



Londonderry Conservation Commission
Tuesday, December 16, 2014
Minutes

1 Present: Deb Lievens; Gene Harrington; Mike Considine; Marge Badois; and Mike Speltz, alternate

2
3 D. Lievens called the meeting to order at 7:35 PM. She appointed M. Speltz to vote for Paul Nickerson.

4
5 Town Fair Tire- Mike Laham of Engineering Alliance, Inc. was joined by his client John Wypychoski of
6 Town Fair Tire to present a Minimum Impact Expedited Dredge and Fill (D+F) application related to the
7 development on Map 7 Lot 73-1 of a Town Fair Tire location. The lot is currently occupied by a Gulf
8 service station. A small wetland, most likely created by a drainage outfall on the other side of Nashua
9 Road that daylights in the easternmost corner of Lot 73-1, will be impacted by a curved wall proposed
10 for the parking area (see Attachment #1). (Being less than a half-acre in size, the Town's Conservation
11 Overlay District 50-foot wetland buffer would not be applied). Installation of the wall will result in 500
12 square feet of wetland impact, which necessitated the D+F permit application. M. Laham described
13 the conditions of the wetland as being an unmaintained and overgrown low spot on the parcel that has
14 highly saturated soil because of the pipe directing drainage from across the road and onto eastern
15 parcels.

16 M. Laham also reviewed the proposed drainage plan for the site, which will improve the current
17 situation despite the increase in impervious surface. He explained the plan to include a subsurface
18 infiltration facility, something not permitted by the Town's site plan regulations. Because of this, the
19 applicant recently presented a conceptual plan to the Planning Board to inquire as to whether they
20 would consider approving underground drainage techniques. They received a favorable outcome
21 where Board members indicated they would consider it as part of the drainage plan. Commissioners
22 agreed that a letter of support for underground detention and infiltration could be supplied to the
23 Planning Board if one is requested by the applicant. M. Speltz noted the importance of ensuring the
24 regular maintenance of underground systems. M. Laham said the requirement of regular maintenance
25 reports will be included in the drainage report for the site plan and per M. Speltz's request, said it
26 could be placed as a note on the site plan as well. J. Wypychoski said Town Fair Tire is familiar with
27 having to perform routine maintenance of underground drainage structures and provide reports to
28 individual municipalities.

29 D. Lievens commented on the use of honey locust in the proposed landscape plan because of
30 the effort needed to make them an effective part of a landscape design. She also asked that the type
31 of pear tree proposed be researched to ensure it is hearty enough, since some pear species can
32 splinter easily. M. Speltz requested that the edges around the aforementioned wetland be stabilized,
33 since erosion has obviously taken place and will only worsen (see Attachment #2). M. Laham said rip
34 rap could be added around the edges.

35 A site walk was arranged for December 18, 2014 at 9:30 AM. G. Harrington and M. Speltz will
36 meet M. Laham on site to review the conditions on the property. If they find they concur with
37 tonight's presentation and the D+F application, they will sign the application on behalf of the rest of
38 the Commission.

39
40 Seekins Subdivision- Engineer Eric Mitchell presented a request for a Minimum Impact Expedited
41 Dredge and Fill permit related to a two-lot subdivision on Map 12 Lot 11. A 1.4 acre piece of the



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42 existing lot which currently features a single residence will be subdivided out, leaving a 29.49 acre
43 piece for possible future development. There are no immediate plans to construct a residence there,
44 however when a driveway is installed at some future point, it will cross a wetland running
45 northeast/southwest across the portion of the new lot, creating 350 sf of wetland impact. It was
46 determined that because the wetland narrows down at that point to less than 50 feet, the Town's
47 Conservation Overlay District wetland buffer would not apply and a Conditional Use Permit for the
48 driveway crossing from the Planning Board would not be needed. E. Mitchell had included that 50 foot
49 buffer on one of the plan sheets shown to the Commission and he said he would delete it before
50 submitting the plan to the Town since the buffer would not apply in that situation.

