

CONCORD CONSERVATION COMMISSION

SPECIAL MEETING MINUTES

May 23, 2025, 8:30 a.m.

City Hall, 41 Green St, 2nd floor large conference room

Attendees: Rick Chormann, Mark Coen, Tracey Lesser, Vice-Chair Jeff Lewis, Kevin Porter, Chair Kristine Tardiff

Absent: Katherine Healy, Emily Landry, Alternate Jim Owers

Staff: AnneMarie Skinner, City Planner
Kearsten O'Brien, Senior Planner

Public: None

1. Call to Order

The meeting was called to order by Chair Tardiff at 8:31 a.m.

2. New Business

The special meeting was called to further discuss the parking proposal presented by Greg Pollock at the regular meeting held on May 14, 2025. Staff relayed that the lease agreement specifically prohibits retail sales, agritourism activities, or other commercial business activities, except where they are specifically associated with a festival. Staff also noted that the lease specifically states that parking for lessee's events and visitors shall not be allowed in the leased area. Staff finally noted that use of the site for three months out of the year as a grass parking lot would require conditional use permit approval from the Planning Board to allow said grass parking lot, rather than the hard-surfaced (concrete or asphalt) parking lot otherwise required by the Zoning Ordinance.

Members questioned if a conditional use permit would be needed for just the 2025 sunflower festival. Ms. Skinner stated that she was comfortable allowing the temporary parking without a conditional use permit for only the 2025 sunflower festival period from August 9th to the 17th, provided that the location is approved by the fire department and that the lease is amended to allow parking.

Members discussed the issues of access, fire and life safety, rain events and cars not being able to get in and out because of water and mud, damage to the field, and overhead cost to Mr. Pollock for the NHTI parking. Staff reviewed minutes from last year for the allowed parking, noting that it was only allowed for the parking of vendor vehicles, not attendees. It was noted that Mr. Pollock has a vested interest in maintaining the health of the field and that he will do as much as possible to mitigate any kind of damage because it would only cut into his productivity if long-term damage is experienced. It was also discussed to allow the attendee parking on a trial basis for the 2025 sunflower festival and re-evaluate after the festival.

There was more discussion pertaining to safety concerns for the parking. A possible solution would be to set aside one certain spot each year for the parking, but there is consternation over having it in the proposed location of 1,000 feet back, which places it in the middle of the field. The suggestion was made to move the parking right up to the existing 6 Loudon Rd parking lot and right adjacent to the north property line so that it's more accessible for emergency services, police, and fire, and congregates any fuel leakage to one space.

Members noted they were okay with continuing to allow the parking of vendor vehicles and food trucks on the festival grounds as long as the festival attendee parking is moved to be up against the north property line. It was noted that the insurance carrier needs to be made aware that the site will be used for

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attendee parking, and if the attendee parking goes beyond the 2025 sunflower festival, then there will need to be further discussion about bonds and restoration.

Vice-Chair Lewis moved, seconded by Member Lesser, to amend the lease to allow up to a three-acre parking area to be utilized for sunflower festival attendees from August 9-17, 2025, located directly adjacent to the northern boundary of the property in a location approved by the fire department; to amend the lease to permanently allow vendor parking for up to 30 vendor vehicles on the festival grounds during the annual sunflower festival; and for Mr. Pollock to ensure that the insurance carrier is aware that the site will be used for parking from August 9-17, 2025.

Adjournment

The meeting adjourned at approximately 9:15 a.m.

Respectfully Submitted,
AnneMarie Skinner
City Planner