

CONCORD CONSERVATION COMMISSION

REGULAR MEETING MINUTES

May 8, 2024, 7:00 p.m.

City Hall, 2nd Fl Conference Rm, 41 Green St

Attendees: Chair Kristine Tardiff, Members Rick Chormann, Mark Coen, Emily Landry, Tracey Lesser, Alternate Jim Owers, and Councilor Michele Horne

Absent: Katherine Healy, Vice-Chair Jeff Lewis, and Alternate Allison McGregor

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

Public: Jeff Merritt
Brent Cole
Liz Short
Brad Chappell
Greg Pollock
Amber Pollock

1. Call to Order

The meeting was called to order by Chair Tardiff at 6:58 p.m.

2. Minutes – Approve April 10, 2024 meeting minutes

A motion was made by Mr. Chormann, seconded by Ms. Landry, to adopt the minutes of April 10, 2024, as written. All in favor. The motion passed unanimously.

3. New Business

a. Sign Placement by Five Rivers Conservation Trust

Liz Short, Executive Director of Five Rivers, presented a new sign project to install 12 x 18 signs on both municipally-owned and privately-held properties that have been conserved by Five Rivers. Ms. Short noted this is part of the logo rebranding that was done last year and is in keeping with the strategic plan. Ms. Short stated Five Rivers has over 80 properties, and the addition of the signage is being prioritized based on use of the sites. In Concord, Five Rivers would like to add the signage at Marjory Swope Park and Winant Park to supplement what is already there. The signs are printed on a material called izone, and placed on a wooden post. Five Rivers is requesting permission to install the signs at the two properties noted above.

Chair Tardiff stated they should check with St Paul's School for the one off the parking lot since that property is owned by St. Paul's School, with the City of Concord having the easement.

Ms. Skinner stated Ms. Short can email the map of the properties and Ms. Skinner can confirm if the proposed locations are on city-owned property.

Ms. Short stated for Marjory Swope Park there are two proposed sign locations – one next to the existing kiosk and the second at the overlook of Penacook Lake.

Chair Tardiff asked if they can take a picture of the locations and send to Ms. Skinner.

b. Review conditional use permit application for disturbance to wetland buffer at 391 Loudon Rd

CONCORD CONSERVATION COMMISSION

REGULAR MEETING MINUTES

May 8, 2024, 7:00 p.m.

City Hall, 2nd Fl Conference Rm, 41 Green St

Brent Cole is with Granite Engineering, representing Chappell Tractor at 391 Loudon Rd. Mr. Cole noted the site is at the corner of Loudon Rd and Break O'Day, and that Chappell Tractor has owned the property since 2017. With the purchase of the larger property to the north, they are looking at possible site improvements. Currently the site has an existing 9,000-square-foot building with another 3,000-square-foot attachment for sales and service. They want to expand that building to the north to add 6 more bays through an 8,250-square-foot building expansion, including the addition of a wash bay. With the property to north they can do the building expansion and move the storage of the large equipment. From the south there will be a new parking lot. The existing site is mainly gravel. They are proposing to keep the surface type gravel because of the nature of the business. The large equipment could chew up pavement. Mr. Cole noted that a lot of the gravel today gets directly discharged into the wetland because there are no current stormwater practices. There are existing wetland buffer disturbances, which they want to improve by removing as much gravel as possible within the wetland buffer. Gravel will be reduced by 4,500 square feet which allows them to supplement the buffer with loam, seed, and plantings. Stormwater management installation will include a surface sand filter and a plan for gravel to be discharged to the stormwater system rather than the wetland buffer. The proposed system will filter the stormwater and mitigate it to match peak pre-flows versus post flows. It will discharge to the wetland at a slower rate. To treat the stormwater from the building they will put through a proprietary product where the filter is contained within a concrete chamber buried underground and then slowly discharged through the filter as treated stormwater.

Mr. Cole stated that wetland buffer impacts are stormwater related. The existing site is at elevation with existing building and parking lot. They have to work the expansions around the elevations that have already been set. They need to get into the buffer to alleviate these ponds to slowly release the treated storm water. There is a little more than 1,000 square feet of buffer impact area.