51 A site walk was arranged for December 19, 2014 at 1:30 PM. M. Speltz and M. Considine will
52 meet E. Mitchell on site to review the conditions on the property. If they find they concur with
53 tonight's presentation and the D+F application, they will sign the application on behalf of the rest of
54 the Commission.

55
56 62 Adams Road Lot Line Adjustment- Jack Szemplinski, owner of Map 6 Lot 113-1, returned with his
57 proposed lot line adjustment involving his property and Map 6 Lots 90 and 90-1, owned by Harold
58 Kicza (see August 26, September 23 and October 28, 2014 minutes). A variance request was recently
59 approved in part* by the Zoning Board of Adjustment to grant relief on Lot 90 from the provisions of
60 the Conservation Overlay District ordinance (COD) (*-the original request had included all three lots).
61 A total of 8,800 sf of COD buffer impact will occur along the existing gravel driveway on Lot 90-1 that
62 will become shared access with Lot 113-1 after the lot lines are adjusted. No additional buffer impacts
63 are anticipated for either lot through future development. COD buffer signage will be placed all along
64 the wetland buffers in compliance with the zoning ordinance, including the driveway, to ensure future
65 owners are aware of the "no-cut zone." G. Harrington also requested that the existing driveway be
66 monumented to identify its exact current location if and when it is paved. J. Szemplinski agreed to add
67 the monuments and said although the driveway may be paved in the future, but it will not be
68 expanded. A total of 10 pipes will be installed to make the driveway limits obvious, and it was agreed
69 that any given pipe will not be more than 1 foot from the edge of the existing gravel drive. Taking into
70 account discussions about a CUP for the driveway at previous meetings, including the fact that
71 avoiding the buffer with a new access way would create additional buffer disturbance because of the
72 need to excavate into the hill to the north of the driveway, Commissioners agreed to recommend
73 approval of the CUP to the Planning Board. **G. Harrington made a motion to recommend approval of
74 the CUP to the Planning Board with the qualifications of the 10 pipes being installed to mark the
75 edge of the existing driveway as discussed, and with installation of the COD buffer signage along the
76 driveway as well as the rest of the COD buffer per the zoning ordinance. M. Speltz seconded. The
77 motion was approved, 5-0-0.**

78
79 Monitoring- Annual monitoring reports of the Ingersoll properties on Map 1 Lots 1 and 3-2 have been
80 received from the Rockingham County Conservation District (RCCD) and were given to Staff to file.

81 M. Considine and M. Speltz performed the annual monitoring of the Moose Hill Orchard
82 easements and will submit their report to easement holder RCCD along with a copy to the property



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83 owner in the very near future.

84

85 Jobs for 2015- This topic was briefly discussed but postponed since several Commissioners were
86 unable to attend this meeting. D. Lievens said she would be interested in taking on the task of public
87 outreach.

88

89 Membership/Positions- Elections of officers will take place at the January 27, 2015 meeting.

90

91 Musquash Field Day- Commissioners began discussing possible events and speakers for the annual
92 Musquash Field Day and chose a date of February 7, 2015.

93

94 NE Cottontail Rabbit- D. Lievens said she was informed by NH Fish and Game (F & G) that 8 members
95 of this endangered species were recently trapped in Londonderry. Two will be added to the captive
96 breeding program and the remaining six have been tagged for identification. The creation of more
97 habitat for the species in Londonderry (beyond what was recently created in the Musquash
98 Conservation Area) is a goal of NH F&G. Funding for land clearing and maintenance of the habitat may
99 be available to NH F&G through the National Fish and Wildlife Federation.

100

101 I-93 D+F- The Commission received a Dredge and Fill permit application from NH Department of
102 Transportation (DOT) related to wetland impacts associated with the ongoing improvements being
103 made to I-93. Due to the size of the submission, Commissioners authorized the Chair to send a Letter
104 of Intervention to the Wetlands Bureau, requesting that action on the application be suspended to
105 allow the Commission to perform the necessary review before commenting on the application.

