

**CONCORD CONSERVATION COMMISSION**  
**MINUTES**  
**Regular Meeting**  
**June 10, 2015**  
**Second Floor Conference Room, City Hall**  
**41 Green Street, Concord, NH**

**Attendance**

Christopher Morgan, Chair, called the meeting to order at 7:00 p.m.

Members present at the meeting included: Chair Christopher Morgan; Vice Chair James Owers; and Kristine Tardiff. Senior Planner Beth Fenstermacher, Assistant City Planner Heather Shank and Patricia Murray, Administrative Specialist from the Planning Division also attended the meeting.

Due to the absence of a quorum, no votes were taken.

**1. Minutes, May 13, 2015 meeting and the June 2, 2015 site walk.**

Continued to July 8, 2015.

**2. Matt Peterson, Dundee Investments LLC Phase 2 Conceptual Site Plan follow up discussion of wetland disturbance, Loudon Road & Old Loudon Road (Map 111E, Block 1, Lots 2, 3, 10, 11), including summary of 6/2/15 site walk**

Mr. Matt Peterson, Hillside Design Group, and Mr. Mike D'Amante were present. Mr. Peterson handed out copies of a revised plan and summarized tree removal, grading in the open field, extra parking, the overall grading plan, drainage system (which includes 2 systems including one below ground infiltration system), and wetland vegetation. Mr. D'Amante stated they have a few confirmed tenants and they would like to start construction as soon as possible. Mr. Peterson stated they would be submitting the application for the July Planning Board meeting.

**3. Cluster Subdivision Presentation, continued (Heather Shank)**

Ms. Shank reiterated that the presentation includes preliminary revisions to the Cluster Subdivision Ordinance addressing issues with buildable space. She explained that she has received several calls from people wanting to subdivide but when notified about the open space requirement of 60%, she said they do not explore the subdivision further.

She was present last month and presented the presentation she originally gave to EDAC. Ms. Shank presented a revised slideshow. She stated this is proposed changes to the applicability requirement only. In answer to Commission concerns regarding the choice of comparable communities she stated the communities she choose were the ones closest in size to Concord. She adjusted her review to compare density instead of area and found that Nashua, Portsmouth and Dover had the highest density and Concord was comparable to other communities. She stated Dover was closest to Concord in terms of requirements.

Chair Morgan asked how recently the other cities and towns had revised or reviewed their ordinances since this may be a factor if the ordinance has been unchanged for twenty years. Ms. Shank noted most had been updated since 2009. Mr. Morgan also stated the 60% can be part of the lots and encumbered by easements.

Lengthy discussion regarding subdivisions, frontage buffers, and scenic roads ensued. Ms. Shank will return to the next meeting to present to the Commission.

**4. NHDES items**

- a. **Revised project overview and response for information letter for Wetlands Permit Application for the Municipal Boat Ramp Restoration, City of Concord** – no discussion

**5. Reports**

- a. **Trails Committee** - Minutes from the May 27, 2015 meeting were distributed.

- b. **Upper Merrimack River Local Advisory Committee** – no update

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

- d. **Forestry** – Mr. Klemarczyk's report was distributed.

Ms. Fenstermacher stated that Winant Park parking area entrance has not been maintained.

Chair Morgan suggested looking at the agreements because he believes some money has been set aside by St. Paul's and Five Rivers for maintenance.

Ms. Fenstermacher mentioned Mr. Klemarczyk's work with the Youth Diversion program.

Chair Morgan asked about getting new signs for the Broken Ground Conservation Area on Portsmouth Street and Curtisville Road.

- e. **Street Trees** – no update

**6. City Council/Planning Board** – No update

**7. Easement Stewardship/Monitoring**

- a. **South Concord Meadows** – Ms. Fenstermacher reported that Paul Gendron, City Surveyor, will be visiting the site sometime this summer to re-establish the boundaries so we can verify potential encroachments identified during the monitoring visit.

- b. **SPNHF Spears Park and Warren Richards Forest** – Ms. Fenstermacher reported that Paul Gendron, City Surveyor, will be visiting the site sometime this summer to re-establish the boundaries so we can verify potential encroachments identified during the monitoring visit.

**8. City Open Space**

- a. **Agricultural leases** – no update

**9. Other Business**

- f. **Safety access follow up from meeting with Fire Prevention** –

- g. Ms. Fenstermacher reported that General Services purchased a gate for the base of the logging road at Long Pond and may ask for reimbursement from the Commission.

- a. She also stated they will provide GPS maps to the Fire Department so they have that information in all their vehicles.

- b. **Budget FY 2016** – Ms. Fenstermacher distributed copies of the current account information, and reported that she will give monthly updates from now on.

- c. **Haller parcels – ARM Grant Application due 8/31/15** – no discussion

- d. **Pierce P&S Extension and Resolution** – no discussion

- e. **Scenic River Designation** – no discussion

Chair Morgan announced the NHACC wanted to present something at the annual meeting about Conservation Commissions in cities and sent an email requesting input. Commission members stated topics surrounding navigating city politics, street trees, urban trails, easement monitoring and urban canopy issues would be of interest also. Chair Morgan will reply to the email mentioning an interest in having an exchange of ideas with other cities about Commissions and how they work, especially with staff.

There being no further business, the meeting adjourned at 8:34pm.

A TRUE RECORD ATTEST:  
Patricia Murray, *Secretary Pro-tem*