

**Town of Pelham, NH
Pelham Conservation Commission
6 Village Green
Pelham, NH 03076-3723**

MEETING OF 09/13/23

Members Present:

Karen Mackay, Al Steward
Ken Stanvick, Mike Gendreau
David Abare, Kelvin Webster

APPROVED 10/11/23

Members Absent:

Paul Gagnon, Scott Bowden (alt),
Jesse Vaughan (alt), Kara Kubit (alt)

Al Steward brought the meeting to order at 7:04. Mr. Steward led the Commission in the Pledge of Allegiance.

NEW BUSINESS:

Map 41 Lot 10-246	10 Bridge Street – Proposed food truck within the WCD, Steve’s Street Meats, LLC – Proposed location is in previously impacted area – Planning has requested Conservation input – Presentation by Stephen Kaltsas, applicant
-------------------	--

Mr. Kaltsas has been before the Selectmen and the Planning Board. He was initially seeking to obtain a hawker/peddler license from the Selectmen, but because of the location the Selectmen asked him to go to Planning. Planning then referred him to Conservation. Mr. Kaltsas currently rents units 4 and 5 in the plaza. He has proposed to add a 24 foot long food truck, which will serve tacos, burgers, fries, etc., on the lot at 10 Bridge Street. He does not own the property, but has obtained permission from the owner to have a food truck on the property. Mr. Kaltsas would like to keep the truck onsite for multiple days each week.

The truck is new to Mr. Kaltsas, but is a used vehicle. The vehicle has been inspected mechanically and is in good working condition. The truck is fully self-contained. There is a fresh water and a gray water tank within the truck. Water will be delivered to the truck and gray water will be removed and disposed of offsite. Oils and grease will also be delivered to the truck and used oils will be removed and disposed offsite. There will be no impact to the detention pond or structures. The truck has been proposed to be parked within the wetland conservation district (WCD). Trash and recycling receptacles will be located near the truck. The NH Health Department will inspect the truck prior to the opening of business, then again about 60 days after opening to make sure health and safety standards are being upheld.

Mr. Stanvick asked if the applicant is aware of all the discussion from the police and fire departments as well as Planning. The police department is concerned about drunk people driving in to get food late at night. There is concern that people will stop on Bridge Street and get out of vehicles to order food. Mr. Kaltsas said there is ample parking all times of day within the parking lot. He had originally thought the food truck could operate until 11 p.m., but he is willing to limit hours to 10 or even 9 p.m.

Mr. Kaltsas began exploring an alternate location for the food truck this week. Candy Break is located farther north on Bridge Street and has agreed to host the food truck. Mr. Stanvick asked why the applicant

would not simply move to Candy Break as there are no infringements to the WCD at this location. Mr. Kaltsas may need to consider this location as a second stop. He would move the truck between these two locations. Mr. Stanvick said the primary concern is the WCD encroachment. Mr. Kaltsas said he could maybe park the truck on the other end of the parking lot of the mobile station. This location has 40 parking spaces. The owner of the property is open to the truck being located at another spot on the property. Mr. Stanvick said if the truck was moved out of the WCD, then the Commission would no longer have a conservation issue.

Ms. Mackay said the proposed location is beside a swale that handles rain water runoff. We want to make sure no oils or waste water enters this swale. This plaza had a small building. Several years ago, the owners wanted a new building, gas station, and upgraded septic system. We went back and forth weighing which is better an old small building or a new larger upgraded building. Conservation consented to a large building with a huge WCD impact, built only a few feet from the wetland in some spots. Ms. Mackay is leaning toward an opinion that this site is already full. If the truck was moved out of the WCD, Ms. Mackay would be more inclined to say yes, but she is still not happy about adding an additional business to this lot.

Mr. Gendreau mentioned the venting of the cooking fumes and oils that may be released into the air which would settle in the wetland. Mr. Kaltsas said he has a hood vent that will have filters. Fine particles of oils will not escape the truck during the cooking process.

Public Input:
None.

Motion: (Stanvick/Abare) Conservation is not in favor of the truck in the WCD, if the truck is moved out of the WCD, then from a Conservation Commission perspective it becomes no concern/non-issue.
Vote: 6-0-0 in favor of the motion.

DISCUSSION:

Dave Abare will lead a discussion of the draft copy of the new Conservation Plan
--

Mr. Stanvick thanked Mr. Abare for leading this project. Mr. Abare said that Ms. Kamal and Jay from Nashua Regional Planning Commission (NRPC) also worked really hard on this plan for about the last 9 months. Mr. Abare said he learned so much about the town and natural resources during the process. He did not realize how interconnected systems were and that we need to pay attention to natural resources and natural processes as we review development projects. If we do not take care to these systems there can be destruction of natural features. Once features are destroyed, they can be very difficult to restore. Mr. Stanvick agreed. Mr. Abare wants all town boards and community members to follow through with and work toward the goals in this plan. Mr. Abare gave an example of the water or lack of water problem on Sherburne Road. This is an issue that needs to be worked at toward fixing, not more building in the area without a fix.

