

CONCORD CONSERVATION COMMISSION

MEETING MINUTES

January 14, 2026, 7:00 p.m.

Council Chambers, 37 Green St

Attendees: Vice-Chair Jeff Lewis, Alternate Kevin Porter, Rick Chormann, Mark Coen, Katherine Healy, Tracey Lesser, Alternate Jim Owers and Chair Kristine Tardiff

Absent: Councilor Michele Horne

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

Public: Dan Brodeur (75 Pleasant Hill Rd, Hooksett)  
Ron Klemarczyk (24 Spring St, Contoocook)

1. Call to Order

The meeting was called to order by Chair Tardiff at 7:00 p.m.

2. Minutes – Approve meeting minutes from meeting on December 9, 2025 and December 10, 2025

Vice-Chair Lewis moved, Member Porter seconded, to approve the December 9, 2025 as written. All in favor. The motion passed.

Member Coen moved, Vice-Chair Lewis seconded, to approve the December 10, 2025 as written. All in favor. The motion passed.

3. **Public Hearing** regarding acceptance of a donation of land identified as [Tax Map Lot 02Z 7](#), located on Hoit Rd, owned by Bois De Brodeur Trust.

Chair Tardiff asked for overview from Ms. O'Brien.

Ms. O'Brien noted the Conservation Commission received information provided by Mr. Brodeur on the history of the property. Ms. O'Brien stated Mr. Brodeur is asking the Commission if they would like to make the recommendation to City Council to accept the land donation. It is within the conservation focus area.

Chair Tardiff stated the property is subject to an easement that is already held by Five Rivers. The Commission would be taking the ownership of the land and be subject to the easement.

Member Chormann asked if the Commission knows what the conditions are for use on the property under the easement.

Ms. O'Brien stated they have looked into that and talked to Mr. Evans with Five Rivers about if want to do additional trails on the property and it was not an issue. Five Rivers will work with the Commission on anything new on the site.

CONCORD CONSERVATION COMMISSION

MEETING MINUTES

January 14, 2026, 7:00 p.m.

Council Chambers, 37 Green St

Member Chormann asked if the Commission wanted to designate that as a natural reserve would that go against their expectations.

Chair Tardiff noted in the documents of history there was removal of cord wood. Chair Tardiff asked Mr. Brodeur if there was anything he wanted to speak to for the public hearing.

Mr. Brodeur did not have any comment unless the Commission has questions.

Chair Tardiff asked if there is any member of the Commission that wishes to speak before the public hearing is open to the public.

Member Porter stated the records were quite impressive and thanked Mr. Brodeur.

Chair Tardiff asked if there is any member of the audience that wishes to speak in reference to the proposal for the donation of this land and with none asked the Commission if they have comments.

Alternate Member Owers stated it is a great parcel and the Commission should accept the donation because there is no downside.

Chair Tardiff noted there was discussion on this last month and it is in a conservation focus area.

Vice-Chair Lewis agrees this is a beautiful piece of land and generous of the family to donate in honor of their grandfather.

Vice-Chair Lewis made a motion to recommend City Council accept this donation. Member Chormann seconded. All in favor. The motion passed unanimously.

Chair Tardiff advised Mr. Brodeur that next step is the Conservation Commission voted to recommend to City Council next.

Ms. O'Brien stated she will work on getting the donation added to a City Council Agenda and inform Mr. Brodeur.

Chair Tardiff thanked Mr. Brodeur for coming in and showing them the property.

Mr. Brodeur thanked the Commission for all they have done.

4. New Business

- a. Nobis Group, on behalf of the Concord School District, in accordance with RSA 674:54 for the construction of a new 205,562-square-foot middle school, and associated site improvements at Tax Map 7914Z Lot 98-1, addressed as 144 South Street in the Single Family Residential (RS) District. (2025-152) (PL-SPR-2025- 0056) ([CUP-2026-106](#))

CONCORD CONSERVATION COMMISSION

MEETING MINUTES

January 14, 2026, 7:00 p.m.

Council Chambers, 37 Green St

There was no one present for this agenda item and the commission reviewed the plans. Chair Tardiff noted this is more informational for the Conservation Commission.

Ms. O'Brien stated the application falls under RSA 674:54 because it is the school district. They are going through the regular process for a conditional use permit by informing the Conservation Commission and will take comments into consideration. They did not submit a narrative. They provided maps.

