CONCORD CONSERVATION COMMISSION

MEETING MINUTES- Draft

June 10, 2026, 7:00 p.m.

Council Chambers, 37 Green St

Attendees:	Chair Kristine Tardiff, Vice-Chair Jeff Lewis, Kevin Porter, Mark Coen, Katherine Healy, Tracey Lesser and Alternate Bruce Currie
Absent:	Rick Chormann, Alternate Jim Owers and Councilor Michele Horne
Staff:	Kearsten O'Brien, Senior Planner Beth Fenstermacher, Director of Special Projects Krista Tremblay, Administrative Technician III
Public:	Ron Klemarczyk, contracted City Forester Dan Williams (169 Portsmouth St, Concord) Ian McGregor (119 Storrs St, Concord) Randall Shoey Brian Pratt Keith Martel

1. Call to Order
   The meeting was called to order by Chair Tardiff at 7:01 p.m.

2. Minutes – Approve meeting minutes from meeting on April 8, 2026
   Member Healy moved, Member Lesser seconded, to approve the April 8, 2026 as written. All in favor. The motion passed.

3. New Business
   a. Dan Williams- Baiting Request & Marsh Loop on Broken Ground
      - Mr. Williams presented a package of maps to show the area talking about and distances from the area to distances to interstate 93, Morono Park Trail, and Sewalls Falls multiuse recreation area. Along with a wildlife baiting permit. Mr. Williams is a life long hunter and is seeing more bear than deer. Mr. Williams stated he researched how to bait bear and the number one way to make sure you do not shoot a sow with cubs you bait. Mr. Williams you are observing them for a long period of time and can see them interact with other bears. Mr. Williams would like to bait at the end of Locke Rd and keep going it is a ways in there. Mr. Williams applied for a bait permit with the State of New Hampshire and waiting on response for the same two pieces of land he had last year. Mr. Williams stated he could receive notice from the state that he received the baiting permit on state land. Mr. Williams noted if he is denied the state land and asking to bait on city land which would need to sign off on the permit. Mr. Williams is not asking for this year and looking for the future.

        Chair Tardiff stated they have procedural questions they need to ask. Chair Tardiff noted no one has asked for this request. Chair Tardiff stated they do not have a structure for monitoring.

        Member Coen asked if there are any other permits they need for hunting.

Mr. Williams stated you need to have the general hunting license. If you want to hunt bear you need to have a tag and go through the approval process with the land owner.

Ms. O'Brien offered to reach out to the Town Weare Conservation Commission to see what they have for information for rules and procedures they may have established for baiting sites. They can use that as a template to go forward before the Commission makes a decision.

The Commission discussed this request with Mr. Williams and will need more information in order to decide on how to proceed.

- Mr. Williams stated the second item for discussion is the corridor of influence by Marsh Loop, Ry's Way Trail and Ghost Pipe Trail. Mr. Williams suggested to close the Marsh Loop, close to wetland areas, because the total distance is overlapping with the corridor of influence because there are two trails in that area.

  Chair Tardiff stated they can take a look at that as there is a process with Trails Subcommittee if there is a request to close a trail.

  Vice-Chair Lewis made motion to refer this request to the trails subcommittee to discuss the discontinuance of the Marsh Loop Trail. Member Coen second. All in favor. The motion passed unanimously.

b. 52 Locke Rd North Point Engineering

Vice-Chair Lewis recused from voting on this application due to conflict as he works at North Point Engineering.

Chair Tardiff appointed Alternate Member Currie as a voting member in the place of Vice-Chair Lewis.

Ian McGregor and Randall Shoey are present to represent this application. Mr. McGregor stated they are here to seek a positive recommendation for a conditional use permit at 52 Locke Rd. It is at the end of Locke Rd north of exit 16 and adjacent to the Merrimack River. It is a 21-acre parcel. There are wetlands to the east and west of the property boundary. There is an upland area in the middle with nine acres. Mr. McGregor stated the proposed development they submitted with a site plan application consists of three light industrial flex units with a large storage bay on the first floor and three floors of indoor self-storage above. There is a care takers unit on the property as well. There will be landscaping, water and sewer improvements as well. Mr. McGregor noted as visible on the aerial this property was cleared in early 2025. The applicant cleared within the wetland buffer to the wetland limits and they were marked on the

property at that time. The conditional permit they are seeking is in reference to the disturbance to the wetland buffer. As part of the site plan application Mr. Shorey has completed a wetland restoration plan. Mr. McGregor stated approximately 55,000 square feet of wetland buffer was disturbed. The restoration plan proposes restoring 52,000 square feet of the wetland buffer impacts.

Mr. Shorey stated he did not do the wetland delineation it was done by someone else. Mr. Shorey is the soil scientist and did a soil map. The northeastern wetland is a shrub forested wetland. To the southwest is a forested wetland. There is a ground water gradient that goes underneath this property. This property has well drained soil in the center of it and stays well drained until it goes to the northeast. As it drops down to the southwest there is a fine texture almost a hard pan soil. Within the buffers he has mapped the vegetation where the uplands still existing and identified the native plants. Mr. Shorey stated they are looking at planting around 726 shrubs and trees. Of that two thirds are shrubs and on third are trees. They are planting two to four-foot-high plants from pots and allowing them to grow and regenerate. They will seed with a wildlife conservation seed mix.

