



Londonderry Conservation Commission  
Tuesday, May 27, 2014  
Minutes

1 Present: Deb Lievens; Gene Harrington; Mike Considine; Paul Nickerson; Marge Badois; Mike Speltz,  
2 alternate; and Kellie Walsh, alternate

3  
4 D. Lievens called the meeting to order at 7:30 PM. She appointed K. Walsh to vote for Truda Bloom and  
5 M. Speltz to vote for Ben LaBrecque.

6  
7 PSNH Line Installation- Matt Cardin of TRC Environmental Solutions presented on behalf of PSNH a  
8 proposal to build a new 6.2 mile 115kV transmission line between the Scobie Pond substation in  
9 Londonderry to the Huse Road substation in Manchester with the goal to provide the “projected load  
10 requirements” to the area. All work will take place within the existing PSNH right of way and will involve  
11 both wetland and Conservation Overlay District (COD) buffer impacts, however PSNH is attempting to  
12 minimize those impacts wherever possible and permanent impacts will be limited to the spots of the  
13 new poles themselves. Wetland and COD buffer delineation has been completed and M. Cardin  
14 presented a draft series of maps outlining the proposed work (see examples in Attachment #1), along  
15 with a project summary (see Attachment #2), with the latter including a table of temporary and  
16 permanent wetland and buffer impacts. He also outlined some of the environmentally conscious  
17 methods used by PSNH in these types of projects, along with the standards to which they adhere.  
18 During this due diligence phase, PSNH is meeting with State officials and the Army Corps of Engineers as  
19 well as seeking input from groups like the Conservation Commission and the NH Natural Heritage  
20 Bureau to lessen potential impacts. M. Cardin will return to the Commission with a completed  
21 Conditional Use Permit application to address the COD buffer impacts and he was asked to submit at  
22 the same time a summary table of the specific impacts to the individual locations identified on the maps  
23 in order to better discern where the largest impacts are expected to occur. M. Cardin said he will return  
24 with that information, potentially for the June 24 meeting.

25  
26 Prologis/UPS (14-49)- Robert Duvall of TFMoran was joined by a development team to present a  
27 conceptual plan for a 600,000 square foot distribution facility on map 14 lot 49 to be built by Prologis  
28 for UPS who will be assembling and distributing materials for Pratt & Whitney. UPS will be providing  
29 inventory management and “supply chain solutions” for special aircraft engine repair kits for the  
30 aerospace manufacturer in what will be the first facility of its kind in the U.S. Along with the site  
31 improvements, Prologis is expecting to build the first 1,000 feet of Pettengill Road starting from  
32 Raymond Wiczorek Drive (see Attachment #3). B. Duvall reviewed the parking on the site, which will be  
33 designed to meet current zoning standards, but which may not all be built if it is not needed. Only 120  
34 employees are expected to be at the facility when it opens, then that number is expected to double by  
35 the time the facility is in full operation. Areas of wetland and COD buffer impacts that would be caused  
36 by the parking area on the south side of the building were reviewed, while Chris Danforth presented  
37 pictures of the six fingers of wetland involved (see Attachment #4), which he described as having limited  
38 functionality. A total of 30,000 square feet of wetland impacts in those six areas are anticipated. D.  
39 Lievens noted that if the finger of the wetland being disturbed has a connection to the greater wetland  
40 that is less than 50 feet wide, the COD buffer does not apply if the remainder of wetland is less than half  
41 an acre. B. Duvall also made note of a land swap to take place between 14-49 and map and lot 14-49-1



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42 to the east. The latter was conserved as mitigation during the Boston-Manchester Regional Airport's  
43 runway extension several years ago. For the one acre of land need of 49-1 for the new facility on 49,  
44 approximately three to four acres of lot 49 will be given to 49-1, acreage that NH Fish & Game believes  
45 to be of higher wildlife habitat value than the acre of 49-1 to be developed. Not only will the building be  
46 LEED (Leadership in Energy & Environmental Design) Certified, the development has engaged in a  
47 discussion with Town staff about using permeable pavement and infiltration in their stormwater  
48 management design. M. Speltz offered the Commission's support for the more environmentally friendly  
49 drainage approach. It was also noted that the applicant has been speaking with NH Fish & Game  
50 regarding wildlife in the area and will be employing them to do a wildlife survey of the area on top of  
51 the survey they are performing for the site itself.