Chair Tardiff noticed one south end residence for a lot of area that is in the buffer it is already disturbed. The sidewalk comes in right at the top of bluff. It is disturbing an area that is already disturbed.

Vice-Chair Lewis stated it is unfortunate there was no narrative. Vice-Chair Lewis stated his expectation is that the school district would take seriously this buffer. Vice-Chair Lewis made note that this is a very specific area mentioned in the Turkey River watershed restoration and management plan. They call Abbott Downing School but it is really Rundlett and Abbott Downing. There is recommendations for improvements in that specific area. They provided a new discharge to Bow Brook. This is a very sensitive area adjacent to a parent water way where they are changing the drainage pattern. There is an opportunity to improve the situation there and it is not clear to him that they have taken any of that into consideration. Vice-Chair Lewis feels the school district should be aware the document exists and ask them to take a look at it. Then see if there is a way they can implement simple best management practices to protect the water quality of the Bow Brook.

Alternate Member Owers asked if this is drainage off an athletic field.

Vice-Chair Lewis stated they do not know what it is there is a pipe coming from a parking lot.

Ms. O'Brien stated they gave a notice of the project description that goes with the site plan. Ms. O'Brien noted they did not provide the normal conditional use permit criteria.

Chair Tardiff asked if there is a way to send the Turkey River watershed restoration and management plan to Nobis.

Ms. O'Brien stated she already sent Morgan Dunson with Nobis Group the Turkey River Watershed Management Plan. Ms. O'Brien stated the Conservation Commission can provide comment for the staff report that will be submitted to the Planning Board.

Vice-Chair Lewis stated this is the second thing within a year that they have done on top of Bow Brook. There was the improvement in the Concord High parking lot.

Ms. O'Brien noted that was an emergency situation.

Vice-Chair Lewis made a motion to request that the school district be made aware of the Turkey River Watershed Restoration Management Plan and ask them if they have taken the information from the plan into consideration or if they can take the information that is in

CONCORD CONSERVATION COMMISSION

MEETING MINUTES

January 14, 2026, 7:00 p.m.

Council Chambers, 37 Green St

the plan into consideration before they finalize their design. There is an opportunity to preserve the water quality of Bow Brook through the south end which goes through the property. Member Coen seconded. All were in favor. The motion passed unanimously.

b. New England Forestry Foundation- Kevin Porter

Member Porter stated agenda item b, item c & item d are all to be discussed together. Member Porter stated New England Forestry Foundation has been around for years and they were awarded \$32 million dollars from the USDA to do a number of different things. One thing they are doing is incentives for improved forestry. Member Porter noted with the budget he suggested to look at this program to see if there is anything to be weaved into the activities for the city forester moving forward.

Mr. Klemarczyk has completed almost all of the inventories on the city forests and just has a couple lots with the open space around Primrose Lane. Mr. Klemarczyk noted all of the invasive species that will take money to control. Mr. Klemarczyk suggested if they are looking for money to focus on invasives. There are stands that could use some weeding and thinning if there are extra funds.

Alternate Member Owers asked if this is a grant program.

Member Porter responded yes, the New England Forestry Foundation will pass the money through private land owners. Member Porter noted it is a reimbursement program. There are cost share ones.

Chair Tardiff stated for grant applications staff does that unless there is someone to help.

Ms. Fenstermacher stated staff can submit the grant but it they can get assistant from other people it is not unprecedented. It will have to be approved by council to authorize the grant.

Alternate Member Owers asked if this is for operations and not land purchase.

Member Porter responded correct.

Member Lesser asked what is the average grant size they give out.

Member Porter stated this is a new program and he is not sure. Member Porter suggested to have a call to the staff of the foundation could be next step.

Mr. Klemarczyk stated the NRCS requires management plans for the piece of property that is being worked on with any grant money. Mr. Klemarczyk stated he will need to what they are looking for in the management plan with all of the acreage. Mr. Klemarczyk stated to come up with a detailed plan for each of the city forest it will be well in excess of what was budgeted for

CONCORD CONSERVATION COMMISSION

MEETING MINUTES

January 14, 2026, 7:00 p.m.

Council Chambers, 37 Green St

updating the forest management plan.

Member Chormann asked if there are specific properties right now that stand out in terms of invasive pressure that they are under and best candidate for treatment.

Mr. Klemarczyk stated the Penacook Lake watershed has a lot of stuff going on. They Riley lot and any place that has an old field.

Member Lesser asked how did the oak on Margorie Swope recover after the defoliation.

