



Londonderry Conservation Commission  
Tuesday, April 11, 2017  
Minutes

1 **Present:** Marge Badois, Chair; Gene Harrington, Vice Chair; Deb Lievens, member; Roger Fillio, member;  
2 Bob Maxwell, member; Mike Noone, member; Mike Byerly, member; and Julie Christenson-Collins,  
3 alternate member

4  
5 **Absent:** Mike Speltz, alternate member; and Margaret Harrington, alternate member

6  
7 **Also present:** Casey Wolfe, Recording Secretary; Steven Lewis; Tim Kleiner; Luke Hurley; Doug  
8 MacGuire; Sandy Lagueux; Charlie Goodspeed; and Randall Shuey

9  
10 Marge Badois called the meeting to order at 7:30 pm.

11 **DRC**

12 **Sanborn Crossing:** Steve Lewis introduced himself, Tim Kleiner, Luke Hurley, and Doug MacGuire to the  
13 Commission. S Lewis explained that the Town approached him to do this project under the condition  
14 that the use on the property is restricted. This project is for affordable senior housing for people 62  
15 years and older. Due to the wetlands on the site, his team had to keep re-engineering the site. They are  
16 down to two proposed buildings (there were three proposed before). The buildings are pushed as close  
17 to the road as possible without violating the setback requirement. The project was called Lithia Springs  
18 before, however, now it is called Sanborn Crossing (in the past, a railroad crossed Sanborn Road at this  
19 site).

20 L Hurley guided the Commission members through the plan set. L Hurley had the members look at sheet  
21 seven to see the soils map. The wetlands on site have been delineated. There are four wetland systems  
22 on the site. They have met with Evan Lewis at the Wetlands Bureau. The Commission looked at sheet 19.  
23 There will be a total of 9,869 square feet of wetlands impacted by this project. Mitigation is mandated if  
24 10,000 square feet of wetlands or more is disturbed. A large area will be dug down to two feet to  
25 compensate for the floodplain loss. The largest impact area will be 6,664 square feet. The other impact  
26 areas will be 2,614 square feet, 500 square feet, and 111 square feet. S Lewis explained that a lot of  
27 these wetlands are man-made and also that the Town will apply for the Dredge and Fill permits since the  
28 Town owns the land. Due to previous uses on the parcel, the wetlands are not in pristine condition.

29 M Noone asked if the buildings will be able to be seen from the rail trail. There will be some vegetation  
30 that will shield the buildings from the trail. There will be access to the rail trail and parking. The  
31 discussion moved on to landscaping. S Lewis explained that he only plants indigenous plants and he  
32 listed some examples. D Lievens suggested double checking the Winterberry species – she thought it  
33 was actually considered an invasive. D MacGuire explained that a conditional use permit has been  
34 submitted for the buffer impacts. Sheet 20 shows the buffer impact plan. Their team worked very hard  
35 to minimize these impacts and to make sure these were all permitted uses in the conditional use permit.



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36 There will be no parking spaces in the buffer. A majority of the impacts are drainage and sloping related.  
37 A pond will be established which will eventually become naturally vegetated. They wanted to meet the  
38 intent of the conditional use permit and they wanted feedback from the Conservation Commission. The  
39 only impact that is considered permanent is the access drive. Most of the impacted area will eventually  
40 revegetate. There will be no mowing in these areas so they will naturalize over time. An access drive is a  
41 permitted use under the conditional use permit. It's a small permanent impact for an access point. The  
42 conversation went back to landscaping. S Lewis explained that the senior population enjoys the plant  
43 species that he chose to use at the development in Salem. He felt that everything should look nice when  
44 it is done. He only chooses low-maintenance plants. D Lievens made a comment that she liked the name  
45 change for the project.

46 G Harrington pointed out that the western most impact takes up almost the entire width of the buffer.  
47 The Commission usually wants to impact to be in the outer twenty five feet of the buffer. D MacGuire  
48 explained that they are dealing with a small area. The flood plain line has grown since the 80's and there  
49 is a lot less land to work with now. They did decide to fill some small areas of the floodplain. Because of  
50 this, they plan to create an area for compensatory flood storage. They chose to point the outlet for the  
51 pond in the opposite direction of the wetland so that no drainage will be in the wetland. The  
52 naturalization will prevent erosion issues so that they are not creating any problems for the wetlands. M  
53 Byerly asked about removing the parking spots so that the access road could get straightened out. D  
54 MacGuire made sure that there was no parking in the buffer. They are using a closed drainage system  
55 complete with curbing. The buffer impact will be functional. S Lewis also added that they cannot violate  
56 parking requirements. They are already tight on parking. They originally talked about having three  
57 building areas; however, the project was later reduced to two building areas. The main concern was  
58 protection of the largest wetland area. The area that will get dredged out for floodplain storage will  
59 transform as a nice transitional area for the wetland.