Ms. Landry asked if the underground cement filter will collect runoff from the buildings?

Mr. Cole stated just the proposed building. All the new gravel will be brought into the proposed storm water area.

Mr. Chormann asked about the restoration if it is just regrading, planting, or re-vegetating with wetland type buffer and what is the scope of restoration activity?

Mr. Cole stated the plan now is loam and seed, but they are open to suggestions.

Mr. Chormann suggested adding shrubs and natural vegetative cover.

Mr. Cole stated they will discuss the additional plantings with the wetland scientist for recommendations.

CONCORD CONSERVATION COMMISSION

REGULAR MEETING MINUTES

May 8, 2024, 7:00 p.m.

City Hall, 2nd Fl Conference Rm, 41 Green St

Ms. Lesser wondered about the life of the e-filter bed prior to replacement.

Mr. Cole did not know the answer, but will add to the inspection manual for yearly documentation and signature at time of inspection.

Mr. Merritt noted the proprietary systems have inspection and maintenance programs, and replacement rate is related to the site.

Mr. Cole stated it is a mix of bark mulch and sand.

Mr. Owers asked if there are wetland impacts.

Mr. Cole answered no.

Chair Tardiff stated it looks like they are improving how the drainage is being treated.

Mr. Owers made a motion to approve as submitted with the recommendation to add plantings to the buffer restoration. Mr. Chormann seconded. All in favor. The motion passed unanimously.

c. Sun Flower Festival Request

Greg and Amber Pollock provided an overview of this year's activities, noting that there will be 30 vendors this year.

Mr. Coen asked about vendor parking last year.

Mr. Pollock stated that the site at 6 Loudon was used for accessible parking, as well as vendor parking.

Mr. Owers asked if the vendors would like to park near their booth?

Mr. Pollock stated yes.

Ms. Landry asked if the location of the sunflowers and parking will change every year?

Ms. Pollock stated yes.

Ms. Landry asked if they could limit vendors to one car per vendor.

Ms. Pollock stated they could do that.

CONCORD CONSERVATION COMMISSION

REGULAR MEETING MINUTES

May 8, 2024, 7:00 p.m.

City Hall, 2nd Fl Conference Rm, 41 Green St

Mr. Coen asked if there is a saturation point for the vendors?

Ms. Pollock stated they are at the maximum with 30 vendors.

Ms. Landry made a motion to approve vendor parking on conservation land, with the requirement that each vendor is limited to one vehicle per vendor. Mr. Chormann seconded. All in favor. The motion passed unanimously.

4. Reports

a. Trails Subcommittee update – Kris Tardiff

There was no meeting held on April 8, 2024.

Mr. Owers asked if anyone went on the bypass walk and if there was any conclusion.

Chair Tardiff stated there was a bunch that went and they will discuss at the next Trails Subcommittee meeting.

b. Forestry update – Ron Klemarczyk

Ms. Skinner pointed the group's attention to the rogue trail identified in Mr. Klemarczyk's report.

Ms. Landry suggested sending a letter as noted in Mr. Klemarczyk's report.

Chair Tardiff stated it is up to Conservation Commission to decide if they send a letter and she feels one should be sent. Chair Tardiff also noted that the reason we have trails and a trails plan is to connect people to trails. This rogue trail does connect a private property to a trail.

Mr. Chormann suggested adding to the letter the concession to have an emergency access route, noting that there is a benefit to having that.

Ms. Landry wondered about the emergency route if the trail is no longer in use.

Ms. Skinner suggested checking with the Fire Department first to see if an emergency route is needed or wanted. stated for Conservation Commission to wait to see how they respond.

Chair Tardiff asked Ms. Skinner to check with the fire department to see if the emergency access is wanted.

Ms. Landry followed that by stating to send the letter after checking with the fire department.

c. Tree Subcommittee update – Rick Chormann

Mr. Chormann gave an update on items discussed at the last Tree Subcommittee meeting, including

CONCORD CONSERVATION COMMISSION

REGULAR MEETING MINUTES

May 8, 2024, 7:00 p.m.