Mr. Klemarczyk stated there was a lot of mortality but not enough to set up a salvage.

Member Chormann asked if he has seen the beech leaf disease in the under story.

Mr. Klemarczyk responded yes, in the under story and it will work its way up.

Chair Tardiff suggested to collect more information.

Ms. Fenstermacher asked Member Porter if you have to become a member and pay to become a member.

Member Porter does not believe so.

Ms. Fenstermacher stated if they were required to be a member they would need to get it in the budget right now.

Alternate Member Owers asked if this will be administrated through them and if this is a private fund.

Member Porter stated it is a private organization but it is funneling though the USDA. Member Porter will take the lead on making a phone call.

Member Lesser would be interested.

c. Firewood from City Forests- Kevin Porter

Member Porter suggested to have wood available to city residents. Member Porter suggested to have the city bring logs to locations in the city for people to pick up. Member Porter is not sure about logistics and how that would work.

Chair Tardiff stated that is not something they have done since she has been on the Commission. It comes down to logistics as to the when and how to make it available. Is it at a

CONCORD CONSERVATION COMMISSION

MEETING MINUTES

January 14, 2026, 7:00 p.m.

Council Chambers, 37 Green St

cost. Are there liability issues. How is it staffed.

Member Porter noted can you go to Hall St to get your sand and this is more high valued than a bucket of sand. Member Porter noted maybe there should be a sign-up process, minimal fee, sign waivers and wear proper protective equipment.

Chair Tardiff is not sure where they would begin on this because productive use of timber is a great idea. However, the implementation of it is a little harder and will involve other components beyond the Conservation Commission.

d. Ron's proposed FY 27 Budget

Mr. Klemarczyk stated when he submitted this budget, attached to agenda, typically each year he tries to do a timber sale. However, in working on the forest management plan he did not know if he was going to present to the Conservation Commission with his findings and recommendations to see where they want to go. Mr. Klemarczyk stated Ms. O'Brien suggested they try to fit one in. Mr. Klemarczyk is looking at Bela Brook open space to log a timber harvest at that location.

Member Chormann asked how is that parcel classified in the matrix and if singled out for a natural area.

Chair Tardiff is not sure as there are areas out there that are so wet and cannot harvest.

Mr. Klemarczyk stated the Bella Brook open space was inventoried and was marsh or brook. Mr. Klemarczyk then reviewed each line item of the budget attached on the agenda.

Member Porter noted there is nothing in the budget for invasives and asked if Mr. Klemarczyk can get something in the budget for invasives.

Mr. Klem asked if that is a part of the grant money or something else.

Member Porter noted if people do not see anything in the budget for invasive management they will not think it is a big deal and it deserves attention.

Mr. Klemarczyk stated to Member Porter he will have to defer to staff on that.

Ms. Fenstermacher stated this detail sticks at the staff level. What gets imputed to the budget for City Council and the public to see it is all lumped together. Ms. Fenstermacher suggested going to Council to request to apply for grants is a bigger way to get that information out there.

Vice-Chair Lewis asked if they should make it a priority.

CONCORD CONSERVATION COMMISSION

MEETING MINUTES

January 14, 2026, 7:00 p.m.

Council Chambers, 37 Green St

Chair Tardiff noted they can find sites where it is a real issue.

Vice-Chair Lewis asked where is this the most critical area they want to protect.

Member Lesser suggested they identify the hot spots.

Mr. Klemarczyk is making note of this during the inventory for the forest management report.

Chair Tardiff noted they would be looking at conservation land.

e. [4<sup>th</sup> Quarter Land Use Change Tax](#)

Chair Tardiff is still working on this and circled back to agenda item 4a.

5. Reports

a. Trails Subcommittee – Jeff Lewis

Vice-Chair Lewis stated they are still going through trail guide updates. They elected new officers. There was a work session on the West End Farm Trail. They are working on signs for Conservation Commission to review.

b. Forestry

Chair Tardiff stated this was covered in agenda item 4d.

c. [Tree Subcommittee update](#) – Rick Chormann

Ms. Fenstermacher noted the biggest thing is invasives and maybe in a month or two they can come back to Conservation Commission.

d. [Local River Advisory Committees](#)

Ms. O'Brien stated they have a report attached to the agenda.

