



Londonderry Conservation Commission  
Tuesday, September 12, 2017  
Minutes

1 **Present:** Marge Badois, Chair; Gene Harrington, Vice Chair; Mike Byerly, member; Bob Maxwell,  
2 member; Roger Fillio, member; Deb Lievens, member; Mike Noone, member; and Mike Speltz, alternate  
3 member  
4

5 **Absent:** Margaret Harrington, alternate member; Julie Christenson-Collins, alternate member and Ted  
6 Combes, Town Council Member  
7

8 **Also present:** Beth Morrison, Recording Secretary; Jack Szemplinski; John Kalantzakos; and Rick Welch  
9

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

11 **Cross Farm - Jack Szemplinski, John Kalantzakos and Rich Welch:** Jack Szemplinski introduced himself  
12 and John Kalantzakos, and Rich Welch to the Commission. He stated that they did not get the  
13 conditional use permits at the Planning Board meeting on September 6, 2017. He stated that they have  
14 moved the clubhouse out of the corner completely and it will be located somewhere else; however,  
15 they are not sure where and it will most likely be in the second phase of the project. He noted that he  
16 was able to move most of the rain garden out of the Conservation Overlay (CO) District, with just some  
17 fringes over the CO line. He has a map in which he shows the Commission where the rain garden will be  
18 located now. He pointed out that the detention pond will still be located where it was previously. M  
19 Byerly asked specifically why they were here before the Commission tonight. J Szemplinski stated that  
20 they were here with new plans seeking the Commission's recommendations. J Szemplinski provided 3  
21 different illustrations for the Commission to look at on the map regarding elevation and water tables. D  
22 Lievens asked how deep the rain garden is. J Szemplinski stated it was 4 feet deep. M Speltz asked if  
23 they were going to vegetate the area. J Szemplinski stated they talked to their wetland scientist about  
24 this. G Harrington asked if this was the only change. J Szemplinski stated it was noting the detention  
25 pond is the same location as previously presented. M Badois asked the total area that is impacted in the  
26 CO district. J Szemplinski stated that he had not calculated that exact number. D Lievens asked J  
27 Szemplinski to use a marker and note the area affected for the Commission. J Szemplinski used the  
28 marker to map out the affected area on the map an estimated it might be under 1000 SF. M Badois  
29 noted this was an improvement. G Harrington stated that the Commission did not have an actual  
30 updated CUP application in front of them tonight and noted that the map that J Szemplinski brought  
31 tonight is not accurate. G Harrington suggested that they should finalize the application before the  
32 Commission votes on it. J Kalantzakos stated that moving the clubhouse was a big deal for the  
33 developers and they wanted to come back before the Commission tonight with the new plan looking for  
34 feedback from the Commission. J Kalantzakos stated that they would tidy up the plan and come back  
35 before the Commission for a vote. M Byerly stated that they could either come back to a meeting or  
36 have the Commission vote on the CUP when it was completed. D Lievens asked what the consensus of  
37 the Commission was on this matter. D Lievens made a motion to approve the conditional use permit



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38 (CUP) as presented this evening subject to verification that the final plan and the final CUP submission  
39 form accurately reflect our discussion this evening. The chair will appoint three members to review the  
40 application. R Fillio seconded the motion. The motion passed, 7-0-0.

41 **Old Business**

42 **Email:** M Badois asked if everyone had tried it and who was having problems with it. G Harrington  
43 stated that his was working. D Lievens stated she thought someone should come to a meeting and help  
44 everyone with the email. M Speltz stated that he has emailed Josh three times and he has responded to  
45 two of them with instructions. M Byerly stated that Josh had helped him put the email on his phone  
46 with an application, which would give a notification when an email was in the account. The consensus  
47 was that 5 of the Commissioners had email set up and 2 did not. M Badois stated she would email Lisa  
48 Drabik to see if there was any help that could be provided regarding email.