Mr. Stanvick spoke about per and polyfluoroalkyl substances (PFAS). These chemicals are wide spread due to their use in thousands of products. They do not naturally break down so can accumulate in water, soil and animal tissues. Maine passed a feel good law about PFAS, but did not define a focus of the legislation. Details were lacking and the law is not able to be effectively implemented. We do not want to make that mistake with our Conservation Plan or other town plans and/or documents.

Mr. Abare wants to make sure all town residents and members of boards are on board with the recommendations in these type of town documents. Aquifers as well as other natural features need to be protected during the building process.

This plan was built and extended from our previous Conservation Plan. Some information was in the previous plan and new information was added. Mr. Abare would like all members to read the plan so we can review typos, corrections, additions, etc. at our meeting next month. Some of the specific conservation areas need information added or expanded. Mr. Steward would like to see additional town forests and town lands added to the chart of town lands.

We met 3 times for the Natural Resources Inventory, in order to clarify typos and inaccurate information. We need to take the time with this to make sure it is perfect because the plan will be an official document for the town.

Maps in this plan are from NRPC. Mr. Abare, Ms. Kamal and NRPC are planning to add links to the document that can lead to additional information. These need to be worked out so that residents click on a link and the link works. We do not want people clicking to find additional information and then getting error messages or not being able to find the correct page. This document will be on the town website when it is complete so residents and others can view the document on the computer.

Mr. Stanvick noticed on page 3 the plan said Pelham borders the town of Lawrence. This is not true and must be removed. Mr. Steward asked about the donation of turtle crossing land on page 30. These types of instances are what Mr. Abare would like us to look for in the document and report back to him for next month.

WALK IN ITEMS:

Mr. Stanvick asked Mr. Gendreau about the OHRV committee. Mr. Gendreau said nothing was going on with the committee at this time. There have been no meetings and there have been no immediate or future locations for anything relating to OHRVs.

Mr. Steward met with the Selectmen about class VI roads. He talked with police and fire. He is working on what is necessary for safety and if any of these roads could be gated and locked, discontinued or left open. He found many roads in town that he did not know existed. These roads would need a vote from town residents to change their status. Roads also at times provide access to lots of record and must be kept available for use by the owners of properties off these roads. Mr. Steward listed several roads.

- 1 St. Margarets to Roberson Lane, goes through gun club, discontinue
- 2 Pelham Road to Plower Road, along edge of gun club, discontinue
- 3 Bayleaf Street to Moekel Pond Road, bridge out
- 4 Old Lawrence Road to Briarwood, gates on Dutton Road entrance
- 5 Gibson, Jeremy Hill, Baldwin emergency access with gates
- 6 Tower Hill to Spaulding Hill Road emergency access with gates

Mr. Gendreau suggested the gate be moved on the Tower Hill Road to the beginning of the road. He said this is a snow mobile trail and the gate is somewhat hidden. He would like signs, reflecting materials on the gate and the gate to be moved so it is not blocking the trail. He is concerned a snow mobile rider will be traveling at night on a new snow and not see the gate while driving with some speed. This gate could cause serious injury if it was hit by a snowmobile rider.

There are maps of the locations of these gates. Conservation is not responsible for these gates. The Selectmen are responsible.

Julia Steed Mawson and Christine Kamal from Little Island Pond Association are working with Dena Hoffman on water conservation and lake/pond health. There is some help from the state on these subjects. Mr. Steward asked the Commission to vote to approve \$100.00 for making copies of pamphlets and documents to hand out during Old Home Day.

Motion: (Stanvick/Gendreau) to approve \$100.00 for the purpose of coping/printing pamphlets to hand out at Old Home Day.

Vote: 6-0-0 in favor.

Mr. Steward spoke about the control of invasive bittersweet. He said training was available for how to cut the vine and prevent it from growing back. We should be working to inform the public on invasive plants. Mr. Stanvick said some techniques rely on chemicals which can have unintended consequences. Mr. Steward said there are state guidelines on how to use chemicals to control invasive plants. Mr. Gendreau said he talked to the town forester and people need to be licensed to use chemicals. He and others are putting together a group to work on the eradication of bittersweet without using chemicals.

Mr. Steward would like to have old records digitized so they can be searchable. There are 50 years of records in Planning related to Conservation. He would like the records organized and digitized so we do not repeat work earlier Commissions have already done. He suggested to start with current documents and work backwards. He would like to go back at least 25 years if the funds are available. The first prime wetlands study was done in 1989. Mr. Gendreau suggested the project could be done as a community service project by a high school student as all students need community service hours to graduate from high school.

MINUTES:

Motion: (Gendreau/Abare) to approve the minutes of May 10, 2023.

Vote: 5-0-1 in favor. Webster abstained.

NON-PUBLIC SESSION:

Motion: (Mackay/Steward) to go into non-public session to discuss land acquisitions in accordance with RSA 91A:3, to seal the minutes of non-public, to adjourn after non-public.

Vote: 6-0 in favor.

Adjourned at 8:30 p.m.

Respectfully submitted,
Karen Mackay,
Recording Secretary