Chair Tardiff stated there are slots available if anyone wants to volunteer.

e. New Hampshire Department of Environmental Services

Ms. O'Brien stated there is nothing to discuss on this agenda item.

f. City Open Space and Easements

- Chair Tardiff stated last month they talked about tires on conservation easement property and they need to be removed. Chair Tardiff did a follow up call at the end of December and was not any different from what had already been discussed with staff. It is private property and up to the property owner to comply with the terms of the easement. Chair Tardiff stated she would bring it back. Chair Tardiff noted he is interested in getting the conservation easement removed from his property.

CONCORD CONSERVATION COMMISSION

MEETING MINUTES

January 14, 2026, 7:00 p.m.

Council Chambers, 37 Green St

Ms. Fenstermacher stated it is not a guarantee as it will have to go through the State of New Hampshire and Council would have to approve it. Then he would have to merge the lots because it was a cluster subdivision. He was given the density because it put 60% of it under an easement. He would have to go to Planning Board to merge those lots so that it no longer allowed for development at that density.

Chair Tardiff advised the property owner that he can bring four tires a year to the transfer station. Chair Tardiff will do a final follow up.

Vice-Chair Lewis asked when was the deed made with the conservation easement.

Chair Tardiff stated it was in 2004.

Vice-Chair Lewis asked when he purchased the property.

Ms. Fenstermacher stated the property has not changed hands and he may be a new partner in that business.

Chair Tardiff stated the terms of the easement states there shall be no storage or dumping on the easement area.

Ms. O'Brien stated she will have this for discussion on the agenda for next months meeting.

- Alternate Member Owers asked about the lot from Dupery.

Ms. O'Brien stated the lot is under a deed restriction and there are no proposals for a conservation easement.

- Alternate Member Owers asked about the Kimball lot.

Ms. O'Brien stated the was deed sent and it is still in the review process.

g. City Council/Planning Board

Ms. O'Brien stated Councilor Horne will remain the Councilor representative for the Conservation Commission and has nothing else to report.

6. Old Business

- a. New trail follow-up discussion (Richards Forest Trail, West End Farm Trail, northerly bypass, 16-foot easement trail follow-up discussion) Status of each, any outstanding items remaining to

CONCORD CONSERVATION COMMISSION

MEETING MINUTES

January 14, 2026, 7:00 p.m.

Council Chambers, 37 Green St

be done for the ones that are completed, permit status, installation of signage, etc. Obrien discussed west end farm trail already and now waiting on city surveyor to look over the deed for the Richard spear to cease logging.

Ms. O'Brien stated there already was discussion on the West End Farm Trail. Ms. O'Brien is waiting on the city surveyor to discuss the deed to change for the Richards\Spears to move forward with that property.

7. Non-Public RSA 91-A:3 II (d)

On a motion made by Alternate Member Owers, seconded by Member Chormann, the Conservation Commission voted to enter the non-public session at 8:43 p.m. by roll call vote 8 in favor (Chormann, Coen, Healy, Lesser, Lewis, Owers, Porter and Tardiff) to 0 opposed. All in favor. The motion passed unanimously.

On a motion made by Member Lesser, seconded by Member Porter, the Conservation Commission voted to exit the non-public session at 8:51 p.m. by roll call vote 8 in favor (Chormann, Coen, Healy, Lesser, Lewis, Owers, Porter and Tardiff) to 0 opposed. All in favor. The motion passed unanimously.

On a motion made by Member Chormann, seconded by Alternate Member Owers, the Conservation Commission made a motion at 8:52 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 by roll call vote 8 in favor (Chormann, Coen, Healy, Lesser, Lewis, Owers, Porter and Tardiff) to 0 opposed. The motion passed unanimously.

8. Staff updates on items

Ms. O'Brien has nothing to report on this agenda item.

9. Election of Chair and Vice Chair

Alternate Member Owers nominated Member Tardiff as Chair and Member Lewis as Vice-Chair to the Conservation Commission. Member Lesser seconded. With a vote of 6 in favor (Chormann, Coen, Healy, Lesser, Owers and Porter) and 0 opposed the Conservation Commission voted to elect Chair Tardiff and Vice-Chair Lewis for 2026. The motion passed. Chair Tardiff and Vice-Chair Lewis abstained.

10. Adjourn

**Adjournment**

Chair Tardiff moved, seconded by Member Chormann, to adjourn the meeting at 8:53 p.m. All in favor. Motion passed unanimously.

Respectfully Submitted,

*Krista Tremblay*

Krista Tremblay

CONCORD CONSERVATION COMMISSION

MEETING MINUTES

January 14, 2026, 7:00 p.m.

Council Chambers, 37 Green St

Administrative Technician III