

Vice Chairman Donald LaPlante called the meeting to order at 4:34 p.m.

Members Present: Vice-Chairman Donald LaPlante, Marcia Hammon, Marsha Lombardi, David Chase, Edith Worcester and acting secretary Tina Wright

Members Absent: Frank Lombardi and Lisa Courcy

Public Present: Mark Worcester

Minutes: A motion was made by Edith Worcester to accept the minutes as is from the February 9, 2022 meeting. Seconded by Marsha Lombardi. No further discussion, all in favor, motion carries. **APPROVED.**

King Square Easement Response to Selectmen

Donald LaPlante went over the letter to the Selectmen regarding the acquisition of the easement to the King Square property. The Conservation Commission is not recommending the acquisition of the easement as proposed.

All are in favor of sending the letter to the Selectboard. No one opposed.

*SEE ATTACHED LETTER

The next meeting will be Wednesday, April 13, 2022 at 4:30 p.m. at the Whitefield Town Office.

Adjournment: A motion was made by Edith Worcester to adjourn the meeting at 4:50 p.m., seconded by Marcia Hammon. All in favor, meeting adjourned.

Respectfully Submitted By:



Tina Wright-Acting Secretary



Vice-Chairman, Donald LaPlante

Whitefield Conservation Commission
56 Littleton Road
Whitefield, NH 03598

Date: March 6, 2022

Whitefield Selectboard

Town of Whitefield, NH

Dear Selectboard:

The Whitefield Conservation Commission does not recommend the Acquisition of King Square Easements as proposed. WCC has reviewed the engineered plan of "44 parking spaces, one of which will be an electric vehicle charging station, and one which will be an accessible parking space", and has multiple concerns, which are outlined below.

Concern #1: *Possible Contamination of Lot and Lack of Community Support*

Twice in the past there have been proposed projects for this lot that have failed to be supported by residents at Whitefield's Town Meetings. Most recently, the proposed Electric Vehicular Charging Station was tabled at the 2020 Town Meeting for lack of support. ([Page 20](#))

Before that, at the 2014 Town Meeting, a proposal for a multi-use building on this lot, to be paid for by the Whitefield High School Alumni, was voted down because of the possibility of underground fuel tanks on the lot not having been removed. There was also a concern that the dirt lot may have leachate contamination from the previous gas station that was on this site.

There is no evidence that we have seen that a state permit was issued to remove the tanks, so it is likely that the tanks are still in the ground. This needs to be investigated, confirmed, and remedied if need be, before any future development on the site is planned.

Concern #2: *Not a Green Sustainable Parking Lot in Close Proximity to Johns River*

The acquisition of land as proposed does not show a positive impact to the downtown area. The only reason we can speculate is the possibility of it being further developed, and the current parking proposal does not provide protection for the Johns River, nor does it contain any open space/green space.

As proposed, this is not a green sustainable parking lot, and thus, creates environmental issues. The proposed parking lot is within 250' of the Johns River and paving this lot would most likely require a Shoreland permit. The lot is 22,215 square feet (.51 acres) and would change from a dirt lot to an impervious paved parking lot, with the plans showing no infiltration design or any natural retention

system. The drainage is a very big concern for us because of the lot's location. The Town has no control of the vegetation buffers to the Johns River in lots 49, 50, 57 and 59. The lot is 132' from the waterway and we would be relying on four abutting properties to contain the vegetation buffer.

A plan would need to be discussed and agreed upon with those property owners. Equally as important is for the increase in impervious surfaces to be mitigated by promoting infiltration and natural retention systems, biological systems, and minimizing a heat island effect with shading, as explained in this [Green Sustainable Parking Guide](#).



We believe the current proposal should be thought of as conceptual in nature rather than a definitive plan. The acquisition of easements for the development of this lot needs to be carefully considered for a positive impact on Whitefield's natural environment and the community. We would need to see an updated and improved plan in order to consider making a positive recommendation to the Selectboard.

Respectfully,

Members of the Whitefield Conservation Commission