Chair Tardiff asked how does the number of shrubs and trees you are plant compare with what was removed based on stumps.

Mr. Shorey stated the guidelines are 600 trees and shrubs per acre.

Member Currie asked what type of species are they planting.

Mr. Shorey stated for trees and majority of uplands around it will be white pine with some hemlock with red maple mixed into it. For the shrubs will have red osier dogwood, high bush blueberry and speckle alder going on the transition on the southwest side.

Chair Tardiff asked about the perminant impacts to the buffer.

Mr. McGregor read from the conditional use permit application that was submitted with the application materials.

Chair Tardiff asked about the snow removal location.

Mr. McGregor showed on the plan the location of the snow removal.

The consensus of the Commission was that the applicant satisfied the requirements for the conditional use permit.

Member Porter made a motion to recommendation to the Planning Board to approve the

conditional use permit as submitted. Member Currie seconded. All in favor. The motion passed unanimously.

Vice-Chair Lewis returned to the table as a voting member and Alternate Member Currie is a non-voting member.

c. 48-Currier Rd

Keith Martel and Brian Pratt are present to represent this application. Mr. Pratt stated they are here for a residential subdivision at 48 Currier Rd. There is frontage on Currier Rd and Reserve Place. It is a 14.7-acre parcel. There is a home nearly complete on the west side of the property. The proposal is to turn it into three lots. The existing conditions does have wetlands and there are upland pockets on the site. There are wetlands toward the road and to the back of the lot. They need to have safe driveways that enter the site and there is an impact to the wetlands near the road. They are requesting a conditional use permit for impact to the buffer around 6000 square feet. Due to the topography of the site they needed to have a near ending driveway with a maximum at 10 percent. In order to not increase the storm water flow off the site they are adding an infiltration basin. They do have a wetland impact of 422 square feet that was approved by DES. The side slopes will be vegetative. They have submitted to DES for the subdivision approval. Mr. Pratt noted there were impacts to the buffer with the new house being built. They are proposing to install native shrubs that will grow and spread. Mr. Pratt stated none of these areas drain towards the wetlands they all drain towards the house and the street.

Vice-Chair Lewis noted the house that was built violated the wetland buffer impacts. Vice-Chair Lewis noted there is a vernal pool on the top and important to keep away. Vice-Chair Lewis asked about the side setbacks and suggested to have the buffer go to the property line on both properties. Vice-Chair Lewis noted that area needs to be marked to prevent homeowner from making any changes to that area.

Mr. Pratt stated with the vernal pool there is a ridge line with a barrier. They are proposing a four-foot retaining wall as well.

Member Porter asked if the culvert is sized adequately to handle the additional flow.

Mr. Pratt stated their culverts are a 12 and a 15. They did receive abutter complaints because there was some flooding nearby. They are slightly decreasing the flow. Mr. Pratt noted they did get their DOT driveway permits for all three lots. Mr. Pratt noted the peak flows for all of the design storms have decreased.

The consensus of the Commission was that the applicant satisfied the requirements for the conditional use permit.

Vice-Chair Lewis made a motion to comment to the Planning Board that the Commission wants to see the wetland buffers properly delineated to the property line on both lots and wetland buffer signs posted along the buffers to the rear of the property. Member Coen seconded. All in favor. The motion passed unanimously.

i. Erosion& Sediment Control & Buffer Impact Plan
ii. Buffer Impacts Lot 6
iii. Subdivision Plan Set

d. Discussion regarding Consent Agenda on future meeting agenda's

Ms. O'Brien stated they met with other towns noticed the consent agenda and if the Commission they would need to change the rules and procedures. The consent agenda would include the minutes, DES reports, Forest reports, and Trail Ranger reports so the Commission can acknowledge that they have received and read them to remove from the agenda. If there are changes to the minutes, they would send an email to her and it will be pulled from the consent agenda for discussion. If the Commission wanted to try out for a month and provide feedback.

The consensus of the Commission was that the they try a consent agenda for the next meeting.

4. Reports

a. Trails Subcommittee – Jeff Lewis

- Vice-Chair Lewis stated they have a request to add trail crossing signs at the Swope connector trail where it crosses to Fisk Rd and Long Pond Rd. They made a motion to refer this to TPAC for consideration of sign on the roads. The concern is we have maps that show trails crossing road with traffic. The traffic should be warned there is a trail crossing and same for trail users to be warned there is a road ahead. They made a motion to bring this to the Conservation Commission to discuss tonight and get thoughts. It may not be limited to that one location. If the Commission agrees then the request can go to TPAC.

  The Conservation Commission consensus was to go forward with the request for signage as suggested by the Trails Subcommittee through TPAC.

- Vice-Chair Lewis stated there was discussion on the dumping at the end of Locke Rd near the cell tower. It is not on a trail but it is on conservation property.

