



Londonderry Conservation Commission
Tuesday, March 24, 2015
Minutes

1 Present: Deb Lievens; Gene Harrington; Marge Badois; Paul Nickerson; Mike Speltz; and Kellie Walsh.

2
3 M. Speltz was appointed by M. Badois to vote for Ben LaBrecque.

4
5 M. Badois called the meeting to order at 7:32 PM.

6
7 NE Cottontail Rabbit Habitat - Heidi Holman was joined by John Kanter and Mike Marchand of NH Fish
8 and Game. H. Holman explained that they weren't ready to submit for review a cost-benefit analysis
9 of the project(s) as promised at the last Londonderry Conservation Commission meeting on March 24,
10 2015. Instead, H. Holman turned the conversation over to J. Kanter and M. Marchand. They explained
11 they'd like to review and discuss the Memo of Understanding (MOU) between NH F&G and the Town
12 concerning the habitat management of Town parcels for enhancement of rare and endangered species
13 including but not limited to the New England Cottontail rabbit, the Northern Black Racer snake, the
14 Eastern Hognose snake, the Blanding's turtle and the Spotted turtle was reviewed. J. Kanter stated
15 that Londonderry is a very special place with rich resources (which include high quality density
16 wetlands and vernal pools) in terms of State endangered threatened and endangered wildlife, but
17 other species as well. They stated that the NH F&G is looking forward to developing the beginnings of
18 a long-term relationship with the Town to protect the wildlife in this area. They also spoke about the
19 development that is taking place next to the edges of the Manchester Airport and where the lines are
20 being drawn between where conservation is going to take place in the future and where the industrial
21 development will be supported. J. Kanter offered to provide any of his fact findings or add his input in
22 order to assist the Town (if needed) with its management plan. D. Lievens gave Charlie Moreno's
23 name to J. Kanter. J. Kanter then turned the discussion over to M. Marchand to give an update on the
24 Blanding's turtle initiative here in Londonderry specifically monitoring work in the Musquash area. M.
25 Marchand said that in New Hampshire there is a very large percent (40%) of the Blanding's turtle, and
26 that a management plan has been completed for the entire Northeast. His said that in Musquash he
27 did both visual and trapping surveys. Per his findings, Musquash had the most visual sightings of the
28 turtles than that in the entire State His trapping survey's found a population of over fifty five (55)
29 individuals. He also stated that Musquash is among the top five (5) percent in NH based on the
30 diversity, and top site within the Northeast. He stressed the importance of being very discrete (and
31 not site-specific) on how and where they communicate their collection data. M. Marchand also
32 handed out reference materials regarding the Blanding's turtle project, turtle ID cards, snakes and
33 turtles wildlife journals, habitat stewardship and management guidelines and conservation planning.
34 M. Badois, M. Speltz and D. Lievens asked H. Holman, J. Kanter and M. Marchand if they'd be open to
35 returning to attend another public meeting (first with LCC then with Town Council). D. Lievens also
36 suggested that they give the Londonderry Times some information as well for an article on these
37 species. M. Speltz expressed the Commission's desire to expand the Musquash and asked M.
38 Marchand if he could write a recommendation letter with their facts. M. Marchand also explained
39 that their highest priorities are the turtles and cottontails. He stated besides NH there are other



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40 targeted sites for federal grant funds for ME, MA, NY and PA.

41 D. Lievens said there will be a press release Thursday morning, March 26th (which is the fill in
42 for the snowed out event) for a Rabbit Habitat workshop/free lunch here (D. Lievens will get details
43 from H. Holman and will notify the LCC of those details). M. Badois and D. Lievens plan on attending.
44 D. Lievens wishes to speak about the Musquash Rabbit Habitat Field Day on May 2, 2015, and that
45 she'd like to contact the police to watch the entrance. D. Lievens questions whether each time there
46 is an event at the Musquash - are they supposed to be calling for Police control for public education?
47

48 NE Cottontail Rabbit Habitat – Draft MOU: H. Holman is still working on prioritizing funding for
49 projects in the pipeline. She stated that was asked by the NHFG and the Town Manager to draft the
50 MOU. H. Holman asked the LCC on how to best proceed. The LCC was given time to read the
51 Memorandum of Understanding (MOU). She explained to M. Speltz that there have only been a few
52 minor changes to the MOU and that the date on the MOU would be 3/24/2015. D. Lievens asked H.
53 Holman to make one grammatical change to the 4th whereas on the 1st page and stated it should say
54 "WHEREAS, NHFG and the TOWN have identified" (instead of "has"). After ongoing discussion by
55 both parties, it was determined that each party is not contractually agreeing to pay to each other any
56 dollars, and that NH F&G is not expecting the Town to pay and they are bringing good faith dollars to
57 the table. M. Speltz and the LCC would like to see the language in the MOU to specifically say that:

- 58 1.) Each party will cooperate and assist each other in securing funding to implement plans and
59 purposes in Attachment #1 and Table 1 - the management of species will not be limited to only
60 the conservation parcels listed in Table 1 (so there's no liability, but that the Town may assist
61 the NH F&G through the process).
- 62 2.) To acknowledge there is mitigation funding dollars through the NH F&G.
- 63 3.) That the Town is not committed or obligated to fund this program out of Town resources.
- 64 4.) The LCC is committed to working with the NH F&G to seek funding at no obligation to the
65 Town.
- 66 5.) To not associate the funding to one particular area.
- 67 6.) To remove any language that refers to NH F&G having "management authority" over any of the
68 parcels of conservation land identified in Attachment #1 and Table 1, to replace that language
69 to perhaps either say "management oversight" of conservation of project areas as shown on
70 Table 1, or to perhaps have it say that the Town gives NH F&G "planning authority", or that the
71 Town and NH F&G "share management responsibility" of the project/plan.

