

CONCORD CONSERVATION COMMISSION

REGULAR MEETING MINUTES

December 13, 2023, 7:00 PM

City Hall, 2nd Fl Conference Room, 41 Green Street

Attendees: Chair Kristine Tardiff, Vice Chair Jim Owers, Members Emily Landry, Katherine Healy, Rick Chormann, Councilor Stacey Brown, Jeff Lewis, Allison McGregor, Alternate Mark Coen

Absent:

Staff: AnneMarie Skinner, Assistant City Planner
Krista Tremblay, Administrative Specialist II

Public: Matt Bowser (NEMBA)
Doug Richardson (Onyx Partners LTD)
Wayne Morrill (Jones & Beach Engineers, Inc)
Albert Richards (Richards Community Forest Trail)
David Richards (Richards Community Forest Trail)

Call to Order

The meeting was called to order by Chair Tardiff at 7:00 p.m. Mr. Owers, at 7:01 p.m., moved to recess into a non-public session.

1. Non-public session for consideration of legal advice provided by legal counsel in accordance with RSA 91-A:3(II)(1)

At 7:36 p.m., the non-public session ended. Ms. Landry made a motion to seal the minutes of the non-public session, Ms. Healy seconded, all in favor. The motion passed unanimously.

2. Minutes

November 8, 2023

A motion was made by Chair Tardiff to table approval of the minutes of the meeting held on November 8, 2023, to the January 2024 meeting to afford staff the opportunity to listen to the recording to make sure that what was discussed for agenda item 8(a)(ii) is accurately stated in the minutes, add item (d) to agenda item 9 in reference to Ms. Landry discussing a piece of land, and correct several typographical errors.

3. Steeplegate Mall site redevelopment wetland impacts – Jones & Beach Engineers, Inc.

- Draft Layout
- Draft Residential

Wayne Morrill (Jones & Beach Engineers, Inc) introduced Doug Richardson (Onyx Partners LTD), noting that Onyx Partners LTD is the new owner of the Regal Cinema and Steeplegate Mall properties. Mr. Morrill is here tonight to discuss a proposed comprehensive development plan, explaining that variances have been filed and will be heard by the Concord Zoning Board of Adjustment in January 2024. Mr. Morrill stated they wanted to come to the commission tonight to introduce to the commission an overview of what is being proposed and receive feedback from the

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commission. Mr. Morrill explained they are not looking for any approvals from the commission tonight. Mr. Morrill stated the site is completely paved, with a few trees, but it is a sea of pavement. They are looking to redevelop the site. Applebee's and TD Bank will stay. JCPenney, Altitude, and The Zoo will remain. Mr. Morrill explained they are working with the City of Concord to create road number one. This will come off of Loudon Road and there will be a dedicated city road that will go right through the back over to Sheep Davis Road. There would also be another road that would come down and go right over across Triangle Park Drive. As part of this development, the cinema would be razed and that lot would be raised up to the elevation very similar to current elevation of the Steeplegate Mall site. Right now, it is sitting down in a hole. It not good for any retail type of business, and they will be raising it up. When they raise it up they will flag the wetlands. West Environmental, Inc. has flagged the wetlands for Onyx. When the site is increased in elevation, there will be a retaining wall on the back side of the building and the front will be at the Loudon Road elevation.

Mr. Morrill explained that there are no wetland impacts with this project, but there are two small wetland buffer impacts. The first one is located in the front corner because of the elevation and the slope going back down. Then in the back corner there is an old discharge from a drain pipe from the Regal Cinema site that is discharging which has created this little wetland and they are within that buffer. The first wetland buffer impact is about 2,000 square feet, and the other is approximately 3,000 square feet for a total of roughly 5,000 square feet of buffer impact.

Mr. Morrill noted that these are forested wetlands. The actual larger wetland sits down in the back. The scrub, shrub, wetland complex is owned by the City of Concord and is in conservation. That piece of property is roughly 19.59 acres in size. The wetland itself is in between 10.5 to 13 acres in size. It is a large wetland area. The wetland is taking a lot of the drainage from Loudon Road. A large portion comes from Sheep Davis Road and D'Amante Drive, goes through the Steeplegate Mall site, and then hits a large detention area. The detention area is a roughly 200-foot long concrete wall that the entire lot goes there and puts into a level spreader that has not been cleaned in 40 years by looking at the amount of vegetation located at that area. Mr. Morrill stated they are working with NH DES and AOT they are going to keep that concrete wall structure and go in there to bring it to today's current standards. Mr. Morrill stated as part of the development when this part of the mall goes away they will drop the grade there to four feet. Mr. Morrill noted they have had geo techs on the site. There are sands that are around 17 to 20 feet deep. There are nice gravel sands that are good for infiltration going into the site. Because this is a redevelopment site and working with AOT they will still provide treatment like they would for a normal site. However, they will also add more green space to the site.

Mr. Morrill referenced the residential layout. As the residential is shown, there is a large green space around the buildings and in the court area. What is a sea of pavement right now will turn in to areas of green and areas the public can enter. Mr. Morrill explained they are trying to reduce the parking to have more green space. Mr. Richardson pointed out to Mr. Morrill that the roof rain water right now dumps into the pond and they will infiltrate. Mr. Morrill said correct. Mr. Morrill stated all of the roof water will be on a rubber-type roof and it will go right to infiltration so it will not be touching the pavement. This will get that recharge to the water shed.

When the development gets closer to Sheep Davis Road, this is the multi-family portion of the site. A lot of the mall space goes away, although a couple of the retail spaces stay. This would have

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apartments at the far end of the site. The part that they would work on for the conservation commission is the area close to the scrub shrub marsh. Mr. Morrill stated they have a building that will meet the 50-foot buffer to the wetland. They have been working with their landscape architects and design team and what they want to do is work with the City of Concord to provide some walkways and paths that would go around the pond. On the part that they own, they would potentially provide some docks to allow people to get out of their apartments and enjoy the walk around the pond. Mr. Morrill stated that NHDES calls this water body a priority resource area, meaning that if they impact the habitat they would have to pay fees and do mitigation. They are not looking to impact the wetland at all. They are looking to enhance the buffers. They are not creating a new roadway, but using the existing. All the vegetation along the edge and the slope going down to that wetland area will be maintained.

Mr. Coen asked about the difference in the number of parking spaces now versus what is being proposed. Mr. Morrill responded that he did not know the exact number of spaces proposed. However, he noted that right now there is only 4%-5% open space. The project will make it better but it will not be a big huge green space either.

