



Derry Conservation Commission
14 Manning St
Derry, NH 03038

Minutes of Public Meeting May 11, 2015

On May 11, 2015 at 7:00 pm, the Derry Conservation Commission met in the 3rd floor meeting room of the Derry Municipal Center.

The following members were present: Ric Buzzanga, Eileen Chabot, Paul Dionne, Margaret Ives, Chair, Serge Michaud, Alan Camuso and Marius Zainea and alternate, Peg Kinsella. Council Liaison, Tom Cardon attended.

Neil Wetherbee, James Degnan and Marianne page were absent. Peg Kinsella sat for James Degnan.

Acceptance of Minutes:

Paul Dionne made a motion to accept the minutes April 13, 2015. Ric Buzzanga seconded the motion. All others were in favor. Motion carried.

At 7:05 pm, Neil Wetherbee and James Degnan were seated. Peg Kinsella went back to alternate position.

Chair's Report, Correspondence & Bills:

Derryfest is September 19th. DCC will be making plans to set up their booth.

A DCC liaison to the scouts is being sought to replace former DCC Member Dennis Wiley. The scouts use the Broadview Farm camping area. Camping is also allowed at the Low property. The scouts call to schedule camping dates. A fire permit is required, which the scouts must obtain. It is a trash in and trash out area. The liaison keeps track of the bookings etc. The scouts help the Conservation Commission in many ways such as working on trails, projects, etc. Serge Michaud took the position as liaison.

Chair recently attended the "Cooler but Smarter" presentation which was held at the library, put on by EEAC. A member of the Union of Concerned Scientists spoke on Low Carbon Living. The presentation was very informative. A thank you was given to EEAC.

Ashleigh Dr. - # 17 thru #27 – Tax Map/Lot 08/280-4 – Project Manager, Chris Tymula from MHF Design presented. Chris was before the Conservation Commission back in 2011 for an approval on the first part of the plan for the driveway crossing. The area was cleared of a lot of trees under the supervision of Forrester, Charlie Moreno. Some trees have been left in the wetland area. Chris showed photos of what has been done in the area to date. The proposal is to build (2) self-storage units, one building with 200

units and a small office. The other building will have 258 units. There will also be a canopy for boat, trailer, RV and small vehicle storage. The buildings will be 2 stories from the front with access to the first floor. The second story will be accessible from the rear of the building. This design works well for grade in the area. The entire sight will be surrounded by a security fence with 2 gated access sites. There is quite a grade difference on this property. The front elevation is 338 and the back is around 378-380. There will be a closed drainage system, underground pipe and stone infiltration system to recharge roof runoff. There will be underground utilities and sewer, which is partly done now. The erosion control plan was briefly shown. It calls for silt fence on slopes. The landscape plan called for boxwood plants. DCC would like to have Japanese Holly planted instead of the boxwood and Red Maples trees instead of October Glory. A site walk is planned for May 14th at 6:00 pm. DCC would like the wetlands to be flagged in time for the walk and the previous approved plan on the driveway crossing and box culvert be brought to the site walk for viewing.

Site Review:

Drew Rd. – Tax Map/ Lot 120-0753 Derry Senior Development LLC – Eric Mitchell presented. This property was slated for development in the past twice. The first plan was for single family development and the second time for possible senior housing. Neither plan came to fruition. The total property is just under 60 acres. There are a couple of high capacity wells on the site and dilapidated buildings. The owner would like to move ahead with the property in cleaning it up to make it look more presentable for selling. Eric Mitchell presented two plan concepts to the commission. Both concepts would need a variance due to the amount of frontage on one of the lots.

Concept #1 – lots 1-4 would all have 200 ft. of legal frontage. A 100 ft. strip would be left to allow entry into the rear of the property, which is about 46 acres. Lot #5 is in the rear behind lots 1 thru 4. Part of Lot #5 would be developed by the owner. The remainder of 37 acres would be a Conservation Easement given to the town. Public access to the easement is something that would have to be worked on.

Concept #2 – There would still be five lots. Four of the lots would have the required frontage. There would be no 100 ft. access strip to get to lot #5. Instead a wetland crossing access would be needed to get out there. A variance would be needed on one of the lots to allow only 170 ft. of frontage off of Drew Rd. instead of 200 ft. in order to create this type of access to lot #5. After discussion, the commission would prefer concept # 1. They would do a site walk May 14th at 7:00 pm. The commission would like to have public access to the easement.