72 It was also agreed by both parties that smaller parcels that may need to be overseen to provide
73 connectivity between larger core parcels by the NH F&G should also be listed clearly (as the other
74 parcels are) on Table 1 with a project acre size listed. It was also suggested by both parties to change
75 the word "parcels" to say projects. M. Speltz and D. Lievens stated that the ultimate two (2) purposes
76 they wanted to clearly see on the MOU was concise language ensure the following:

- 77 1.) That the NH F&G funders see that the NH F&G has the authority to do what they are promising
78 to do; and that



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- 79 2.) The Town has a voice during the entire project in what happens to all said parcels on Table 1.
80 M. Speltz said that the LCC would be able to approve the new updates/changes to the MOU at
81 the April 28th, 2015 meeting.
82

83 It was also determined it best for H. Holman's management team to also have the AG review
84 the MOU at the same time the LCC is reviewing it before the NH F&G goes before the Town Council
85 (which tentatively will be either the first (1st), or third (3rd) Monday in May). H. Holman explained that
86 the NH F&G did not expect any implementation of the plan to begin until next winter. Next, there was
87 also some discussion regarding the Pettengill area wildlife survey, but M. Speltz said that Pettengill is
88 separate from this project. After that, D. Lievens agreed to mail Charlie Moreno the most relevant
89 information/reference materials on the different species from the NH F&G on the management plan.
90

91 Target Shooting in the Musquash - H. Holman reported to the LCC that she talked to the NH F&G
92 conservation officer and the lieutenant and mentioned the following key points:

- 93 1.) You can post area(s) specifically for no target shooting (which gives it that ability to be
94 enforceable by the Town, and it could most likely also be enforceable by the NH F&G). Posting
95 would need to be in compliance with State law. H. Holman explained that Lindsay Webb is the
96 NH F&G Land Owner Relations Coordinator. H. Holman will speak with L. Webb and then let M.
97 Speltz know if a Town officer can enforce a State law.
98 2.) If Town were to do an ordinance, NH F&G could not facilitate the enforcement of that; only the
99 Town's local police officers could enforce.
100 3.) Otherwise, it was suggested to reduce access, or patrol that access in some way.
101 Per D. Lievens, Wednesday night, March 25th is the Target Shooting meeting.
102

103 Invasive Plant Species Control (Phragmites Australis; 6-113)- Mike Morrison of Municipal Pest
104 Management Services, Inc. submitted a proposal, including an application regarding the ongoing
105 effort to remove the invasive plant Phragmites from Map 6 Lot 113. The proposed cost of \$1,580.00
106 (for 2015 only), and details on herbicide(s) used were included. The LCC reviewed the proposal. The
107 application and contract needs to be signed by Town Manager (D. Lievens to obtain contract and give
108 contract to N. Doolan to obtain K. Smith's signature). Per D. Lievens there are phragmites that are
109 still located on one corner of Map 6, Lot 113. D. Lievens stated that the funding can from the Open
110 Space Land Use Change Tax Fund. She also recommended approval of the proposal. M. Badois
111 stated one herbicide application will be in late August/early September 2015 followed by a
112 secondary application mid October 2015. She said the proposal also stated that the beetles that
113 were released in the past appear to becoming established and controlling the purple Loosestrife. M.
114 Badois next made note that the proposal says that the phragmites has been contained to that one
115 area of Map 6, Lot 113, and that the colony has been reduced over the past two (2) years by ninety
116 eight (98) percent. **D. Lievens made a motion to contract with M. Morrison to finish the project on
117 Map 6, Lot 113 to remove the phragmites at a cost of \$1,580.00 to be paid out of the Land Use**



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118 **Change Tax Fund. M. Speltz seconded. The motion was approved, 6-0-0.**

119

120 Invasive Plant Species Control (Town Forest; Bittersweet)- Mike Morrison of Municipal Pest
121 Management Services, Inc. submitted a proposal, including an application regarding the ongoing
122 effort to remove the invasive plant Bittersweet from the Town Forest. The proposal included the
123 application, the proposed cost of \$9,490.00 (for 2015 plus another anticipated cost of less than
124 \$3,000.00 for 2016, and another anticipated cost of less than \$3,000.00 for 2017), and details on
125 herbicide(s) used. The LCC reviewed the proposal. The application and contract needs to be signed
126 by Town Manager (D. Lievens to obtain contract and give contract to N. Doolan to obtain K. Smith's
127 signature). M. Badois read the breakdown of the costs as follows:

128

1.) Permit application of \$290.00.

129

2.) Herbicide applications of \$3,380.00 (to include hand sponge to outer perimeter stems,
backpack to interior, and hydraulic to climbing bittersweet).

130

3.) Hand cutting of stems and vines of \$950.00.

131

4.) Hydraulic mowing (with low ground pressure skid steer and excavation) of \$2,980.00.

132

5.) Removal of dead material (to designated Town facility by the Town for burning) of \$1,890.00.

133

134

135 Per D. Lievens the removal is expensive due to strict rules on how and where burning is permitted.
136 M. Badois explained that the proposal stated that eighty (80) percent will be controlled by November
137 1st, 2015 with a goal of complete control by November 1st, 2017. D. Lievens said that she knows how
138 the plant works. She stated that it is a huge and most likely an ongoing project, and she does not
139 think it will be over in three (3) years due to the insidious nature of the plant(s) (both Bittersweet
140 and Barberry). There was then open discussion by all members of the LCC on where the funding of
141 \$9,490.00 was going to come from. It was determined that funds would come from the Conservation
142 Fund (from the Timber Harvest Fund up to the balance) with the balance of the funding coming out
143 of the Open Space Land Use Change Tax Fund. D. Lievens will re-visit the accounts before any
144 funding is disbursed. M. Speltz stated that this vote would only be for funding for the 2015 year and
145 that funding for 2016 and 2017 would be re-evaluated when those applications are submitted. D.
146 Lievens also expressed her concerns about how the Conservation Commission is being expected to
147 now (and in the future) pay for all invasives management because the removal of them goes on and
148 on indefinitely. **D. Lievens made a motion to obligate \$9,490.00 from the Conservation Fund and
149 the Open Space Land Use Change Tax Fund to contract with Municipal Pest Management Services,
150 Incorporated for control of invasives in the Town forest as proposed in the proposal dated March
151 17th, 2015. G. Harrington seconded. The motion was approved, 6-0-0.**

152

153 Mammoth Road Self-Storage Facility (Conditional Use Permit for Map 15, Lots 127, 128 & 129) – in
154 attendance to present were Gordan Welch from RCA Development, along with Stephen Keach and
155 Jason Lopez from Keach, Nordstrom Associates. J. Lopez stated that G. Welch is proposing to put a
156 Self-Storage Facility (400 units both heated and unheated) on the Map/Lot noted above located at



