

CONCORD CONSERVATION COMMISSION  
REGULAR MEETING  
MINUTES  
December 14, 2016, 7:00 p.m.  
Second Floor Conference Room, City Hall, 41 Green Street

Members present at the meeting included: Kris Tardiff, (Chair), Jim Owers (Vice Chair), Council Representative Mark Coen, Rick Chormann, Jr., Tracey Boisvert, Karen Rose (alternate), Jan McClure (alternate), and Jeff Lewis (alternate). Assistant City Planner Beth Fenstermacher and Administrative Specialist Lisa Fellows-Weaver were also present.

**1. Minutes**

*November 9, 2016*

A motion was made by Mr. Owers, and seconded by Ms. Boisvert to approve the November 9, 2016 minutes, as written. The motion passed unanimously.

Stefan Mattlage met with the commission to express his interest in rejoining the commission. He provided an overview of his background.

A motion was made by Mr. Owers, and seconded by Ms. Rose to recommend Mr. Mattlage as an alternate member to the Conservation Commission. The motion passed unanimously.

**2. Rob Morrill from Morrill Farm Dairy to discuss agriculture within City of Concord**

Rob Morrill and Andy Morrill met with the Commission regarding agriculture within the City of Concord. Mr. R. Morrill provided an overview of Morrill farm, their current agriculture business, and farmed lands. He explained that this business is their livelihood; 4 generations are now working on their lands to provide products to various areas around the State of NH. He provided photos showing the crops of Morrill farm in Penacook and a current reclamation project on another parcel outside of Concord.

Mr. Morrill stated that Concord is fortunate to have dairy farms, horse farms, orchards, vegetable farms, etc. He noted that they have one other farm in NH and he stated that his three sons are looking into areas for possible expansions.

Mr. R. Morrill explained activities that are ongoing on their property, best management practices on the land, current technology, and the process of crop rotation. He stated that they are currently growing alfalfa, corn and rye.

Mr. Morrill stated that they are very active in Concord employing 14 people and those funds are going back into the local economy which in turns expands the local economy. He stated that they recognize that land is very important and are looking into the best uses of properties.

Further discussion was held regarding the need for an agricultural commission and how the process occurs to establish a committee/commission.

Mr. R. Morrill expressed an interest in leasing the Gully Hill property. He stated that he would like to be involved with the decision making process for the land. He was referred to an

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upcoming meeting with a City Council ad hoc committee in January that will address options and opportunities for the Gully Hill property.

**3. T.F. Bernier, Inc. on behalf of the applicant requesting approval for a cluster subdivision on Hoit Road (Map/Block/Lot 122/3/12).**

Tim Bernier, of T.F. Bernier was present as well as the property owners. He provided an overview of the project, a proposed 6 lot cluster subdivision on Hoit Rd. He stated that the parcel total is 13.5 acres, each lot has at least 100 ft. frontage and are a minimum size of 30,000 sf. The 7-acre remainder lot will meet the open space requirements. He noted that Hayward Brook is in the rear of the property; however, it is 1,000 ft. away from the house lots. .

He stated that based on the soil types, topography, and presence of Hayward Brook, the best developable land is in the front of the property. He does not believe the alternative to add a private road for this cluster subdivision is in the best interest for this area.

A discussion was held regarding the cluster development regulations and the ownership of the open space land. Mr. Bernier stated that each lot will have 1/6 ownership of the required 7 acre open space lot in the rear of the property. A few Commission members expressed concern with the possibility of having six property owners responsible for the 7 acre open space lot. Restrictions for the open space area were also discussed. Mr. Bernier stated that this proposal will prevent future impacts to the brook. Discussion ensued regarding the uses of and restrictions on the open space area. The property owners agreed that deed for the open space lot will be written to restrict use to passive recreation by all home owners.

Additional discussion was held regarding the existing buffer surrounding the property. The Commission did not have any concern about the proposed landscaping. Mr. Bernier stated that a landscape architect will be hired to address the buffer.

**4. Nick Golon of T.F. Moran, on behalf of Unitil to present proposed revisions to the aerial line crossing over 393 at Portsmouth Street.**

Nick Golon of T.F. Moran was present along with Jake Dustin representing Unitil. Mr. Golon gave an overview of the existing conditions and locations of current line crossings. He explained that NHDOT determined that the proposed location of the overhead lines was in conflict with the location of bridge abutments. The proposed relocation of the aerial line crossings will be further away from the bridge abutments, and will also allow the reduction of pole heights, and there will be fewer poles along 393. He added that this project will also reduce the amount of guys and the span of the poles.

