



Londonderry Conservation Commission
Tuesday, February 11, 2014
Minutes

1 Present: Gene Harrington; Mike Considine; Truda Bloom; Marge Badois; Mike Speltz, alternate;
2 and Kellie Walsh, alternate
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4 G. Harrington called the meeting to order at 7:30 PM. He appointed K. Walsh to vote for Deb
5 Lievens. M. Speltz arrived at 7:32 and G. Harrington appointed him to vote for Paul Nickerson.
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7 Bauchman's Towing- At the January 28, 2014 meeting, Brian Bauchman, owner of 5 Enterprise
8 Drive (map 15 lot 62-2), presented a possible amendment to the site plan for his towing
9 business that was approved by the Planning Board in 2012. Because of a significant amount of
10 ledge and rock found buried on the site, B. Bauchman proposed to use some of that material in
11 place of an approved retaining wall that will abut the Conservation Overlay District (COD) buffer
12 to the west of the future building. Doing so, he said, would greatly improve the aesthetics of
13 the site, although it would increase the overall impact to the COD buffer. Whereas the
14 approved configuration that includes the retaining wall would create 1,875 square feet of
15 buffer impact, B. Bauchman estimated the use of the rock and ledge could result in as much as
16 5,000 sf. Before having the site reengineered and requesting a new Conditional Use Permit
17 (CUP) from the Planning Board, he asked on January 28 that the Commission view the
18 conditions on the site and advise him as to whether they could support such a CUP request. G.
19 Harrington had noted on January 28 that along with an increased buffer impact, there would be
20 potential future impacts due to the toe of slope associated with a rock wall as opposed to a
21 retaining wall. He and M. Considine had volunteered to make independent site visits to view
22 the conditions and report their findings at this meeting. M. Badois also visited the site after the
23 January 28 meeting and the three agreed that the conditions were as B. Bauchman had
24 described. A discussion ensued about the possibility of trying to reengineer the area in
25 question with the partial use of a retaining wall in order to minimize the increased impact,
26 however B. Bauchman stated that constructing any portion of the wall and hiring the requisite
27 structural engineer to do so would be cost prohibitive to him. M. Speltz explained that
28 aesthetics and financial considerations cannot be the sole justifications for a CUP under the
29 terms of the zoning ordinance. He suggested that while the Conservation Commission would
30 therefore not be able to support a new CUP request, B. Bauchman could seek one from the
31 Planning Board regardless. Based on the Commission's response, B. Bauchman indicated that
32 he intended to use the approved plan and not request any changes.
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34 Musquash; fundraiser use request by Destination Imagination- A Londonderry Destination
35 Imagination team recently requested the use of the Musquash Conservation Area to hold an
36 Airsoft War on March 29 as a fundraiser for cancer research (see January 28, 2014 minutes).
37 Questions were raised about specifics and M. Considine had offered to contact the
38 representative for more information. M. Considine reported that he did recently email the
39 representative but has not heard back yet.



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Musquash Field Day- Commissioners continued the discussion from the January 28 meeting regarding preparations for this annual event to take place on February 15. M. Considine said that attendance could be significant based on the recent number of visitors to the Musquash. G. Harrington suggested that if larger crowds are attending the event, the Commission may want to consider creating a more accommodating time-specific agenda for next year's Field Day.

Musquash Tour; NE Society of American Foresters- The New England Society of American Foresters contacted Chair Deb Lievens asking if a member of the Commission could join them on a tour they are giving of the Musquash Conservation Area on March 27, 2014. M. Speltz offered to contact the representative about attending.

January 28, 2014 minutes- **M. Considine made a motion to approve the minutes of the January 28, 2014 public session as written. K. Walsh seconded. The motion was approved, 4-0-2** with T. Bloom and M. Speltz abstaining as they had not attended the meeting.

Conservation funds- M. Speltz said he had not received a follow up response with additional history from the Town Finance Director regarding the information he and D. Lievens compiled regarding the history of funds appropriated for conservation purposes in Londonderry (see December 10, 2013 and January 14, 2014 minutes). He offered to contact her for an update.

Doyle acquisition- M. Speltz offered to consult with Town Council Liaison Tom Dolan as to when this potential acquisition can be placed on an upcoming Town Council agenda. The Commission recommended the purchase of a conservation easement on the property to the Town Council on January 14.

M. Speltz made motion to adjourn the meeting. M. Badois seconded. The motion was approved, 6-0-0.

The meeting adjourned at approximately 8:20 PM.

Respectfully submitted,

Jaye Trottier



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79 Associate Planner