52 D. Lievens asked if the potential road to the east of the building is expected to be built along  
53 with the project and B. Duvall said there are no plans to do so. When M. Speltz asked if this project will  
54 compromise the ability to draw water from the aquifer in that area, B. Duvall said that Town staff had  
55 broached the subject and that the goal is to preserve the water balance on this site to a degree beyond  
56 what is typically done. He added that this site will actually experience very little truck traffic which will  
57 lessen the potential for pollutants and road salt to impact the ecosystem there, although those issues  
58 will still be considerations in the overall drainage design. He also noted that the requisite Alteration of  
59 Terrain permit from DES necessitates groundwater recharge, so those standards will have to be met as  
60 well.

61 Beyond those concerns, Commissioners had no objections to the project. M. Speltz asked if the  
62 applicant could perform some aquifer mapping and forward it to the Commission, although he also  
63 thought Town staff might be able to assist with that request. He also asked that in view of the team  
64 returning for more discussion at the June 24 meeting, any results that have been obtained up to that  
65 point in the wildlife survey be presented as well.

66  
67 Wallace Farm Workforce Housing project- Wetland scientist Luke Hurley of Gove Environmental  
68 Services was present to confirm the final determination of COD buffer impacts associated with this  
69 development on map 16, lots 1 and 3. When the Commission voted to recommend approval of the  
70 Conditional Use Permit to the Planning Board, they had conditioned it on several things, one of them  
71 being "the confirmation of the total buffer impact being 30,550 sf" (see January 14, 2014 minutes),  
72 since there was some confusion at the time as to the final totals. It was recently discovered that the  
73 total impacts did indeed exceed 30,550 sf by almost 14,000 sf, therefore the applicant requested  
74 meeting again with the Commission to reaffirm the CUP recommendation. D. Lievens noted that the  
75 plan itself has not changed from that which was presented at the January 14 meeting and that this  
76 version was a significant improvement over the original plan in terms of decreased wetland and buffer  
77 intrusions. If the Commission still supported the CUP application, a vote would need to be taken for  
78 the record because of the aforementioned condition. **D. Lievens entertained a motion to reaffirm  
79 the Commission's recommendation to the Planning Board that they approve the CUP based on the  
80 verification of 44,320 sf of COD buffer impact and with the remaining previous conditions regarding  
81 mitigation and COD buffer signs. G. Harrington so moved. M. Considine seconded. The motion was  
82 approved, 7-0-0.**



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Monitoring- Monitoring coordinator T. Bloom was unable to attend this meeting but asked by email that Commissioners, who were all previously assigned the monitoring of specific conservation easements, perform at least one inspection before the next meeting.

M. Speltz provided an update regarding the 26 easements that were part of the Carousel and Tyler Estates developments (Map 5, Lots 31 and 21; see September 24, October 8, and October 22, 2013 and April 22, 2014 minutes), which were mandated by the State Wetlands Bureau as mitigation for wetland impacts associated with the developments. He said he has sent two emails to DES about the matter but has not yet received any response. He will continue to reach out to DES.

Higgins easements (9-57-10 and 9-85)- The new owner of map 9 lots 85 and 57-10, which both have conservation easements on them recently sent a request via email for the Commission to provide input a plan to raise 12 Angus cows on the land:

“I will not be charging for the use of the land. The property to be used is 009-85-1 and 009-57-1 which encompasses about 18 acres. Some of the land is open field and some of the land is wooded. The existing fence lines are being repaired to ensure proper containment. There will be no commercial activity or land clearing of any kind - it will be strictly agricultural use.