106

107 November 25, 2014 minutes- **M. Considine made a motion to approve the minutes of the**
108 **November 25, 2014 public session as written. M. Speltz seconded the motion. The motion was**
109 **approved, 5-0-0.**

110

111 Outdoor Recreation Guide- M. Speltz said this guide is scheduled to be presented to the Town Council
112 at their January 5, 2015 meeting.

113

114 Doyle easement acquisition- M. Speltz said Town Staff is working with the Town's land use attorney to
115 add into the conservation easement Purchase and Sale document a right of first refusal clause. In the
116 event the owner decides to sell her property, the Town would have right of first refusal. Similarly, if
117 the owner were to pass away, the Town would have the right to make an offer to her estate. The
118 intent is to keep the option of an outright purchase of Map 11 Lot 33 open to the Town.

119

120 **G. Harrington made a motion to go into Non-Public Session per RSA 91-A:3 for the purpose of**
121 **discussing possible land acquisitions. M. Considine seconded the motion.**

122

123 **Roll call vote: Aye, Deb Lievens; Aye, Mike Considine; Aye, G. Harrington; Aye, Marge Badois; and**



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124 **Aye, Mike Speltz.**

125

126 **G. Harrington made a motion to go out of Non-Public Session. M. Considine seconded the motion.**
127 **The motion was approved, 5-0-0.**

128

129 **G. Harrington made a motion to seal the minutes of the Non-Public Session indefinitely. M.**
130 **Considine seconded the motion. The motion was approved, 5-0-0.**

131

132 **G. Harrington made motion to adjourn the meeting. M. Badois seconded. The motion was**
133 **approved, 5-0-0.**

