more about wildlife. Jim will contact an acquaintance for information, and Kathi will see what she can do.

d) **Wording for the Historic Tilton map** – The proposed language for the proposed museum label was reviewed. Jim made a **motion** to approve the language, and ~~Jim~~ Bob seconded the motion, which was then approved. The members had a variety of ideas about placement of the label. It was decided to continue the discussion at a future meeting.

5. **New Business:**

a) **The proposed TCC Report for the Annual Report** - was reviewed and amended to add information about wildlife corridors and the Route 3/11 Laconia Road guardrail issue. Bob made the **motion** to submit the amended report to the town. Ken seconded the motion, and it passed.

b) **Town Properties** – Ken and Jon visited a town property R21 Lot 15 as part of research for the rail trail project. Town-owned properties may be available for sale. Members also need to brainstorm a list of possible town properties that might be placed under easements. A meeting for that purpose should be scheduled.

6. **Correspondence:**

a) NH DES File#2024-03337 35 Range Road R13 Lot 6 Kyle Minery M&D Property Development Request for more information

7. **Other:** Members discussed issues and items of interest and importance to the town.

Respectfully submitted by Kathi Mitchell