“The plan is to have one dozen (12) cows, a number that the 18 acres should easily be able to sustain without excessive noise, smell or annoyance to the community. I've checked with Mary Pinkham-Langer from the State of NH regarding the Current Use law and gotten a verbal confirmation that it appears to be the proper use. I have reviewed the Londonderry NH conservation agreements of both parcels and believe I've adhered to the guidelines for the intended use of the land. Since the land parcels are under conservation however, I wanted to be sure to inform all the proper parties.”

Concerns were expressed about manure being in close proximity to the stream/wetland that runs through 57-10 and over whether the amount of acreage would be sufficient for the number of cows under current Best Management Practices (BMPs). It was therefore decided to advise the owner through staff to contact the University of New Hampshire Cooperative Extension to review the BMPs (per the conservation easement deed) and to arrange for one of their livestock specialists to walk the site and provide input. Staff was also directed to invite the owner to the next available meeting to review the results once those tasks are complete.

SPNHF Annual Meeting- M. Speltz announced that the annual meeting of the Society for the Protection of NH Forests will take place on September 27 in Londonderry and will feature three



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124 separate hikes. He will be leading one in the Musquash Conservation Area and requested D. Lievens'  
125 assistance. He asked for other volunteers to represent the Commission on the hikes through the Town  
126 Forest/historic area that will end at Mack's Orchard on Mammoth Road as well as one on the Bockes-  
127 Ingersoll property, to be led by the Town Forester.

128  
129 Faucher Road beaver dam- M. Considine reported that this dam at the end of Faucher Road, which the  
130 Commission dismantled in part at the end of 2013, has been built back up beyond what it was  
131 previously. It was decided to re-hire the specialist who removed three beavers from the lodge last  
132 year to install a beaver baffle. With the end of the fiscal year drawing near, D. Lievens entertained a  
133 motion to authorize her to use remaining FY2014 line item budget funds to hire the specialist to  
134 perform the necessary work. **M. Speltz made a motion to authorize the Chair to expend an amount  
135 not to exceed \$2,500 from the remainder of the line item budget and from the Conservation Fund if  
136 necessary to contract with a beaver specialist to work on the beaver dam at the end of Faucher  
137 Road. M. Considine seconded. The motion was approved, 7-0-0.**

138  
139 Target Shooting in the Musquash- M. Considine provided an update on the increasing target shooting  
140 activity taking place in the Musquash Conservation Area. He reported that he encountered six  
141 separate occasions on his own over the past two weeks and because of one, he noticed evidence  
142 indicating that bullets are most likely leaving the boundaries of the Musquash. He reported three of  
143 the incidents to the Londonderry Police but was told the second time that they had no authority to  
144 prohibit with the activity. One of the groups of shooters expressed to M. Considine that the police  
145 supposedly told them that the area where they were shooting was considered a safe place, but the  
146 individuals were actually shooting towards a trail (see Attachment #5). The Town's GIS Coordinator  
147 had previously determined that with the existing network of trails, it was geometrically impossible to  
148 locate a "safe place" to shoot in the Musquash. M. Considine toured the Musquash with Town  
149 Councilor Jim Butler, who in turn took the information to the Council and proposed a town-wide  
150 ordinance to prohibit target shooting (specifically) on Town owned land. The Council directed the  
151 Town Manager to investigate whether any similar ordinances have been enacted in other NH towns.  
152 M. Considine learned from NH Fish & Game that Merrimack, Bow and a seacoast town have all limited  
153 target shooting on town owned property, indicating that it is a possibility.

154 The police expressed to M. Considine that they receive a significant number of phone calls daily  
155 about target shooting in the Musquash. Because the Town Council announced they will be taking  
156 public input on the matter at a future meeting, M. Considine asked that the Commission reach out to  
157 the public to ensure they know their input is useful, if in fact they have complained and been told that  
158 'nothing can be done.'

