

CITY OF CONCORD PLANNING BOARD
April 29, 2015 MEETING MINUTES
SITE WALK

Location: Portsmouth Street, Map/Block/Lot: 113/2/9, 113/2/10, 113/2/19, 111C/1/13, & 111C/1/9

The special meeting for purposes of conducting a site walk of the City Planning Board was held on April 29, 2015, at the location of Portsmouth Street, Map/Block/Lot: 113/2/27, 113/2/19, 113/2/9, & 113/2/10 at 5:30 p.m.

Present at the meeting were Planning Board Members Foss, Hicks, Regan, Rosenberger, and Woodfin. City Planner Larson, Ms. Shank, and Ms. Fenstermacher of the City's Planning Division and City Forester Ron Klemarczyk were also present.

Also present were Nick Golan, TF Moran, Jake Dusling, Unitil and Atty. Tim Britain, Cleveland, Waters and Bass, representing the applicant and Concord resident Dean Wilber, 99 Oak Hill Road and Jamie Gayer, Hodges Development.

Mr. Golan and Mr. Dusling gave an overview of the project – the site will provide power supply for approximately 10,000 customers, the in-service date is early spring 2017. Mr. Golan walked the attendees down the proposed access road and along the proposed limits of clearing for the access road and the substations, explaining the blue and yellow flags that represent said limits of clearing, pointed out the wetland flagging, areas of proposed 2:1 slopes alongside a portion of the substation yard, and explained the ability of the existing soils to handle runoff. Mr. Golan also pointed out the locations of grade stakes and the amount of proposed fill for certain locations.

Mr. Klemarczyk provided a history of the logging operations and needs for access to and from the site for timber harvesting. The current configuration would bring trucks through the Broken Ground School neighborhood. The gate location is important. Mr. Klemarczyk offered possible design solutions.

Mr. Golan discussed limitations to Mr. Klemarczyk's design suggestions including the Limited Access Right-of-Way. He stated the gate relocation is not a problem. Mr. Golan thinks they may be overly constrained regarding re-designing/re-constructing the intersection (the access road to the water tower and Portsmouth Street) and suggested looking towards Nancy (Larson) regarding the need to remove trees within the wetlands buffer. Mr. Klemarczyk stated head in gravel parking for the trails would be nice. Neither Mr. Golan nor Mr. Dusling objected to constructing a small gravel parking area at the entrance from Portsmouth Street for the City.

Mr. Golan made a general statement that he will have to work within the constraints of the Site Plan Regulations.

Mr. Klemarczyk asked about extending the existing culvert (located just northeasterly of the entrance from Portsmouth Street) an additional length to provide safer access for logging trucks. Unitil will be working with Mr. Klemarczyk to try to arrive at a possible design solution.

The Planning Board will discuss the application and observations from the site walk at their next regular meeting on May 20, 2015 in City Council Chambers, in the Municipal Complex, at 37 Green Street, at 7:00 p.m.

The meeting adjourned at 7:00 pm.

A TRUE RECORD ATTEST:

Nancy Larson
City Planner