

CONCORD CONSERVATION COMMISSION

MEETING MINUTES

December 10, 2025, 7:00 p.m.

Council Chambers, 37 Green St

Attendees: Vice-Chair Jeff Lewis, Kevin Porter, Rick Chormann, Mark Coen, Councilor Michele Horne, and Chair Kristine Tardiff

Absent: Katherine Healy, Tracey Lesser and Alternate Jim Owers

Staff: Kearsten O'Brien, Senior Planner
Krista Tremblay, Administrative Technician III
Beth Fenstermacher, Director of Special Projects

Public: Dan Brodeur (75 Pheasant Hill Rd, Hooksett)
Albert Richards (110 Hoit Rd, Concord)

1. Call to Order

The meeting was called to order by Chair Tardiff at 6:59 p.m.

2. Minutes – Approve meeting minutes from meeting on November 12, 2025

Member Chormann moved, Member Coen seconded, to approve the November 12, 2025, with a couple of changes. All in favor. The motion passed unanimously.

3. Discussion regarding Site Walk at Bois De Brodeur parcel

Chair Tardiff stated they have a proposal to donate land subject to a conservation easement with Five Rivers Trust that was discussed a couple of months ago. They did a site visit this week and asked if there was anyone that wishes to make comments.

Vice-Chair Lewis stated it seems like it is already an appropriate piece of land that is already in conservation. It is adjacent to other conservation land. It is near the Haywood Brook conservation focus area. Vice-Chair Lewis has no concerns with moving forward with this.

Chair Tardiff stated she agrees with Vice-Chair Lewis. Chair Tardiff noted there is a wetland complex on the eastern side of the property. It is a nice open wetlands area. Chair Tardiff noted it is a great opportunity to take that property into conservation.

Ms. O'Brien stated if the Conservation Commission would like to move forward with that she will schedule a public hearing for next month. If the public hearing goes well and the Conservation Commission votes to recommend to City Council to accept the donation of land, she will try to get it on February's agenda.

Member Porter stated it is a beautiful piece of land and very generous of the family to donate to honor your grandfather. Member Porter noted the city forester is starting the forest management plan and sometime after the transfer to do an inventory and management plan. Member Porter stated from his eye there was a couple areas that are over stocked with over growth. Member Porter noted the forester might want to do a small thinning cut and he wanted to mention this for the future management. Member Porter stated it will be more about the outcome and not the income to improve wildlife habitat, soil and make the

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forest overall more resistant in the stress of a drought.

Mr. Brodeur can provide history on the property.

Chair Tardiff stated as much information he has about the history she would love to get that information.

Mr. Brodeur will provide the information to Ms. O'Brien.

Chair Tardiff stated they will need to do a motion for a public hearing on the second Wednesday in January.

Mr. Brodeur is available to attend the Public Hearing.

Vice-Chair Lewis made a motion to move forward with this and set for a public hearing in January at the regular scheduled meeting. Member Chormann seconded. All in favor. The motion passed unanimously.

4. New Business:

Non-public session RSA 91-A:3, II(d) *Consideration of the acquisition, sale or lease of real or personal property, which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community.*

The Conservation Commission voted to enter the non-public session at 7:10 p.m. by roll call vote. All in favor. The motion passed unanimously.

The Conservation Commission voted to exit the non-public session at 7:24 p.m. by roll call vote. All in favor. The motion passed unanimously.

Vice-Chair Lewis made a motion at 7:25 p.m. to seal the non-public meeting minutes under RSA 91-A:3, II(d) *Consideration of the acquisition, sale or lease of real or personal property* due to the circumstance it would render the proposed action ineffective. Member Porter seconded. Roll call vote 5 in favor (Coen, Lewis, Porter, Chormann and Tardiff) to 0 opposed. The motion passed unanimously.

5. Reports

a. Trails Subcommittee – Jeff Lewis

- Vice-Chair Lewis stated they continue to go through all of the trail guide updates. Vice-Chair Lewis noted so many of the trails are not the Conservation Commission trails. Vice-Chair Lewis asked how do they know if the trails are accurate. Vice-Chair Lewis pointed out they are publishing maps that are Conservation Commission maintained. Vice-Chair Lewis suggested to categorize anything that is not being managed by the Conservation Commission at the end or in a different format.
- Ms. O'Brien stated they scheduled an Audubon Society walk bird watching walk for May 2, 2026.

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b. Forestry

The report is attached to the agenda.

c. Tree Subcommittee update – Rick Chormann

Member Chormann stated Ted Diers was here, gave explanation as to what they are up to and that is noted in the minutes.

Chair Tardiff stated it raises the follow up question on budget and if there is a meeting needed for January.

Ms. Fenstermacher stated the Tree Subcommittee and the Conservation Commission does not have authority for what general services will do for work.

Member Porter asked if the money comes from conservation funds would that not provide support.

Ms. Fenstermacher stated the department that is doing the work would have to be able to support that. This work is to support what general services already does and they would have to put in the request to say the money would come from the conservation trust with the support from the Conservation Commission. Ms. Fenstermacher noted there is not a lot of city property to be able to plant trees. Ms. Fenstermacher noted the Conservation Commission has \$2,500 every year to plant trees and she is not sure if it was used at all last year. Ms. Fenstermacher noted before they ask for more money they need to be using what is allocated.

Member Porter stated as he understood there is a wait list. Member Porter noted there is an issue with urban soil that cannot support tree growth. What is an alternate path to get it done.