159  
160 Musquash trails (vernal pools)- D. Lievens said she received word from NH Fish & Game about a  
161 concern that some of the trails in the Musquash are close to vernal pools. M. Considine stated that  
162 the ongoing trail work keeps trails out of wet areas specifically. He asked that Fish & Game give the  
163 Commission the locations where this has been noticed.

164



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165 April 22, 2014 minutes- **G. Harrington made a motion to approve the minutes of the April 22, 2014**  
166 **public session as written. M. Considine seconded. The motion was approved, 6-0-1** with P.  
167 Nickerson abstaining as he had not attended the meeting.

168  
169 Chair D. Lievens left the meeting and Vice Chair G. Harrington took over as Chair.

170  
171 DRCs- 1. Southbrook Court in Manchester (off Checkerberry Lane) - Map 887A Lot 144 (Manchester);  
172 Comments:None.

173  
174 2. Fairwind Properties Site Plan - Map 28 Lot 31-1;  
175 Comments: Where is the snow storage?

176  
177 3. 3 & 9 Alexander Road Lot Line Adjustment- Map 12 Lots 4 & 4-4;  
178 Comments:None.

179  
180 4. Hall; Two Lot Subdivision - Map 10 Lot 40;  
181 Comments:None.

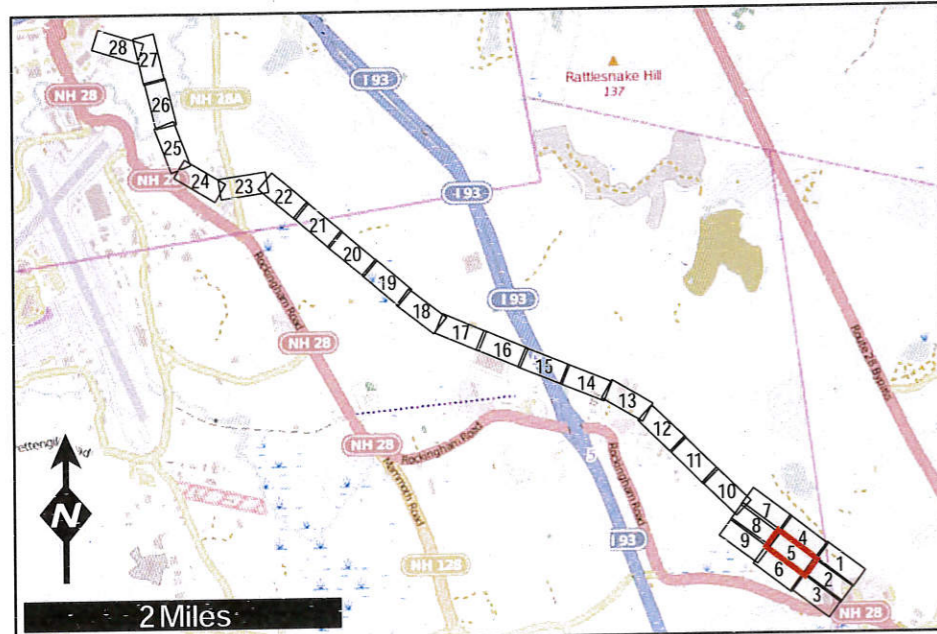
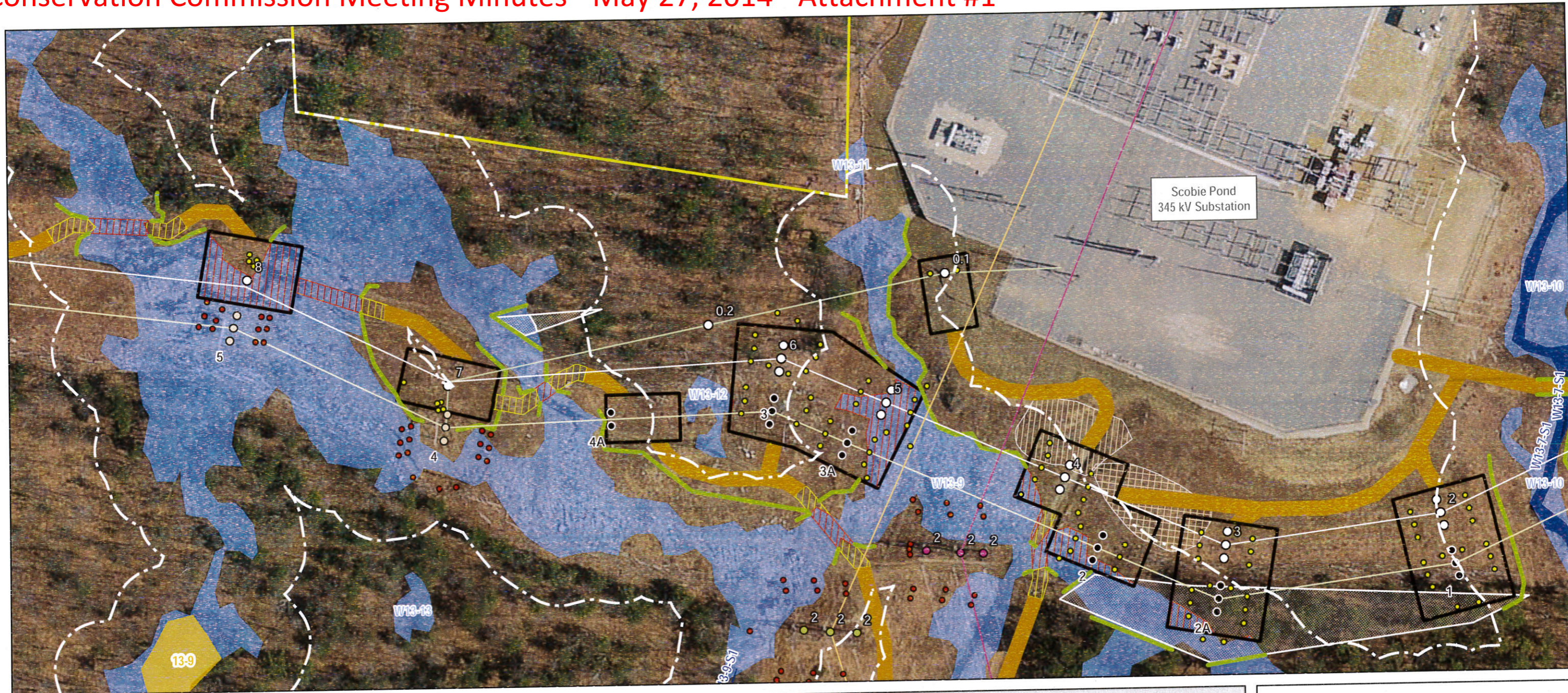
182  
183 **P. Nickerson made motion to adjourn the meeting. M. Speltz seconded. The motion was approved,**  
184 **7-0-0.**

185  
186 The meeting adjourned at approximately 10:00 PM.

187  
188 Respectfully submitted,

189  
190  
191 Jaye Trottier  
192 Associate Planner


# Conservation Commission Meeting Minutes - May 27, 2014 - Attachment #1



Approximate ROW	Proposed W-144 Structure	Proposed Work Area	TRC Delineated Stream
Line W144	Existing I-158 Structure	Access Road	TRC Delineated Vernal Pool
Line 144 ADSS	New I-158 Structure	Upland Matting	TRC Delineated Wetland
Line I158	326 Structure	Wetland Matting	Surface Water
Line 326	380 Structure	Excavation Area	CSP A Buffer
Line 380	Existing Guy Anchors	Fill Area	50ft
OPGW	Proposed Guy Anchors	Proposed Tree Clearing	250ft
		Erosion Controls	Londonderry 100ft & 50ft Resource Buffer

**NOTE:** Contractor shall restrict work within the designated work areas unless otherwise directed by PSNH  
 Coordinate System: NAD 1983 StatePlane New Hampshire FIPS 2800 Feet