60 S Lewis originally wanted the building areas to be separate; however, the fire chief wanted the areas to  
61 be connected. D Lievens asked L Hurley to talk about the functional values of the wetlands. L Hurley  
62 explained that wetlands are important for flood storage, toxin retention, and wildlife habitat. With the  
63 wetland functions and values assessment, the answer to each question is either yes or no. A larger  
64 wetland is going to have higher functions and values. S Lewis added that these wetlands are already  
65 impacted from past users. D MacGuire passed out the conditional use permit application (CUP). He felt  
66 that they met all four criteria for a CUP. If he had to guess, he would say that about 2,000 square feet of  
67 the impact would be permanent. D Lievens made a motion to recommend approval of the CUP as  
68 presented. M Byerly seconded the motion. The motion passed 6-0-0.

69 D Lievens asked about snow storage on site. S Lewis responded that the rain garden is designed for  
70 snow storage. He is always looking for plants that can tolerate salt. There are even plants that "wick up"



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71 salt. UNH monitored the Braemoor Commons project in Salem. D Lievens expressed interest in seeing  
72 this development. D MacGuire noted that he will show the snow storage on the plans and that he will  
73 check on the euonymus plant species. The team left at 8:29 pm.

74 **New Business**

75 **Trailways:** A representative from Londonderry Trailways, Sandy Lagueux, introduced Charlie Goodspeed,  
76 owner of DG Cycle Sports, to the Commission. Charlie is a lover of the Musquash Conservation Area. He  
77 mentioned maintenance of bike trails and eliminating illegal tree cutting. There was a discussion about  
78 maintaining trail signs and managing volunteers. They decided to do an inventory of projects. M Byerly  
79 will be the liaison between the Commission and Trailways. M Byerly and Charlie exchanged information.  
80 They hope to have a more active summer. The pair left at 8:47 pm.

81 **Whispering Pines Mobile Home Park:** Randall Shuey introduced himself to the Commission as a Senior  
82 Environmental Scientist for Northpoint Engineering. The firm has filed a wetlands permit with NHDES for  
83 a proposed crossing at the Whispering Pines Mobile Home Park (Map 18 Lot 33). The crossing is  
84 proposed to facilitate the construction of a centralized leach field for a group of homes on Pinyon Place,  
85 which are currently served by individual septic systems for each pair of units. The centralized leach field  
86 will serve about 60 units. There does not need to be a site plan application, but they do have to apply for  
87 the dredge and fill and for a state septic system application. The application has already been submitted.  
88 R Shuey showed the Commission the proposal. The road is a one-lane road and will be about  
89 6,848 square feet of impact. There are Blanding and Spotted Turtles in the area. The white pine has  
90 been clear-cut. They will reestablish the road in the most minimal way possible to get the sewer line in.  
91 There will be a steel equalizing culvert about six feet in diameter between the two bodies of water. R  
92 Shuey showed the Commission some pictures. Some test pits have been done – the area is all sand. The  
93 Commission arranged to do a site walk on Pinyon Place at 9:00 am Thursday morning.

94 **Old Business**

95 **Stantec:** D Lievens still has not heard anything back from Stantec. The Commission has made three  
96 payments but still has not received all of the deliverables.

97 **Intern:** M Badois felt that the window of opportunity to hire an intern has probably passed. She  
98 referenced the volunteer group that Charlie Goodspeed will hopefully get together this summer to do  
99 similar work.

100 **Saving Special Places recap:** M Badois and B Maxwell both went to Saving Special Places. M Badois went  
101 to a seminar on easements with outdated language and a seminar on monitoring with volunteers. B  
102 Maxwell went to seminars on the resilience of wildlife and flora, agricultural easements, and appraisals.



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103 **Beautify Londonderry:** D Lievens brought up litter pick-up around town. M Noone mentioned using the  
104 electronic sign outside the police station to advertise this.

105 **Hikes:** M Byerly discussed hosting an evening session to introduce the Musquash Conservation Area to  
106 residents in town. He could do this presentation at the library. D Lievens mentioned doing a discovery  
107 walk on wildflowers in May. The Commission went over the option to do both of these events soon.

108 **Line Item Budget:** The Commission discussed ordering 50 new blank signs in the line item budget.

109 **Sanborn Crossing Dredge and Fill Permit:** C Wolfe went upstairs to grab the Dredge and Fill Permit  
110 application. The Commission did not see a problem with this application. M Byerly left for the evening.

111 **Minutes:** The Commissioners went over the minutes from March 28<sup>th</sup>. G Harrington made a motion to  
112 accept the minutes as amended. R Fillio seconded the motion. The motion passed 6-0-0. D Lievens made  
113 a motion to accept the non-public minutes. G Harrington seconded the motion. The motion passed 6-0-  
114 0.

115 **Non-Public Session**

116 G Harrington made a motion to go into non-public session per RSA 91-A:3 for the purpose of discussing a  
117 matter related to property acquisition. The motion was seconded by R Fillio. The motion was passed by  
118 a unanimous roll call vote. G Harrington made a motion to leave non-public session and to seal the  
119 minutes of the non-public session indefinitely per RSA 91-A:3. R Fillio seconded the motion. The motion  
120 passed 6-0-0.

121 G Harrington made a motion to adjourn the meeting at 10:15 pm. R Fillio seconded the motion. The  
122 motion passed 6-0-0.

123 Respectfully Submitted,  
124 Casey Wolfe  
125 Recording Secretary  
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