

**CONCORD CONSERVATION COMMISSION
MINUTES
Regular Meeting
October 12, 2011
City Council Chambers, City Hall Annex
41 Green Street, Concord, NH**

Attendance:

Members present at the meeting included: Christopher Morgan; Kristine Tardiff; Jim Owers; Jan McClure; Courtney Lockwood; Rick Chormann; and Rebecca Hebert, Senior Planner, also attended the meeting.

C. Morgan called the meeting to order at 7:05.

1. Minutes:

The Commission reviewed the minutes of the September 14, 2011 meeting and the minutes were adopted with a minor revision.

2. Wetlands Bureau:

- a. Correspondence - R. Hebert reviewed the following correspondence from the New Hampshire Department of Environmental Services (NHDES):
 - Letter from the NHDES regarding the issuance of an Alteration of Terrain Permit for the Vintage Estates subdivision;
 - Request for Permit Time Extension for the Dredge and Fill Application of Oxbow Bluff Realty; and
 - Notice of approval for the Shoreland Protection Permit of Harold Turner at 83 Appleton Street.

- b. Standard Dredge and Fill Application of Orin F. Dutton at 131 West Parish Road – R. Hebert explained that an after-the-fact permit has been filed for the wetland impacts at 131 West Parish Road. Several months ago a wetland and dam violation was reported to the state and the landowner has been working with the DES to resolve the wetlands violation. The Commission discussed the permit and did not object to application as submitted.

- 3. City Council / Planning Board Action:** R. Hebert reported that the Planning Board did not recommend in favor of the proposed rezoning of the Angwin property at 107 Commercial and also voted against amending the Master Plan. The Commission has received a report from the City Engineer regarding the Elgland property off of North State Street. The culvert work has been completed and the City Engineer will host a design charette to discuss how best to use the property. R. Hebert also said that the City Council has recently passed a new Code of Ethics; copies of the ordinance will be distributed next month.

4. City Open Space:

- a. Swope property – R. Hebert said that a copy of the Memorandum of Understanding (MOU) for the Swope property and construction of the park was included in the agenda packet. Jay Haines of the Five Rivers Conservation Trust was present to discuss any concerns that the Commission might have with the MOU. R. Hebert said the only major change was that John Swope would like the City to prepare the survey of the property and that the work is estimated to cost approximately \$12,000.

The Commission members questioned if it would make more sense for John Swope to pay for the survey and the City to pay for the parking lot and trail construction, which is also estimated to cost approximately \$12,000. The City would be managing the project anyway and would be able pay for this work with the Forestry Trust.

J. Owers moved to recommend that the MOU be revised so that John Swope pays for the survey of the property and the marking of the boundaries and the City pays for the construction of the trails, trailhead parking lot and kiosk with funds available in the Forestry Trust. R. Chormann seconded the motion; motion passed unanimously.

Rob Knight, of the Five Rivers Conservation Trust also explained that the trails on the Swope property will connect with the trails at Rossview Farm. He explained that he is currently talking with St. Paul's School regarding the use of existing trails and construction of new trails on the adjacent parcel.

- b. Maplewood Farm – C. Morgan reported that the City Council passed the resolution in support of the project at their meeting last night. Mr. Knight explained that at the end of the month the NRCS will rank the projects again for funding and that we should receive an official notice of funding in January or February. He said that at the end of the previous fiscal year there were six projects approved but not yet funded and the Maplewood Farm project was ranked second on this list.

The group discussed whether or not to start the survey of the property. R. Hebert said that the cost estimate for the survey work was \$18,500 and that the City would not want to start work without having confirmation that the project would be funded. The Commission recommended scheduling the work for November after the project had been ranked by the NRCS. R. Hebert also said that it would good to avoid surveying the property during winter, because this would likely involve additional costs.

- c. Pierce property – R. Hebert explained she and Mr. Knight met with the Pierce family last week and discussed the possibility of applying for Farm and Ranchland Protection Funds for the purchase of a conservation easement. The easement would include approximately 20 acres of open fields adjacent to Maplewood Farm. The Pierces were interested in moving forward with the sale of a conservation easement and also understood that they would need to pay for some of the expenses associated with the transaction.

Mr. Knight said that it would be advantageous to get the application to the NRCS as quickly as possible, but they would not be able to file the application without an

- appraisal. K. Tardiff moved to authorize the appraisal of a conservation easement on Pierce property. C. Lockwood seconded the motion; motion passed unanimously.
- d. Butterworth property – Mr. Knight said that they have a letter of commitment from Hope Butterworth regarding the donation of a conservation easement on approximately 17 acres of land. Ms. Butterworth would be obtaining an appraisal of the conservation easement. The Commission discussed the survey of the property and asked staff to get an estimate for the survey of the Pierce and Butterworth properties.
 - e. Triacca property – R. Hebert said that she met with Triacca’s last week to review the proposed subdivision of the property, and also attended the landowner meeting with the NRCS to review the grant requirements. The Commission discussed the subdivision and agreed with the proposed configuration of the two acre parcel. R. Hebert also mentioned that it might be a good idea to invite Jane Presby to a meeting to discuss the future management of the land.
 - f. Winant Park trail brochure – Jay Haines of the Fiver Rivers Conservation Trust presented a brochure and trail map for Winant Park. He explained that Joan Winant agreed to use some of the recent donations for the production of a trail map that could be placed at the trailhead. The brochure also provides a brief history of the park. The Commission thought the brochure was very nicely done, but asked if the white trail could be made more prominent on the map. Mr. Haines said that he would ask the graphic designer if this change could be easily made to the map.
 - g. SPNHF conservation easement - R. Hebert said the easement is ready to submit to the City Council. The Commission agreed to bring this back to the Council in December or January.
 - h. Conservation land regulations sign – R. Hebert explained that Police Department has asked if a sign stating the rule and regulations for city open space could be posted at the entrance to the agricultural land south of Gully Hill Road. The Commission briefly reviewed a proposed list of land regulations and agreed to send staff comments by email.
 - i. Other business - R. Hebert reported that the ground lease for the cellular communications tower off of Locke Road has been finalized. She also said that the Commission would need to begin to seek bids for the lease of the Gold Star sod farm property. The group briefly discussed the Lewis property off of Silk Farm Road.

5. Other Business/Reports:

R. Knight suggested naming the trails in the Turkey River basin, southerly of Dimond Hill Farm, after the Weston Family. The Commission agreed this was a nice gesture and suggested that Chris Kane contact the family for permission.

R. Hebert said that Bill Carpenter has asked if the Commission would agree to use the grant funds for the Rossvie Farm project to delineate the wetlands at the proposed parking lot location. J. Owers moved to use the Recreational Trails Grant funds to delineate the wetlands

at the location of the proposed parking lot. C. Morgan seconded the motion; J. McClure
recused herself; motion passed.

Meeting adjourned at 10:05 PM.

A TRUE RECORD ATTEST:

Rebecca Hebert

Planner, Secretary pro-tem