

Town of Bedford
Conservation Commission Minutes
May 24, 2022

A meeting of the Bedford Conservation Commission was held on Tuesday, May 24, 2022, at the BCTV meeting room at 10 Meetinghouse Road, Bedford.

7:00 PM Call to Order

Present: Patricia Grogan (Chair), Deborah Evans (member), Julie Donovan (member), Kathleen Bemiss (Town Council Representative), William Carter (Vice Chairman, Town Council Representative), Kathleen Ports (Associate Planner), Becky Hebert (Planning Director).

Absent: Stephanie Jones (member), Gregory Handy (member), Peter Sullivan (alternate member), Grant Killian (alternate member), Stephen Clough (Planning Board Representative).

Ms. Ports reviewed the Agenda.

Chair Grogan read the Mission Statement:

The mission of the Bedford, New Hampshire Conservation Commission is to protect, preserve and conserve the town's natural resources and open space land for the common good. This includes stewardship and management of conservation land, protecting wetlands and vernal pools, and the planning and acquisition of land for conservation purposes. The Commission works with landowners to administer State and Town wetland regulations, and advises other town boards, such as the Planning Board and the Zoning Board of Adjustment on environmental impacts and alternate considerations regarding development projects. The Conservation Commission promotes conservation activities and communicates with the citizens of Bedford on important environmental issues.

Our motto is: Keeping Bedford Beautiful

Board Reorganization and Election of Officers

Chair Grogan said each spring the Town solicits volunteers to its' numerous Boards. We've already welcomed Kathleen Bemiss, our new Town Council alternate. I'd like to also welcome Peter. He's not here. He's unable to be here tonight. Grant Killian who is also unable to be here. We also need to confirm our Officers and Liaisons to Subcommittees. At this time, I will pass the gavel over to Bill, my co-chair, and before I do that, I'd just like to say that I would love to remain Chair of the Conservation Commission if you'll have me. Mr. Carter joked, or she'll hit you with the gavel. Thank you, Madame Chair. Now I will take a motion for anyone that wants to run for Chairman of the Conservation Commission. Will somebody make a nomination?

MOTION: Ms. Evans would like to nominate Pat Grogan to remain as Chair of the Conservation Commission. Ms. Donovan duly seconds the motion. ALL IN FAVOR – unanimous. Motion carries.

Ms. Grogan said thank you everyone. Mr. Carter said now I will pass the gavel back to Pat. Chair Grogan said now I have to ask for a nomination for Co-Chair.

MOTION: Chair Grogan nominates Mr. Carter to remain as Vice Chair of the Conservation Commission. Ms. Bemiss duly seconds the motion. ALL IN FAVOR – unanimous. Motion carries.

Approval of Minutes: April 12, 2022

Chair Grogan said the meeting was not properly recorded. Therefore, the Planning staff prepared minutes that comply with the State Statutory requirements but are more abbreviated than what we typically receive. Today, we received a request from residents the Coles and the Tierneys requesting some changes to those minutes. I don't feel I have had enough time to review the changes, so I'd like a motion to table the approval of the minutes for our next meeting so that we all have time to read the letter.

MOTION: Vice Chair Carter moves to table the acceptance of the Minutes of April 12, 2022, public meeting. Ms. Donovan duly seconds the motion. ALL IN FAVOR – unanimous. Motion carries.

May 11, 2022, Site Walk

Chair Grogan asked does anyone have any comments or changes on the Site Walk minutes? [None]

MOTION: Vice Chair Carter moves to accept the May 11, 2022, Site Walk. Ms. Donovan duly seconds the motion. Vice Chair Carter abstains. ALL IN FAVOR – unanimous. Motion carries.

Dredge and Fill Applications: None

New Business: None

Old Business:

SV101, LLC - Review of a request for a variance from Section 275-28(A) to permit the construction of a light industrial (assembly)/warehouse building within 10 feet of the edge of wetland and a retaining wall greater than 6 feet in height within 5 feet of the edge of wetland where 50 feet is required at the corner of NH Route 101 and Hardy Road, Lot 28-21.

SV101, LLC - Review of a request to permit approximately 990 sq. ft. of wetland fill for the construction of a retaining wall and driveway access to a proposed light industrial (assembly)/warehouse in accordance with Section 275-27(D), located at the corner of NH Route 101 and Hardy Road, Lot 28-21.

Two Hardy Road LLC - Review of a request for a variance from Section 275-27(A) to permit 2,642 sq. ft. of wetland fill for development of a gas station/convenience store, drive-thru, and retaining wall at the corner of NH Route 101 and Hardy Road, Lot 28-20.

Two Hardy Road LLC - Review of a request for a variance from Section 275-28(A) to permit the construction of a retaining wall greater than 6 feet in height at the edge of a wetland where 50 feet is required at the corner of NH Route 101 and Hardy Road, Lot 28-20.

Chair Grogan said this is a continuation of our discussion of the SV101, LLC and Hardy Road LLC applications. I see the applicant is here.

Mr. Jeff Kevan testifies: Hi Jeff Kevan with T.F. Moran's office. Chair Grogan asked can you review any changes that were made? Mr. Kevan said yes. I will. But I'm also going to hand out something that came up today. So, the plan that's up is the one that we made some minor adjustments to prior to the site walk. That was we narrowed up the bypass lane to 16 feet wide and eliminated the impacts to the top of that wetland on the East side adjacent to Hardy Road. I'm trying to think of... I know there was one other little thing that we made. Mr. Carter asked why don't you walk us through what is different between what we saw before the site walk and what we're seeing in front of us now? Mr. Kevan said okay. The two sheets that I gave you—one of them has the A circled at the lower right-hand corner. That is what we used for the site walk itself. Again, that was the plan that was presented at the last meeting. Other than we heard your concerns. We narrowed up that bypass lane and eliminated the impacts on that wetland to the East adjacent to Hardy Road next to the wall. And we looked to add a bio retention system that would treat some of that runoff coming off 101 before it ran down adjacent to Hardy Road. So those were the two items that we'd look to change.

We met with the abutter across the street this morning. He'd been in Florida, and we couldn't meet with him earlier than that. So, if you look at the concept that I handed out that doesn't have the A circled, his primary concern or issue was he wanted the two driveways to line up—his driveway and our driveway. And I think if you recall at the last discussion, I said that was difficult for us because lining up the two driveways was about 2-3 feet lower elevation wise. That meant I would have to drive the site lower because the driveway was so short. So, the discussion today was, and it's shown on this plan, is line up the two driveways. Lengthen the driveway a little bit by shifting the building and drive through and everything to the West by approximately 30 feet. Which does create more of an impact on that center previously disturbed wetland area. Before we were at, I think it was close to 2,100 square feet of impact. This is 3,645 square feet of impact. So, about another 1,500 square feet or so of impact. Also, if you compare the tree lines, it also provides a little bit more buffer to the high value wetland as you come down Hardy Road. We felt that between the safety concerns to line up the two driveways, providing a little additional queueing from the intersection, and adding to that buffer to the higher-value wetland, that this might be a reasonable adjustment to make. We wanted to come to you, like I said, it just came up today. But I wanted to see if we could get some feedback from you all before we proceed. We'll obviously have to update things and come back to you with a cleaned-up plan and identify the actions that the ZBA would have to take. They're very similar, but I wanted to get some feedback from you.

