

CONCORD CONSERVATION COMMISSION
MINUTES
Regular Meeting
December 10, 2014 *draft*
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, James Owers, Kristine Tardiff, Frederick Chormann, Tracey Boisvert and Councilor Jan McClure. City Planner Nancy Larson, Assistant City Planner Heather Shank and Administrative Specialist Patricia Murray (excused at 8:20) from the Planning Division also attended the meeting. Ms. Danielle Pacik, Deputy City Solicitor, and Mr. Carlos Baia, Deputy City Manager, were also present.

1. Non-public session for the discussion of conservation property in accordance with RSA 91-A:3, II(d) (7:00)

Ms. Tardiff moved to enter into a second nonpublic session for the discussion of conservation property in accordance with RSA 91-A:3, II(d). Mr. Chormann seconded the motion, and the motion passed unanimously. The Commission entered into non-public session.

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

2. Minutes, December 10, 2014 meeting

Ms. Tardiff moved to accept the December 10, 2014 minutes as written. Councilor McClure seconded the motion; motion passed unanimously.

3. New Business

a. Discussion of proposed substation on the Unitil conservation easement parcel off of Curtisville Road

Nick Golan, TF Moran, Jake Dusling and Ken Sprague, Unitil and Atty. Tim Britain, Cleveland, Waters and Bass, were present. Atty. Britain stated Unitil had one revision to the proposed resolution; a provision not requiring any further mitigation. The Commission asked for clarification on the 18,000 square feet of wetlands impact; the 18,000 square feet of impact does not include the buffer, it refers to the permanent impact. The Commission asked about further mitigation; Mr. Golan stated they are requesting no further mitigation requirements in addition to those required by DES. He stated that he has seen mitigation required above and beyond wetlands impacts to include buffer impacts and wanted to make sure all mitigation had been identified. The Commission asked for a number associated with the buffer impacts. The Commission noted that the proposal will be going before Planning Board. The Commission asked about future use and any intentions for use beyond substations because of Unitil's objection to having a restriction in the deed for utility use; Unitil's plan for the use is substations but maybe in one hundred years from now it may not be the best location. A discussion ensued about road improvement; Mr. Dusling stated the road would most likely be plowed in the winter for emergencies; the road will be gravel-based but improved enough to allow large equipment trucks passage; a pole gate

will probably be installed at the Portsmouth Street entrance and another gate will be located further up on Unital's property and substations will be fenced.

Councilor McClure moved to recommend to the Concord City Council a land transaction whereby the City of Concord would convey title to property located off of Portsmouth Street in the City of Concord, New Hampshire to Unital Energy Systems as proposed with the change of the wording "land exchange" to "land transaction" throughout. Ms. Tardiff seconded the motion; motion passed unanimously.

4. Wetlands Bureau

- a. **Correspondence** - none

5. Reports

- a. **Trails Committee** – Ms. Larson presented Mr. Klemarczyk's logging report.
- b. **Upper Merrimack River Local Advisory Committee** – Mr. Chormann stated the City of Franklin has written a letter supporting the Wild and Scenic nomination. He stated the Town of Boscawen will not support it. He said he explored the Merrimack River Study done by the Army Corps of Engineers but the report did not include withdrawals from Concord. There are no plans to do further modeling.
- c. **Contoocook and North Branch Rivers Local Advisory Committee** –
- d. **Forestry** –
- e. **Street Trees** –

6. City Council/Planning Board –

7. Easement Stewardship/Monitoring –

- a. State of NH Inspection Report; Rossvie Farm
- b. LCIP Property Monitoring

8. City Open Space –

9. Other Business

There being no further business, the meeting adjourned at 8:50pm.

A TRUE RECORD ATTEST:

Patricia Murray, *Secretary Pro-tem*