



Londonderry Conservation Commission
Tuesday, February 14, 2017
Minutes

Present: Gene Harrington, Vice Chair; Deb Lievens, member; Roger Fillio, member; Mike Noone, member; Mike Byerly, member; Bob Maxwell, member; Julie Christenson-Collins, alternate member; and Mike Speltz, alternate member

Absent: Marge Badois, Chair; and Margaret Harrington, alternate member

Also present: Casey Wolfe, Recording Secretary; Jack Szemplinski, Rick Welch, Kent Brown, and Joe Decarolis.

Gene Harrington opened the meeting at 7:30 pm. He appointed J. Christenson-Collins to vote on behalf of M. Badois.

New Business

Cross Farm Senior Housing – Jack Szemplinski and Rick Welch: J Szemplinski explained that he already had a preliminary meeting with the Planning Department and he was looking to introduce the project to the Conservation Commission. The project has three phases and he is looking to get only phase 1 approved by the planning board initially. Mike Noone had asked about the rectangular portion of land near the entrance to 102 (colored yellow which indicates it is part of phase 1). J. Szemplinski indicated that this is owned by the State, but they plan to purchase the land as part of their phase 1 development. The development will use municipal water but have on-site septic tanks. The wetlands were flagged by a wetland scientist with 50 foot buffers shown around them. The drainage work for the project still needs to be done. They are proposing about 200 units in this development. They will need a waiver from the Planning Board to have a cul-de-sac at the end of a long road. G Harrington was concerned about too many septic tanks on land with so many wetlands. There was a discussion about septic tanks vs. sewer systems. Each unit would have its own septic tank. There was a discussion about snow storage. D Lievens and M Speltz were concerned about the snow being stored near wetlands. J Szemplinski felt that the snow will have to be trucked away. G Harrington suggested hiring individuals that are NH Certified Green Snow Pro to treat roads. There was also a discussion about water treatment structures in the wetland setback. M Speltz voiced that there is a lot of impervious surface in one area – there may be a lot of flooding during storm events. G Harrington asked about Dredge and Fill permits. J Szemplinski explained that he is going to try to get all the permits at once. M Speltz emphasized that J Szemplinski should design the storm water management system all at once for the whole project. J Szemplinski and R Welch left at 7:58.

7 Litchfield Road Senior Affordable Housing – Kent Brown and Joe DeCarolis: J DeCarolis is looking to develop Senior Affordable Housing Units at Map 12 Lot 20. The lot is 11.5 acres and drains from north to south. K Brown pointed out the wetland delineation and the setbacks. J DeCarolis explained that the Planning Department inclined him to go for affordable elderly housing because there isn't any in town. K



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Brown showed the Commission the first concept plan he worked on. There would be different types of units in the development. He pointed to where the drainage structures encroach in the wetland buffer. C Mailloux from the Planning Department asked for those encroachments to be decreased. K Brown showed the Commission the new conceptual plan with fewer encroachments. D Lievens felt that the Commission lost communication with the Planning Department and explained that putting drainage structures in the wetland setback is not the intention of the buffer ordinance. G Harrington explained that impacts should be perpendicular to the wetland and very limited. M Speltz suggested eliminating the very most northern building to eliminate most of their problems. K Brown said that he will go back to the drawing board and try to keep the impacts within the first 25 feet of the setback. J DeCarolis wants to maximize what he is getting out of the land but still stay in the ordinance. M Speltz felt that they were trying to put ten pounds in a 5-pound bag. There was a discussion about the mixed units and then K Brown and J DeCarolis left at 8:36.

Summer Intern: G Harrington told the Commission that M Badois wanted feedback from the group concerning hiring a summer intern. The position should be advertised as soon as possible. C Wolfe will talk to the Planning Department about the best way to advertise the position. There was some discussion about the kind of work that the intern would do. This position would be labor intensive and be mostly for trail maintenance. M Speltz suggested touching base with Londonderry Trailways. B Maxwell mentioned that in his experience interns needs a lot of supervision – at least initially.

Water withdrawal signs: G Harrington told the Commission that S Cotton is working on getting two signs that ban the withdrawal of water. D Lievens made a motion for the purchase of two signs for up to \$100. R Fillio seconded the motion. The motion passed 7-0-0.

Field Day: J Christenson-Collins went over a few last-minute items before the event on February 18th. They discussed folding tables, the fire permit, snow shoes, food, inviting Town Council, advertising at the schools, hot water, packing down the trails, cooking, sign-up sheets, and prizes for the kids.

Warrant Article: M Speltz told the Commission that Tom Freda introduced an amendment to the warrant article that pertained to the outdoor improvements to Kendall Pond that changed the funding source from the Unassigned Fund Balance to a general appropriation, thus making it less appealing to taxpayers.

Additionally, the warrant article pertaining to Londonderry Trailways was word-smithed to recognize the existence of a potential \$75,000 matching grant is now in play, if the article passes.

New England Cottontail Habitat: M Speltz met with Fish & Game, town staff, town forester Charlie Moreno and Eversource where the latest New England cottontail habitat project was discussed, as it was



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pitched to the neighbors on Wheelwright Circle as a temporary road. However, Eversource will need to use it to do work on the Merrimack Valley Reliability project. The road will then be landscaped in the fall, after the work is completed. However, it will remain as an Eversource access for future maintenance. After the meeting, Moreno, and the Fish & Game and conservation commissioners went out to the start of the landing trail where the Bunny Cut log landing and future parking lot will be.

Stipend/Grant: G Harrington announced that Doug at the finance department has deposited the check that was awarded to the Commission from the NHACC. M Speltz reminded the group that the kids in this program at North School are taken outside on Thursday afternoons to learn about nature.

Planning Board Update: The Elwood Subdivision hearing was continued to March 1st, the Stonehenge Road hearing was continued to March 8th, and the Colonial Drive Subdivision was approved.

Minutes: D Lievens made a motion to approve the minutes as amended. J Christenson-Collins seconded the motion. Motion passed 7-0-0.

Non Public Session: D Lievens made a motion to go into non-public session per RSA 91-A:3 for the purpose of discussing a matter related to property acquisition. The motion was seconded by M Byerly. The motion was passed by a unanimous roll call vote.

M Byerly made a motion to leave non-public session and to seal the minutes of the non-public session indefinitely per RSA 91-A:3. R Fillio seconded the motion. The motion passed 7-0-0.

Adjournment: M Byerly made a motion to adjourn at 10:07 PM and R Fillio seconded the motion. The motion was granted, 7-0-0.

Respectfully Submitted,

Casey Wolfe
Recording Secretary