**DRAFT**  
 Sources: ESRI, TRC, PSNH



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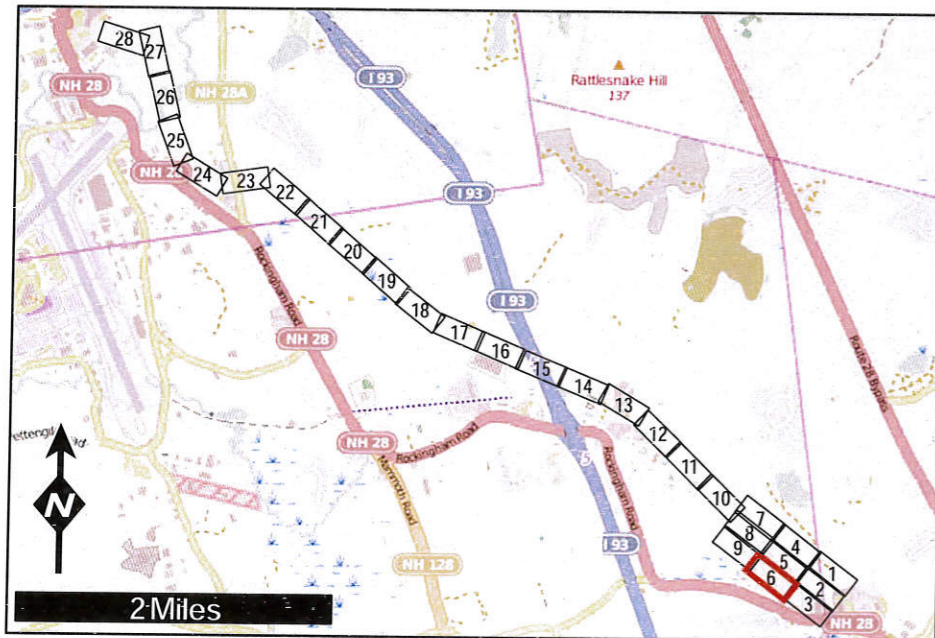
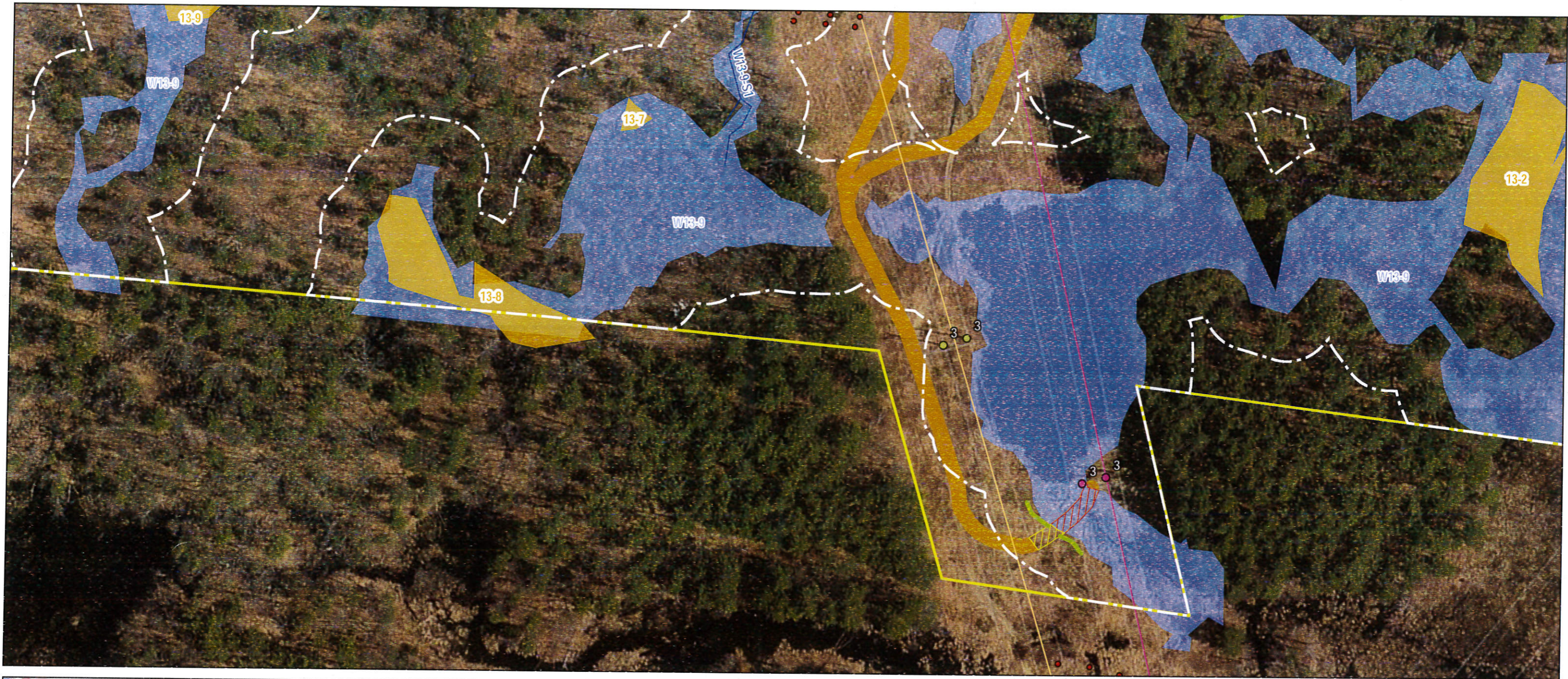
Line # W144  
Scobie Pond S/S to Huse Road S/S  
Access, Erosion, and Matting Plan  
*Manchester & Londonderry, NH*