The lot to the West, meaning the light industrial warehouse building, there's been no changes to that site. You can either act on those tonight, if you so choose, or you could wait and do it all at once. But that, again, we didn't make any changes to that one, if you recall, was the driveway in. The crossing is permitted because driveways and utilities are permitted to cross the wetlands for access to useable land. We pushed the building forward, which encroaches on the wetlands setback or buffer in order to preserve as much buffer adjacent to the pavement and what have you to that vernal pool in the back, which we walked to. I'll turn it over to you and try to answer any questions you might have.

Chair Grogan said okay. Does anyone on the Commission have any questions for the applicant? Mr. Carter asked looking at these two plans here, is there any way of moving that more toward 101? Are we looking at the minimum there to have safely between the pumps and the gas station? Mr. Kevan said I think the only way we pull everything forward would be if the Planning Board would entertain having less than a 30-foot landscape strip between the pavement and the property line. Mr. Carter asked also, could you explain to the Commission when it comes to moving or building that wall that the red line is, what efforts will be made to greatly dissipate if there is a leakage of any of those gas tanks or anything from that property to protect it from that wetland behind? Mr. Kevan said again, the current day tanks, piping, everything associated with the gas station, are all double-walled and have alarm systems and detectors in both the piping and the secondary containment on the tank itself. So, if any liquid or fuel ends up between those two, it sets off an alarm before it would leak into the ground or anything like that. So, for the most part, the tanks themselves and what not, you rely on those systems to function. Anything as far as on the surface, we will have gas oil separators and the catch basins, and there is the standard minor containment around the pumps itself. But as far as anything that would spill on the surface, we would capture that with some type of oil/gas separators. Mr. Carter said well that was what I was exactly wanting you to say. I wanted you to reiterate that, because I know you brought it up last meeting. But we have a lot more people sitting in the crowd today as we did the last time, and I wanted to make sure you reiterated that so that we were understanding of that. Mr. Kevan said okay. Chair Grogan added and if that were to happen, an underground leak, and the alarms went off, how would you get to those tanks? Do you have to dig? Do you have entry areas? Or? Mr. Kevan said again, it wouldn't go directly to the ground. It is when fuel or even if you've got water infiltrated from the other direction—any fluid in there would set off the alarm. You should not—that alarm would go off before—you know, it would be unlikely that you would have a leak in both the inner and outer tanks without knowing it. As far as access to it, I believe the repair would mean that you would have to dig it up and adjust or replace the tanks. Chair Grogan said hmmm. Mr. Carter said I think it's similar to like what you put in your home to detect if your water heater starts leaking. It would set an alarm off at the minimum of when something happens within that containment area. If that solves any of your concern about getting to it. Any way you see it, you're going to have to dig it apart to fix that. Mr. Kevan said I'll have him weigh in on this. He is the gas station operator.

Mr. Elie El Chafoun testifies: I'm Elie El Chafoun. So, to respond to your question, so they are double-walled fiberglass, and they're not anymore steel so they don't leak. But, in case, like Jeffrey said, any water or anything, it would go on the second wall. So, automatically the whole system will shut off. We cannot use any more—nobody can use it. Chair Grogan asked so the system would shut off, and the gas would stop leaking? No? Mr. El Chafoun replied no. It will stay inside the second wall. So, by law, we have to report it to DES, and they will come in and do a pressure test. So, they see if that's something water or gas. If that's water, we have a vacuum they will suck it. Chair Grogan said they have to dig and then they...no. Mr. El Chafoun said no. If that's water coming from outside, I mean... Chair Grogan asked if that's gas? Mr. El Chafoun said if that's gas, we have to find out from where the gas. But usually, it doesn't happen anymore because you have to use one pipe from the tank all the way to the pump—no connection, it's double-walled. The only connection is going to be either on the sump under the pump or in the tank. So, that's very simple. They dig either under the pump, you see where the leak is, or next to the tank. They don't have to take the whole concrete over the tanks, because they have a big sump. The connection come into this sump inside the tank. So, they take the cover, and they can see if any leaking goes. Chair Grogan asked so the second tank, say it overflows into the second tank. Is that enclosed? Mr. El Chafoun said yes. Mr. Carter said one tank—double-walled. Mr. El Chafoun repeated double-walled. Chair Grogan clarified double-walled, one tank. Okay. Mr. Kevan said what he's saying is that they would come in, pump the tank, determine if it's water or fuel. If it's water, they pump it out and then run a

pressure test on it. They wouldn't be allowed to go back into operation until they determined the source of where that water came from. Or, if there was a leak, then they have to deal with that prior to going back into operation. Chair Grogan said okay.

Ms. Evans asked so with regard to accidental spills, does the oil/water separator cover the entire area of the development or just the area under the pumps? Mr. Kevan said so there's, if you look at the concrete pad around the pump section, there's these grooves in it. Those grooves are there actually as a containment system for minor spills. Obviously, if it spills, then they come out. They use material to absorb that, clean it up and take that to be disposed of properly. So, if it was something larger than that, then it would have to flow across the parking lot without—it would have to be enough that it would flow across the parking lot. Then it would be captured in this gas/oil separator before it went into the drainage system. Ms. Evans asked what happens if—I'm concerned about the cumulative effect of small spills. So, what happens if it spills? It's not cleared up straight away, and six cars drive through it? Is driving through it and spreading it, will that all be captured in the separator? Mr. Kevan said anything on the site that would be on the parking lot ultimately washes with rainwater or whatever into this separator. Then oil and gas float on top of the water and would be separated and captured there. Ms. Evans said so the entire parking lot—everything would be... Mr. Kevan said that's correct. Ms. Evans said okay. Thank you. Ms. Donovan said I was wondering, where actually are the gas tanks on the plan? Where would they be put? Mr. Kevan said like I said, we haven't positioned everything within this at this time. I would anticipate them being up toward the Route 101 area. Up in that area. Ms. Donovan said okay. Thank you. As far away from the wetlands as possible is my thinking. Mr. Kevan said yes.