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157 Smith and Mammoth. They'll be four (4) almost fifteen (15) thousand square foot storage units
158 (separate units), and that G. Welch is proposing to disturb some area within the fifty (50) foot
159 setback. Per J. Lopez, currently there is an existing house and a garage out in the middle of the field.
160 He explained that the existing house and driveway are currently within the existing setback (See
161 Attachment #2) which will be removed. He said the proposal is to take and re-grade the area (which
162 is primarily field – essentially a temporary impact) and re-establish lawn. J. Lopez and G. Welch
163 continued to say:

- 164 1.) That the pavement will be fifty (50) feet off the wet, but some of the grass and a fence that
165 will be cut through the area will be as close as twenty five (25) to the wetlands.
- 166 2.) The closed drainage system for the grades (will be graded away from the wetlands) and will
167 flow out to the corner of Smith and Mammoth into a treatment system.
- 168 3.) They're proposing putting in loam and seed on 4,120 (See Red Area on Attachment #2) square
169 feet of disturbance in the Overlay District buffer area (out of the 6,125 that already exists
170 today).
- 171 4.) The area outside the security that area will eventually go wild again. Inside the gate will be
172 maintained.
- 173 5.) There is a Tennessee gas line easement on the property.
- 174 6.) No work will be done in the easement or the wetlands.

175
176 After much discussion among all parties, and per the LCC strict conformance to preserving the 4,120
177 buffer area with only natural vegetation, and it was determined that G. Welch may only put down a
178 vegetative seed mix (no loam, no grass, no turf) in the buffer area. G. Harrington and the other LCC
179 members instructed G. Welch to only put in a specific conservation spec mix that will have no
180 fertilizer nor chemicals (even at the area where the fence installation is being proposed). G. Welch,
181 J. Lopez and S. Keech all agreed to the seed modification request. M. Speltz also recommended that
182 they also meet with the Heritage Commission. G. Welch will also re-look at the ordinance regarding
183 fencing requirements. **G. Harrington made a motion to recommend to the Planning Board the**
184 **approval the Conditional Use Permit, subject to using the conservation type spec seed mix (a non-**
185 **turf mixture of a combination of wild flowers, sedge grass and other ground level vegetation that**
186 **doesn't require mowing) in those areas agreed upon in green and in color. P. Nickerson seconded.**
187 **The motion was approved, 6-0-0.**

188
189 Design Review Committee – Boucher Subdivision (Map 14, Lot 6) – Comments: Please be sure to
190 avoid the Conservation Overlay District on the proposed western lot (lot 6-2).

191
192 Miscellaneous -

- 193
- 194 1.) Per D. Lievens, Peter Desantes (an avid biker) just started his own new trail business.
- 195 2.) Per D. Lievens, said to anyone who was not a member of the Forest Society that she



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- 196 recommended reading an article on conservation commissions in the magazine.
197 3.) Per D. Lievens, she also copied out of Northern Woodlands another article on our
198 conservation easements in perpetuity (D. Lievens will e-mail the article to all LCC members).
199 M. Badois also informed Commissioners of mail recently received:
200 4.) Big Trees of NH by Kevin Martin.
201 5.) Saving Special Places coming up Saturday, April 11th. There's a sign up on-line.
202 6.) Per M. Badois, there's also the Senate Energy & Natural Resources Committee is listening to a
203 presentation by Kinder, Morgan on Wednesday, March 25th in Concord at 9:30AM.
204

205 ADG Invoice- Per M. Badois, there was a bill to approve from Arnett Development Group (ADG) for
206 \$150.00 dollars for his attendance at a recent Town Council meeting to present the Outdoor
207 Recreation Guide. **G. Harrington made a motion to recommend to approve the payment to be**
208 **taken out of the Open Space Protection Fund/Land Use Change Tax Fund. P. Nickerson seconded.**
209 **The motion was approve, 6-0-0.** M. Badois gave D. Lievens a copy of said bill.
210

211 Musquash Management Plan – M. Speltz made quick reference to Charlie Moreno coming.
212

213 I-93 expansion- There will be a DES public hearing on the application of NH Department of
214 Transportation, i.e. activities necessary for the I-93 upgrade. The hearing will be conducted at the
215 Town Hall on Thursday, March 26th at 7:00PM. M. Speltz said he will be speaking on the DOT and
216 DES Commission letter on the wetlands permit application that will be sun setting in June 2015. He
217 stated with their new application it was discovered there will be some additional impacts, and they
218 are required to mitigate those impacts. Per M. Speltz the \$1.8 million dollar mitigation will be for
219 two (2) parts:

- 220 a. A culvert project – identifying/fixing problem culverts.
221 b. The ARM (Aquatic Resource Mitigation) Fund (administered by DES) – that money will
222 be fenced to 26 towns that are impacted from the study area of the I-93
223 Environmental Impact Study (See highlighted areas on Attachment #3). He stated that
224 even with time constraints that some of the projects can be done by the Fall, and
225 some conservation can be accomplished in Londonderry.
226

227 February 24, 2015 Minutes – **G. Harrington made a motion to approve the minutes of the February**
228 **24, 2015 public session as written. P. Nickerson seconded the motion. The motion was approved,**
229 **5-0-2 with M. Speltz and K. Walsh abstaining as they had not attended the meeting.**

230 **D. Lievens made a motion to approve the minutes of the February 24, 2015 non-public**
231 **session with two corrections to the end of line 24 presented by M. Speltz. M. Speltz seconded the**
232 **motion. The motion was approved, 5-0-2 with the same abstentions noted above.**
233

234 **D. Lievens made a motion to go into Non-Public Session per RSA 91-A:3 for the purpose of discussing**



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235 possible land acquisitions. P. Nickerson seconded the motion.

236

237 Roll call vote: Aye, Deb Lievens; Aye, Gene Harrington; Aye, Paul Nickerson; Aye, Marge Badois; Aye,
238 Mike Speltz; and Aye, Kellie Walsh.

239

240 G. Harrington made a motion to go out of Non-Public Session. P. Nickerson seconded the motion.
241 The motion was approved, 6-0-0.

242

243 G. Harrington made a motion to seal the minutes of the Non-Public Session indefinitely. P.
244 Nickerson seconded the motion. The motion was approved, 6-0-0.

245

246 G. Harrington made a motion to authorize M. Speltz to advance the parcel previously discussed in
247 non-public session for an ARM grant. P. Nickerson seconded the motion. The motion was approved,
248 6-0-0.

