

CONCORD CONSERVATION COMMISSION
MINUTES, *draft*
Regular Meeting
October 10, 2012
Second Floor Conference Room, City Hall
41 Green Street, Concord, NH

Attendance:

Members present at the meeting included: Jim Owers; Tracey Boisvert; Christopher Morgan; Kristine Tardiff; Chris Kane; Rick Chormann; and Rebecca Hebert, Senior Planner, attended the meeting.

C. Morgan, Chair, called the meeting to order at 7:00.

1. Minutes:

The Commission reviewed the minutes of the September 12, 2012, meeting and the minutes were unanimously accepted.

2. Wetlands Bureau:

R. Hebert reported that there were no new permits to review from the Wetlands Bureau. She distributed a letter of correspondence from the Daniel Geiger regarding a Shoreland Permit violation off of Appleton Street.

3. City Council/Planning Board Action:

R. Hebert said that there were no new Conditional Use Permits and City Council actions to discuss.

4. Open Space:

D. Cloutier was present to discuss the monumentation of the conservation easement for the Glen Ellen subdivision. He described the location of the easement and explained that portions of the boundary would be located in the field which is used for hay by a local farmer. He is concerned that if iron pins were set in the field, the pins would damage the farm equipment. The boundary of the easement is irregularly shaped and would require several pins within the hay field. C. Kane suggested setting tall rods on the corners and setting the internal pins flush with a wire brush attached to the pin. This would prevent damage when the fields are mowed. R. Hebert suggested straightening the line to reduce the number of the pins that would need to be set. Mr. Cloutier did not want to have to bring the plans back to his surveyor for revisions he also said that he would prefer to mark the corners with a grade stake and conservation discs placed near the pin. The Commission unanimously agreed to have the iron pins that were located within the field to be set at grade with the wire brush attachment, the corners marked with grade stakes and conservation discs, and all other monuments set as required by the City's Subdivision Regulations.

D. Cloutier also said that he would like to talk with the Commission about having the land logged. He has hired the forestry company, Fort Mountain, to prepare a Forestry Management Plan and they would also oversee the timber sale. Once the plan is complete he will send a copy to the Commission for review. T.

Boisvert said that she was familiar with the Fort Mountain and knew that they have worked on conservation easement land before.

C. Morgan said that the Commission was always interested in having this land be in conservation. Mr. Cloutier said that he is also interested in having the land protected, but would like to subdivide the frontage lots. He said that he has contacted the NRCS office in Durham and would like to pursue the Farm and Ranchland Protection Program grant. Mr. Cloutier said that he would likely be contacting the Commission in the future to discuss the grant. R. Hebert said that she would email Mr. Cloutier a summary of the discussion regarding the monumentation of the easement boundary.

5. Presentation by Central New Hampshire Regional Planning Commission and the Upper Merrimack River Local Advisory Committee

Vanessa Goold and Matt Monahan of the Central New Hampshire Regional Planning Commission presented the results of a study that was prepared for the Upper Merrimack River Local Advisory Committee (UMRLAC). They explained that the project had three components. Ms. Goold said that the first part was the preparation of a map illustrating the current use lands, top tiered habitat and existing conservation lands. The second part of the study included an analysis of regional land use trends for the six communities that make up the UMRLAC. She explained that within region that includes the six communities, 14 ½% of the land is protected, 51% of the land is enrolled in the current use program and 22% of the land within current use is also top tier habitat. However, a lot of the top tier habitat is not yet protected. She said that building permit activity has been low, the height was in 2003 and then the number of permits being issued started to drop although DES permitting remained a little higher. In 2009 the US Forest Service identified the Merrimack River the number one watershed expected to the largest conservation of land from forested to a developed use and ranked fourth watershed expected to see the greatest change in the water quality.

M. Monahan explained that a survey was sent to Planning Boards and Conservation Commissions and a resource sheet was prepared based on the survey results. He explained the resource information sheet for Concord and suggested posting it on the City's website. The resource links included information on low impact development, updates to the Shoreland Water Quality Protection Act and funding sources for land conservation.

6. Open Space (continued)

R. Hebert reported that the purchase and sale agreement with the Buntens for the conservation easement on Maplewood Farm has been extended. She also said that she would try to submit a report to the City Council in either November or December for the sale of the Triacca property to Equity Trust. The action will require a public hearing so the process will take two months. The Commission suggested asking a representative from Five Rivers Conservation Trust to attend the public hearing.

R. Hebert said that the conservation easement from St. Paul's School on Jerry Hill has been recorded.

R. Hebert said that Swift Corwin who is the forester for St. Paul's School contacted the Conservation Commission and is requesting the use of the existing log yard at the corner of Lakeview Drive and Long Pond Road for a timber sale on the St. Paul's School Jerry Hill property. He would also like to use the existing logging road and would need clear a few trees to access the school's land. K. Tardiff moved to grant permission for St. Paul's School to use the existing log yard at the corner of Long Pond Road and

Lakeview Drive and to allow the loggers to cross City property to access the school's land on Jerry Hill with the following conditions: Ron Klemarczyk will need to approve any trees that are to be cut on city-owned land, indemnification forms be signed by the logger and forester, an insurance certificate needs to be provided, and a financial guarantee needs to be provided for the restoration of the log yard and roads. C. Kane seconded the motion; all in favor; motion passed unanimously.

R. Hebert said that the Recreation Department is planning to offer guided hikes for a fee on trails within Concord. She said that her concerns were that it might be considered a commercial activity restricted by the conservation easement or increases the landowner's liability on trails that are located on private property. The Commission discussed whether or not there might be concerns they suggested that staff talk with the Legal department to look into the liability concerns for trails on private property with landowner agreements, and also suggested that the Recreation Department contact the private property owners to ask permission to operate the guided hikes.

K. Tardiff moved to enter into a nonpublic session for the discussion of possible land acquisition in accordance with RSA 91-A:3, II(d). T. Boisvert seconded the motion, and the motion passed unanimously.

Following the discussion, the Commission moved to exit nonpublic session and seal the minutes. The motion was duly seconded and passed unanimously.

7. Forest Management:

The Commission discussed the site walk with Ron Klemarczyk to view the proposed vista clearing at the Oak Hill forest. The Commission unanimously agreed to recommend that the view clearing be cut as described on the site walk and that the timber sale not be expanded to include additional timber beyond what is needed to clear the view. The Commission also agreed that the City could contribute towards the cost of the view clearing to cover the logging operation and/or Ron Klemarczyk's time.

8. Easement Stewardship/Monitoring:

The group discussed the recent easement monitoring training session at the Hayward Brook subdivision open space parcel and reviewed a spreadsheet summarizing the list of the city-held easements that need to be monitored. The Commission decided that the more experienced members could team up with those newer to monitoring easements and the teams could each select a few properties to monitor. It was suggested that conservation discs be installed along the boundary of City held easements. The Commission also asked for staff to order a surveyor's compass and orange vests and a patch or badge to help identify Commission members in the field. C. Kane offered to fill out a monitoring form for the Hayward Brook open space parcel.

The group discussed the Contoocook and North Branch Rivers Local Advisory Committee and the Upper Merrimack River Local Advisory Committee. Both committees need additional Concord representatives.

Meeting adjourned at 10:05 PM.

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