  Vice-Chair Lewis stated there was a trail steward that removed some tires near a trail and is asking the city to dispose of them without having to pay for it.

  Ms. O'Brien stated if the trail stewards are seeing things like this on the trail they need to enter a "see, click, fix" so the Trail Ranger can go out and access the situation. Then city staff will take care of it.

Chair Tardiff noted that is guidance to go back to the Trail Subcommittee. Chair Tardiff asked to find out how many he has as you can give four tires for free at the transfer station.

- Vice-Chair Lewis stated they are going through the trail guide updates.

b. Forestry

i. Discuss Forest Management Plan Process and Scope of Work

Mr. Klemarczyk finished the small timber sale on the Riley lot last Friday. Mr. Klemarczyk has seeded all the log yards on Tallant Rd and Hoit Rd.

The Conservation Commission discussed the endangered northern long eared bat, other potential endangered species and time of year to log timber.

Mr. Klemarczyk stated he has a one-page summary for each city forest.

Ms. O'Brien stated staff will review Mr. Klemarczyk's work with city staff to review and make their suggestions. Then the Conservation Commission can review and provide suggestions.

The Conservation Commission discussed the forest management plan and how to proceed in the future.

c. Tree Subcommittee update – Rick Chormann

Beth Fenstermacher stated on June 17th at 6 p.m. at Feather Friend there is a tree themed trivia night as a fundraiser for the sustainable tree program and announcement of the tree champion. Ms. Fenstermacher noted they are working on an invasive species plant guidance document. It includes a calendar so people know when do to things throughout the year.

d. Local River Advisory Committees

There was nothing discussed on this agenda item.

e. New Hampshire Department of Environmental Services

There was nothing discussed on this agenda item.

f. City Open Space and Easements

There was nothing discussed on this agenda item.

g. City Council/Planning Board

There was nothing discussed on this agenda item.

5. Old Business

a. New trail follow-up discussion (Richards Forest Trail, West End Farm Trail, northerly bypass, 16-

foot easement trail follow-up discussion) Status of each, any outstanding items remaining to be done for the ones that are completed, permit status, installation of signage, etc.
Ms. O'Brien suggested to remove the word "new" from the agenda and keep trail follow-up discussion. Ms. O'Brien stated Mr. Klemarczyk did some work on the West End Farm Trail and that was in his report.

b. Joint meetings with surrounding Conservation Commissions
Chair Tardiff noted some members attended the Boscawen Conservation and Bow Conservation meetings.

Vice-Chair Lewis stated Hopkinton Conservation seemed interested in a round table of conservation commissions.

Member Porter noted most of their trails are downtown.

Chair Tardiff stated everyone was receptive to having them there and having a conservation. Chair Tardiff noted in Bow there are varying wetland buffer sizes.

Member Coen noted in Boscawen the information going back and forth between Concord and Boscawen they are interested.

Ms. O'Brien noted the next meetings will be in August for Loudon and Canterbury.

Chair Tardiff noted one of the commonalities that they are all facing the same issues with the pressure for residential development and the lots that are left all have challenges.

6. Staff updates on items
Ms. O'Brien stated there is a new City Planner, Kellie Caron, starting Monday.

Beth Fenstermacher stated on June 24th from 6-8 p.m. at the City Wide Community Center there is a weatherize event with Unitil. There is a $500 bonus for anyone that does anything through the program from Liberty Utilities and Unitil.

7. Non-Public RSA 91-A:3 II (d)
On a motion made by Member Porter, seconded by Member Healy, the Conservation Commission voted to enter the non-public session at 9:15 p.m. by roll call vote 6 in favor (Tardiff, Lewis, Porter, Lesser, Coen, Currie and Healy) 0 opposed. All in favor. The motion passed unanimously.

On a motion made by Member Coen, seconded by Member Healy, the Conservation Commission voted to exit the non-public session at 10:04 p.m. by roll call vote 7 in favor (Tardiff, Lewis, Porter, Lesser, Coen, Currie and Healy) to 0 opposed. All in favor. The motion passed unanimously.

On a motion made by Vice-Chair Lewis, seconded by Member Healy, the Conservation Commission made a motion at 10:05 p.m. to seal the non-public meeting minutes due to render the proposed action ineffective by roll call vote 7 in favor (Tardiff, Lewis, Porter, Lesser, Coen, Currie and Healy) to 0 opposed. The motion passed unanimously.

Vice-Chair Lewis made a motion to spend up to $500 on a title search for a property as discussed in the non-public session at 10:05 p.m. Member Porter seconded. All in favor. The motion passed unanimously.

Member Lesser made a motion to spend up to $100 for a tax bill for a property as discussed in the non-public session at 10:06 p.m. Member Healy seconded. All in favor. The motion passed unanimously.

8. Adjourn

Adjournment

Member Lesser moved, seconded by Member Porter, to adjourn the meeting at 10:07 p.m. All in favor. Motion passed unanimously.

Respectfully Submitted,

Krista Tremblay

Krista Tremblay
Administrative Technician III