Ms. Bemiss said I have some questions if that's okay. First of all, I want to just thank everybody who came out to the site walk. That was amazing to see that number of people. These may seem like silly questions, but what about power outages? How does that affect the alarm system? Mr. El Chafoun said the alarm system have backup batteries. Ms. Bemiss said okay. Statistically, in the State of New Hampshire, how many failures have there been in gas stations with release of, and you having to go in and dig up and clean out? Mr. El Chafoun said on the new system, we don't hear anybody. Ms. Bemiss asked is there any way to, like, you have to report that to the DES, correct? So, the DES would have statistics on that? Mr. El Chafoun said yes. They do have statistics. Ms. Bemiss continued, and you mentioned that you changed the plan as of today because of a neighbor who wanted the driveways to align. Have you discussed the safety issues at all with the Police Department yet? Because I'm concerned that this new plan encroaches more on the wetlands? So, I'm not sure what the trade-off is. Mr. Kevan said well, no, we haven't gone to the Police to have them review this. The circulation in and out of the site and around the site hasn't changed substantially. But that would be what we would normally do during the site plan process or what have you. But I don't anticipate any issues as far as the alignment. We knew this would be an expected comment from DPW. The standard is to try to align them directly across from one another. As far as proximity, the driveway gets a little bit closer, but the breadth of the site kind of pulled away from it. So, it actually leaves a little bit additional buffer. And, again, I keep using the term buffer because there is a buffer to a wetlands, but actually what it is in Bedford it is a building setback from the wetlands. So, what applies here is a 50-foot building setback from the wetlands. Technically, by your regulation, I'm allowed to grade, pave, so forth, right up to the wetlands. I'm not saying that's in and all any reason why we're doing this. Again, we're trying to line up the driveways, address the abutter's concern across the street from us, provide a little bit safer situation as far as the alignment, and we feel we're actually improving the buffer to that wetland. We are affecting the wetland to the West, but that is the area that, again, is kind of previously disturbed, disrupted with work from 101 and what's washed across the road from 101. So, that is the much lower value wetland. So that's why we thought this was a good trade off.

A Commission member asked what is the distance between the underground storage and the gas dispensers and the nearest private wells? Mr. Kevan said I'll have to get back to you with that. We are, so water comes across 101. He's hooked up so the nearest resident, I think I had provided some plans that showed distances to the nearest residents. So, to the West, let's just say from the gas station site, we're going to be roughly 400 feet from the nearest residence to the West. As you head down Hardy Road, we're in the range of 300 – 400 feet from the nearest resident down that way. So, there's 300 to 400 feet as you go further up. So, there's 3 houses within that 300- to 400-foot range. After that it's like 750 feet to the next resident.

Mr. Carter asked would there be any consideration to reduce the number of pumps from 8 to 4? Would that reduce the amount of impact of how many tanks you would have to put in the ground? Mr. El Chafoun said we're probably going to put 15,000—the minimum size of tank. Usually, we go 30,000. Mr. Carter said I'm just reading some input here. The last time that there was an opportunity for someone to come in front concerning a gas station there, they were planning on putting two 20,000-gallon tanks. Mr. El Chafoun repeated we're probably going to go 15,000. Mr. Carter asked two 15,000? Mr. El Chafoun said no. One 15,000 and maybe five super—so a total of 20. Mr. Carter clarified 20,000 total. Mr. El Chafoun said yes. Mr. Carter said okay. Mr. Kevan said again, the conversation could go all over. Reducing—I don't know that reducing pump stations has that much of a different impact. The tanks will still be in the ground—still be in a similar area. Mr. Carter said it's just how often you fill them. Because if you have 8 pumps going instead of 4, you tend to have a lot more people pumping gas. Then you'll have more tankers coming in at that point. Mr. Kevan said that's true. And we are—we have applied through the State—as far as the electric chargers—the program that they have. We are proposing electric charging stations on this site. So, you know, there will be some transition from gas to electric over a large number of years. Mr. Carter said too bad we're not that far into electric cars. You could just turn this all into an electric car station. Then we wouldn't have any worries, would we? No leakages, no nothing like that. But I know we're still quite a few years away from going completely electric. Thank you. That's all I have Madame Chair.

Ms. Bemiss said I have a couple more questions particularly about the private wells in the area. Given the PFOA issue going on in this state, do you know if any of those wells are currently affected with the PFOA problem? Mr. Kevan said I don't. I know some up Jenkins Road are. I don't know what's occurred down through Hardy Road as far as that goes. Mr. Carter said everything is still South of 101 when it comes to ... Ms. Bemiss said to the Saint-Gobain and the Consent Decree, but the water doesn't know that it has to stop at 101. Mr. Carter said well, unfortunately, that's as far as the State and Saint-Gobain will allow us to ... Mr. Kevan said I know they've tested. We have a couple people at work that live down that Jenkins Road area, and I know they're just over the threshold as far as that goes. But, again, I don't know. Ms. Bemiss said I think just from a water flow perspective and a wetlands perspective, it would be interesting to know if those neighbors are affected. Because that will give us some idea of how the water is flowing. Just a thought. Just a couple of other questions about... Mr. Kevan said if I could—as far as water flow, so you have the wetlands and a stream and the culvert that crosses Hardy Road there, and obviously grade climbs. Groundwater typically follows the terrain so, we would be having groundwater that would follow from 101 down toward that stream, and then off toward the Northwest and then coming from the opposite direction would be my guess as far as what the natural groundwater flow would be. Ms. Bemiss said that's all. Thank you.

Ms. Evans said I find the map that we've got right in front of us very helpful. Could you revise that for the new alterations you've made? Mr. Kevan said oh, definitely. Definitely, like I said, I was making the modifications this afternoon. Ms. Evans said thank you.

Ms. Hebert said Jeff, I know you're trying to get turning movements to work off of Route 101, but our regulations have been updated for a few years and we can have pavement come as close as 20 feet to the property line for parking lots and driveways. Mr. Kevan said you do? Ms. Hebert said we do. Yes. Mr. Kevan said well, we're happy to pull that forward. And with the adjustment lengthening the driveway, the intent was to try to keep it, again, the gas station site would be about 5 feet below the natural road grade and so in that 20 feet, we would have a slope coming down from 101 to the site. Twenty feet—that's not a steep grade—then we could still landscape in that area. Ms. Hebert said I'm sure the Planning Board would want to see significant landscaping along the 20-foot or whatever width you end up with for a buffer to Route 101. Mr. Kevan said alright.

Mr. Carter said to Chair Grogan you have to decide on which ones we want to move on tonight. Or is that the next step? Chair Grogan said we're going to get to that. So, at this time, if there are members of the public who would wish to speak, please step to the mic. State your name and address and proceed with your comment. I'd like to remind you that your comments should be specific to the request before us tonight. Specifically, this Board is reviewing the request for wetland fill and wetlands setback encroachment. If you have questions about the application or wetland fill, please direct them to the Commission and we will relay them to the applicant. So, if anyone would like to step forward. State your name and address.

Ms. Heidi Cole testifies: Good evening. Heidi Cole, 160 Hitching Post Lane. Thank you to the property owners for having us on a walkthrough of your property. It was nice of you to have all of us have a chance to walk through. I just wanted to say Mr. Kevan had been speaking about the double-walled tanks, and I know that everybody wants to rest really easy saying we have these double-walled tanks. Double-walled tanks are certainly better. It reminds me of an article, however, that Susan Clark had written for the Union Leader back when the gas tanks were being removed from the old Kilton Road Stop and Shop site, which were double-walled tanks, and there were leaks in those tanks. I will say there are also references to NHDES, and certainly if you go to the one stop website that they host, they have big data—a lot of data—that if you look through, it does have information there on gas leaks and underwater storage tank leaks and just all sorts of data. I just happened to do a random search before I came here of gas stations in Amherst. The DES comes out every 3 years to do testing. There are other tests that gas station owners are supposed to do on their own annually. Just by way of example, this gas station in Amherst—the DES inspector comes out and has determined that the tank leak monitoring equipment was not tested annually for proper operation. The DES inspector has determined the warning visual indicator light for the tank leak monitoring system was not working or working properly. It goes on and on and on to various tank monitoring system lights not working, sensors not working. The DES inspector has determined the sensor monitoring the tank interstitial or annular space is not operating, not operating properly. The tank has liquid in the interstitial or annular space, which is how I believe double-walled tanks can start to corrode—is when water gets in those spaces. I just wanted to share that. There are great systems out there, but they're not infallible. I think that when a Town as siting restrictions to prevent residential owners living in close proximity to these types of hazardous sites, that they're there for a reason. I think they should be respected and think that we have an obligation to look out for the natural resources that we have right behind us. Thank you.

