

CONCORD CONSERVATION COMMISSION

MINUTES

September 11, 2019, 7:00 PM

Second Floor Conference Room, City Hall, 41 Green Street

The Concord Conservation Commission (CCC) held its regular monthly meeting on September 11, 2019 in the 2nd floor conference room at 41 Green Street.

Attendees: Vice-Chair Jim Owers, Members Tracey Boisvert, Jeff Lewis, and Rick Chormann.

Absent: Councilor Brent Todd, Chair Kristine Tardiff, Members Chris Kane, Kathy Healy, Alternate Jan McClure, and Alternate Stefan Mattlage.

Staff: Beth Fenstermacher, Assistant City Planner
Lisa Fellows-Weaver, Administrative Specialist

Public: None

Call to Order

The meeting was called to order by Acting Chair Owers at 7:03 p.m.

1. Minutes

August 14, 2019

A motion was made by Mr. Chormann, seconded by Mr. Lewis to approve the August 14, 2019 minutes, as written. The motion passed unanimously.

2. Public Hearing - Acquisition of a 2.4 ac parcel off Hot Hole Pond Rd, Map 10Z, Lot 3.

Mr. Owers gave an overview of the 2.4 acre parcel off of Hot Hole Pond. He stated that the ownership amongst family members is unclear at this time and although a purchase and sales agreement is in place, quit claim deeds will need to be acquired from all family members. The purchase price has been agreed on for \$3,600. The assessed value was determined to be \$2,400. The City Forester Ron Klemarczyk determined that there is approximately \$1,200 in timber value on the property.

Mr. Owers opened the public hearing. There being no public present and no additional comments from staff or commission members, Mr. Owers closed the public hearing.

A motion was made by Ms. Boisvert, seconded by Mr. Chormann, to recommend City Council acquire the property and appropriate \$3,600 from the Conservation Commission Trust for the acquisition of Map 10Z, Lot 3. The motion passed unanimously.

3. Erin Lambert of Wilcox & Barton, Inc., on behalf of Kate Nadler, requesting a Conditional Use Permit to impact 2700 sf of wetland buffer, and an Expedited Wetlands Permit application to impact 870 sf of forested wetland for the construction of a residential driveway at 98 District No. 5 Road.

Erin Lambert of Wilcox & Barton represented the application along with property owner Kate Nadler. Ms. Lambert stated that the Conditional Use Permit (CUP) is being applied for due to the construction of a driveway to provide access to a proposed single family residence. She explained that this lot was created in 2006 as a part of a subdivision. Frontage of the lot frontage is encumbered with either wetlands or wetland buffer. The approved subdivision plan depicted a proposed driveway that would require a CUP for wetland buffer disturbance at the time of construction. The CUP application shows the driveway further west than the original location to reduce impacts to the historic stone wall; however, the total wetland buffer impacts will not be any more significant. She noted that the area is a forested wetland.

A discussion was held relative to a potential drainage issue that may possibly cause some icing issues;

CONCORD CONSERVATION COMMISSION

MINUTES

September 11, 2019, 7:00 PM

Second Floor Conference Room, City Hall, 41 Green Street

it may be necessary to raise up the grade of the driveway.

A motion was made by Mr. Lewis, second by Mr. Owers, to recommended approval of the CUP with the understanding that the Engineering Services Division would review the grading for the driveway for drainage, and to sign off on the Expedited Wetlands Permit application as presented. The motion passed unanimously.

4. NHDES Items

a. Interchange Development, LLC, 1 Whitney Road, Map 06P, Lots 5 & 6

Ms. Fenstermacher stated that the Rauseo's have received the necessary wetlands permits. The Rauseo's will be making a payment of \$153,000 to the NHDES ARM fund to mitigate the wetland impacts.

b. Shoreland Permit Application, 20 Tallant Road, Map 123, Lot 2-4-2

Ms. Fenstermacher stated that a Shoreland Permit Application for 20 Tallant Road has been submitted. There are no requirements for an application to the City; however, the proposal of a deck is within the buffer and requires State approval.

The Commission did not have any issues with the proposal, as submitted.

c. Bridge Replacement

Ms. Fenstermacher stated that the Engineering Division will be submitting permits for two upcoming bridge replacement projects at Birchdale and Hooksett Turnpike. The bridge work will begin in 2020, the permit will be presented at a future meeting.

5. Reports

a. Trails Subcommittee

Mr. Lewis attended the Trails Subcommittee meeting and provided a synopsis of the meeting for the Commission. He reminded that the Trails Subcommittee did not meet in August. He mentioned the upcoming hikes at Broken Ground and Oak Hill.

Mr. Lewis stated that discussion continued relative to trail maintenance. A volunteer group has been established and they will begin blazing and doing some low level trail maintenance.