49 **Procedure:** M Badois stated she emailed Sherry about this and Sherry stated the Commission is a land  
50 use group and most likely be very similar to the Planning Board. She also printed Windham's  
51 Conservation Commission polices. M Byerly volunteered to help with the project if M Badois could sent  
52 everything she has electronically. M Speltz stated he thought the Windham polices were overly verbose  
53 and felt that the Commission could refer to the RSA instead of repeating it. M Badois noted that the  
54 agenda for meetings is supposed to be posted 72 hours prior to the meeting.

55 **Kendall Pond:** M Badois asked if anyone from the Commission had been in Kendall pond recently  
56 because someone emailed her and thought there might be a possible beaver dam there. G Harrington  
57 stated that he has not been in there in 8 weeks, but there was a very low dam located between the  
58 island and the main area.

59 **Trail signs:** M Badois asked for a reassessment on the trails. M Byerly stated that he was still awaiting  
60 Charlie's inventory of the Musquash, but felt that the Commission should put signs up where they know  
61 there is an issue. M Noone stated that if Charlie has a plan, it would save a lot of time for the  
62 Commission. M Byerly stated that he felt the "you are here signs" were important and would follow up  
63 with Bob Saur regarding this. M Speltz asked what the obstacle was for putting up the signs. M Noone  
64 stated that they needed to walk through the trails and see where the signs are needed first, then the  
65 Commission has to make them and go back out to place the signs. M Byerly stated that maybe they  
66 should make up signs, put them in a backpack and walk the trail, and put up the signs that are needed as  
67 they go to save time. M Byerly suggested finding a way to get more maps and making a weather proof  
68 box at the kiosk at the trailhead for the maps. M Noone stated that the trails are not in alignment with  
69 the maps.



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70 **Articles:** D Lievens stated that she talked with Paul Margolin and she did not get a definitive start date,  
71 so when she is back from vacation, she will contact him again. R Fillio asked M Badois if someone from  
72 the paper had contacted her regarding the parking lot at Hickory Hill. M Badois stated a town reporter  
73 had emailed her and M Badois responded with the correct information regarding the plans at Hickory  
74 Hill.

75 **Musquash:** M Noone stated that he took some pictures of the Sara Beth trail regarding the tree that is  
76 down at the entrance.

77 **New Business:**

78 **Monthly hike:** M Byerly stated that they had 8 people from the public for the August hike. M Byerly  
79 asked the Commission for ideas for this month's hike and got a consensus for a date. M Byerly suggested  
80 Bockes. M Byerly stated the date would be September 30, 2017, at 9 a.m.

81 **NHACC:** M Badois stated that it would be on November 4, 2017 at Pembroke Academy.

82 **Annual Reports:** M Badois asked if there was a volunteer to review them. M Speltz stated he has been  
83 doing them and he could continue.

84 **DRC:** The Commission observed the plans for DHB Conditional Use Permit. The Commission observed  
85 that the plan does not appear to allow for sufficient backyards for these units, which is likely to lead to a  
86 request to the Zoning Board to extend backyards into wetland buffer. The Commission noted that  
87 permitting this to be a residential development is going to create far more impervious area, with roofs,  
88 roads and driveways, than would be the case if it was developed in accordance with the underlying  
89 commercial zone. The Commission observed that it is not clear what the hash marks on the north  
90 western edge of wetland buffer are on the plans. The Commission also noted that the plan presumes  
91 the carport encroaching the south eastern edge of the buffer will be removed.

92 **Minutes:** The Commissioners went over the public minutes from August 22, 2017. G Harrington made a  
93 motion to accept the minutes as presented. B Maxwell seconded the motion. The motion passed, 6-0-1,  
94 with M Noone abstaining.

95 The Commissioners went over the non-public minutes from July 25, 2017. D Lievens made a motion to  
96 accept the minutes as corrected. R Fillio seconded the motion. The motion passed, 6-0-1, with G  
97 Harrington abstaining.

98 **Adjournment:** M Byerly made a motion to adjourn the meeting at 9:28 p.m. B Maxwell seconded the  
99 motion. The motion passed, 7-0-0.



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100 Respectfully Submitted,  
101 Beth Morrison  
102 Recording Secretary