249

250 The meeting adjourned by consensus at approximately 10:08 PM.

251

252 Respectfully submitted by,

253

254

255 Nicole Doolan, Planning & Economic Development Department Secretary

MEMORANDUM OF UNDERSTANDING (MOU)

Between the

NEW HAMPSHIRE FISH AND GAME DEPARTMENT

And the

TOWN OF LONDONDERRY

Concerning

Habitat management of town owned parcels for enhancement of rare and endangered species including but not limited to New England cottontail, Northern black racer, Eastern hognose snake, Blanding's turtle and spotted turtle.

This MOU is entered into by the New Hampshire Fish and Game Department and the Town of Londonderry, herein referred to as NHFG and TOWN, respectively. The purpose is to allow for management of habitat and monitoring of populations of rare wildlife on town conservation lands.

WHEREAS, the TOWN owns and manages public lands set aside specifically for the conservation, management, and where appropriate, restoration of the fish, wildlife, and plant resources and their habitats within the Town of Londonderry for the benefit of present and future generations of citizens.

WHEREAS, the NHFG has the authority to carry out conservation of wildlife species listed as threatened and endangered under the Endangered species act (RSA 212-A: Fis 1000); and

WHEREAS, the NHFG has received mitigation funding from development projects in the Town of Londonderry to support monitoring and management activities for New England cottontail, Eastern hognose snake and Northern black racer.

WHEREAS, NHFG and the TOWN has identified parcels within municipality to be managed for early successional shrubland to benefit wildlife species dependent on this habitat type such as the New England cottontail.

WHEREAS, NHFG is cooperating in a regional effort for the conservation of the New England cottontail that has identified portions of the town as a focal area for conservation of the species.

WHEREAS, NHFG is cooperating in a regional effort for the conservation of Blanding's turtle that has identified portions of the town as a focal area for conservation of the species.

NOW, THEREFORE, the above-referenced parties agree to the following:

NHFG agrees to:

1. Provide a point of contact (POC) to the TOWN.
2. Acknowledge the TOWN as a partner in the recovery of the New England cottontail and habitat management in any reports, publications and other documents and presentations.
3. Provide the Town with a copy of any reports, publications, and other documentation relevant to the NHFG habitat management and monitoring activities conducted within the municipality.
4. Provide for management of habitat and request approval for any substantial improvements.
5. Provide outreach to the residents of town in regards to needs of endangered wildlife.

TOWN agrees to:

1. Allow NHFG management authority of conservation parcels as identified in Exhibit A;
2. Provide POC to NHFG.
3. Cite NHFG, Wildlife Division, Nongame and Endangered Wildlife Program as the sources of data resulting from this project in any publications or other presentations of the data
4. Inform NHFG if activities on conservation parcels may impact NHFG activities which are authorized by the MOU.
5. Allow NHFG unrestricted access to town owned parcels for purpose of monitoring endangered wildlife.
6. Assist NHFG with outreach efforts to residents of town in regards to needs of endangered wildlife.

NHFG and the TOWN mutually agree that the terms of this MOU may be modified subject to further written agreement of respective parties.

This agreement becomes effective upon the signature of all parties and shall remain in effect indefinitely or until modified by agreement of both parties.

Kevin Smith
Town Manager
Town of Londonderry

Glenn Normandeau
Executive Director
NH Fish and Game

EXHIBIT A: A Draft Proposal For Cooperative New England Cottontail Management On Londonderry Conservation Lands

Strategy Statement: As part of a comprehensive strategy to protect rare and endangered wildlife impacted during the development of the industrial landscape in Londonderry, businesses are contributing funds to NH Fish and Game to restore habitats and monitor wildlife population responses in the surrounding area. Successful implementation of these actions includes coordination with the Town of Londonderry Conservation Commission to manage vegetation and monitor multiple species on fee-owned town conservation parcels.

Background: As the industrial landscape surrounding the Manchester Airport is developed the amount of habitat available for the State Endangered New England Cottontail (NEC) and other state listed species will be reduced substantially. In order to maintain NECs on the landscape it is critical that new habitat be created. Managed parcels must be in close proximity to one another (1-2 km) to facilitate movement between habitat patches or be connected by landscape features such as utility Right of Way (ROW) that are managed for persistent shrub cover. A total of sixteen conservation lands owned by the Town of Londonderry have been identified as potential locations for creating or enhancing habitat for the New England cottontail (see Table 1). Habitat projects would include connecting suitable habitat patches together, and creating suitable habitat by manipulating existing vegetation.

Objective 1: The first objective includes the creation and linkage of young forest and shrublands by removing forest canopy cover and establishing desired plant composition and structure. It is expected that the regenerating vegetation will provide suitable NEC habitat in 5-10 years. Once the habitat is deemed suitable, the local NEC population will be augmented (as necessary) with the release of rabbits from a captive breeding program. The creation of young forest and shrubland habitat will also benefit a wide variety of wildlife species that have been declining in New Hampshire including brown thrasher, Eastern towhee, black racer, and American woodcock.