Mr. Coen asked if they are near TD Bank. Mr. Morrill replied in the affirmative. Mr. Coen asked if there are going to be connectors through the whole development to connect to that spot by a trail or the greenspace. Mr. Morrill pointed to the sidewalks that are being installed to get people throughout the site. The intent is to enhance the sidewalks along D'Amante Drive to create pedestrian walkways that allow pedestrian access through the project to get into that area. They will have vegetation along D'Amante Drive.

Ms. McGregor agreed this plan looks way better than what is there now. The thing she has a little hesitation with is the impact to the northwest corner of the wetland buffer. She feels there is still so much parking on the site. She understands it is way less than what the City of Concord requires by ordinance. She also understands they are trying to fix that. Seeing that a parking lot is causing that impact into the buffer on that corner gives her heartache.

Mr. Morrill stated they are looking at a black and white plan. They have not had their landscape architect really dress this up. Mr. Morrill understands it appears like there is a lot of parking and asked if they can come back next time to show what can really be. Hopefully it will look a lot better.

Mr. Richardson stated the disturbance is not to create parking. The disturbance is to create the slopes during the construction and they will be restored and landscaped. They are not asking to put parking in the buffer area.

Ms. McGregor understands. However, the more you move back from the buffer the less you have to intrude on the buffer for the slopes.

Mr. Richardson stated they have some very high-quality national tenants that have requirements for parking and they have to work with them because they know what they demand for parking.

Ms. Skinner asked if the project is proposing more parking over what is required by the code.

Mr. Richardson answered no, that the project will be providing less than what is required by code. They will attend the January 3, 2024, zoning board of adjustment meeting to discuss getting a variance. The current parking is excessive, even with the national retailers. The parking is excessive. He pointed out Target, Lowes, and Home Depot and you notice there is a lot of parking year-round

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that is not being utilized properly.

Mr. Chormann asked who would be responsible for trail maintenance on the City of Concord land surrounding the wetland area. Mr. Morrill did not know the answer to that question. However, he stated that any of the trails on their land will be maintained by the developer. They will work with the city to see how an agreement can be reached to take care of the trail on city land.

Mr. Lewis asked about the trail around the pond. There are multiple things they will need to consider. There would be a conditional use permit that Conservation Commission would weigh in on. The commission would be concerned about impacts to that pond. He wondered if there have been any wildlife studies on the pond, noting that the one thing the pond does not have right now is pedestrians. Pedestrians bring more activity.

Mr. Richardson pointed out there are people at the pond now. There quite a few people around the pond right now.

Mr. Lewis replied that it is not promoted. For permanent use, he would be concerned about the rate of future activity. More people by the water can impact the water and wildlife. He pointed out these things will need to be addressed.

Mr. Richardson stated this is the reason they asked to be at this meeting tonight. They would like to create a trail in a circular area for people to have a place to walk. However, if the Conservation Commission feels there are negative impacts they can stay away from it.

Mr. Lewis stated he is not familiar with it enough. He reiterated that a conditional use permit approval would be necessary. Mr. Lewis stated he would be mostly concerned about water quality, so the fact that they will upgrade the drainage and make use of the well-drained soil out there is fantastic. Mr. Lewis would encourage them to do that as much as they can. Retrofit that monstrosity of a drainage structure however you can to utilize it. Anything you can do that is more creative and more modern on the site would be good. Also protecting the water quality as that is the last buffer before the river. It is about a square mile drainage area from that whole area in town. Anything they can do to enhance that, this would be the one time you get to do it.

Mr. Morrill stated the outfall from that discharge you can tell the sediment and salts that are sitting right inside there. Once they can clear that out and get functioning again to meet the best management practices for NHDES that will enhance that. They have done an NHB and there were not plants or anything that was of a value. This is outside of the city's wildlife plan and resource area. Mr. Morrill feels they are in a good spot to do something good.

Mr. Richardson stated 30-year-old drainage does not have any pre-treatment and re-development of the site will have new drainage structures with sumps and oil water separators.

Mr. Lewis stated trails are one thing. However, with green space you have to be careful on what that means. The commission wants to see lawn spaces in there and anything that is going to be fertilized could be detrimental. If it's natural open space with trails, that's one thing. But, if it is park-like we don't want it to become like White Park Pond.

Mr. Chormann asked if DES designated this as a priority one water body or wetland. Mr. Morrill replied that it is a priority resource area.

Mr. Chormann asked about the triggers for such a designation. Mr. Morrill stated it is a marsh with a

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scrub shrub wetland complex. They identify all different wetlands across New Hampshire. It means if you impact it, you have to pay the impact fees. There is no minor impact. If they impacted it by 200 square feet, it is a major impact with wetland mitigation. The big thing for the State of New Hampshire is when you are that kind of resource there is no wetland setback at the state level. They are using the City of Concord 50-foot setback, but the state does not have a setback requirement.

Mr. Chormann said so it is not predicated on any kind of quality of the resource per se in terms of the wildlife value or other value like that because it is a certain type of wetland by classification.

Mr. Morrill stated right now it collects drainage from a lot of different areas, so they want to protect that to make sure that drainage slows down before it goes out into the river.

Mr. Chormann has driven by many times and wondered what the wildlife values were as it is an unusual feature in the landscape. It is large and he feels it does have a lot of wildlife and habitat value. It would be good to get a better understanding of that. He is also concerned about the impact to wildlife values with increased use by the public.

Mr. Lewis noted if the conservation commission was to consider putting a trail around the pond they might want to evaluate wetland impacts. Mr. Lewis is not going to labor over what they need for the conditional use permit for the wetland impacts, but advises to get what they need especially when there are drainage and fills.

Mr. Morrill explained they will have to find a way to slow the water.

Mr. Owers asked about what currently happens to the roof drainage. Mr. Morrill stated it goes into the parking lot. It goes into the catch basin and then directly down a 60-inch concrete culvert and into these chambers and shoots out into the water.

Mr. Lewis asked if they will have a comprehensive I & M plan or O & M plan so that 40 years of no maintenance does not happen again. Mr. Richardson stated as a company, Onyx, they have done The Ridge in Rochester, The Brickyard in Epping, the new BJ's in Seabrook, and Hobby Lobby. They have both deeded and non-deeded operation agreements, and they have to provide copies and proof quarterly to that city.

Chair Tardiff asked for other questions or comments.

Councilor Brown inquired about what looks like a 6-foot retaining wall on city property at the waterfront.