Mr. Erik Anderson testifies: Hi. My name is Erik Anderson, 111 Hitching Post Lane. Thank you for letting me speak. To answer the question that somebody asked about PFOS, I'm at 111 Hitching Post Lane, and we got the letter from the State that our well might be polluted. So, we had it tested, and it was. So, we had to get a system to try to clean up our water. I will admit this is the first Conservation Commission

meeting I've been to. I did listen to you, Madame Chair, when you said the mission of this Conservation Commission. It sounds like a big part of it is to protect wetlands. So, filling wetlands and allowing a gas station within 10 feet of them seems like it's in direct contradiction to your own mission. This is certainly not any kind of benign use. It's a gas station. It's right next to a residential district, so this seems like a really poor place to grant this kind of significant ask. I would say 10 feet versus 50 feet is a pretty significant ask for a variance—especially given the fact that it's adjacent to a residential district. So, I certainly appreciate what you do, and I really hope that you'll deny this request.

Chair Grogan said thank you.

Ms. Julie Tierney testifies: Hi. Julie Tierney, 157 Hitching Post Lane. To Mrs. Bemiss' question, I, too, received a letter about my well, and we did have it tested. We also have an issue with PFOA's in our well on Hitching Post Lane. I would also say to piggyback on what Erik said, if your mission is to really protect the natural resources of our Town, I find it hard to believe that impacting 3,600 square feet of wetland is in the best interest—particularly involving the fact that one of these wetlands does flow into Ash Bog. And I think that that's something we have to look at really carefully when you look at the number of residents in this Town that have significant issues with their wells. If our wells were to be damaged by gasoline, there isn't a system like we can get for PFOA's. We can't live in our homes. Thank you.

Mr. John Cronin testifies: Good evening, Madame Chair, members of the Board. My name is John Cronin. I have an ownership interest in property in Bedford at the corner of 101 and Gage Girls Road and several condominium units at Pine Tree Place, a direct abutter to this particular property. Certainly, I'm also working with the applicants and worked with many applicants in land use projects. Certainly, there's always a fine balance between Conservation and property rights, and I think I just want to clarify some of the issues that were raised. Many of you may have noticed if you've traveled around the community in the last probably 5 years, you saw many gas stations with piles of dirt on them. Gas stations are highly regulated, both by the Federal Government and the Department of Environmental Services. Part 400 of the Administrative Regulations—they have really strict controls on what gas stations can have for underground storage tanks. All of those stations—the older ones—were required to come into compliance with new regulations. As a new station, certainly, they would be using new technology and new products. One of the big distinctions for the rot and the leakage of yesteryears relates to fiberglass versus steel. Not too long ago, many of these underground storage tanks—even though they may have been double-walled—many of them were steel and had steel fittings. Those used to be the cause of maybe some leaks. With fiberglass, that's been greatly enhanced—not only Conservation Commissions in every town and abutters concerned about gas stations, the people up in Concord and the people in Washington are really concerned about it. And as I think this gentleman said, certainly with the gas prices at the pump making everyone wish that they had an EV, if we all got them tomorrow, our infrastructure couldn't handle it. We're in a state with the highest electricity prices. I don't see that happening as a regular basis in my lifetime. So, when you look at the development versus gas stations, any development on that particular site, which is going to happen, certainly can cause some impacts, right. Most of these properties around had a little bit of wetlands. When you look at the gas station component of this, the safeguards that are built in by regulation exceed almost every other type of use that you might put here. Not only are they regulated when they're built, they have ongoing monitoring. Is it infallible? Absolutely not. Same as with, if I'm filling up my snowblower or my lawnmower, and I bring out the gas can, and I overfill it or I miss it. There's no containment there. That happens everywhere in every state and in every town across the country. Gas stations—they have separators. They have regulations. They have inspections and they have alarm systems. I think when you look at this site and you look at the one over on South River Road, and I can see I think they're very

similar in design, that they're the best of the best and the latest technology. Certainly, the applicant here, I know, is willing to work with any reasonable comments and would like to make this not only one of the best in the state, but certainly the best in this community so that the safeguards are there. I know my investment across the street—I want it to be protected. I want it to be safe. Unlike this site, we have wells there. We've had meetings at our association to discuss not only this development, but the adjacent one. We support it. That land has been empty and barren for a long time. The stretch along that road to Pine Tree Place—it's been difficult to rent there and difficult to rent at market rents. So, we think this development will be a positive for that area. Thank you.

Mr. Dylan White testifies: Dylan White, 29 Bracken Circle. My first point is that I believe like 6 or 7 years ago that there was an applicant that came in and requested to put a gas station on the same site. It was Hess if I recall correctly. They tried to do the same thing, and the same discussion was had about storage tanks and leakage and the proximity to the wetlands and everything like that. And I kind of remember there being something about the distance between gas stations according to Bedford's Planning and regulations and that it didn't meet the distance requirement to either of the previous stations. Maybe that doesn't exist anymore. I'm not sure. But I kind of recall there being that in place that there was a minimum distance, and because of its proximity to both of the stations on 101, it interfered with the radius on both of them. My other point would be this says industrial assembly. The message I got was a little be more specific, and I don't know if it was accurate or not, but somebody said pet food processing. I don't know if that's true or not. I don't know if anybody is willing to confirm that. Chair Grogan asked do we know exactly what they're going to be doing in the warehouse. Ms. Hebert said the applicant can explain the warehouse use.

Mr. Kevan said right now the discussion is with Wholistic Pet. They would be doing some mixing and what-not of their products and some of their products would be mixed and then shipped from this site. Mr. Carter asked but no processing? Chair Grogan asked making pet food? Mr. Kevan said no.

Mr. White continued... thank you for that distinction because we're fans of Wholistic Pet. We shop there. We have pets. They're great for the community. I've been around and in some processing plants that are actually making it, not just mixing it together, and they do emit a certain particular smell for a great distance depending on the size of the plant. The fact that it's just going to be that as opposed to actually making it and processing everything down, is definitely a lot better.

Chair Grogan said so we know that for sure—they're not going to be making it—they're just going to be packaging it? Mr. Kevan said we've been told that they would be packaging supplements and what have you, and some mixing of food and packaging and shipping. Chair Grogan asked storage—they're going to be storing... so.

Mr. White continued it's the processing that generates quite the smell. That is all.

Chair Grogan said thank you. Anyone else?

