

CONCORD CONSERVATION COMMISSION
MINUTES
Regular Meeting
August 14, 2013
Second Floor Conference Room, City Hall
41 Green Street, Concord, NH

Attendance:

The Chair called the meeting to order at 7:00 p.m.

Members present at the meeting included: Chair Christopher Morgan; Kristine Tardiff; Tracey Boisvert; Pamela Hunt; Frederick Chormann; Karen Rose; Christopher Kane, and Council Representative Jan McClure. Senior Planner Rebecca Hebert and Patricia Murray, Administrative Specialist from the Planning Division also attended the meeting.

1. Minutes:

Kristine Tardiff moved to accept the minutes of the July 10, 2013, and Karen Rose seconded the motion; motion passed unanimously.

2. Wetlands Bureau:

- a. Standard Dredge and Fill Application by PSNH for impacts related to the construction of a new substation yard off of Farmwood Road – Nick Golon, TF Moran; Walter Bilynsky and Laura Games, PSNH were present to discuss the application. Mr. Golon outlined the project including the placement of the new substation yard, additional overhead power lines and related wetlands impacts. He explained that the project is the result of an ISO report indicating growth trends in the region and the need to add power lines to improve reliability and accommodate that anticipated growth. The substation will include connections to the existing transmission lines within the corridor which will help to limit power loss by providing a new connection to this line. Mr. Bilynsky said the project is intended to serve Concord consumers and is not related to the Northern Pass.

Mr. Golon said the new transmission substation will affect a large “pit and mound” forested wetlands community on site. Mr. Golon went into detail about wetlands impact and including the permanent and temporary disturbances and the Planning Board Conditional Use Permit. He stated that a matting system will be used to cross wetland areas for the installation of new utility poles and the vegetation under the new utility lines would be cleared but the tree stumps would be left in place to allow the understory shrubs to regrowth at the site. The group discussed Snow Pond Outlet, wildlife habitat, and previously permitted wetland impacts. Mr. Golon said that the previous wetland impact will be considered as part of this application and the project will require mitigation with the NHDES. The group discussed various possibilities for wetland mitigation including conveying an easement on the strip of land behind the Farmwood Road residences, payment in lieu to ARM fund, pursuing a conservation easement on an adjacent property or contributing to the purchase of another parcel in Concord. The Commission requested a site visit. Becky Hebert will set this up.

- b. Correspondence – Becky Hebert reviewed the correspondence from the NHDES including a wetlands minimum impact forestry notification for property off Mountain Road and an e-mail exchange between Ed Roberge and the NHDES regarding mitigation for the wetland impacts related to the construction of the Beaver Meadow skating pond. The City will be replacing three existing culverts along Beaver Meadow Brook. She said that Mr. Roberge has sent plans to DES for the culvert replacement.
- c. Other business - none

3. City Council/Planning Board

- a. Conditional Use Permit by PSNH for impacts to wetland buffers for the construction of a new substation yard off of Farmwood Road
 - See 2a above regarding the discussion of the Standard Dredge and Fill Application by PSNH for impacts related to the construction of a new substation yard off of Farmwood Road.

4. City Open Space:

- a. Discussion of the process for amending conservation easements

Kristine Tardiff moved to enter into a nonpublic session for the discussion of property acquisitions in accordance with RSA 91-A:3, II(d). Christopher Kane seconded the motion, and the motion passed unanimously.

The Commission entered into non-public session. Following the discussion, the Commission moved to exit the nonpublic session and seal the minutes. The motion was duly seconded and passed unanimously.

- b. Discussion of the potential acquisition of a conservation easement on property located at 84 Stickney Hill Road – Margaret Watkins, Five Rivers Conservation Trust, presented an overview of the project. She explained that the conservation easement was appraised at \$182,000. The City and Five Rivers have been in discussions with Pierce family for over year and have come to an agreement on the sale of the conservation easement on approximately 19 acres of agricultural land. She explained that the Five Rivers would be apply for an FRPP grant, which would fund 50% of the easement value and are requesting a \$91,000 match from the City. The Russell Foundation has offered a grant to cover the transaction costs and Five Rivers would also apply for an LCHIP grant to cover the City's portion, but the FRPP grant would need a commitment for the match in order to apply. Five Rivers would not know about the LCHIP grant until after the FRPP application has been submitted. The group discussed setting a public hearing to appropriate the \$91,000 in September and waiting until the FRPP grant is approved before sending the item to the City Council for public hearing. Ms. Watkins also said that the neighboring landowner has donated \$1,000 to the project. The group discussed the proposal including the prime agricultural soils, neighboring properties – Butterworth and Maplewood Farm, possible landowner contribution, FRPP scoring and selection process, LCHIP application and consideration of the City's investment towards the protection and preservation of the Stickney Hill Road neighborhood.

Kris Tardiff moved to schedule a September public hearing to approve an amount not to exceed \$91,000 for the acquisition of a conservation easement on property located at 84 Stickney Hill Road. Fred Chormann seconded the motion, and the motion passed unanimously with Tracey Boisvert abstaining.

- c. Request by Resource Management, Inc. for the application of Class B biosolids off of West Locke Road – Ms. Hebert explained that she spoke with a representative at the NHDES Residuals Management Division. She said that she learned following information during the conversation: Class A material can be used without a NHDES permit and the fields are already being treated with Class A biosolids, Class A biosolids do not have the same risk of pathogens as Class B, the Concord Treatment plant is a Class A provider/source. She said that RMI delivers Class A materials and that there are not restrictions on public access when Class A biosolid applied. The Class B biosolids are not great for lands with public access. She said that the risk for groundwater contamination is not a concern is the material is applied correctly. The soil needs to be monitored for heavy metal loading and mineralization and if RMI could send the test results to the Commission. The group discussed the permit and agreed that based on the information from the NHDES and the public use of the property, it would be reasonable to deny the permit but continue to allow Class A biosolids.

Kris Tardiff moved to deny the request by Resource Management, Inc. for the application of Class B biosolids off of West Locke Road. Pamela Hunt seconded the motion, and the motion passed unanimously.

- d. Other Business – Becky Hebert spoke about the Martin property located next to Winant Park. The Martin family would like to sell the landlocked parcel to the City. Discussion ensued regarding assessed value and appraised value. Ms. Hebert will go back to the property owner with questions and concerns. There was no motion but the Commission would like to revisit this item at the next meeting.

5. Easement Stewardship/Monitoring:

- a. Restoration plan for the conservation easement violation at 33 & 39 Locke Road – tabled until next meeting.
- b. Other business - none

6. Reports:

- a. Trails Committee – no update
- b. Upper Merrimack River Local Advisory Committee – no update
- c. Contoocook and North Branch Rivers Local Advisory Committee – no update
- d. Forestry – no update
- e. Street Trees – City Council referral – no update

7. Other Business

Meeting adjourned at 10:15 pm.

A TRUE RECORD ATTEST:
Rebecca Hebert, Senior Planner
Secretary pro-tem