134

135 The meeting adjourned at approximately 9:29 PM.

136

137 Respectfully submitted,

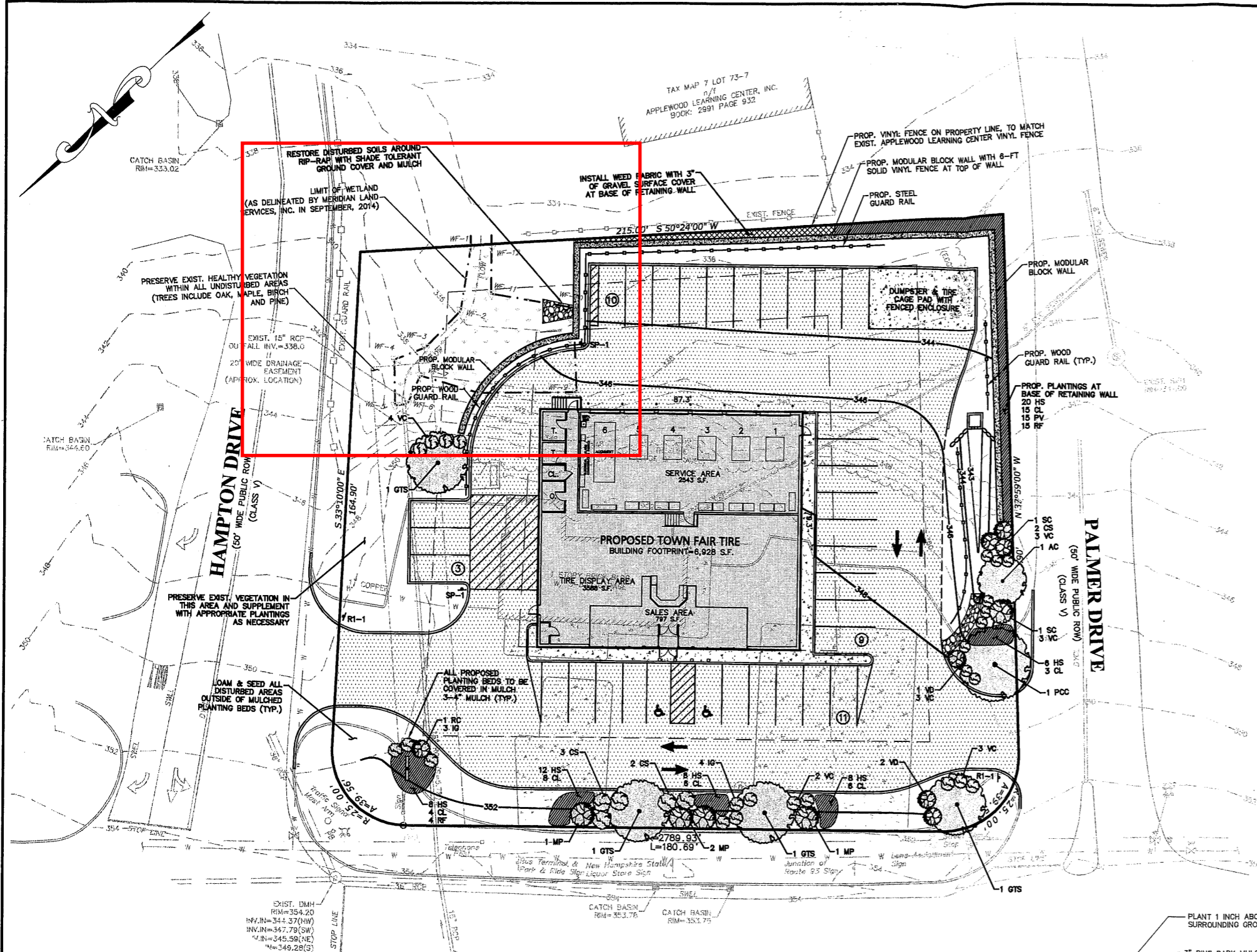
138

139

140 Jaye Trottier

141 Associate Planner

Londonderry Conservation Commission Meeting Minutes - December 16, 2014 - Attachment #1



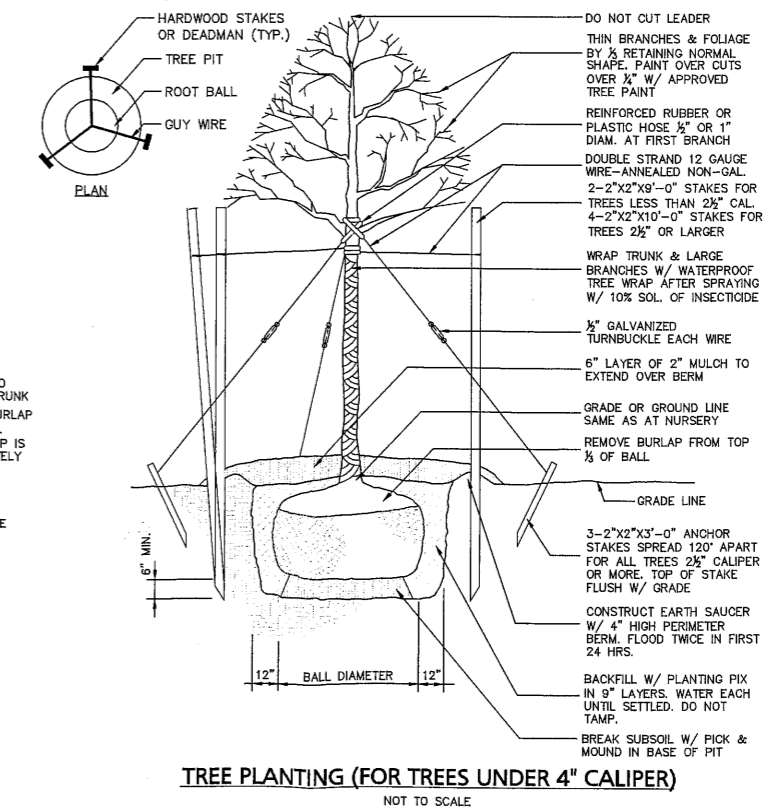
TOWN OF LONDONDERRY LANDSCAPING REQUIREMENTS

