

**Site Visit Meeting Summary
Hanover Conservation Commission
May 3, 2010**

Present:

Members- Judy Reeve, Michael Mayor, Doug McIlroy, Ray Hogue (Judy and Michael left early and could not attend the full site visit)

Others- Vicki Smith (Staff), Rick Van De Poll (consultant for the Town), PK Knights(LA Suncook)

Rick Van De Poll has been hired by the Conservation Commission to review the natural resource inventory prepared for LA Suncook by Watershed to Wildlife, Inc. His review consisted of reading their report and reviewing their maps given his observations on the LA Suncook land. PK Knights is proposing a re-zoning of 20-30 acres of land and donation of the remainder 90 +/- acres to a conservation organization. The Commission was most interested in the character of the area proposed for re-zoning. They wanted to be sure that significant natural areas were not proposed for development and that the land proposed for re-zoning was appropriate for development. Also, they wanted to be sure that the conservation area included significant natural features and would be a valuable addition to the open space system in Town.

The group first walked the boundary between the Hitchcock Clinic and LA Suncook, the western boundary. Then they continued to Mink Brook and walked east along Mink Brook to the edge of the property. They headed south and finally cut across the proposed development area to the western boundary.

Of note:

A couple of huge ash and pine trees

Remnants of the 1938 hurricane

Stone wall along the western boundary

A small dug animal watering hole which is now a vernal pool with spotted salamander eggs and caddis fly larvae

Trillium, trout lily, anemone, and violets in bloom

A black ash seepage swamp in the conservation area

Den areas making very valuable habitat

Ramps ready for eating

An informal trail running parallel to Mink Brook along the northern boundary of the property

A variety of water conditions in Mink Brook along this boundary from slower pools to small cascades

A bridge abutment no longer used

Four to five foot high gate posts flanking the entrance to an old road

Rare and unusual plants including cutleaf toothwort and northern Virginia waterleaf

The LA Suncook property abuts the Jenks/Hanchett conservation easement area

All were disappointed that the Vanasse Hangen Brustin, Inc. wetlands delineation did not identify areas that are clearly wet, including the wet land running along the western boundary, the vernal pool and some of the wetland on the east side of the development area. Jim Kennedy evidently has done some wetlands mapping of the land when it was owned by QROE. PK Knights will address this situation with his wetland consultant.

There was great variability in the character of the developed area such that the pattern of wetlands isn't likely to provide contiguous non-wetland spaces for buildings and parking lots of the size we see at Centerra. However, only more thorough delineation will tell.

There is significant value to the proposed conservation area and the land would be a valuable addition to the system of open spaces in town.

PK will be interested in the Commission's decision to support re-zoning an area adequate for development of three buildings similar to the current DRTC building (each about 40,000 sq. ft.) and donation of the remainder of the land to a conservation organization. Rick Van De Poll will be finalizing his report and forwarding it to the Commission.

Meeting adjourned at 5:55 pm.

Respectfully submitted,

Vicki Smith