

**CONCORD CONSERVATION COMMISSION  
MINUTES  
Regular Meeting  
October 9, 2013  
Second Floor Conference Room, City Hall  
41 Green Street, Concord, NH**

**Attendance:**

The Chair called the meeting to order at 7:05 p.m.

Members present at the meeting included: Kristine Tardiff; Frederick Chormann; Chair Christopher Morgan; James Owers, Vice Chair and Council Representative Jan McClure. Senior Planner Rebecca Hebert and Patricia Murray, Administrative Specialist from the Planning Division also attended the meeting.

**1. Minutes:**

Jan McClure wanted the following changes made to the minutes: Change “Chair” to “Vice Chair” under Attendance. Add the following to 4.a. “The group discussed the area that would be excluded from the conservation easement. Jan McClure suggested that the excluded area be reconfigured to capture as much of the agricultural land as possible.”

Jan McClure moved to accept the minutes of the September 11, 2013 meeting with the changes, and Kris Tardiff seconded the motion; motion passed unanimously.

**2. Wetlands Bureau:**

- a. Correspondence – Ms. Hebert presented a letter regarding an Alteration of Terrain Permit for PSNH substation off of Farmwood Road. The letter noted the approval of the permit and listed the conditions.
- b. Other business - none

**3. City Council/Planning Board**

- a. Other Business - none.

**4. City Open Space:**

a. Discussion of the Sewalls Falls Bridge and impacts to the adjacent LCIP conservation land-  
Ed Roberge was present to give an overview of the proposed project. The existing bridge at the Merrimack River needs to be replaced. The city recently received the go ahead to replace the bridge from the state. Mr. Roberge outlined the impacts. He said there would be approximately 16,000 sq. ft. of impact to the LCIP parcel and about 2,400 sq. ft. of wetland impact. He stated the new alignment would allow building within the footprint and that the impacts would actually be reduced. He provided an overview of the pedestrian underpass and design. Discussion ensued about wildlife impacts, new incline/slope and the location of the 100 year and 500 year flood plans. Mr. Roberge will research the 500 year flood plain and get back to the Commission. A discussion about the bike access ensued. The new bridge will consist of a 6’ sidewalk and 3’ bike lane on both sides of the road. The group discussed

mitigation for the impacts to the LCIP property and suggested the possibility of obtaining the landlocked area on the other side of the bridge. Ms. Hebert will approach the landowner about this. Patrick Saucier, NHTI student, questioned the safety of the bridge. Mr. Roberge responded that the bridge is being monitored monthly and this will continue until construction and that the bridge now has a 3 ton limit which is being strictly enforced. The group discussed whether or not an open slope or retaining wall would be preferred adjacent to the LCIP parcel. The Commission unanimously agreed to the open slope along Sewalls Falls Road.

b. Discussion of the siting of two proposed substations on land owned by Unutil, on which the City of Concord holds a conservation easement

Nick Golon, TF Moran, and Jacob Dusling, Unutil, were present. Mr. Golon presented the Commission with two alternate plans for the location of the proposed substations. Mr. Golon thanked the Commission for their previous suggestions and welcomes more. He stated that he met with the Planning Division and the concept is still maturing but the plans he brought show an increased distance between the substation and the beaver pond, reduction of wetland impacts, and a smaller distribution station. The Commission discussed the newest plans and discussed the possibility of using the land at Whispering Heights instead. They agreed the option with the substations adjacent to the eastern side of the right of way was preferred over the substations clustered closer together with the access road crossing the PSNH right of way.

c. Other business –

Becky Hebert gave an update on the Whispering Heights property. Mark Dunn was contracted to do the title and closing work. She said the mitigation check from PSNH was received today. The acceptance of the mitigation funds should be ready to go before Council in November.

Becky Hebert also reported that the Pierce property is moving forward with the drafting of the Purchase and Sale Agreement.

The Martins are not ready to commit to the sale of their property. Becky will update as information becomes available.

**5. Easement Stewardship/Monitoring:**

a. Conservation easement monitoring –

Tanner Starmer, the intern, is moving forward with the easement monitoring. Becky Hebert said he is doing a great job. A summary of his progress will be forthcoming.

b. Other business - none

**6. Reports:**

a. Trails Committee – Some complaints about horseback riders on trails have been heard.

The ordinance about horses is very vague. A sign may need to be posted banning horseback riding on the West End Farm Trail. This would still allow horseback riding on other open space parcels. Kris Tardiff will take pictures to document the damage to the trail.

b. Upper Merrimack River Local Advisory Committee – no update

c. Contoocook and North Branch Rivers Local Advisory Committee – no update

d. Forestry – Becky Hebert attended a pre-bid meeting at the Broad Cove Forest. No trails will be affected. The timber sale mainly involves cutting white pine and red pine.

- e. Street Trees – City Council referral – no update

**7. Other Business** – Jan McClure explained that the Turkey River Basin Trust will be opening their membership to include adjacent towns with land within the river’s watershed. She will be organizing a meeting to talk about the future of Turkey River Basin Trust and the Commission members should be receiving an invitation.

Meeting adjourned at 9:35 pm.

A TRUE RECORD ATTEST:

Rebecca Hebert, Senior Planner

Secretary pro-tem