

CONCORD CONSERVATION COMMISSION

REGULAR MEETING MINUTES

November 13, 2024, 7:00 p.m.

City Hall, 2nd Fl Conference Rm, 41 Green St

Attendees: Rick Chormann, Mark Coen, Councilor Michele Horne, Emily Landry, Vice-Chair Jeff Lewis, Alternate Jim Owers, and Chair Kristine Tardiff

Absent: Katherine Healy, Tracey Lesser, and Alternate Allison McGregor

Staff: AnneMarie Skinner, City Planner
Krista Tremblay, Administrative Specialist II

Public: Ian Mackinnon (Stratham, NH, Jones & Beach)

1. Call to Order

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

2. Minutes – Approve meeting minutes from October 9, 2024

Vice-Chair Lewis moved, Mr. Chormann seconded, to adopt the minutes with two amendments to agenda item 8. All in favor. Motion passed unanimously.

3. New Business

- a. Jones & Beach Engineers, Inc., on behalf of Aaron LeClerc and Cara Scala, request conditional use permit approval for disturbance to wetland buffer to install a driveway at unaddressed Shaker Rd (Tax Map Lot 411Z 49) in the Open Space Residential (RO) District. (2024-074)

Ian Mackinnon is present to represent this application. Mr. Mackinnon stated some might be familiar with a previous project about two years ago that was a larger development on this property. The new owner lives on Hot Hole Pond Rd and purchased this land to build a single-family home with an attached garage and detached workshop. The owner runs a business where he is the only employee. The owner is a mechanical designer and works with third parties. It would be a premanufactured steel building with some awnings. Mr. Mackinnon stated at this time there is no address; however, it will be 50 Shaker Rd. It is roughly 16 acres. Mr. Mackinnon noted it was previously logged two decades ago. There are three defined wetland areas. The first is in the front of the property on the plan. The plan is true north. There is a three- to four-foot flow channel varying with depth and meandering in a northwest direction coming from lot 51 on the south side that travels to culvert. The second wetland is the isolated wetland in the center of the property. The third wetland is in the back of the property and extends to the back. The current proposal for the shop and single-family home is a direct impact and also buffer impact. There is a very small upland finger along the frontage that is not buildable. In order to develop anything on this property would require direct impact. In considering the proposed location of the driveway and corresponding impact they chose a narrow approach. There is a direct impact of 4,500 square feet, with buffer impact of just under 10,900 square feet. This application requires a minor site plan and has to go before the Planning Board. They applied for a variance for the use for the zoning the manufactured and construction use and that does require site plan approval. The crossing is a buried box culvert and they will place natural material that can hold water loading. The

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width of the driveway is 20 feet. There are two to one side slopes. They are trying to keep their impact as narrow as possible with the cross section in mind. They are showing a utility pole located towards the connection point with the driveway. From there they would bring underground utilities to the site.

Mr. Owers asked if they would eliminate the buffer impact if they move the house to the north?

Mr. Mackinnon stated this is the desired house location of the applicant.

Mr. Owers stated it would reduce the buffer impact to move the house.

Mr. Chormann asked if the owner will use hazardous chemicals in the business.

Mr. Mackinnon stated no, the owner does metal pressing with manual drill presses.

Mr. Owers asked if the owner is working with aluminum?

Mr. Mackinnon answered yes, but the bulk of his business is computer work.

Chair Tardiff asked about the impervious surface surrounded by wetlands dealing with salt in the winter.

Mr. Mackinnon will ask the applicant about salt use. Mr. Mackinnon stated they filed for a waiver not to complete the storm water analysis. Mr. Mackinnon stated staff has shone a light on the known drainage caused by some offsite issues, so they will need to look into storm water. They will be required to add storm water treatment on site.

Ms. Skinner stated Conservation Commission needs to provide a recommendation about the disturbance to the wetland buffer.

Chair Tardiff asked about the buffer impact by the house and driveway and suggested to rotate so they minimize the buffer impacts. The lawn and fertilization going into the buffer could be an issue and needs to be taken into consideration.

Mr. Mackinnon will present moving the house to the north to the applicant.

Vice-Chair Lewis asked why is this a minor site plan?

Ms. Skinner stated it is a minor site plan because they are constructing a non-residential use that is large enough to trigger minor site plan review.

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Mr. Mackinnon will meet with staff to discuss other items Friday and request a continuance if needed.

b. Consider approving Russell Pond sign

Vice-Chair Lewis stated this is the sign Fran from the Trails Subcommittee has been working on for the old ski club recreation area at the southern end of Long Pond Rd. There was an old ski hill. The sign will go on the trail.