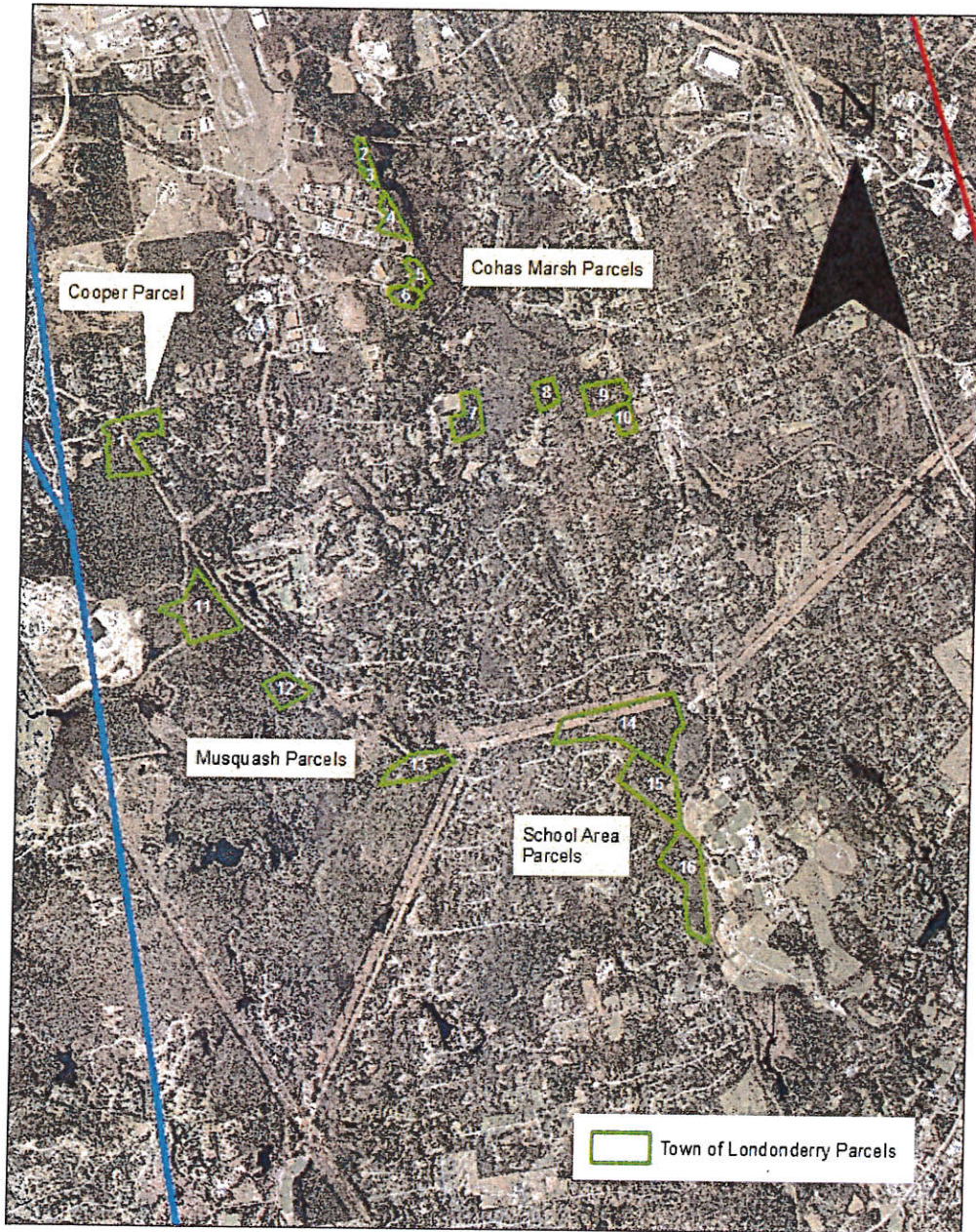
Objective 2: The second objective is the monitoring of species at risk. Monitoring will be conducted using radio telemetry for New England cottontail, Eastern hognose snakes (state endangered) and black racer snakes (state threatened), all of which have been documented in Londonderry's industrial area. Monitoring will provide more detailed information on the status of these species as the landscape is modified. NHFG will require access to select town owned lands for the capture and monitoring of said species.

| Id | Property | Parcel Acres | Project Acres |
|----|---------------|--------------|---------------|
| 1 | Cooper Parcel | 34.19 | 20 |
| 2 | Cohas | 4.49 | * |
| 3 | Cohas | 2.12 | * |
| 4 | Cohas | 9.73 | * |
| 5 | Cohas | 6.63 | * |
| 6 | Cohas | 7.11 | * |
| 7 | Cohas | 14.98 | 5 |
| 8 | Cohas | 7.75 | * |
| 9 | Cohas | 16.24 | 10 |
| 10 | Cohas | 6.61 | * |
| 11 | Musquash | 36.99 | 20 |
| 12 | Musquash | 13.48 | 10 |
| 13 | Musquash | 19.45 | 10 |
| 14 | School | 69.82 | 20 |
| 15 | School | 33.65 | 10 |
| 16 | School | 36.81 | 10 |

115

Table 1. Summary of conservation lands that could be managed for young forest habitat to benefit New England cottontails and other associated species of greatest conservation need. *Smaller parcels may be managed to provide connectivity between larger core patches.

New England Cottontail Habitat Management Opportunities Town of Londonderry Conservation Parcels



0 0.75 1.5 Miles

A Description of Proposed Management Actions By Land Unit (Table 1)

Musquash Conservation Area

New Hampshire Fish and Game, Londonderry Conservation Commission, Wildlife Management Institute and UNH Cooperative Extension have previously worked with the town's consulting forester to identify potential habitat management areas for New England cottontail within the Musquash Conservation Area. These potential habitat areas were identified as having the least impact on other natural resources and recreational uses, while still providing high quality opportunities for management. Staff from all agencies assisted with outreach about the habitat management projects including site walks and a televised information program. The Town of Londonderry approved the initial implementation of habitat work on the Musquash Conservation Area in Fall 2012. The timber harvest was conducting in March 2013, creating a ~20 acre habitat patch.

NH Fish and Game continues to work with the Conservation Commission to monitor the regenerating habitat and evaluate additional management actions that may be needed to facilitate habitat regeneration. Site walks were conducted in Spring 2014 to survey for the presence of invasive species. No invasive plants were found. It is estimated that the habitat will take 5-10 years to develop into suitable habitat for the New England cottontail, at that time NHFG intends to release rabbits from the captive breeding program at the site.

Two additional project areas were identified by the forester for creating habitat for New England cottontail on the property. One of the proposed project areas requires a substantial road improvement for the timber to be harvested. The successful implementation of this project would be dependent on the successful submission of a trails grant by the Londonderry Conservation Commission to offset this cost. In addition there is a high density and diversity of wetlands in the conservation area. Early (pre-permitting) and regular communication when planning for additional timber harvest or access development will be required.

Cohas Marsh Conservation Area

Parcels owned by the Town of Londonderry as part of the Cohas Marsh Conservation Area are currently occupied by New England Cottontails. These parcels are adjacent to the greater 1,000 acre landscape of industrial lots that provide the majority of habitat for the New England cottontail in the town. Enhancement of existing shrublands to maintain suitable habitat in addition to timber harvesting to create new habitat would be recommended. These parcels are small in size, but cumulatively they have the potential to provide a substantial amount of connecting habitat and a few core patches. These parcels were transferred to the Town of Londonderry following the expansion of road infrastructure in the area. It is anticipated that the proposed management of these lands would pose minimal conflict with current use of this area.