Ms. Heidi Shadroui testifies: Heidi Shadroui, 152 Hitching Post Lane. The only thing... thank you guys for letting us walk through. That was great. Something that really hit me when I walked through was how much wildlife you could see were in those forests and using those waters. I have my degree in biology. It's near and dear to my heart. I believe you guys are probably all the same. You care about it also. I think that was something that really hit me that knowing that we'll be displacing these animals, you know, that are using this water. They're not going to want to be there when there's a gas station and

people driving through the drive through and emissions. Run off—I know we’re talking about having collection and stuff like that. Everyone’s seen a sewer overflow and go off into the grass. It can happen along with chemicals that we put down for our ice. That’s just—I reiterate what the other residents, their concerns and also just to interject the wildlife. I’m just—it’s upsetting to know that that would happen.

Chair Grogan said thank you. Anyone else?

Mr. Matt Carlone testifies: Matt Carlone, 155 Hitching Post Lane. I won’t be nearly as articulate as most of the other people here, but I do want to just stress that I, too, received one of those letters from the state about PFOA’s. I, too, tested my well, and it was positive. I, too, had to put in a very expensive treatment system. So, I just wanted to say that I, too, am one of those same neighbors who is very concerned about my well. And I’m concerned about all the wells of everyone else. And that’s really the extent of what I wanted to say. I just want to make sure that everyone here understands that I do understand that the property owners have rights, and I wish them well. I thank them so much for the walkthrough. I just do have some concern over the wells, and they’re asking for a variance, and I want to make sure you understand this is a variance. A variance by definition kind of means they want a change. They want to do something with it, so please take that into consideration. Thank you.

Chair Grogan said okay. Anyone else from the audience?

Ms. Sylvia Anderson testifies: Sylvia Anderson, 111 Hitching Post Lane. The major concern that I have is that although there are protections and regulations in place that now the gas stations have to adhere to, many years ago we did believe that perhaps what we were putting in the ground was safe. There are no guarantees that these tanks are not going to leak—even if we’re going to put alarms in and systems and other protection in. So, I do urge you to take that into consideration and listen to everyone that came in here today and protect our wetlands.

Chair Grogan asked anyone else?

Ms. Heidi Cole continued: Just one other comment to add—I know I’m hearing a lot about the regulations and how great they are. And they are. But they’re regulations. And, again, if you look at the NHDES website, it is filled with gas station owners who can’t adhere to the regulations—not saying intentionally. I’m just saying it’s a very complicated business. They are just not able to comply with them. I invite you to just do a search and there are violations all over the place—even for the most—owners with the most integrity.

Ms. Hebert asked did you search Bedford? Are there any nearby that have had contaminations? Ms. Cole said I did not search Bedford. Ms. Hebert said okay. We’re just curious. Ms. Cole said I can share with you what I do have. Thank you.

Chair Grogan asked anyone else from the public? [None] Okay, so now the Commission has had a chance to hear from the public. Do you have additional questions for the applicant?

Ms. Evans said so there are regulations in place. And I’m thinking in particular of gas/oil separators. They need to be cleaned. They need to be maintained. The DES only inspects every so often. On their website they say they don’t have the resources to enforce this. So, what guarantees do we have that the human element won’t let us down here. I know the technology is state of the art. But it relies on the operators

of the station to do the maintenance and keep it up to date. What guarantees do we have that that will be done? Mr. El Chafoun said we have to do once a month inspection and report it to DES. They come in every year for a full inspection. Just to respond for the lady about the Stop and Shop, I think they are the old tanks. When they leave, they are double-walled steel. That's why they have leaks. Now they are double-walled fiberglass. And, again, there's not connection or anything. If they're going to leak, they're going to leak inside the sump inside the tank or at the pump, under the pump. They have the sump. It's like container. They look like this one. So, this is under the pump. So, the pipes, they're going to be connect from the pump all the way to the tank. So, no connection. Mr. Kevan said as far as the drainage system, you know, we put a, so there's now a town storm water permit. As part of that, there's a maintenance and operations program plan that is required to be specified for that drainage system. It talks about inspection of it, cleaning of it, and care of it. I don't know that I can say there's a guarantee, but all the safeguards are put into place. Ms. Evans said thank you. Mr. El Chafoun said one more thing—if we going to run it, as a manager, we have to inspect every day. Every morning they inspect all the nozzle hose, and they open the cover. They look visually. But we have one the State requires once a month inspection for to report it to them. Chair Grogan said my concern is Ash Bog. It's one of Bedford's largest, valuable wetlands. That's my concern. Mr. Kevan said again, what's in front of you as far as the Conservation items is, again, we're proposing to do our work in that wetlands that have already been impacted or what have you, but as far as that wetland, it would be the containment and treatment of the runoff prior to it getting there. That's our whole mission or intent is to capture that. So, it would be, again, these oil/gas separators, and sumps and what have you, prior to that runoff ever getting to a point where it could infiltrate or discharge into that wetland in the back.

Chair Grogan said so now we're going to be making changes and you have to come up with a new plan, correct? So, we're not going to vote on that tonight. We're not going to... Mr. Kevan said for the gas station, we know we have to come back to you. Like I said, we aren't proposing any changes to the warehouse parcel. Chair Grogan said the gas station we're not going to... Ms. Ports asked before you vote, what would change if we waited, I guess, is my question. We haven't asked for you to make any other changes in the plan. Mr. Kevan said I just assumed that the Commission would want, I don't know, a little more... Mr. Carter said I think that the applicants would take the input of what has gone on at this meeting tonight in consideration and decide if they would like to come back with the variances of 2 Hardy Road. Ms. Ports said you could also choose to vote tonight if you wanted to. Ms. Evans asked the applicant: I know that when you first presented these plans, you said that there was an arrangement over the lot's lines between the two developments, that you'd arranged between the two things—do they truly stand alone or is one dependent on the other? Mr. Kevan said they stand alone. Ms. Evans clarified so one could happen without the other happening? Mr. Kevan said potentially. I can't say that it will, again, they're in discussions with both parties. Ms. Evans said okay. Fair enough. Thank you.

Alex Vailas – owner: One of the things—they are interconnected. The access to and from the two parcels, and so the design and configuration of both do rely on the other. Because the Wholistic Pet comes through the gas station and leads out to Hardy Road. Ms. Evans said Thank you. That's helpful.

MOTION: Vice Chair Carter moves the Commission table Old Business Part c - 2 Hardy Road LLC - Review of a request for a variance from Section 275-27(A) to permit 2,642 sq. ft. of wetland fill for development of a gas station/convenience store, drive-thru, and retaining wall at the corner of NH Route 101 and Hardy Road, Lot 28-20 AND Part d – 2 Hardy Road LLC - Review of a request for a variance from Section 275-28(A) to permit the construction of a retaining wall greater than 6 feet in height at the edge of a wetland where 50 feet is required at the corner of NH Route 101 and Hardy Road, Lot 28-20. Chair Grogan said not seeing a second, the motion fails.

MOTION: Ms. Evans moves to Table all parts of the plan (Parts a – d) until the next meeting. Ms. Donovan duly seconds the motion. ALL IN FAVOR – unanimous. Motion carries.

Ms. Hebert said the application, just for members of the public and folks watching at home, was tabled to the June 28th Conservation Commission meeting.