Chair Tardiff stated they need to know if the land is owned by St Paul's as they will need to ask permission if it's on their land.

Vice-Chair Lewis made a motion to approve the expense of \$300 for the sign subject to verification of the sign location. Mr. Owers seconded. All in favor. The motion passed unanimously.

4. Non-public session for consideration of legal advice provided by legal counsel, either in writing or orally, to one or more members of the public body, even where legal counsel is not present, in accordance with RSA 91-A:3, II(1)

The Conservation Commission entered into non-public session at 7:44 p.m. with a unanimous individual voice vote of each in favor. Mr. Owers made a motion, seconded by Ms. Landry, followed by a unanimous individual voice vote of each in favor to come out of non-public session and enter into public session at 8:07 p.m. Mr. Owers made a motion, seconded by Ms. Landry, to seal the non-public session minutes, which was approved with a unanimous individual voice vote of each in favor. Mr. Owers made a motion, seconded by Mr. Chormann, to direct staff to hire a surveyor for the item discussed. The motion with an individual voice vote of each in favor.

5. Reports

a. Trails Ranger Report – Subcommittee update – Jeff Lewis

Vice-Chair Lewis noted there were two resignations from members of the Trails Subcommittee, effective December 31, 2024. One of the resignations is the chair, so a new chair will be needed for 2025.

Ms. Skinner noted the subcommittee is full now with seven members and this will leave five members. They only need three for a quorum with five members.

Vice-Chair Lewis stated Beth's Bench at Batchelder Mill has been installed. They are doing fall trail maintenance. There is a group of people leading hikes. Fran would like to have the trail guide updated. Vice-Chair Lewis stated Rebecca Ross mentioned there are a couple bridges on the Ross property on discontinued trails and asked them to be removed.

Chair Tardiff asked to have Mr. Klemarczyk assess the bridges for removal and report back to the Conservation Commission next month.

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Mr. Coen asked to have the bridges removed and repurposed to a different location.

Ms. Skinner will have Mr. Klemarczyk check on the condition of the bridges and report back for next month's meeting.

b. Forestry

Vice-Chair Lewis stated the cutting is all done.

c. Tree Subcommittee update – Rick Chormann

Mr. Chormann stated they completed a site walk on Clark St to scope tree plantings on private property. Mr. Chormann pointed out the location was a well treed neighborhood. They will reach out to owners to discuss next step. The subcommittee will not attend the farmers markets during the winter. They are planning for the tree champion award. They are working on a self-guided walking tour for downtown trees of note.

d. Local River Advisory Committees

Ms. Skinner noted that someone cleared leaves off the Winant Trail and explained it happens every year on at least one trail. This was brought to the attention of the Trails Subcommittee.

e. New Hampshire Department of Environmental Services

Ms. Skinner had nothing to report on this agenda item.

f. City Open Space and Easements

Ms. Skinner had nothing to report on this agenda item.

g. City Council/Planning Board

Councilor Horne had nothing to report on this agenda item.

6. Old Business

a. Preservation Matrix

This agenda item was not discussed.

b. Standard easement template

This agenda item was not discussed.

c. Current Land Use Change Tax

a. 3rd Quarter 2024 and Parcels with Current Use

This agenda item was not discussed.

7. Staff updates on items

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a. Review and approve 2025 meeting schedule

Vice-Chair Lewis stated to the Commission that the proposed date of January 8, 2025 will not work.

Ms. Skinner stated there is a Zoning Board of Adjustment meeting on January 8, 2025, and she cannot also attend the Conservation Commission meeting on the same date.

The Conservation Commission agreed to change the January 2025 meeting date from the 8th to the 7th.

b. Perry trail agreement

Ms. Skinner stated they signed and returned the agreement.

c. Bow pioneer snowmobile club

Ms. Skinner stated the Bow pioneer snowmobile club has asked for extended permission to use a trail from Clinton St along the west side of Turkey Pond that crosses at exit 2 and connects at Diamond Hill Farm, Currier Rd and into Hopkinton. It is the same request they submitted to the Conservation Commission last year.

Mr. Owers made a motion to approved the continuing use of the corridor eleven trail under their existing license agreement for the next five years. Ms. Landry seconded. All in favor. The motion passed unanimously.

Adjournment

Ms. Landry moved, seconded by Chair Tardiff, to adjourn the meeting at 8:50 p.m. All in favor. Motion passed unanimously.

Respectfully Submitted,

Krista Tremblay

Krista Tremblay

Administrative Specialist II