

CONCORD CONSERVATION COMMISSION
MINUTES
Regular Meeting
July 11, 2012
City Council Chambers, City Hall Annex
41 Green Street, Concord, NH

Attendance:

Members present at the meeting included: Christopher Morgan; Tracey Boisvert; Pam Hunt; Kristine Tardiff; Jan McClure; Karen Rose; Gloria McPherson, City Planner and Rebecca Hebert, Senior Planner, attended the meeting.

C. Morgan called the meeting to order at 7:15.

1. Minutes:

The Commission reviewed the minutes of the June 13, 2012, meeting and the minutes were unanimously accepted.

2. Wetlands Bureau:

R. Hebert reported that there were no new permits or correspondence to review from Wetlands Bureau this month.

3. City Council/Planning Board Action:

The Commission discussed the City Council public hearing regarding the acceptance of the proposed conservation easement on the Gully Hill Road agricultural land. J. McClure explained that the City Council voted to table action and set up a committee to review the management of the land. The Commission discussed the newspaper article in the Concord Monitor and had concerns that the headline was inaccurate. The 114 acres of agricultural/floodplain land is already protected conservation land. The easement would have given the land additional protections. R. Hebert offered to gather background information for the committee, including the use of the trust fund for the purchase of land, lease agreements and deeds to the properties. K. Tardiff offered to write a "My Turn" letter to the Concord Monitor to highlight some of the inaccuracies of the newspaper article.

4. Open Space:

R. Hebert said that an updated version of the proposed conservation easement for the Foster cluster subdivision was sent by email to Commission for review. The group discussed the easement and suggested removing any reference to the City's ordinances and also suggested modifying the reserved right for the construction of trails by deleting the language that specified the trails would only be for the use of individuals living within the subdivision. This could be a statement allowing the construction of trails, without prohibiting future owners the right to allow public access on the trails. The Commission agreed with the suggested changes and recommended that staff work with the owners to finalize the easement.

R. Hebert said that the proposed conservation easement for the Glen Ellen cluster subdivision was also sent by email to the Commission for review. The group discussed the subdivision and the conservation easement. Staff will work with the applicant to incorporate the suggested changes into the easement.

R. Hebert said that the Maplewood Farm and Triacca projects were in the process of being reviewed by the NRCS. A closing date has not yet been set for the Triacca property.

R. Hebert said that Mr. Martin was not ready for the City to apply for Aquatic Resource Mitigation funds for the possible purchase of his land off of Stickney Hill Road. She said that a draft report to the City Council was prepared but not submitted. If Mr. Martin changes his mind, the report to authorize the Commission to apply for the grant could be submitted in August and the Council would act on the resolution the day before the grant application is due.

R. Hebert explained that she and Rob Knight met with the Pierce family to discuss the possible conservation of their land off Stickney Hill Road. She said that overall the meeting went well, but the Pierces needed some time to review the proposal.

R. Hebert reported that a realtor from LandVest called to let the Conservation Commission know that the Cole property has been listed for \$695,000. She explained that the land included approximately 270 acres and the Commission had the land appraised in 2007. Doug Woodward had several conversations with the Coles about the City possibly purchasing the land, but there were discrepancies in the appraised value of the land. She said that LandVest has estimated the timber value to be approximately \$416,000. The land also includes a few parcels in Boscawen and Webster. The Commission agreed to pursue the property and possible funding opportunities, including the LCHIP grant.

R. Hebert distributed the easement monitoring report for Rossvie Farm. She also said that Country Hill Estates has agreed to allow trail access across their land. The Commission will need to review the possibility of providing on-street parking for the Rossvie Farm trails. J. McClure provided some background information on the “no parking” signs on District #5 Road.

R. Hebert said that Daisy Hale’s attorney has sent a letter to the City explaining that they are not able to grant permission for public trail access at this time. She explained that the Hale property is adjacent to the Swope property and an existing trail crosses the Hale property and connects the Swope land to other protected open space. The Hale property is also protected with a conservation easement held by the Forest Society. R. Hebert will follow up with the attorney.

The group discussed the City’s tree policy and agreed add this to next month’s agenda. Staff will research what other communities are doing in terms of tree planting/removal policies, public/private partnerships and tree volunteers.

The group agreed to add “land stewardship/easement monitoring” as a regular item on the Commission’s agenda. K. Rose volunteered to review the list of properties to be monitored and suggested that each Commission members could volunteer to monitor a few easements a year. C. Kane has also offered to provide training for the easement monitoring.

Meeting adjourned at 9:05 PM.

A TRUE RECORD ATTEST:
Rebecca Hebert
Senior Planner, Secretary pro-tem