Other Business:

Boy Scout Presentation – Andrew Deml: Hi. I'm Andrew Deml, 31 Old Sawmill Road. I'm with Bedford's Troop 5, and this is my presentation for my Eagle Project that I'm wanting to do at the Van Loan Preserve. So, what I'm proposing to do is set up a network of smallish, like 3" to 4" square signs. They are color-coded and labeled with locations on them. They have unique codes, say first letter is the initial of the trail that they'll be on, and then the number will be the distance in tenths of mile from the start of that trail. If hikers or walkers were to get hurt or just need assistance, they'd be able to call the Fire Department or 911 and have them be able to locate their position more accurately than before. The first responders will have the coordinates for each sign, so they can look at them better. Here is a representation of what the signs will look like roughly. This is not exact, it's just a current design of... it will have statement and the letters and numbers of where they are. So, looking at the map here, this is the potential locations for each of these signs. These are not exact. They are just rough estimates. I'm not sure how far apart they should be spaced. Currently, these are spaced about a tenth of a mile apart. Depending on factors, we may want to increase it to two tenths of a mile so half as many signs as there are currently. Not sure if you guys would have any input on that. But, so, project plan is essentially have a fundraiser. Get funds to be able to fund these things. Then a workday just to be able to set up these signs—probably mid-July to August. After the signs are placed, I will write down the coordinates and send them to the Bedford Fire Department so they will know exactly where these signs are. Thank you. That's pretty much it. If you have any questions, I'd be happy to try to answer them.

Chair Grogan asked what are your thoughts on how far apart the signs will be? Mr. Deml said currently I was thinking either one or two tenths of a mile apart. I'm not sure which one to go with. I was hoping to get some input from you. Mr. Carter asked can you put that map back up again, please? Chair Grogan said my thoughts are like if a person is injured and they're alone... to get to the... Mr. Deml said yes, so, you're thinking more like 1/10th? Chair Grogan said that's my preference is to have them as close as would be reasonable. Mr. Carter said and what we might want to do is you have different trails, maybe at the head of each of the trails of which trail is green and which one is red or purple or... Mr. Deml said yes. Mr. Carter asked what's the cost of these signs? Have you done any cost of the signs? Mr. Deml said I don't know yet. I was told that they may be able to be made by the Department of Public Works. So, I'm not sure what the cost is. Chair Grogan asked preferably metal? Mr. Deml said yes. Chair Grogan said I love it. Ms. Ports interjected we are in the process of building a new trail at Van Loan. Someone had already started it, so we got approval to adopt it into the system. So that is underway. I would recommend that we ask Andrew to also incorporate that trail because that one is a little bit further out from the roads than these trails are. And I think what Bill's point was good what you could potentially do is move the two at the back or the West the junctions. Where the purple loop and the green loops are. Just put them at the junctions right—one there. That way you kind of cover all those trails with one marker. We can finalize that. Mr. Carter said I'm sure Jeff will work with him when it comes to the signs and make sure they're proper. Ms. Ports said so I think Andrew just needs approval.

Ms. Bemiss said I did a little bit of quick research, and it says that markers should be evenly spaced from 20 feet apart in dense vegetation to 100 feet apart in open terrain. Mr. Deml said so, that is for trail markers—just to stay on the trail. This is for emergency location markers. So, they're further apart just to save on costs and stuff. Ms. Bemiss continued so, my question I guess would be—and maybe I'll look into it a little bit—is there's got to be some sort of standard I would imagine through other trails within the State system that operate in this manner. Ms. Ports said we have this system out at Pulpit Rock. Ms. Bemiss said yes, so I would want to be consistent with shape, size, and distance for all of our trails. I think that is a good path to take. Ms. Ports said okay. Ms. Bemiss said but I'm really happy with what you're doing. Fun fact: Central Park has a similar system, and none of you ever knew it. It's on every single light post. It has the East/West coordinates and the street that it intersects with. Chair Grogan said it's a great project. Ms. Evans asked how are you going to... you said you were going to send it to the Fire Department. I'm just anxious that it doesn't get lost in all their emails—to sort of bring it to their attention. Mr. Deml said I would probably send them an email and maybe give them a phone call, and if that doesn't work, I'll probably just walk into the building and then just hand it directly to them. Ms. Evans said I think that would be a good plan. Mr. Carter said I'm sure Chief Hunter is very responsive to his emails. Ms. Bemiss added, and I would say you actually might want to sit with Chief Hunter in advance, because he may have some thoughts about what has been problematic on our trails, so that we can address his needs as well. Chair Grogan said good thought. Mr. Carter said I know they did a practice last year, and actually had a real-life rescue during that time of practice. Ms. Bemiss said great idea, though. If you need any help, call. Mr. Deml said okay. Ms. Donovan said, and I assume the cell service does work? Because I know if I go anywhere near Joppa Hill Road, my cell just drops. Ms. Ports said I have not had any issues out there. Ms. Donovan said okay, good. Chair Grogan said so can I have a motion to approve Andrew's request?

MOTION was made by Ms. Evans to approve Andrew Deml's request. Ms. Donovan duly seconded the motion. ALL IN FAVOR – unanimous. Motion carries.

Chair Grogan said good luck, Andrew.

Submittal Policy – Proposed Changes

Chair Grogan asked Kathleen, do you have some proposed changes to our submittal policy? Ms. Ports said I do. At our last meeting, I had sent the Agenda submittal policy out for a review and had failed to include it in your packets. So, I handed it out at the last meeting, and we've had some time now to look at it. Basically, what I did was just configure it so that it was more like a checklist, which was Becky's suggestion that I embraced. Then more specifically broke out the detail that we're looking for when we receive an application. There's not necessarily anything new or different here. It's just some clarifications. Then I did organize it a little bit differently and, in the back, we request copies of applications. So, when we get a wetland fill permit, I tend to want to share that with you visually rather than online as a pdf. So, that's why there's six copies requested. We can change that to fewer or we could be more specific about just having the hard copies of the plans themselves but not necessarily the application and the function and assessment if you guys could read that electronically. I'm all for less paper. Mr. Carter said 6 should be fine. That should be pretty standard. Ms. Ports said okay. Ms. Bemiss asked I don't know if this is even possible, but instead of having it printed it on white paper, could it be printed on mylar so you can see layer for layer? No? Because I feel like I'm always going like this, and it's annoying to other people, I'm sure. Ms. Hebert said no, the mylar would be—mylar is very expensive. Ms. Ports added it's very cost prohibitive. Ms. Bemiss said you know, like a clear something. Ms. Ports said a translucent—I don't think our printers—don't. Ms. Bemiss said it was just a thought. Chair Grogan

asked any questions for Kathleen on the submittal? Ms. Hebert said the windows make great light tables, so you can put it up against the window and kind of see what's changed. Ms. Ports agreed. Mr. Carter said she can pull out that old overhead projector and we could put it right on there and then lay one on top of the other one. There we go. Alright, let's take Conversation back to the 70's. Madame Chairman, do you have a motion? Chair Grogan asked can I have a motion to approve the revised submittal policy?