Chair Tardiff stated going in the right of way and making smaller trees available with assistance to go on private property.

d. Local River Advisory Committees

There was nothing discussed on this agenda item.

e. New Hampshire Department of Environmental Services

Ms. O'Brien sent the Conservation Commission an email.

f. City Open Space and Easements

Ms. O'Brien stated trail ranger Carl Matson is currently working on the conservation easement monitoring. The property owner does not understand why the property has a conservation easement on it and feels it should not be there because he will maintain it per phone conversations he has had with Ms. O'Brien. The property owner wants the Conservation Commission to pay to remove the 30

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tires from the property.

Ms. Fenstermacher stated the removal of the tires are not free and suggested a member of the Conservation Commission reach out to the property owner to discuss easements. The deed and title would have the easement listed.

Ms. O'Brien read email sent by the City Trail Ranger:

"I'm down to my last 2 easements to monitor and called David Price who recently purchased the land containing the easement on Grassmere/Warner Rd. where the pile of tires has been. Per his request, I called him and he is unsure why there is an easement there and claims to be confused, as he owns the property now and is not clear why there is an easement there. He is aware of the tires and had asked if he got them to the road side if the city could dispose of them. There are about 30 tires dumped near the gated road paralleling the parcel which appear to have been there for decades, and were there prior to his purchase of the property. He claims no one responded to his query in the matter. He is polite in discussing the matter and I explained that the easement is likely intended to protect the wetland and environs in that area. That said, in the spirit of landowner relations, I'd be willing to bring said tires to transfer station if the disposal fee can be waived in this case. To reiterate, he would unbury them and get them roadside for ease of retrieval. He has asked if someone with more authority in the matter can call him to further discuss the easement. Any guidance in this matter will be greatly appreciated. I'll wait for some direction before I go monitor the site further. Thanks."

Vice-Chair Lewis asked if these tires where there last year.

Ms. O'Brien stated the trail ranger noted it in the easement monitoring last year and noted piles of tires and disregarded mower deck from previous years noted are still present.

Chair Tardiff will call the property owner to discuss and asked for a copy of the easement.

Member Porter noted the land seems to be posted on google maps.

g. City Council/Planning Board

Councilor Horne stated they voted Monday to acquire the Duprey property on Penacook St and Long Pond Rd. Councilor Horne noted there are just over 130 acres that will go into conservation.

Councilor Horne stated it is rocky and wetlands.

6. Old Business

a. New trail follow-up discussion (Spears Loop Trail, West End Farm Trail, northerly bypass, 16-foot easement trail follow-up discussion) Status of each, any outstanding items remaining to be done for the ones that are completed, permit status, installation of signage, etc.

- Vice-Chair Lewis asked if the Conservation Commission will receive a report from the trail ranger's easement monitoring. Vice-Chair Lewis asked if the Conservation Commission is

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the one that makes the determination if the property owner receives a letter.

Chair Tardiff asked for once the trail ranger finishes the monitoring get a report summary.

Ms. O'Brien stated the only one she has received was the Walmart easement and letter was sent to remove the left-over debris from unhoued.

Vice-Chair Lewis asked question about the conservation property being posted and review easement. Vice-Chair Lewis asked what it the process and who is reviewing these easements.

Ms. O'Brien stated when she started with the City last year there were only a couple of reports that had not been scanned and had been asked to scan the reports.

Chair Tardiff stated there is a process they put together to do easement monitoring, get reports and provide direction on enforcement letters.

Vice-Chair Lewis stated the Conservation Commission needs to follow up on what is the process.

Ms. O'Brien stated they have asked questions on why the trail ranger reports to the Trails Subcommittee and not the Conservation Commission and if the commission would like that change to let her know and she would have the Trails Ranger come to the meetings.

Chair Tardiff stated the Conservation Commission does not need the trail ranger every month but once monitoring is complete.

Ms. O'Brien suggested once they have all of the reports to have the trail ranger stay to answer questions.

Vice-Chair Lewis stated this used to be done in the summer and reviewed in September.

Ms. O'Brien stated the letters go out in the fall and letters were mail September 23, 2025.

Chair Tardiff noted that seems off of the schedule they had mapped out to get the monitoring done.

Vice-Chair Lewis noted the enforcements letters should go out in October if there needed to be anything.

- Ms. O'Brien noted the West End Farm Trail they have moved forward with the moving of the posts and rails for the fence to be installed.

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- Ms. O'Brien noted for the Spears and Richards trail Ron Klemarzyck has written a release of right to cut and it needs to be reviewed before the City sends it to the Richard Family to review and sign.

Vice-Chair Lewis stated Albert Richards is present and asked if he wanted to comment.

Albert Richards stated he has concerns in the meeting minutes and asked David if he was still cutting wood. Mr. Richard stated he has told the Conservation Commission ten times they are not cutting wood. Mr. Richards stated his sister sent the Conservation Commission a note that he was not cutting any wood.

Vice-Chair Lewis stated that is what they were just talking about they will send to Ms. Richards a release of right cut to make that official and legal.

Mr. Richards stated they did a nice job on the trail.

Chair Tardiff noted the right to cut is in the deed and it needs to be modified as it is a liability issue for the city.

7. Staff updates on items

None.

Chair Tardiff asked if there is any member of the audience that wishes to speak and there was no one.

Adjournment

Vice-Chair Lewis moved, seconded by Member Porter, to adjourn the meeting at 8:15 p.m. All in favor. The motion passed unanimously.

Respectfully Submitted,

Krista Tremblay

Krista Tremblay

Administrative Technician III