Cooper Parcel

This large parcel is connected to the greater landscape by a utility ROW that passes through. It is possible that there is existing habitat that is occupied on the parcel at this time although no formal surveys have been conducted. Creation of a large core habitat patch on this parcel would provide substantial benefits to the persistence of the species. It is unknown if there are any potential use conflicts for this property.

School Conservation Area

Three parcels were identified as being owned by the Town of Londonderry in the vicinity of the local schools. A utility ROW connects these parcels the Musquash Conservation Area. The largest parcel has no existing development and has the potential to provide a high quality core habitat patch of 20 acres. The remaining two parcels have infrastructure supporting the schools, but back lands that could provide smaller 10 acre habitat patches. It is unknown if there are any potential use conflicts for these parcels.

Integrated Conservation Planning

There are a number of additional priority wildlife species occurring in the Town of Londonderry, such as the Blanding's (state endangered) and spotted turtles (state threatened); and various other natural resource and recreation objectives identified by the Conservation Commission. It is anticipated that through discussion an integrated plan may be developed to provide maximum benefit for multiple wildlife species, prevent adverse impacts to other state regulated species, and facilitate the town objectives for these properties.

Implementation Timeline

Fall/Winter 2014 – Trap and collar New England cottontails for telemetry monitoring.

Winter 2014-2015 – Meet with the Conservation Commission to discuss potential habitat management projects. Draft plans and organize public information events.

Spring 2015 – Capture and implant radio tracking devices in black racer and hognose snakes. Monitor movement and habitat use.

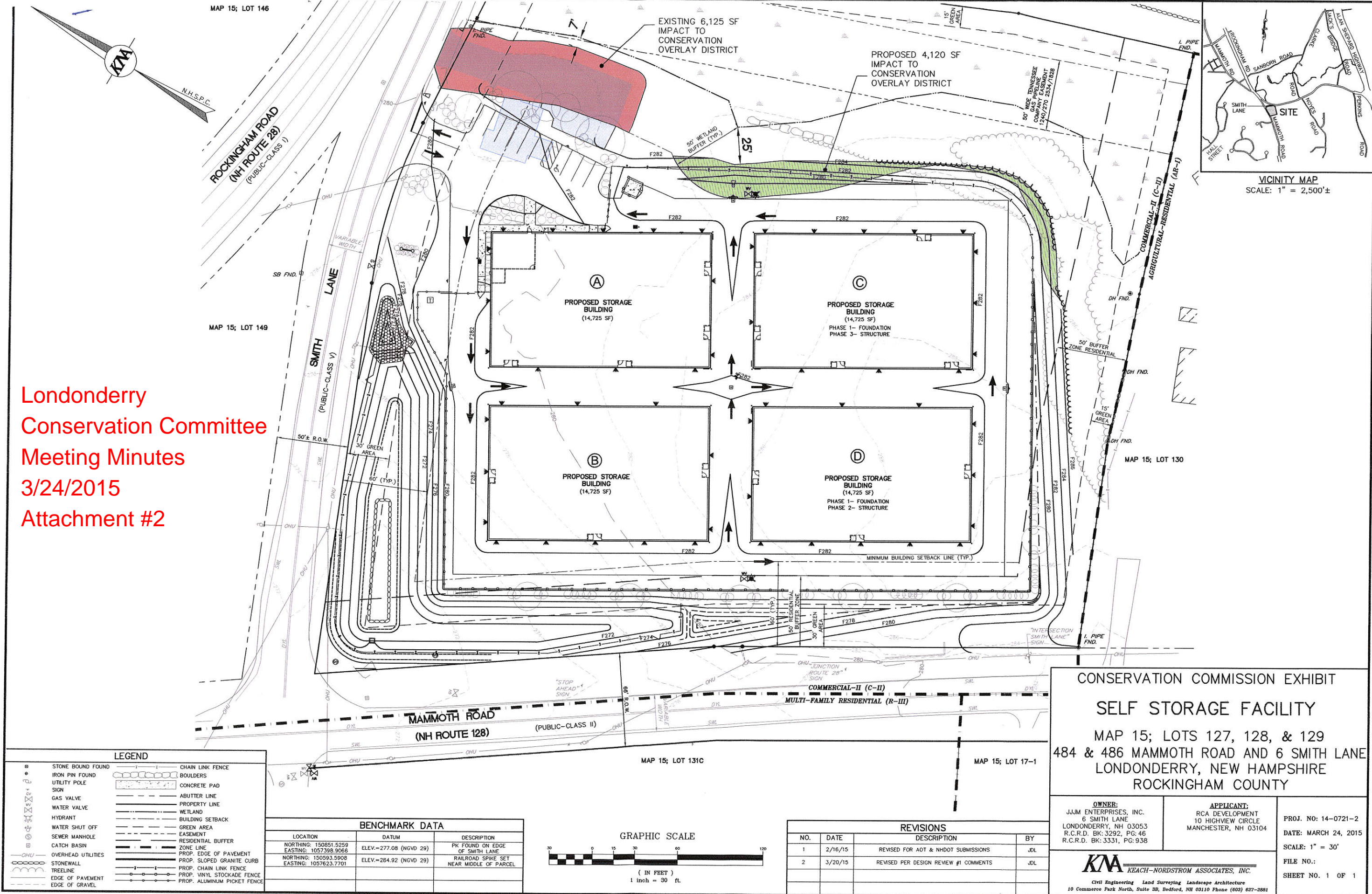
Fall/Winter 2015 – Trap and collar New England cottontails for telemetry monitoring.