Mr. Golon stated that the wetland impacts will be processed as an amendment to the previous DES wetland permit. He stated that the wetlands permit amendment has not been filed yet. He

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stated that there is 426 sf of additional wetland buffer impact, 208 sf less permanent wetland impact and 7600 sf of temporary wetland impact.

General discussion ensued as the plans were reviewed including all options. Mr. Golon stated that this option was the most feasible. He added that the amount of clearing is essentially the same.

The Commission had no objection to the proposed amendment.

**5. NHDES items – nothing new to report**

**6. Reports**

***a. Trails Committee***

Ms. Fenstermacher provided a report of the Trails subcommittee noting that the subcommittee will not be proposing any new trails in 2017 and instead will focus on improved signage and maintenance. Hillary Warner from the Bow Open Space Committee came to the meeting to share their new signs that were purchased with a grant. Ms. Fenstermacher stated that the Committee reviewed the status of their 2016/2017 goals and is working to revise goals for 2017, which will be finalized at their next meeting.

***b. Upper Merrimack River Local Advisory Committee*** – Nothing new to update

***c. Contoocook and North Branch Rivers Local Advisory Committee*** – Nothing new to update

***d. Forestry*** – a copy of the monthly forestry report was distributed for review.

***e. Street Trees*** – Nothing new to report

**7. City Council/Planning Board**

***a. Haller Property***

Ms. Fenstermacher noted that Council approved the appropriation of grant funds for the Haller property.

***b. Drought Presentation***

Councilor Coen provided copies of a PowerPoint presentation provided by Chip Chesley, Director of General Services, at a recent City Council meeting, regarding droughts and water conservation strategies. The presentation covered factual information regarding previous droughts in the area, the Penacook Lake and Contoocook River, as well as the Contoocook Watershed and Pembroke Wellfield. Graphs and charts depicted the water transfers to the

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Penacook and Contoocook Lake and the average monthly water demand over the past 10 years. Overall, Mr. Coen stated that the City is still in a drought; it is just not as severe. He added that resources are limited and the goal should be towards long-term demand management and conservation strategies.

**8. City Open Space**

*a. Open Space Plan* - no discussion was held.

*b. Easement Update*

Mr. Durfee will be coming to the January Commission meeting to update the Commission.

**9. Follow-up Items:**

*a. Northern Pass* – deferred to non-public session

*b. Haller Properties* – previously addressed

*c. Any other items*

*1. District 5 Road*

A discussion was held regarding the possibility of purchasing a parcel at the end of District 5 Road. Members were receptive and felt that this was a good piece of property to pursue because it is near other conservation areas and trails. Ms. Boisvert offered to follow up on this item and report back to the Commission next month.

*2. Blueberry Lane*

A discussion was held regarding the possibility of an easement on the back portion of a piece of property on this road. The Commission was not interested in moving forward with this project.

*3. Horse Hill*

It was noted that there is a property for sale along Horse Hill Road. Mr. Owers will check into this item and follow up at a future meeting.

**10.** Non-public session for the discussion of the acquisition of conservation property in accordance with RSA 91-A:3, II(d).

This Non-Public Session was not necessary.

**11.** Non-public session under RSA 91-A:3, II(e) for the discussion of pending claims or litigation.

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Ms. McClure made a motion, second by Mr. Chormann, to enter into a non-public session, per RSA 91-A:3, II(e) for the discussion of pending claims or litigation.

Roll Call Vote:

Kris Tardiff - yes

Jeff Lewis - yes

Jim Owers - yes

Rick Chormann - yes

Karen Rose - yes

Tracey Boisvert - yes

Jan McClure - yes

Mark Coen - yes

The motion carried unanimously; 8/0, at 9:19 p.m.

Motion to come out of Non-Public session and to seal the minutes was made by Ms. Rose, seconded by Ms. Boisvert.

Roll Call Vote:

Kris Tardiff - yes

Jeff Lewis - yes

Jim Owers - yes

Rick Chormann - yes

Karen Rose - yes

Tracey Boisvert - yes

Jan McClure - yes

Mark Coen - yes

The motion carried unanimously; 8/0, at 9:55 p.m.

**There being no further business, the meeting adjourned at 9:56 p.m.**

Respectfully submitted,

Lisa Fellows-Weaver,  
Administrative Specialist