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CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department

REPORT TO MAYOR AND THE CITY COUNCIL

FROM: Beth Fenstermacher, Assistant City Planner, on behalf of the Concord Conservation Commission

DATE: August 30, 2017

SUBJECT: Resolution authorizing the City Manager to accept a Conservation Easement at 40 Farmwood Road as a contribution from Public Service of New Hampshire, D.B.A Eversource Energy for conservation purposes.

Recommendation

Authorize the City Manager to accept the conservation easement on 12.507 acres, which is the result of the June 23, 2017, Planning Board approval of an amendment to a previously approved Major Site Plan Application of Public Service of New Hampshire, D.B.A Eversource Energy at 40 Farmwood Road (Map 122, Block 2, Lot 28) with a Conservation Easement totaling 12.507 acres.



Background

The Planning Board granted Major Subdivision approval to Public Service Co. of New Hampshire (PSNH) on September 18, 2013, for the construction of a power substation at 40 Farmwood Road. Due to the expansive amount of wetland buffer impact associated with the construction, the Planning Board placed a condition on the Major Site Plan approval to convey the land for mitigation for wetland buffer impacts. In compliance with this condition, PSNH proposed to subdivide from their existing 64.44 acre lot a 12.507 proposed conservation parcel and convey said parcel to the City of Concord. City Council passed Resolution No. 8726 on January 13, 2014, authorizing the City Manager to accept a gift of 12.507 acres of land from PSNH for conservation purposes and to merge the parcel with adjacent City properties.

In May 2017, Eversource Energy submitted a Major Site Plan and CUP application to expand the existing substation. It was discovered that the subdivision plan and Warranty Deed with Conservation Restrictions were not executed and recorded, as required. Planning staff notified the applicant that the subdivision plan shall be recorded to meet the conditions of the previous site plan application.

Discussion

In June 2017, the applicant requested a modification to the previously approved Major Site Plan application, to instead convey a Conservation Easement along with monetary contribution for land stewardship. At the June 23, 2017 meeting, the Planning Board approved the request and required that the Applicant convey the Conservation Easement along with stewardship fees and a monetary contribution equal to the difference in value between the land and the easement value.

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