Hunting season is underway.

Mr. Lewis stated that as a result of discussions from prior trail and conservation meetings regarding closing trails, a site walk was held at Healy Park and the Merrimack River Trails. The Trails Committee came to a decision that the Healy Park trails be closed temporarily for maintenance.

Ms. Fenstermacher stated that she can bring the item to City Council to raise awareness. She noted that the Parks Division has purchased a new gate and is planning to do some clean up.

b. Forestry

The Forester's report was circulated.

c. Concord Tree Committee

The next meeting is scheduled for September 27, 2019, at 8 a.m. at the White Park Merrimack Lodge.

CONCORD CONSERVATION COMMISSION

MINUTES

September 11, 2019, 7:00 PM

Second Floor Conference Room, City Hall, 41 Green Street

d. Local River Advisory Committees

Nothing new to report. Minutes were provided for review.

6. City Open Space

a. Backwoods – Five Rivers Easement

Ms. Fenstermacher stated that the closing has taken place, the easement has been recorded and she will be re-presenting to City Council next month to re-appropriate the funds to cover the stewardship fees which lapsed on June 30th. She added that Five Rivers has received the funds.

b. Memorial Bench at Swope Park

Ms. Fenstermacher stated that she has received a request to place a memorial bench at the entrance of the Swope Park.

A discussion was held relative to the dedication of the property, which was given to the City by Mr. Swope in memory of his wife, Marjorie Swope. Members suggested that the memorial bench be placed elsewhere, suggesting White Park, or consider planting a tree.

7. City Council/Planning Board

Solar Ordinance

Ms. Fenstermacher stated that Ms. Tardiff presented the Commission's response to the revised proposed solar ordinance to City Council. The councilors tabled the proposal.

8. Follow-up/On-going Items:

a. Education Outreach

Ms. Fenstermacher stated that Mike O'Meara, city liaison to ConcordTV, attended a hike and took some video to use for one of the public service announcements (PSA) for the Commission. Additional education and outreach for the community with Stefanie Breton, the City's Public Information Officer, is ongoing.

b. Update Bylaws

This item was continued to the next meeting.

c. Merrimack River Greenway Trail

Ms. Fenstermacher stated that the first section of Merrimack River Greenway Trail through the parking lot at Terrill Park has been approved.

d. Public Notice Policy - continued to future meeting

e. Easement Enforcement Policy - continued to future meeting

f. Conservation Easement Standard Templates - continued to future meeting

9. Other Business

a. Rezoning Proposal for Land off Black Hill Road

Members were able to walk the site prior to the meeting. Mr. Lewis requested to have further discussion regarding the proposal to rezone the land off of Black Hill Road from Residential (RO) to Gateway Performance District (GWP). He explained that the rezone request is for a proposed

CONCORD CONSERVATION COMMISSION

MINUTES

September 11, 2019, 7:00 PM

Second Floor Conference Room, City Hall, 41 Green Street

mixed use development in an area that has been identified in the City's Open Space Plan as a conservation focus area. He expressed concern with the proposal to develop residential units within the floodzone. Concern was also noted as there could be a potential for impacts to the Shoreland and the Garvins Falls Bluff.

Ms. Fenstermacher stated that at the September Council meeting Council set this item for a public hearing to be held October 15.

Members requested that this item be added to the October agenda at which time a discussion will be held relative to sending a communication in support or denial of the rezoning based on the findings. Ms. Fenstermacher requested that members have items of concern ready to submit to her and be prepared to compose a letter to Council.

b. NHACC Annual Meeting

Ms. Fenstermacher noted that the registration of the NH Association of Conservation Commission's annual meeting is open. She added that there is money in the budget for members to attend.

c. Country Hill Estates

Ms. Fenstermacher stated that the closing for Country Hill Estates has been scheduled for the week of September 23.

d. Membership

Ms. Fenstermacher stated that there have been some issues with attendance and meeting a quorum over the past few months. She noted that Jan McClure has resigned as an alternate member. She requested that members think about recommending some people to add them to the Commission.

e. Leave No Trace

Ms. Fenstermacher stated that the membership for Leave No Trace is up. The cost is \$300. She stated that the intern did attend a few trainings this summer.

A motion was made by Mr. Chormann, seconded by Mr. Owers, to appropriate \$300 to continue to support the Leave No Trace program and renew the annual membership for another year. The motion passed unanimously.

f. Devoid Property

Ms. Owers stated that he sent the offer to the property owner. There has been no reply to date.

Adjournment

There being no further business, Mr. Lewis made a motion, second by Mr. Owers, to adjourn the meeting at 8:17 p.m. The motion passed unanimously.

Respectfully submitted,
Lisa Fellows-Weaver
Administrative Specialist