

Merrimack River. Of important note is the proximity of the property to the Saint-Gobain Performance Plastics plant on DW Highway in Merrimack.

The LMRLAC encourages the owners/managers only to hire Green SnowPro certified contractors for snow and ice management on their property.

2. **Merrimack Commerce Park** (Flatley)- R&D Site (a.k.a. Flex Bldgs.)
NHDES File Number 210818-126
Alteration of Terrain (AoT) Bureau Permit Application (RSA 485-A:17)
Subject Property: Tax Map# 6E, Lot# 3-4

The application requests a permit to disturb approximately 545,000 square feet of earth at the subject property.

The parcel encompasses a total of approximately 45.44 acres on the east side of Daniel Webster Highway (a.k.a. US Route 3). The property wraps around the Saint-Gobain Performance Plastics plant on DW Highway in Merrimack. This project will consist of developing approximately 11 acres of irregularly shaped, vacant parcel for three (3) warehouse/light industrial buildings totaling 100,000 sq. ft. with associated parking and infrastructure improvements. Total area of proposed disturbance is 545,000± sq. ft. and the increase in impervious area is 7.2± ac.

In accordance with NHDES direction, a lined, dry detention basin, with stormwater treatment provided down stream is proposed to treat the stormwater runoff from the proposed impervious surfaces. Due to the presence of PFAS on-site, stormwater management Best Management Practices consisting of infiltration are prohibited by NHDES.

It was pointed out that just upstream of the property is a well from which drinking water is extracted for Town residents, which is in need of protection from infiltration containing PFOAs.

Dumpling Brook traverses the property south of the proposed development. A proposed lined and vegetative swale close to the Brook will treat the stormwater before it seeps to the Brook and eventually to the Merrimack River.

There is a maintenance plan for the stormwater treatment basin. However, Mr. Gaudette was uncertain whether the maintenance plan was specifically designed for the non-infiltration design for the site.

Consistent with the LAC's longstanding goal to encourage pedestrian access to the Merrimack River, it was pointed out that the parcel extended only to the railroad tracks and that the land on the riverside of the tracks was not conducive to walking along the shore. Mr. Gaudette was not sure whether the owner would permit access to, and the creation of, a public picnic area overlooking the river. He said that he would inquire.

3. The Landings at Nashua/ East Spit Brook Rd

DES File No 2021-02685

Standard Dredge and Fill; Major Impact

This revises the application to build a new Costco retail store and gas station reviewed and commented on by the LAC in March of 2021

The project is for the proposed relocation of the Costco retail facility to the former Hampshire Chemical site off D.W. Highway and East Spit Brook Road in Nashua. The development includes a new Costco Wholesale, gas station and self-storage facility on a 42-acre parcel that is now vacant. Railroad tracks separate the parcel from the Merrimack River.

The proposal calls for a 156,694-square-foot Costco store, nearly 800 parking spaces, a Costco gas station with nine fueling stations to accommodate 18 vehicles and a three-story storage facility. There will be 3 underground fuel-storage tanks with a capacity of 30,000 gallons each. The tanks will be double walled with multiple safety redundancies to prevent the infiltration of any spillage into the ground.

Rainwater will be captured from impervious areas and directed to infiltration basins where the storm water will be filtered and treated for impurities associated with runoff from parking lots.

This application is for a total wetland impact of 16,096 square feet, which includes 15,861 square feet of wetland restoration and enhancement and 235 square feet related to headwall repairs at the outlet of the N.H. Dept. of Transportation's 42 inch culvert that parallels the municipal drainage system, but continues easterly and discharges to the Merrimack River.

There is an existing 24" pipe owned by the City that directs water from the Spit Brook to an off-site wetland area. There is another existing 42" pipe controlled by the State that directs water under the RR tracks to the Merrimack River. Neither of these pipes are being disturbed. Overflow stormwater would be directed to the State's 42" pipe. The plans include wetland restoration and improvement on the adjacent Worthen Industries property with overflow being directed to the State's 42" pipe. The wetland restoration and enhancement is to include the removal of built up sediment and debris within the wetland area, removal of an existing 36 inch culvert, which is buried and filled with debris, the creation of an eight foot wide channel in place of the 36 inch culvert and lowering of an existing wetland swale. This wetland will be seeded with a wetland seed mix along the bottom and minimal vegetation will be removed to access this area of material removal.

Robert Parson's, a principal of the current owner, addressed the LAC and spoke to the additional burden to the subject parcel caused by run-off from commercial properties uphill of the subject parcel. The extent of the total run-off necessitated, as a practical matter, the restoration of the adjacent wetlands. He emphasized that the degrading of the wetland was not caused by his company, nor is it his company's obligation to cure the problem. His company is undertaking to address the problem for the good of the area generally and to make any future development by Costco more feasible. Mr. Parson's also indicated that his company will be donating part of the parcel to the City of Nashua for potential development of a Railroad station.

Mr. Bruton indicated that there is a planned Maintenance Program for the restored wetland. He also responded to comments about the project's proposed infiltration system that is designed as a 2- year-storm retention system in accordance with DES's Alteration of Terrain regulations. He said the design calls for getting water to the River within the two-year time frame and not holding the storm water longer.

Other Business – discussions

1. Gene Porter pointed out that the bank account for LMRLAC has not had any activity for approximately 2 years, and there is presently \$2600 +/- in the account.
2. Members were urged to follow discussions on the amendment of the Corridor Management Plan on the NRPC website.
3. Adjourn. The Meeting was adjourned at 8:30 pm.

Respectfully submitted,

Francis G. Murphy
Chairman, LMRLAC