SECTION OF SITE PLAN REGULATIONS	REQUIRED	PROPOSED
SECTION: 3.11.g.1 10% MINIMUM PARKING LOT LANDSCAPING ABUTTING NASHUA ROAD (ROUTE 102) REQUIRED: 4,800 SF x 10% = 480 SF	480 SF	
10% MINIMUM PARKING LOT LANDSCAPING ABUTTING HAMPTON DRIVE REQUIRED: 1,180 SF x 10% = 118 SF	118 SF	
10% MINIMUM PARKING LOT LANDSCAPING ABUTTING PALMER DRIVE REQUIRED: 3,550 SF x 10% = 355 SF	355 SF	
8% MINIMUM PARKING LOT LANDSCAPING ABUTTING SIDE/REAR PROPERTY LINE REQUIRED: 4,390 SF x 8% = 351 SF	351 SF	
SECTION: 3.11.g.3 1 DECIDUOUS SHADE TREE / 15 PARKING SPACES 33 SPACES/15 = 2.2 OR 2 TREES REQUIRED	2 TREES	
SECTION: 3.11.g.5 1 SHADE TREE PER 20 FEET OF PARKING LOT PERIMETER 325-FT± PERIMETER/20 = 16.3 OR 16 TREES REQUIRED	16 TREES	
SECTION: 3.11.g.6 SCREENING ALONG R.O.W. TO PROVIDE AT LEAST 50% VERTICAL OPACITY UP TO A HEIGHT OF 3.5 FEET	50%	

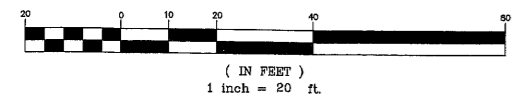
LANDSCAPING NOTES:
 - DUE TO THE NATURE OF THE SITE AND THE PROPOSED DEVELOPMENT PLAN, INTERIOR PARKING LOT LANDSCAPING IS NOT FEASIBLE. HOWEVER, THE PARKING LOT IS COMPACT AND LOCATED DIRECTLY ADJACENT TO THE BUILDING. THEREFORE, ALL EFFORTS HAVE BEEN MADE TO LOCATE APPROPRIATE LANDSCAPING ALONG THE EXTERIOR OF THE PARKING LOT, WHICH WILL SERVE TO BUFFER THE PROPERTY FROM ALL THREE FRONTAGE ROADS, AND PROVIDE VISUAL INTEREST, WILDLIFE HABITAT, AND AN INCREASED CAPACITY FOR INFILTRATION OF STORMWATER.
 - WAIVERS ARE REQUESTED FOR ALL LANDSCAPING REQUIREMENTS THAT HAVE NOT BEEN MET.

PLANTING SCHEDULE

ITEM	QNTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS
SHADE TREE						
GTS	4	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	2-1/2' - 3' CAL	AS SHOWN	B&B
PCC	1	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER FLOWERING PEAR	2-1/2' - 3' CAL	AS SHOWN	B&B
EVERGREEN SHRUB						
IG	7	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	42" MIN. HT.	3' O.C.	B&B
RC	1	RHODODENDRON CAROLINIANA x PJM	PJM RHODODENDRON	42" MIN. HT.	4' O.C.	B&B
DECIDUOUS SHRUB						
MP	5	MYRICA PENNSYLVANICA	BAYBERRY	42" MIN. HT.	4' O.C.	B&B
CS	7	CORNUS SERICEA	RED OSIER DOGWOOD	42" MIN. HT.	4' O.C.	B&B
VD	3	VIBURNUM DENTATUM	ARROWWOOD	42" MIN. HT.	4' O.C.	B&B
AC	1	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	42" MIN. HT.	4' O.C.	B&B
VC	20	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	42" MIN. HT.	4' O.C.	B&B
SC	3	SAMBUCUS CANADENSIS	ELDERBERRY	42" MIN. HT.	4' O.C.	B&B
PERENNIAL						
HS	62	HEMEROCALLIS SPP.	DAYLILY	1 GAL.	18" O.C.	CONTAINER
PV	15	PANICUM VIRGATUM	SWITCH GRASS	2 GAL.	3' O.C.	CONTAINER
CL	42	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	2 GAL.	3' O.C.	CONTAINER
RF	4	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	1 GAL.	12" O.C.	CONTAINER