Mr. Richardson stated property line is in the middle of the pond.

Councilor Brown asked if the fire pit and the retaining wall will all be by the developer. Mr. Richardson answered yes.

Chair Tardiff wondered if the pond has changed in size over time. She is surprised the property line is in the middle of the water. Chair Tardiff wondered if it was always in the water.

Mr. Richardson stated the level spreader has been there for 30 years and had not really changed the edge.

Mr. Morrill stated you would have thought that the level spreader would have entered into the pond and made it smaller.

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Mr. Coen asked about timing for the project. Mr. Richardson stated they are currently in with the planning board for comprehensive development plan approval. They are meeting with the zoning board of adjusted in January 2024 for the variances. Then they will have to go back to the planning board. This is why they wanted to come to conservation commission now to discuss the plan and make sure they are on the right track. There will be more discussion. Ideally, they would love to start in summer 2024 if approved. They will start with demolishing the mall and making improvements for a mid-2025 opening of the west side of the project.

Councilor Brown wondered how many units will be provided. Mr. Richardson stated that they are proposing 600 units. He explained that adjustments have been made to building positioning and configuration based on input from the planning board. Originally the roadway was running through the residential area. Now, it is aligned with Triangle Park Drive. They have 50% one-bedroom apartments and 50% two-bedroom apartments. There will be nothing more than a two-bedroom unit. Mr. Richardson stated I'm sure you heard the statement that it's typically empty nesters and young professionals that will be in these units. The development will be amenity rich, including a dog park, barbecue stations, a pool – all those types of amenities.

Councilor Brown asked if there will be bike racks.

Mr. Richardson stated there will be a bike room. He noted it was the city and the planning board that was really promoting for them to do the pedestrian ways along the roadways and along D'Amante Drive and to really integrate pedestrian and bicycles in the area.

Councilor Brown wondered if the housing will be workforce or affordable housing. Mr. Richardson replied that the housing will be at market rate. He noted a one-bedroom unit will be approximately 700 square feet, with two-bedroom units between 1,000 to 1,050 square feet.

Chair Tardiff asked if there were any other questions about the change in drainage, water, wetland or buffer impacts. She stated they are generally concerned about the water quality impacts. As Mr. Lewis pointed out, the proposed improvements to the structure are good.

Councilor Brown asked about space for community gardens. Mr. Richardson showed where there are pockets of green space and suggested maybe there is a location in the large landscape area.

Councilor Brown asked for the dimensions of the area. Mr. Richardson stated about 35 feet width. There is already a sidewalk on there but there is some space.

Mr. Morrill stated one of the best parts of the project they will be proposing is road one is in the same location as the back of the mall now. So, there is no impact to that slope going down to that wetland.

Mr. Richardson stated they will be creating a traffic table at that point there. There will be traffic calming measures so people are not using that area as a short cut.

Ms. McGregor asked if there will be tree canopy and shade.

Mr. Richardson stated it is all tree lined and conforming to the City of Concord right-of-way requirements.

Chair Tardiff stated wondered if there is any way to reduce impervious surfaces. Chair Tardiff suggested thinking about rain gardens and nice features that manage water naturally. It might be a good opportunity to showcase some of the new things being done in development.

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Chair Tardiff asked about solar canopies on the roofs. Mr. Richardson stated they have not yet discussed solar. However, that is not something that is out of the question, especially if solar canopies were done for parking in the residential area. They have not yet made a commitment on solar canopies.

Chair Tardiff asked if there are any other questions.

Mr. Lewis asked if they wanted to pursue a trail around the pond if they will want to talk to Conservation Commission and Trails Subcommittee?

Chair Tardiff stated yes.

Mr. Richardson stated their plan is to come back to Conservation Commission.

Chair Tardiff stated there is a process through the Trails Subcommittee and they will want to look at the wildlife impacts.

4. Proposed NEMBA Broken Ground Trail - Exhibits

Matt Bowser (NEMBA) is with the central New Hampshire chapter of the New England Mountain Bike Association (NEMBA). Mr. Bowser explained they cover from Concord to the Lakes Region. They created Ry's Way Trail in 2018 and it has been a huge success for the Broken Ground trail system. It has brought in a lot of bikers and trail runners. Overall it has been very popular even with the hunters that use that trail to get to the more remote areas of Concord. They are proposing an additional trail. The area had been logged out in 2019. Mr. Bowser explained Mr. Owers contacted him to create a loop trail. They have eliminated the second part of the trail that was originally proposed because of the wildlife habitat concerns for turtles, green snakes, and a couple other species that use it for sunning areas. The final proposal is just about 0.68 mile and primarily forested. The only section open is the first section where it crosses over the existing logging trail. There is an old log yard which is now a field. Based on the recommendations, they have now skirted that field and are all along the perimeter of the forest. The only wet spot in the whole area is in a small spot. It is all dry and well-drained soil with a lot of rocky out crops. The way they build trails is from the inside out. So, people do not know about the trail until they are ready to go. They will have a big trail day and have 20-40 people show up and do the final opening. They will rake the areas that have not been completed. Primarily they spend most of the time working on features, moving around obstacles, moving rocks, and things like that. They will also take care of any drainage issues. They design all of their trails through US Fish & Wildlife and forest service standards. Mr. Bowser stated they have never had a complaint.

Mr. Owers stated he is happy to go through the documents and the planning that went into this. There is a trails checklist. Mr. Owers gave a history of Broken Ground. There was going to be an 80-home subdivision, which collapsed in 2008-2009 with the financial crisis. The developers tried to hold on as long as they could and in 2013 they threw in the towel. The City of Concord purchased the land for a million dollars. Mr. Owers stated there were two owners involved with the land. There was one piece they were able to acquire with an aquatic resource mitigation grant and it does have a conservation easement on the land. The other piece where the proposed trail is located has no conservation easement and it was purchased with conservation money. In theory they could have