City Hall, 2nd Fl Conference Rm, 41 Green St

the following: the Tree Champion award; the 10 Unitil trees; presence at the farmers market; bare root tree giveaway; the large number of people requesting tree plantings through the sustainable tree program; and, the challenge of finding property owners wanting to host a tree as part of the street paving projects.

d. Local River Advisory Committees

No updates.

e. New Hampshire Department of Environmental Services

a. For your information – 11 Northside Dr

Ms. Skinner stated this is not city property and there is no action required.

f. City Open Space and Easements

Ms. Skinner gave an update on the easement monitoring responses, noting that the two treehouses and the metal rim at Walker's Reserve will be removed by the end of May and that Delta Dental is investigating the items at their site.

Chair Tardiff stated she noticed in Carl Matson's report that the items on the Hardy easement have been moved off of the city-owned property.

g. City Council/Planning Board

No updates.

5. Old Business

a. Turtle Nesting – Steve Crawford

Chair Tardiff visited the proposed turtle nesting location sites with Steve Crawford and Josh Megyesy from New Hampshire Fish and Game. Mr. Crawford had flagged two sites. They walked through St Paul's property to get to the Concord line. There is a clearing from timber harvesting. It is open and gets good sun light. That is the first spot they looked at. The idea is to come in a clear spot to put sandy soil. They want a spot 20 feet by 30 feet and build a mound that is only 8 inches of sand. They will bring the sand in off a truck. If Conservation Commission gives permission to go ahead they might need additional volunteers. Mr. Megyesy stated based on proximity to the wetland it is in a good area. There is a second site on the wood's road with open area. That is off the road and good area. They are looking at closer to June and if cannot get mounds ready for June they would do in fall. Chair Tardiff stated they have signs to show sensitive habitat area.

Mr. Chormann asked if dogs are allowed on the trail?

Chair Tardiff stated yes.

Ms. Landry asked if they were looking for turtle breeding sites?

CONCORD CONSERVATION COMMISSION

REGULAR MEETING MINUTES

May 8, 2024, 7:00 p.m.

City Hall, 2nd Fl Conference Rm, 41 Green St

Chair Tardiff stated yes, they have been working with a number of communities.

Ms. Landry suggested to put the signage at the trail head.

Mr. Chormann stated he would not want to draw attention to a nesting site.

Chair Tardiff stated it is an option to mark with signs if they agreed.

Mr. Chormann made a motion to approve the request to establish the sand turtle nesting habitat on City property off of Stickney Hill Rd. Ms. Landry seconded. All in favor. The motion passed unanimously.

b. Conservation Land Preservation Discussion follow-up actions from March 26, 2024 special meeting
Chair Tardiff and Ms. Landry have nothing to report.

c. Conservation Easement Monitoring – update on responses and additional actions, if any
Ms. Skinner stated there is nothing to report.

6. Staff updates

a. For your information – Airport Terminal

Ms. Skinner stated this is added to the agenda because of its proximity to conservation land and to make the Conservation Commission aware of the construction of the new terminal. They are moving forward with the grant application to help subsidize the construction of the new terminal. The new terminal will be built before the existing terminal is demolished because equipment will need to be transferred from the old to the new.

Other Business

Chair Tardiff was notified of the White farm bio blitz. It is a free family-friendly event to discover the plant and animals of the White Farm property. They will see how many species they can find. The event will be Saturday, June 1, 2024 from 8 a.m. to 12 p.m.

Mr. Owers asked Ms. Skinner to check on the status of the Potter easement on Oak Hill and the purchase of the CSX property, noting that the Conservation Commission is contributing to the purchase.

Adjournment

Ms. Landry moved, seconded by Mr. Owers, to adjourn the meeting at 8:30 p.m. All in favor. The motion passed unanimously.

Respectfully Submitted,

Krista Tremblay

CONCORD CONSERVATION COMMISSION

REGULAR MEETING MINUTES

May 8, 2024, 7:00 p.m.

City Hall, 2nd Fl Conference Rm, 41 Green St

Krista Tremblay
Administrative Specialist II