Site Review:

Windham Rd. – 117,119 and 125 -Tax Map/Lot 1-23-3 – This plan is part of Granite Clover Self Storage project - Krom LLC, Eric Mitchell presented. DCC has been to the area a couple of times in the past to view other phases of the project. This the last phase of the plan. The Planning Board approved the plan for the self-storage building proposed. An Alteration of Terrain permit was needed. During the AOT permitting process, there were concerns of buried wetlands after viewing aerial photographs taken back in 1998. The activity done on this land years ago by the previous owner was done without a permit. One of the filled wetlands was found to be listed on a national map as a wetland. The area is about 6500 sq. ft. and it is where the proposed building would be going. The area is presumed to be a buried wetland. DES is now involved with the AOP AOT Committee. Because the activity that created this problem may have been done by a previous owner possibly 20 to 30 years ago, DES would like the new owner to file

an After the Fact Wetland Permit. Eric Mitchell filed that type of permit today with the Derry Town Clerk.

Maureen Rose, 115 Windham Rd. was allowed to speak because she is an abutter. She states that she knows the past history on this property. She recalls past wetlands on the site. She states the area in question was once a wetland that was filled in years ago. The house next to her had a perimeter drain that emptied into this wetland. After the filling of the wetland, the water from the perimeter drain would back up into that homeowner's basement. The previous owner of this land installed a drain to alleviate the water issue the homeowner was having. It drained into the small pond on the site. Maureen advised the commission of past documentation that is available and asked that she hoped the Conservation Commission would do its due diligence on this matter. DCC will do a site walk May 13, 2015 at 6:00 pm.

Environmental, Energy Advisory Committee:

Environmental, Energy Advisory Committee, Chair, Maureen Reno of 19 Hope Hill Rd. presented. She gave an overview of EEAC to the new members of the Conservation Commission. EEAC was created in 2009. EEAC works with the Town Administrator and the Town Council on the Green Vehicle/Green Building initiative and ways for the town to save money on energy costs. EEAC has been working with the Mike Fowler, Derry Public Works Dept. in replacing LED street lights downtown and Abbot Ct. Outdoor lighting at the Police Station and the Municipal Center is being converted also. EEAC also assists homeowners on ways to save energy in their homes. EEAC is also working with the Mike Fowler on another project. The Public Works Department is now taking RFPS for a third party developer, to install solar power on the town's capped land fill. Derry along with the Town of Chester, have been chosen by the Southern NH Planning Commission, to be part of the "Solar Up Pilot Program." The goal of the program is to help homeowners, business etc. to purchase solar power by buying bulk at 10% to 15 % off installation costs. Volunteers are needed to help get the word out. EEAC will be meeting with civic groups to help educate the public. The program is expected to kick-off in the fall of 2015. The new Derry transfer station will be opening in January 2016. The new station will be a multiple recycling system. EEAC and Go Green will be assisting in educating the public on how to use the new station. DCC chair suggested library displays would be a good tool. On June 6, 2015 at 10:00 am at Hood Middle School, EEAC will be hosting the 4th Annual Junior Solar Sprint Competition, which is a soap box car race where the vehicles are powered by solar power. Council Liaison Tom Cardon gave thanks to Maureen Reno and all the EEAC members for all the work that they do for the Town of Derry and its Citizens.

Update on Conservation Activities:

BF Gardens –there are 41 gardeners that have signed up. There are 53 plots. James Degnan will assist in setting up garden stakes.

Land Steward List:

Ballard Town Forrest	Margie Ives
Cole Marsh	Margie & Neil
Albert Doolittle Property	Paul Dionne
Broadview Farm	Marianne Page
Quail Hill	Peg Kinsella
Shepard	Serge Michaud
Corneliusen	Ric Buzzanga
Webber	James Degnan
Arnold George Lewis Builders	James Degnan
Gulf	Eileen Chabot
Grinnell	Serge Michaud
NH Recreation Trail East & West	James Degnan
Low Property	Eileen Chabot
Collette's Mountain	Alan Camuso & Tom Cardon

Land stewards were asked to monitor and report any findings at these properties. They have been 4 dead Coyotes found at the Doolittle Property and a blind that needs to be taken down. Evidence of a camp fire was found at Cole Marsh. Ric Buzzanga will take the tree stand down at the Gagnon Property. Chair reminded the public to take care of these precious properties when using them.

Go Green:

Go Green meetings are held the 2nd Thursday of the month. Liz Carver is the Chair. Margaret Ives will attend the next Go Green meeting on May 14, 2015. DCC members were asked to think about who would like to attend the June 11, 2015 Go Green meeting. A liaison to Go Green is needed to replace Dennis Wiley. Members were asked to consider the position.

Other Business:

Trash flying around from open dumpsters has been noticed around Shaw's and the school. Bob Mackey should be contacted.

Adjournment:

Paul Dionne made a motion to adjourn the meeting at 8:45 pm. James Degnan Seconded the motion. All were in favor. The meeting adjourned at 8:45 pm.

Paul Dionne made a motion per RSA 91-A: 3 II D & E to go into nonpublic session. James Degnan seconded the motion. All members were polled and voted yes to enter into non- public session and invite the alternates and Council Liaison Tom Cardon. Motion carried.

Recording Clerk/ Ruth Robinson