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located the Broken Ground school there if they wanted to, which in fact did happen in Bow with conservation land. Fortunately, they will be in a different location. The former planner, Gloria McPhearson, wrote a very thorough report on the history and the recommendation of buying this which was both for recreation and wildlife. It was on that basis that the City Council did approve the project in 2013. The Belanger piece – the one that had the conservation easement – did not close until 2014 because of the extra work that was involved. A trail system was laid out and built. Mr. Owers pointed out the map to the commission with the proposed layout of the original trail system back in 2013. There are some issues with these trails. NEMBA put together a proposal for the new trail. Mr. Owers stated at his expense, Mr. Geiger was hired to get a biological assessment on the property. Mr. Owers stated Mr. Geiger also did an assessment on the Country Hill Estates. Mr. Owers noted Mr. Geiger went out to the property several times. One of the first things to do is a natural heritage bureau search to find out what wildlife is out there and what might be endangered. There were some hits that came up including turtles and snakes. They were not directly where the trail is shown. But they were seen in the area and Mr. Geiger felt they were close enough that they should bring in a biologist from the NH Department of Fish and Game. Mr. Geiger prepared a detailed report. Mr. Owers stated Mr. Geiger's overall conclusion was that when he did look at some of the skidder trails he did not think turtles would migrate' however, some of the snakes might be in that area. Mr. Geiger's report stated the overall conclusion will not create a significant change of impact to the existing wildlife habitat when the original trail was proposed. Mr. Owers noted Mr. Geiger sent the report to a biologist, Kimberly Snyder, who is at NH Fish and Game. Mr. Owers stated Ms. Snyder's primary concern was the impact on species on a trail that is not a part of the proposed trail. Mr. Owers explained Ms. Snyder was concerned enough that she felt this area should be closed to bikes and recommended there not be any construction activities between May 15th and the end of June because of turtles and snakes. Other than that, there was no further discussion.

Mr. Owers had several meetings with the Trails Subcommittee regarding the proposed trail. They were concerned because NEMBA and Mr. Owers had paid for the wildlife study that maybe they should have further studies done by an independent biologist, so that was done. There is a report from Ron Klemarczyk. Mr. Klemarczyk met with two biologists on two separate occasions. One biologist was Josh Megyesy and Matt Tarr, who is with the cooperative extension service. Mr. Owers stated Mr. Megyesy is a turtle specialist among other things. Mr. Owers explained one of the problems with turtles is that people see them, pick them up, and take them home. They are not necessarily disturbing their habitat. The main thing Mr. Megyesy was concerned about is that the skidder trails are good sunny spots for snakes. The disturbed areas of the skidder trail would also be a potential for turtle nesting sites. Mr. Klemarczyk recommended coming back on a skidder trail but that section of the trail was eliminated in response to the recommendation from Mr. Megyesy, and Mr. Tarr to remove that section of trail. Mr. Owers explained there was a public meeting and the minutes are attached to the agenda materials. In addition, there was another biologist, Jim Oehler, who is one of the authors of *Trails for People and Wildlife*. Mr. Owers quoted Mr. Oehler and stated that "adding the new trail indicated that it is not a huge significant additional impact in this case." Mr. Owers stated the rest of the public hearing which is recorded in the minutes that he does not feel anyone testified against it. Mr. Owers noted a hunter was present and testified because the trail was always going within another trail system and did not feel it was a problem. Mr. Owers noted at the next meeting of the Trails Subcommittee that met on November 8, 2023 that the Trails Subcommittee voted 4-0 to approve construction of the trail as proposed. Mr. Owers stated that is the summary of

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what has happened. Mr. Owers noted as far as the checklist is concerned at two earlier meetings in May and June the Trails Subcommittee had gone through the checklist and their comments are noted. Mr. Owers does not feel there is any question this is going to be a well-used popular trail. With the construction of the Broken Ground School there will be a lot more kids in that area. There is a way to get from the south of 393 over to the other side where this trail system is located. There is a bike path that runs along the north side of 393. Mr. Owers feels with the construction of the new school there will be better access to that area.

Mr. Bowser asked to go back to the map to point out one thing – the wildlife concerns that were brought up with this trail – and that this trail will help spread the load. There is definitely a lot of load on the trail system. There are people there everyday from the neighborhoods, mountain bikers, and trail runners. They have done a couple different traffic studies with some of the fitness apps. There are a lot of people day to day and there are several hundred on the weekends. This trail will reduce some of the impact. It provides an alternate route to the same destination.

Mr. Owers emphasized this is a multi-use trail that is being built by NEMBA at their expense. The trail will be maintained by NEMBA. Mr. Owers stated the city already has one on Oak Hill and Ry's Way. This would be in addition to that.

Chair Tardiff requested to add this was not put up for discussion last month because they wanted to schedule a walk for the trail. The walk was scheduled. Chair Tardiff was present at the walk. They walked the whole trail and it is laid out very nicely. Chair Tardiff stated it will be really good for the mountain bikers and hikers. It is a little different than a wide-open straight path.

Mr. Bowser noted there are some really interesting features such as a rock out crops.

Mr. Lewis walked in the summer with Mr. Klemarczyk and some people from the Trails Subcommittee. Mr. Lewis stated he has no issues with the layout.

Mr. Chormann wanted to commend NEMBA for their due diligence and being responsive to comments.

Mr. Bowser stated this is the City of Concord's land. Mr. Bowser explained they have to work with Conservation Commission. Mr. Bowser stated they work with a lot of land owners – city, municipal, federal, and private. They are aware they do not own the land. However, they really love to use it and they do the best they can to mitigate any hazards or problems. They make sure all of their trails are well maintained.

Chair Tardiff stated the Ry's Way trail is always well maintained.

Ms. McGregor stated it was the most uplifting public hearing she has ever attended.

Chair Tardiff asked the group if there are any questions or comments.

Ms. McGregor asked if all of the trails are multi-use.

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Mr. Bowser stated yes.

Ms. McGregor asked if there are any trails that are good for biking.

Mr. Bowser stated they are all good for biking. He stated in the summer they have a couple of group rides in the summer. They utilize all of the trails and finish up with a couple laps on Ry's Way because that is the most fun because it is mountain bike specific.

Mr. Owers noted the trail by the Broken Ground School.

Mr. Coen thinks this is great. He stated skidders\logging disturbs the land which is kind of a negative thing. However, if he was a turtle or snake he would be happy to have a place in the sun. Mr. Coen asked once the skidder is done how long it takes to return to its natural state.

Mr. Owers stated between 10-15 years.

Mr. Coen asked where the turtles and snakes go.

Mr. Owers noted they might go to the power line easement.

Chair Tardiff stated if they do more harvesting in a different location. She stated there are parcels where Fish and Game are intentionally, after they have been logged, coming in and mowing periodically and keeping it open because it is a different type of habitat.

Mr. Bowser stated all forest does not necessarily mean that you are going to have the most diverse habitat. He stated edge habitats have the most diversity because you have multiple areas with multi species.