GRAPHIC SCALE



GENERAL NOTES

- All contractors shall inspect site prior to bidding to verify existing conditions for themselves.
- The Contractor shall supply all plant material in quantities sufficient to complete the plantings shown on the drawing.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc. ANSI Z60.1-1990
- All plants to be balled in burlap or container grown. No plastic burlap.
- All roots shall be dusted with appropriate mycorrhizal inoculant product, prior to planting.
- The landscape contractor shall guarantee all plant materials for one (1) full year from date of acceptance.
- Heal all construction scars with native/naturalized grass, lawn or mulch. Wetland seed mix may be used adjacent to wetland areas.

NASHUA ROAD (ROUTE 102)

(150' WIDE PUBLIC ROW) (CLASS I)

Approved by the Londonderry, NH Planning Board for Phase _____

On Date: _____

Certified by: _____

Engineering Alliance, Inc.
 Civil Engineering & Land Planning Consultants
 1950 Lafayette Road
 Portsmouth, NH 03801
 Tel: (603) 610-7100
 Fax: (603) 610-7101

PLAN OF LAND
 31 Nashua Road (Route 102)
 Tax Map 7 Lot 73-2
 Londonderry, New Hampshire

TOWN FAIR TIRE
 460 Coe Avenue
 East Haven, CT 06512

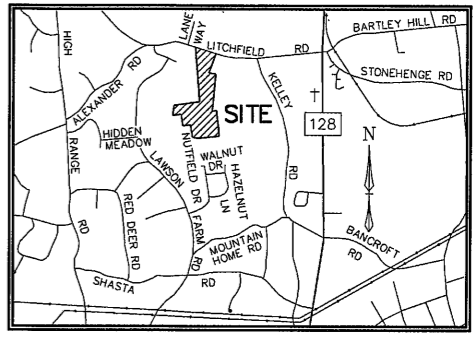
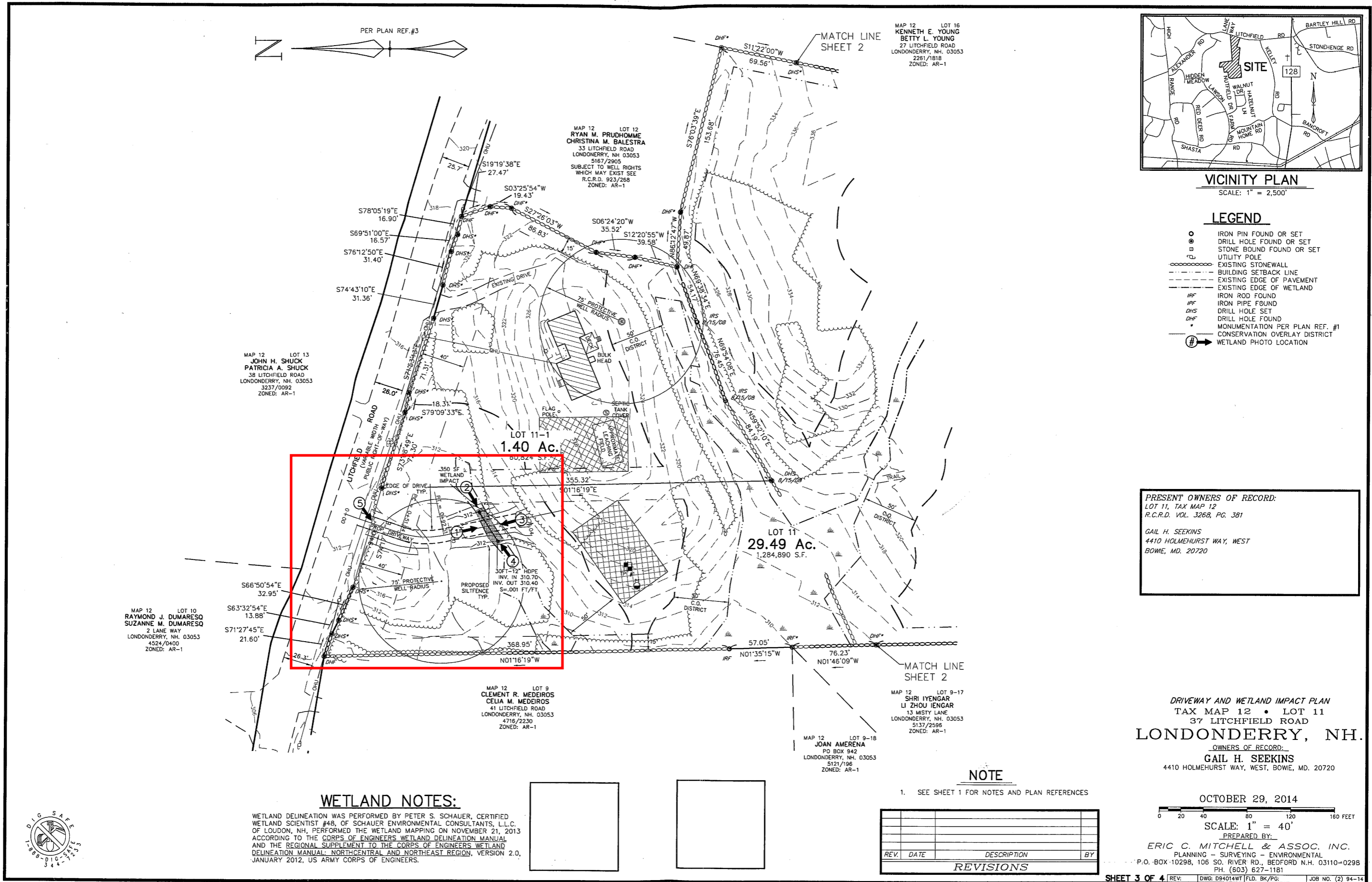
Landscaping Plan