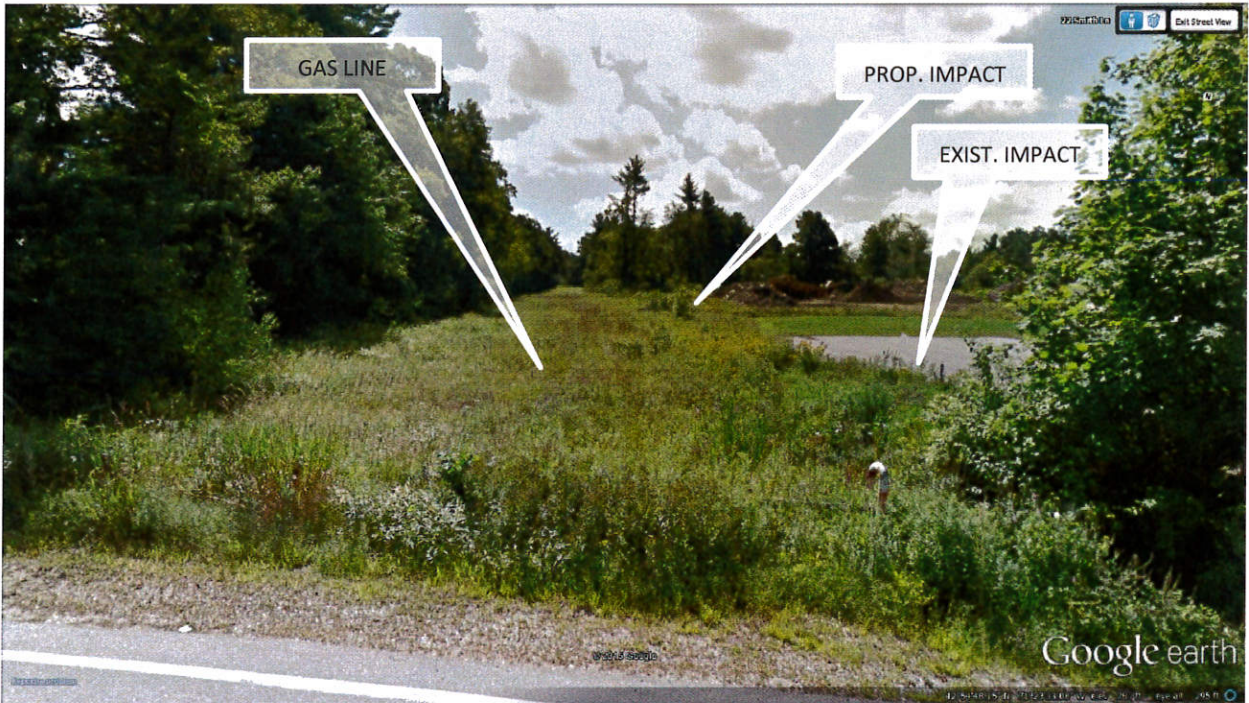
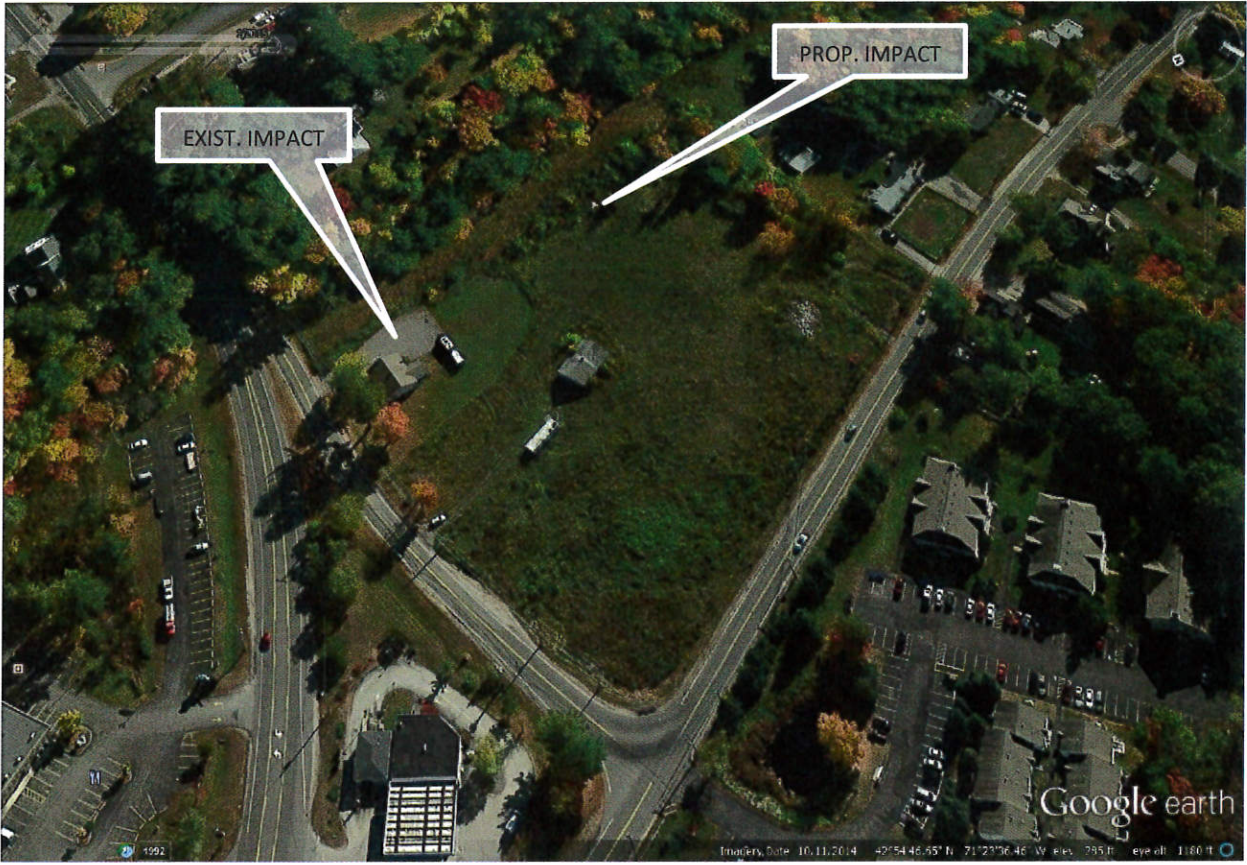
Winter 2015-2016 – Begin implement habitat management projects on town parcels.

*Contingent on funding.

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Londonderry
Conservation Committee
Meeting Minutes
3/24/2015
Attachment #2







**Application for a Conservation Overlay District Conditional Use Permit
Form A - For a Use permitted by Conditional Use Permit**

Conditional Use permit is as part of a: Site Plan Subdivision

I. General Information:

A. Name of Project: Mammoth Road Self-Storage

B. Location of Project: Mammoth Rd/Smith Ln 15 127,128,129
(Street) (Map #) (Lot #)

C. Applicant:

 Name: JJJM Enterprises, LLC

 Address: 6 Smith Lane
 Londonderry, NH 03053

 Phone: 603-493-4979 (agent)

 Fax: _____

 Signature: _____

II. Required Information:

- Plans showing existing and proposed conditions.
- Wetland delineation certified by a Certified Wetlands Scientist and mapped by a licensed land surveyor.
- Areas on plans highlighted to show areas where conditional use permit is sought
- Narrative description of project and conditional use permit request.
- Criteria for conditional use permit described (see below).