Mr. Owers pointed out that is a good thing about loggers, skidders, and harvesting trees.

Mr. Lewis appreciates the effort that goes into this. He thinks this is important to have a process for the whole transparency of it and taking the extra months. Mr. Lewis stated it is important to have public here to be a part of the process. He feels they ended up with the right plan and is excited to see it happen. Mr. Lewis is happy the Trails Subcommittee was able to vote on this and took the time to do it. Mr. Lewis noted they are raising the bar for the next one.

Ms. McGregor asked about the biologist stating that between May 15th through the end of June is not the time to be constructing. Will they try to avoid construction during that time?

Mr. Bowser noted that was not in the area for the new trail.

Mr. Owers does not feel closing trail will be necessary.

Mr. Bowser stated they will be working on the trail in the spring as soon as it dries out.

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Mr. Lewis asked if there is an agreement on Ry's Way?

Mr. Owers stated there is an MOU in effect right now. His presumption is that they would add this to the existing MOU.

Mr. Bowser noted there is a separate one for Oak Hill. He wanted to know if they would have it per area or trail system.

Chair Tardiff stated they will have to write that up.

Mr. Chormann made a motion to approve the most recent plan for the Broken Ground trail system. Mr. Lewis asked to amend the motion to subject with the MOU with NEMBA. Mr. Lewis seconded. All in favor (8). Mr. Owers abstained. The motion passed.

Chair Tardiff moved to skip to agenda item 9(a)(ii) Richards Community Forest Trail at 8:42 p.m.

Chair Tardiff at 8:56 p.m. when Mr. Lewis left the meeting went back to agenda item 5 NHDES Items

5. NHDES Items

Ms. Skinner stated nothing really of note. However, there was something that came in the mail. She passed it out to the group.

6. Reports

a. Trails Report

Chair Tardiff stated the meeting for December 13, 2023, was canceled. Ms. Skinner stated the trails report from Carl Matson is included in the agenda packet. She is having Mr. Matson give weekly reports. He patrolled the West End Farm Trail, from Stickney Hill Road to Dimond Hill Farm, West End Farm Trail from Currier Road to bridge at the beaver pond, Jim Hill River Walk and noted there are a few trees, and after confirming with Advantage Sign on Hall Street he tried to remove the graffiti from the Knowlton Woods sign that was done in silver permanent marker and neither WD 40 or Goo Gone worked. He is now going to try acetone. Ms. Skinner received an email from Eversource letting us know they intend to work on the Spears Park Trails area beginning January 3, 2024 and continuing through to January 2025. That will require trail closure signs. Eversource will mark what is closed.

Mr. Owers asked if they will bring in mats.

Chair Tardiff stated yes, where they need to, they will have the mats. She asked if this will be posted on the trail website. Ms. Skinner replied in the affirmative.

b. Forestry Report

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Ms. Skinner wanted to let everyone know that Mr. Klemarczyk brought a check to the city for \$14,251.57 as the proceeds of the recent timber harvest sales on the Bunten lot.

c. Tree Subcommittee Report – presentation by Ted Diers, Chair

Chair Tardiff stated Ted Diers was not able to attend tonight's meeting. She said Mr. Diers has a couple items he would like to bring to the Conservation Commission. Hopefully, they will be able to have him on the agenda for January 2024.

Councilor Brown stated they talked about tree inventory and looking at putting language in zoning about protecting trees at the last meeting.

Ms. Skinner also noted that the group at the last meeting decided tree tours would be another topic worth discussing with the Conservation Commission. Councilor Brown stated she worked with Bob Pollock to document trees. She recently spoke with Mr. Pollock and his whole motivation was to work on a book with his material. But then, because Councilor Brown was helping him then she would also have all of that information. This way they can lead tree tours. She stated she and Mr. Pollock led a tree tour that was really successful. Councilor Brown lead a Girl Scout troop about advocacy. She touched base on the arch, John Wyman, and how this is preserved in his name. Now other Girl Scout troops want that tour. Councilor Brown noted she might have to use that information and turn into a brochure that she can give out. She said they had walnuts under the black walnut tree. She made linden tea. Councilor Brown stated that might be another tour that becomes something they can hand out to Girl Scouts.

Chair Tardiff stated Councilor Brown was looking for a project for an NHTI student and said that would be a great project.

Councilor Brown talked to the NHTI student and they are meeting on the 19th. She has a booklet from the EPA that was written by Steve Winant back in the 1990s and it since has been updated. It is about planting trees to cool properties. The student is going to use the information in the booklet and turn into a brochure that could maybe go in the utility billing or have a poster at city hall for people to recognize the energy savings of tree planting.

Councilor Brown stated for the Tree Champion award with the Tree Subcommittee someone does prints where they have the cut tree and stamp/print it onto paper as the award.

Chair Tardiff stated Councilor Brown might receive a call from Boy Scout troops with the kids looking for Eagle Scout projects.

Councilor Brown stated she had another idea that came from the Rundlett rebuild. She found private property owners that were willing to allow their land to be used for schools. One of them was Harold Extrum, and he has the green space. She will talk to him about using his land for community garden space, maybe raised beds. She said if a Boy Scout does approach

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you maybe they can build the raised beds and she can get donated compost.

d. Local River Advisory Committees

Ms. Skinner stated Michele Tremblay from the Upper Merrimack River Local Advisory Committee contacted Ms. Skinner to say that Concord can have up to four representatives on the committee and there is only one. Ms. Tremblay is looking to add more people. Ms. Skinner is bringing this to the Conservation Commission for interest.

Chair Tardiff stated if anyone knows anybody that is interested to contact Ms. Skinner. She suggested to post on the website.

Councilor Brown stated they have talked about how there is not a standard way for people to see vacancies. She asked if there was something on the website that says vacancies.

Ms. McGregor stated you can see all of the vacancies but you cannot see if they are going to be filled. She asked what is involved with it.

Mr. Chormann stated you go to a meeting once a month. The meeting location rotates amongst the communities.

Chair Tardiff noted towns are Concord, Hopkinton, Canterbury, Boscawen, Bow, and Franklin.

Ms. Skinner asked if it would be appropriate for her to ask the Tree Subcommittee and the Trails Subcommittee?

Chair Tardiff said yes and to also inquire if they know anyone that will be interested. She stated they did a report (the Turkey Shed Water Report) and came into Conservation Commission last year on water shed issues. It is a good document for applying for grant money. They have all kinds of ideas.

7. City Open Space and Easements

Chair Tardiff did not have anything for discussion.