DATE: December 12, 2014
 DWG FILE NAME: 14-18209.dwg
 PROJECT # 14-18209
 SCALE: AS NOTED
 DESIGN BY: Michael C. Laham, P.E.
 CHECKED BY: Richard A. Salvo, P.E.

APPLICANT: TOWN FAIR TIRE
 DWG. NO. C-6
 DRAWING TITLE: Landscaping Plan
 DESCRIPTION OF REVISION: _____



Londonderry Conservation Commission Meeting Minutes - December 16, 2014 - Attachment #3



- LEGEND**
- IRON PIN FOUND OR SET
 - ⊙ DRILL HOLE FOUND OR SET
 - ⊠ STONE BOUND FOUND OR SET
 - ⊕ UTILITY POLE
 - EXISTING STONEWALL
 - - - BUILDING SETBACK LINE
 - - - EXISTING EDGE OF PAVEMENT
 - - - EXISTING EDGE OF WETLAND
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - DHS DRILL HOLE SET
 - DHF DRILL HOLE FOUND
 - * MONUMENTATION PER PLAN REF. #1
 - # CONSERVATION OVERLAY DISTRICT
 - # WETLAND PHOTO LOCATION

PRESENT OWNERS OF RECORD:
 LOT 11, TAX MAP 12
 R.C.R.D. VOL. 3268, PG. 381

GAIL H. SEEKINS
 4410 HOLMEHURST WAY, WEST
 BOWIE, MD. 20720

DRIVEWAY AND WETLAND IMPACT PLAN
 TAX MAP 12 • LOT 11
 37 LITCHFIELD ROAD
 LONDONDERRY, NH.

OWNERS OF RECORD:
 GAIL H. SEEKINS
 4410 HOLMEHURST WAY, WEST, BOWIE, MD. 20720

OCTOBER 29, 2014

SCALE: 1" = 40'

PREPARED BY:
 ERIC C. MITCHELL & ASSOC. INC.
 PLANNING - SURVEYING - ENVIRONMENTAL
 P.O. BOX-10298, 106 SO. RIVER RD., BEDFORD N.H. 03110-0298
 PH. (603) 627-1181