MOTION: Vice Chair Carter moves the Conservation Commission approves the revised submittal policy. Ms. Bemiss duly seconds the motion. ALL IN FAVOR – unanimous. Motion carries.

Conservation Area Sign Order

Ms. Ports said if you recall back in February at our Workshop, we talked about the variety of signs that we have at our Conservation Areas and that some parcels were not labeled at all. I have since been able to take an inventory of how many signs and where they need to go and solicited some bids. So, I am requesting \$2,200 to order new signs. These have been vetted by Parks and Recreation. Some of them are shared properties. They've been vetted by the Police Department. I'm trying to think who else has looked at them. PLC has looked at them. We even have some signs that are joint signs. So, they talk about the Town and PLC. So, we put a lot of thought into what we wanted where and I've also included an estimate for a poly film, which would be placed on the kiosks. That will be the maps and the histories that we've been reevaluating and updating. So, not everything will happen all at once, but the metal signs we could certainly order now and get posted. I should say we have some funding left in the appropriation that you guys made for the Trail Committee. So, if I needed to get posts and things like that, I might be able to use that budget. Depending on the posts—I'll reuse what I can. There might be some other costs associated with the post. And, I should also just say that, for example, Van Loan—all their directional signs are wood. They are degrading, and they need to be replaced. So, there is some internal trail signs that will also... Chair Grogan added Joppa too. Ms. Ports said and Joppa, right. That's next, but I think there's this backlog of maintenance that we're addressing, and that's why you're seeing all these requests. Chair Grogan said yes, that's fine. Any questions? Ms. Bemiss asked related to the Boy Scouts, seems like they're always coming up with projects for the trails. Do we have a list of things that we want done that they could possibly choose from? Like, was this one one that would have been on your wish list? Ms. Ports said we do have a list. We worked on it last year in the Fall. I actually have some thoughts about changing it a little bit. I don't think this was on the list. But I do know that the Fire Department really likes the emergency locator program, and I think it's a great project. Board agrees, absolutely. Ms. Bemiss said I just want to make sure like if another Eagle Scout is having trouble coming up with a project. Ms. Ports said yes, well in this, going through the process of figuring out where we have kiosks, where we have Boy Scout signs, where we want Boy Scout signs, where we want kiosks, I can now update that project list because I have a very specific information about where we need to add signs and kiosks. Those are always good projects. But I think it's got a nice variety of ideas on it. It's on the website on the Quick Links on the right. Chair Grogan asked anyone else? So, let's make a motion to get the Conservation signs?

MOTION: Vice Chair Carter moves to approve not more than \$2,200 from Conservation funds to product these signs as listed. Ms. Donovan duly seconds the motion. ALL IN FAVOR – unanimous. Motion carries.

Pulpit Rock Workday Update

Ms. Ports said we had a workday on I can't even remember, I think it was the 7th. I didn't get a picture of our day, but we took a photo. There were about 8 of us, I think, and we replaced a bridge that was

damaged and rotting. We took a structure that we no longer needed because we did a reroute, and we repurposed all that material. So that was really great. We had some extra wood that we've set aside for another project. It was a really fun day. I had a great time. We also did some drainage clearing so that we could get the water flowing across the trail, rather than hanging out on the trail, in a couple of places.

Pulpit Rock Geology Walk Update

Last weekend, Richard Moore, who is a USGS Geologist and Bedford resident—really great volunteer at Pulpit Rock at the Bedford Historic Society Stephen Buswell did a presentation on the geologic history out there. There were 17 individuals signed up. It was a PLC-organized event (Piscataquog Land Conservancy), and a few people decided not to come because of the heat. But they had a great turnout and lots of great enthusiasm, good questions. They're going to do it again in the Fall. That's it for Pulpit Rock.

Trail Stewards Update

Ms. Ports said they have all completed their first inspection in April. We met last week and talked about how it went and we're tweaking a few things on the App that we're using. So hopefully everyone is getting more familiar and adept at using that device. We have a repair crew that meets weekly, usually on a Wednesday, from about 5:30 to 7:30. We just tackle an issue so this week we will be at Muller Park building a little bog bridge at a chronically wet area and blazing at the new trail at Van Loan. Mr. Carter added, and we've purchased the tools that everyone's needed? Ms. Ports said that order will go out this week. Chair Grogan said that's great. Ms. Ports said yes that group is going well.

Town-owned Property at Chubbuck Road

Ms. Bemiss said we're progressing. We've got our list of contacts that we need to talk to at the State level. And a list of what we think really needs to happen in chronological order. We'll be meeting with Jeff Foote, hopefully in the next couple of weeks, to plot out the area around the current Transfer Station, DPW, Landfill, for what he needs.

Joppa Hill Farm Survey

Ms. Ports said I touched base with the bid winner, and they are scheduled to start work in June. Then a quick update on the Marston—the dumpsters were delivered today. So, I'm hoping this week or beginning of next the excavator will be there to pick up all that material. Then the dumpsters will get picked up and hauled back out. Lots going on.

Logo Roll Out

Ms. Ports said I don't know if we need to make decisions at this point, but we have done some research on some options and the challenge with the hats is it's a minimum 24 order. So, I'm not sure yet how to handle that. I think what would be helpful is just to have you look at some of the options and you can individually go in and pick out what you want and have it made. Mr. Carter asked you're working with...right in town here? Ms. Ports said Gear Up. Mr. Carter said okay. I know the Men's Club is doing the same thing where you can go in and you can get the logo on anything that you want in the store. They'll do it. They have that. Ms. Bemiss asked do they do things not from their store? Like if I were to bring like a North Face®? Ms. Ports said it might depend on the material and whether or not they're capable of working with that material. You might have to go somewhere else for that. Chair Grogan said we should talk to Amanda at the Joppa Hill Farm—our little farm store. She may let us put some of the caps in there. Ms. Ports said yes. Ms. Donovan added your Trail Stewards might all want caps. Ms. Ports said yes. So, the other challenge with the hats is that you need to have one-color stitching. So, we could