Ms. McGregor has a question for the easements. Broken Ground a part of it is city property which does not have easement. She wanted to know if there is a chance there could be a conservation easement given the new location of the middle school? She asked if it would be worth asking for the conservation easement.

Chair Tardiff stated they might want to go back the Conservation Commission may have asked before and as part of the approval by City Council was a no. That is the process they went through with the sunflower farm property.

Mr. Owers does not feel it was an issue with Broken Ground. He stated it definitely was with Gully Hill.

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Chair Tardiff stated the discussion they had years ago was at least for the land that has been acquired with conservation funding it is impressed with a conservation trust so to speak so it just cannot be used. City Council cannot say they want to sell or develop it.

Mr. Owers stated City Council could sell the land if they paid the Conservation Commission back and the trust would be made whole.

8. City Council/Planning Board

Chair Tardiff stated the police station and Beaver Meadow were discussed.

Councilor Brown stated she is still getting letters.

Ms. Skinner stated there is a Planning Board item that will come to Conservation Commission. It is a comprehensive development plan. If the Planning Board approves it, they will need a conditional use permit for impact to disturbance of wetland along the Merrimack River and possibly for shoreland. They did not clearly label the 75-foot required natural vegetation buffer.

Chair Tardiff asked where the property is located.

Ms. Skinner stated it is Manchester Street and Black Hill Road off of exit 13 off 93. It is the site of the old drive-in movie theater. At the request of Friends of the Merrimack River Greenway Trail and the city, the development will install a greenway trail. Portions of it may occur in the natural vegetative buffer of the shoreline protection district, but it's unclear from the plans.

Councilor Brown said she thought they were far enough away from that.

Ms. Skinner stated she cannot tell for sure because the plans for the comprehensive development plan are not the detailed plans that come with the major site plan review application.

9. Follow up/On-going Items:

a. Follow up Trail items:

i. Request to eliminate parking lot on Currier Road – *review and approve draft sign*

Ms. Skinner posed a question for the Conservation Commission. She stated if you recall at the last meeting, and this is in response to Rene, they posted three additional signs. Ms. Skinner noted she made the Conservation Commission aware. Ms. Skinner stated Ms. Shank, City Planner, had a conversation with Rene and he requested a different sign. However, Ms. Skinner has not heard anything more for Rene. This is why this is on the agenda to see if the draft sign should be posted. If so, and if the draft works for the commission, she needs to get it made, paid, and posted.

Councilor Brown has not had any other conversation with Rene. She let him know they talked about it and were going to do signs. She said he was grateful when she let him know Five Rivers was doing a group hike. She stated when they walked by he had pulled all of his dogs inside and had appreciated that notice. She offered to send him this new sign and see what he thinks.

Mr. Coen asked why property of the City of Concord was eliminated.

Chair Tardiff suggested to put City of Concord Conservation Commission.

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Mr. Coen suggested if the City of Concord is blacked out it might be for a legal reason.

Mr. Owers stated they should add it back in.

Ms. Skinner said okay, it would be added back.

Chair Tardiff stated there is signage already on the kiosk.

Ms. Landry asked about the three signs they already installed and what they say.

Ms. Skinner stated the three signs they installed are notifications that there is a camera and they are being recorded. This will be an extra sign.

Ms. Landry suggested to see how the three signs do and if there is continued use that the Conservation Commission does not like, then they install this sign.

Ms. Skinner stated she has not heard anything in the past month.

Councilor Brown will ask Rene if the signs are working and if he has noticed any difference.

Ms. Landry noted to reach out to him and do not send the new sign.

Councilor Brown noted the recording signs are up and she will ask if he has noticed anything.

Chair Tardiff said once we hear from the homeowner we can circle back to see if the additional sign is needed.

Mr. Owers asked if these trails require dogs on leash. He pointed out the owner has a dog kennel.

Councilor Brown stated he has dog obedience training.

Mr. Owers pointed out that an unleashed dog would be a problem.

Chair Tardiff stated the regulation is that dogs at city parks have to be on leash but when they are on conservation land they need to be under control. That can be on leash or voice control.

Chair Tardiff moved to skip to agenda item 9(a)(ii) Richards Community Forest trail at 8:42 p.m. due to Mr. Lewis needing to leave the meeting at 9 p.m.

ii. Richards Community Forest Trail – (See attached memo from Barbara Richards)

Mr. Lewis stated he was not at the last Conservation Commission or Trails Subcommittee meeting and he feels there is some confusion. Mr. Lewis is aware there has been some

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communication between AnneMarie Skinner and Barbara Richards. Mr. Lewis had a call with Albert and Barbara Richards a couple weeks ago and they said they would bring this up tonight to clarify everything. In the meantime, Barbara Richards prepared a document and it is attached to the agenda. She tried to document everything. Mr. Lewis wants to make sure they are all on the same page. Also, if Albert Richards has any questions as they feel there is confusion. They have looked at this trail and Mr. Lewis has been actively working on. Mr. Lewis stated this has been in his court to take to the next level. They have walked the trail with the Trails Subcommittee. There is a general trail mapped out, which is the shown at the bottom of the Spears. They have done the first step. They have done the NHB. There were some hits that were identified. They need to consult with New Hampshire Fish and Game. Mr. Lewis stated that is in his court to do. This is going a little bit slower because they do not have a partner right now like NEMBA and Mr. Owers. Mr. Lewis stated this will take a little bit longer. The other thing they are up against is the power line is being worked on right now. So, they knew this would not be in construction any time soon. Mr. Lewis noted he is hoping to get through the planning and the process so this can be lined up to be done right after the power line is complete.

AnneMarie Skinner stated she has an update on the power line. They have not started work. It is slated to start January 3, 2024. Ms. Skinner will post on the website the closure of that trail.

Chair Tardiff asked which segment of the power line.

Ms. Skinner stated it will take about a year.

Mr. Lewis noted it will bring them to January 2025, which is what Barbara Richards had thought. He said this is a 2025 project to build off of Spears. He fully expects this spring\winter they will be in shape to walk this and finalize this during the spring\summer but it would be lined up for the following year.