III. Optional Information:

- Aerial Photographs
- Site Photographs

IV. Conditional Use Permit Criteria

Address, in the provided boxes, the following criteria in accordance with Section 2.6.3 of the Zoning Ordinance:

1. The proposed construction is essential to the productive use of land not within the CO District.

The subject property is located at the corner of Mammoth Road and Smith Lane. The entire easterly boundary and a portion of the southerly boundary are located within the CO district. This lot is unique as two of the four side of the property are located on a roadway. As a result, all buildings must be setback at least 60 feet from the edge of the road right-of-way. Additionally, a 30' wide 'green' area is required along the edge of the right-of-way. These zoning requirements in conjunction with the 50' wetland setback associated with the CO district significantly impact the developable portion of the property. As such, the proposed limited construction within the CO district is essential to the productive use of the land not within the CO district.

2. Design and construction materials will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.

The site has been designed to minimize the impact upon the wetlands. As illustrated on the site Grading and Drainage Plan, the site has been graded to allow all stormwater to flow away from the adjacent wetlands. This ensures that stormwater runoff associated with the proposed adjacent commercial use will not impact the adjacent wetland. Rather, all on site stormwater will enter an on site drainage system where it will be properly treated and detained before being released into the closed drainage system on Mammoth Road.

The project plans also include temporary erosion control measures that will be used during construction to ensure the proper restoration of the site. The proposed limit of impact to the CO district will be delineated in the field by slit fencing, preventing further encroachment into the CO district. All disturbed areas will receive a minimum of 4" of loam and will be seeded, and all slopes 3:1 or steeper will receive erosion control fabric for slope stabilization. The noted erosion control specifications and design of the project will ensure that the site is restored consistent with the permitted use.

3. There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact upon the wetlands. Nothing in this section shall limit the applicant from exploring alternatives with abutting property owners:

Again, this property is unique as it contains frontage on two different roadways. The associated local building setbacks and green space requirements coupled with the 50' buffer to the adjacent CO district, effectively leaves a small island of buildable area. As a result, there is no other reasonable use of this property that would not cross the CO district. This property is bordered by roadways on two sides and the CO district on the remaining two sides. No alternative route on land controlled by the applicant or abutting property owners is feasible.

4. Economic advantage is not the sole reason for the proposed location of the construction:

Economic advantage is not the sole reason for the proposed location of the construction. Given the unique features of this property (i.e. two roadways and two property lines encumbered by the CO district), the proposed location of construction simply represents the reasonable use of the land that is not located within the CO district. Additionally, one of the reasons for the proposed construction within the CO district is to allow the site to be constructed in such a way that no stormwater runoff from this site will enter the adjacent wetland.

5. Square Footage of Wetland Impacts: 0 sf
6. Square footage of Buffer Impacts: 4,462 sf

Londonderry Conservation Committee Meeting - 3/24/2015 - Attachment #3

Potential Mitigation Sites identified for I-93 and Exit 4A

| Tax Map | EIS Parcel #, name | Source(s) | Acres | Status |
|---------------|--------------------------------------|-------------|-------|---|
| 1-1 | 62; Bockes Forest Expansion | I-93, 2004 | | Conserved by SPNHF; town held CE |
| 11-42 | 61; Musquash Expansion | I-93, 2004 | | Conserved by state |
| | | I-93, 2004; | | |
| 15-11 | 60; Little Cohas Brook Area (#9, 4A) | 4A, 2007 | | Conserved by state |
| 16-99,100 | 58; Scobie Pond Area | I-93, 2004 | | Conserved by state |
| 7-112 | 16B; Norwood Parcel | I-93, 2004 | | Conserved by state |
| 15-2 | 60; Little Cohas Brook Area | I-93, 2004 | | Conserved by state CE on west half |
| 7-111,113,114 | 14, 15; South Road Mitigation Site | I-93, 2004 | | Conserved by state; creation sites |
| 11-50 | 61; Musquash Expansion | I-93, 2004 | | Conserved by town |
| | | I-93, 2004; | | |
| 8-22 | 61; Musquash Expansion (#3, 4A) | 4A, 2007 | | Conserved by town (Colby) |
| 11-4 | 61; Musquash Expansion | I-93, 2004 | | Conserved by town CE; Cont. Paving |
| 11-43 | 61; Musquash Expansion | I-93, 2004 | | Granite Ridge Power, undeveloped |
| | | I-93, 2004; | | North half developed as Lorden Commons; south |
| 16-38 | 58; Scobie Pond Area (#6, 4A) | 4A, 2007 | | half undeveloped |
| 13-96 | 4 | 4A, 2007 | | Privately owned (Ballinger), undeveloped |
| 8-10 | 61; Musquash Expansion | I-93, 2004 | | Privately owned (Mathes), undeveloped |
| | | I-93, 2004; | | |
| 8-21 | 61; Musquash Expansion (#2, 4A) | 4A, 2007 | | Privately owned (Mathes), undeveloped |
| 13-94 | 5 | 4A, 2007 | | Privately owned (Peck), undeveloped |
| 13-116 | 58; Scobie Pond Area | I-93, 2004 | | Privately owned (Seaboyer), undeveloped |
| | | I-93, 2004; | | |
| 15-1 | 60; Little Cohas Brook Area (#9, 4A) | 4A, 2007 | | Privately owned (Smith), undeveloped |
| | | I-93, 2004; | | |
| 13-20 | 59; Reed Clark Corridor (#7, 4A) | 4A 2007 | | Privately owned, undeveloped |
| | | I-93, 2004; | | |
| 16-9,9-2 | 7; Bob Evans Tree Farm (#8, 4A) | 4A, 2007 | | Privately owned, undeveloped |
| | | I-93, 2004; | | |
| 15-13 | 60; Little Cohas Brook Area (#9, 4A) | 4A, 2007 | | Privately owned; junk yard |