have several different colored hats, but the stitching has to be the same color. And on this one, what we did was we put the Bedford NH on the back side and the Conservation Commission on the side. I was thinking if it was a Trail Steward, they might want Trail Steward on there somewhere, which would be a different setting. That's another 24 hats. Ms. Bemiss said people are very particular about their hats. Ms. Ports said they are. Ms. Evans asked is there a difference between the hats on the back and the hat on the picture? On the back it says mesh hat. Ms. Ports said there is. The cotton hat is what you're seeing. The mesh hat you wouldn't be able to stitch on the side or the back. You would only be able to stitch on the front. But that's very popular because it's cooler. Ms. Bemiss asked does Bedford High School have a store? Ms. Ports said that's the Gear Up store. Ms. Bemiss said oh, okay. I was going to say I would want to ask them what's their biggest seller? Ms. Ports said oh, he could tell you. He said right now that the hats are flying off the shelf because people will buy multiple colors. They love the Bulldogs so much, and they want a red one and a black one and a white one. We can talk about how to go about ... Ms. Evans said we could start with one color and see how they went. Ms. Ports said yes. Chair Grogan said and the money from the—let's say we sell them at the Farm or whatever—the money from that, you have to give them I think like 25 percent? But the money that we get goes to our Commission account? Mr. Carter said well you've got to look at how can we sell stuff as part of the Conservation Commission. Ms. Hebert said we'll need to look into that. I was hoping they could have an online store and you could go online and place your order and pick it up at Gear Up. I don't know if they're able to do—and that way people could just go to the Town website and order their Conservation Commission gear. Ms. Evans said technically the Town would then be selling them rather than us. Ms. Hebert said Gear Up would be handling the transaction. Chair Grogan asked so you would go there and purchase it? Ms. Hebert said yes. Ms. Ports said or you could purchase it through a special website. I think that's possible but Gear Up was just suggesting that you can go in the store and look at the product and see what you want. They can do within a day or two, they can have a product ready and made for you. Chair Grogan asked and so these will be on our website, then, so people can order them? Ms. Ports said we have not determined that at this point. We could have a link on the website to the Gear Up and say get Bedford gear at Gear Up, Bedford Con Com. We could probably have him do a hat and have it on display. I do think the Trail Stewards would be interested in like a tech tee or something of that nature. Chair Grogan said it would be nice to give them like as a gift for volunteering their time. Ms. Ports agreed. Ms. Evans added or at least a discount. Ms. Hebert asked Pat, do you think Joppa Hill Farm would consider waiving that fee, because we're the Town and we're partners. That might be... Chair Grogan said do you want me to ask them? Ms. Hebert said sure. Ms. Ports added the other thing is I don't know how much you could mark it up, right, because technically you would mark up the product to cover that cost and you hit a price point that people just aren't going to pay. Ms. Bemiss said, and I don't think for the small amount of money that we would make from selling 200, it's not going to be a lot when you think about that. I think that it should just go through Gear Up. Ms. Ports said the sign order includes bumper stickers. We're getting those too. Mr. Carter asked do we know how much hats are? If we order 24 and say we ordered four different colors, six of each, what the cost would be? Ms. Ports said I'm guessing if we did the 3 stitching, so, if on the cotton, it would be the \$19 because we have stitching in 3 locations on the hat. If you just did it in the front, it might be closer to \$14 or \$15. That's an option, too, is just do the lettering on the front. Mr. Carter asked what's 24 times 19? Ms. Hebert said \$456. Mr. Carter said so if we were to make a motion to allocate \$500 of the Conservation Commission funds to produce 24 of those hats just so we have them? Obviously, I think it's a great idea that anyone that is a Trail Steward or whatever like that, it would be great advertising for us to have them out there and then that would be the first, we could take a look at them and then get them out to certain people. If that's the pleasure of the Commission. Chair Grogan said it would be nice to give them a hat. Ms. Hebert said they are universal so people can wear them without as much concern about sizing like a tee shirt. People have different preferences. Chair Grogan said yes, these are adjustable. Mr. Carter said well I did 48 tee shirts thinking

that 16, 16 and 16 were the right amounts, and I should have gone with more Large and Extra Large versus Medium. Because they were being worn over other clothing versus someone walking down the street with a nice Cub Club tee shirt on. Chair Grogan said live and learn. But that day I did get rid of probably about 85 percent of all the tee shirts that day by giving them out.

MOTION: Vice Chair Carter moves the Conservation Commission allocate \$500 of Commission funds to produce 24 hats. Ms. Bemiss duly seconds the motion. ALL IN FAVOR – unanimous. Motion carries.

Ms. Donovan asked with the tee shirts, when will we be able to go in and just get one for ourselves? Ms. Ports and I think that you can go in any time. He's got the logo. Ms. Donovan said I'd like to try it and \$12 is actually a bit of a steal as well. Chair Grogan said we should all wear them to one of our meetings! Ms. Ports said yes, we could. Ms. Hebert added with our hat! Ms. Bemiss said I would need a wide brim hat with the logo and netting to go out in the woods. Chair Grogan said we could publicly announce, purchase these at... Ms. Ports said yes, if you like the gray tee shirts, then we could collect sizes and place an order and then you guys could go and pick them up. I'd have to ask because he's giving us a discounted price on the tee shirts. I don't know if there's a minimum order on that to get that price. I can double check. That's another option. Chair Grogan said we can do that after the meeting if you want. Ms. Ports said yes.

Announcements

Chair Grogan said the Bedford Transfer Station is now composting food waste. This is an easy way to reduce the volume of garbage the Town disposes. Save money on our tax bills and benefit our natural environment. The Bedford Transfer Station is hosting a household hazardous waste collection day on Saturday, June 25, 2022, from 8:30 am – 3:00 pm. Please dispose any household chemicals on this collection day.

Mr. Carter added one of my duties as Chairman of the Town Council is working with the Student Senate over at the High School. What they do is they bring in 2 of each level, the President. They have some parents and I believe next Wednesday they'll be voting on having a Town Council Rep. They already have 2 school reps. That composting—they have brought up where they have a problem with some excess food. I did bring it up as part of that conversation to work with DPW to possibly pick up excess food waste from the kitchens and from the food to be brought up and help Jeff with that. I've kind of put that into the hands of the School Department and the DPW. But it's amazing, just to take a couple seconds, listening to the future leaders in our High School, this is the President of the Freshmen, Sophomore, you know. Just listening to their conscientious of what goes on in this Town. We talked about PFOS a little bit earlier and actually that was a big conversation last month when I started talking about it. Because it didn't hit home until one of the students raised his hand and says, yes, we've been on bottled water for two years. So, I've encouraged them to come in front of the Town Council. Obviously, as the Rep, I'm trying to encourage them to be more active in the community. I think by doing that it will help them understand what we do, what the Town Council does and what some of our initiatives in Town. Because when you tell a kid, he goes home and tells his parents. It's ground roots, but hopefully next month what the Student Council will do will elect to have a Town Council Rep, which at this time is me. Just to piggyback on some of our initiatives here. Chair Grogan said very good

Ms. Bemiss added about composting, Kathleen and I sit on the Committee, and we're doing a lot with that Committee to encourage people to compost. We'll be at the Farmer's Market educating people on how to do it from their kitchens. How to do backyard composting. Jeff has purchased, I think, three or four different kinds of backyard composting of different levels that will be up at the Transfer Station so

that people can feel and touch and see that they can reduce the waste that goes into the landfill. Ms. Ports said actually you'll be seeing some of our logo entries on the street sweepers. We've adapted some of our logos, and we're going to have recycling and composting signs now on the street sweepers to promote that as a community. Mr. Carter said also, composting—it's not just taking the food waste. They add the food waste into the leaves and all that stuff. What the Town is going to be doing is taking that compost, instead of putting chemical down on the fields, is taking this compost. So, the amount that it's going to save us by not putting chemicals on our grass, this will be a natural way of making our grass green without having to go out and spend money on chemicals to make our fields look nice and lush.

Adjournment

MOTION was made by Vice Chair Carter to adjourn the meeting. Ms. Bemiss duly seconded the motion. ALL IN FAVOR – unanimous. Motion carries.

Meeting Adjourned at 8:35 pm

Next meeting will be held June 28, 2022

Respectfully submitted by Sue Forcier