Mr. Lewis pointed out a part of the property where there have been separate concerns in the past over logging. Mr. Lewis wanted to bring this up as he will not be there tonight for when the commission brings up the conservation preserves matrix. Mr. Lewis stated there are some concerns in the language noted in the matrix that goes back to Mr. Klemarczyk, Mr. Owers, and Mr. Kane's comments are from several years ago and that was just published this fall. Mr. Lewis noted the Richards Family were aware of that. That has very similar language. That was all prior to the communication that has happened with the Richards Family over the last couple of years. Mr. Lewis wants them to be very clear for them when they are reading that the language pre-dates anything they are talking about now. So right now, what they are talking about is this and when that gets built they have talked about taking another look at the rest. There was a concern about the brother who had been doing logging. Mr. Lewis stated it sounds like all of that is winding down and should not be a concern. Mr. Lewis noted there was a recent meeting out there.

Ms. Skinner stated she has been to the site. She confirmed all of the debris and trailers have been removed. The logging equipment has been removed.

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Mr. Lewis stated this continued to showed up in the minutes last month. It is showing up in the conservation preserve spreadsheet. Mr. Lewis wants to clarify that is not something that they are concerned about at the moment. He said it seems like when we get this trail done and want to look at the rest of this that will not be an issue up there. At the same time, they are not actively looking up there to that corner. They are focused on this part down here. There are some other issues with wetlands. They are trying to get something right in here first and see what that could turn into. But they would have to try to make a connection up here and would need to further evaluate how to get through the wetlands. It would be a more complicated trail to build and maintain. But there may be a separate opportunity to put a trail system up here as the next phase. But they have not talked about that at all. Mr. Lewis has never been on that end of the property.

Chair Tardiff stated she has been in that part of the property and it is beautiful.

Public:

Albert Richards stated in the meeting there was a concern about a bike trail coming off Julia Lane coming into Concord property.

Mr. Lewis stated he is not sure if that is here.

Mr. Richards noted it was in the minutes.

Chair Tardiff stated that is a different item.

Mr. Richards noted Julia Lane is off Snow Pond Road or Graham Road. They said the bike and walking trail was coming down off Julia Drive and coming out on Victoria Lane. They said there were blue markers off Graham Road. Mr. Richards stated he has not been able to find the blue markers. Mr. Richards stated it was in the last month's minutes.

Chair Tardiff noted it is referenced in the November forestry report.

Ms. Skinner noted there is more on that later in the agenda.

Mr. Lewis stated in terms of the conversation he had with Barbara Richards he thinks just clarifying they are still moving forward with the trail.

Mr. Richards stated he has a few sticking points with the logging expedition.

Mr. Lewis stated which is not affecting what they are doing now.

Mr. Richards is glad that is getting cleared up.

Mr. Lewis stated we will go back and look at the minutes.

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Mr. Richards said a few years ago, I do not know who that Chris guy, that said the forest should be left the way it is.

Mr. Lewis said “yes, correct”. At the time that was the thought.

Ms. Landry wanted to know if they have been in conversation with the Forest Society because they hold an easement on the Richards and Spears plot.

Mr. Richards stated they have been through that with the Forest Society and they did not have much to do with it. They own the rights but going by what the Conservation Commission had to say.

Chair Tardiff stated they will need to reach out to them as they are connecting through Spears.

Mr. Lewis wants to first talk to NH Fish and Game to see what their concerns were.

Mr. Richards stated his dad opened up the property for the East Congregational Church and they used to have church meetings up there.

Chair Tardiff asked if up off of Victoria?

Mr. Richards stated yes. There is a stone thing that the Boy Scouts built and right next to it, he does not know who, they built a bike trail. They went right by between where his parents’ ashes are and the church altar. That was supposed to be a “no, no.” Mr. Richards introduced his brother, David Richards, and their neighbor John Menkin.

David Richards stated he can tell anything about the forest. He has had a conversation with a person on Victoria Lane. They would like to have the city build a parking lot off Victoria Lane.

Chair Tardiff stated they will keep going through the process starting with that proposed trail that has been mapped out on the southern part.

Mr. Owers asked if they are building a trail between the end of Julia Drive and Victoria Lane.

Mr. Albert Richards said it was in your minutes.

Chair Tardiff stated it is a road trail. It is not a trail the Conservation Commission has put in.

Mr. Albert Richards stated he has not walked out that way for quite a while. Mr. Richards said to ask Mr. Klemarczyk because he sent someone some pictures.

Ms. Skinner stated she has been in contact with the Forest Society and they will do a site visit

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in the spring 2024. She explained they were more concerned with the grass cutting on their easement.

Chair Tardiff wanted to know if they have flagged to the Forest Society that they are interested in putting in on the Richards Community Forest which would connect into Spears.

Mr. Lewis stated one of the reasons this has been bogged down because planning staff has been short staffed. Mr. Lewis said it has been on his list to come over and have a conversation about how they can tag team what they need to do on this. He will work with Ms. Skinner.

Ms. Skinner is not sure if they will be able to walk the trail until the power lines are completed because the trails will be closed.

Chair Tardiff stated for trail planning you might be able to coordinate with Eversource to go to the trail location.

Mr. Lewis left the meeting at 8:56 p.m.

Chair Tardiff at 8:56 p.m. went back to item 5 on the agenda

b. Review of Conservation Easement Standard Template

Ms. McGregor has edits from the October meeting. She stated she has not updated the template yet. She requested to postpone to next month's meeting.

Chair Tardiff noted there is a version linked in and she sent all the additional edits.

Ms. Landry asked about comments for the easement.

Ms. McGregor will check and if it is good she will send out.

Ms. Landry thought what was sent out was the final.

Ms. McGregor stated it is the final.

Chair Tardiff stated there is a copy in the minutes. She asked if anyone looked at it.

Mr. Owers stated he has looked at it but not read it.

Ms. Landry noted the next step would be for Danielle to review it so it can become their template. Before they send to Danielle they want to give everyone a chance to go through it and be okay with it.

Chair Tardiff said there are some people that need to read through it. She suggested to put it on

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the January agenda. Chair Tardiff will not be present in January 2024 and asked Mr. Owers to see if there are any final comments and move to pass along to Danielle.

c. Conservation Preserves Matrix
Concord Preserves Map

Chair Tardiff was hoping to do the discussion with Mr. Lewis present because he was a part of it, so that does mean kicking that can down the road again. That might allow Conservation Commission to look at the spreadsheet and the old language in reference to Richards Family Community Forest. She might go back through and clean that up.

Mr. Chormann asked if they pass this tonight without Mr. Lewis do you think next month he will come back with questions?

Chair Tardiff stated he probably would. She pointed out if they do not pass it tonight, with her absence in January, this will go on the agenda for February.

Ms. Landry pointed out that they wanted to give everyone a chance to read it through and plan for February or March.

Chair Tardiff said yes.

Mr. Owers asked what is the goal?

Chair Tardiff stated they wanted to go through the matrix together to talk about it and since Mr. Lewis was involved to have him present. They talked a little about this high-level last month just the process. The ultimate goal is to make any adjustments and have people ask questions.

Mr. Chormann asked a question about the properties listed in the spreadsheet and if some of those are on conservation easements. He pointed out there may be terms of the easement which sort of limit how the Conservation Commission can treat them.

Mr. Owers pointed out these are not easement properties.

Mr. Chormann stated he will advocate for the level of protection to some sort of designated of wild land category where it is untrammeled use, with very limited human intervention, and only under very prescribed circumstances. He stated in going through this it seems like there are a lot of properties that potentially could fall into that. Forestry value of \$14,000 is not an insignificant amount. The question is at what cost is there to the environment, to habitat, carbon storage, and biodiversity all of those other things as an outcome of managed forest practices. He thinks there can be a pretty broad discussion that can occur and if we should have Mr. Klemarczyk present as a forester. A lot of work lately is pointed to just leaving property and the forest alone having tremendous value in terms of mitigating climate change for carbon storage. Also, dealing with biodiversity issues. There's a lot of hidden

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cost to manage forestry that is kind of under the radar. Things that people really do not associate with forestry. The more he reads about this subject, the more he feels they should leave it alone.

Chair Tardiff stated this might be a subsequent kind of follow up as they identify parcels.

Mr. Chormann stated there are some easy ones. He found a document from Connecticut with a forever wildlife conservation easement template.

Mr. Coen feels with what they are doing in identifying what we have for property in conservation, that there could be some ideal spots that certainly make sense.

Mr. Chormann said there are some areas that fit and relatively productive from a forestry perspective that can generate income. Mr. Chormann stated Mr. Klemarczyk would know about productive soils and the right kind of condition species mixture and high value species that make sense to keep them in active forestry. However, if it is kind of marginal and get a few dollars from someone cutting trees maybe that is not something you should be promoting.

Chair Tardiff stated there will be two layers to that because she is unsure if they have talked specifically about moving forward for certain parcels. She stated what they did envision when they went through this process was to come back to this group and go through the map and see if there is anything the group wants to tweak from these recommendations. Then, taking this and putting it into a report with the map for City Council that becomes a planning document. So, then in the future if there is someone that wants to come in and do something different with a property the Conservation Commission has designated as a preserve, then the Conservation Commission has something. The easement issue should be discussed as it is another layer. She feels it is worthy of discussion.

Mr. Chomann stated there are a few properties that easily he does not feel anyone would object.

Councilor Brown is looking at Turtle Pond and Mr. Owers and Mr. Kane both agreed it should be a preserve.

Mr. Chormann stated the Dorothy Walker lot is another one.

Chair Tarfiff stated they will plan to put this on the agenda for February 2024. She will let Mr. Lewis know this have moved to February.

Mr. Coen asked what other agenda items are going to be discussed in February?

Ms. Skinner stated in February they wanted to discuss the data that the assessor's office is supposed to be compiling about the current land use tax.

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Mr. Coen stated this is pretty heavy stuff and not to get stuff crammed up

Ms. Landry asked if they should have a special meeting just to focus on this topic.

Chair Tardiff stated if they can get critical mass to attend if they do a special session. She stated February might be a good time.

Ms. Skinner suggested to send email to the group with some suggestions.

Chair Tardiff stated she will be back the end of January. She asked if evening was best. She asked if 7:00 p.m. was still good for the special session.

Ms. Landry asked if the week before the next Conservation Commission would work?

Chair Tardiff asked for Ms. Skinner to do a doodle poll with options.

The second-floor conference room was booked for the special meeting at 6:00 p.m. as a placeholder. Ms. Skinner will send email to all to confirm the date is okay. If, not another date will be offered.

d. Naming policy\procedure (postponed from August 2023 meeting)

Ms. McGregor stated this has been postponed since October. Ms. McGregor stated this can be postponed this month as she will need to make the changes.

Ms. Skinner will add to the January 2024 agenda.

10. Other Business

a. Graham Rd\Julie Drive Conservation Land – Cutting

Ms. Skinner explained Mr. Klemarczyk sent a synopsis of what was happening with the suggestion to at least paint and blaze the northeast boundary of lot 42. She asked the Conservation Commission if they want to grant permission to have Mr. Klemarczyk proceed.

Ms. McGregor asked about the budget and if they need to give a value.

Chair Tardiff stated for Mr. Klemarczyk work they don't need to give a budget because he will just do that as a part of his contract.

Ms. Skinner will go ahead.

Chair Tardiff suggested to continue to have Mr. Klemarczyk investigate who is building the bike trail.

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b. Staff updates – AnneMarie Skinner

Ms. Skinner has a bunch of miscellaneous things to discuss. There are three members up for renewal for January 1, 2024. Of the three, there were two that responded to renew. Ms. Skinner did not receive a response from Ms. Landry because her email is not working. Ms. Landry said she wants to be reappointed.

Ms. Skinner stated for Conservation Commission there is one opening and alternate opening. She received a resume for a person that is interested in being on the Conservation Commission.

Ms. Landry asked if they know of someone that is interested who they need to reach out to.

Ms. Skinner stated to send to her and she will forward to Chair Tardiff.

Ms. Skinner noted that DOT sent a letter stating they are doing a roadway improvement project at Bow, Concord Storrs Street. The project may involve them entering the City of Concord green space.

Ms. Skinner received notification of intent to cut at Portsmouth Street and 263 Portsmouth Street.

Mr. Owers pointed out that he feels it is those diseased trees.

Ms. Skinner updated the group on Dimond Hill Farm. There was a meeting last week. Michael Bruss and Pam Bruss are working on a proposal for the partners with three parts. The first two parts are a capital needs assessment, which would be building specific, and the farming business. They are looking at two to three options for the farming business. They say now the land is under-utilized. They are looking at options for different leases with different farmers. The lease fees would go into the building fund. She stated there will be another meeting and she has let them know they need to work on getting an easement for the trail.

Mr. Owers stated there is a written agreement with Presby but there is no easement.

Adjournment

Chair Tardiff moved, seconded by Ms. McGregor, to adjourn the meeting at 9:56 p.m. All in favor. The motion passed unanimously.

Respectfully Submitted,

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Krista Tremblay

Administrative Specialist II