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Map 5 of 28

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5/27/2014  14 Gabriel Drive  
Augusta, ME 04330




Approximate ROW	Proposed W-144 Structure	Proposed Work Area	TRC Delineated Stream
Line W144	Existing I-158 Structure	Access Road	TRC Delineated Vernal Pool
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Coordinate System: NAD 1983 StatePlane New Hampshire FIPS 2800 Feet

**DRAFT**

Sources: ESRI, TRC, PSNH



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**Line # W144**  
**Scobie Pond S/S to Huse Road S/S**  
**Access, Erosion, and Matting Plan**  
*Manchester & Londonderry, NH*

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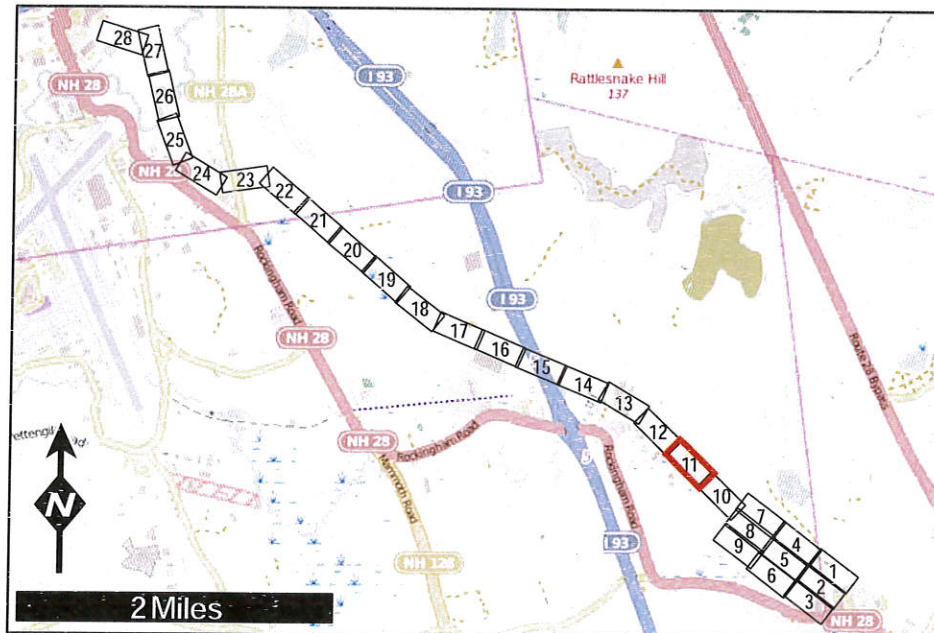
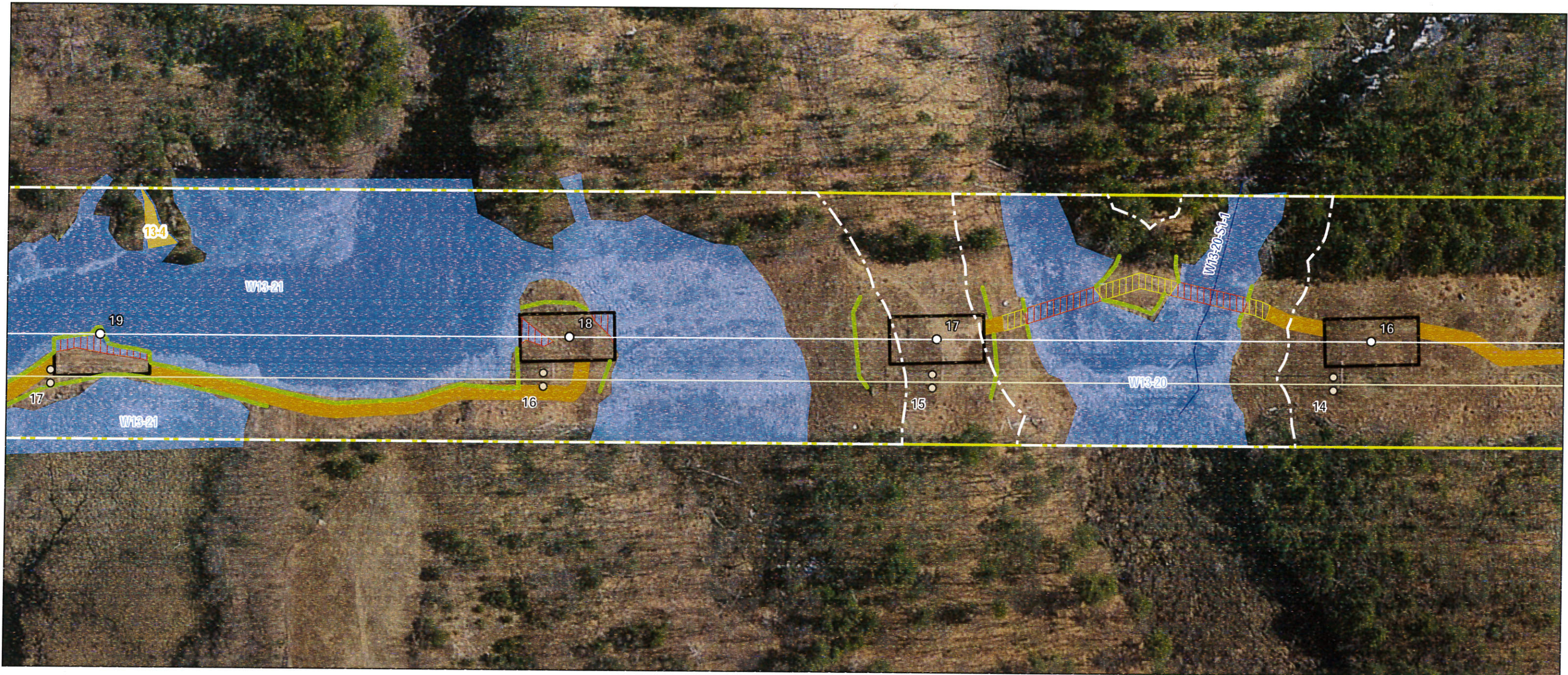
**Map 6 of 28**

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5/27/2014



14 Gabriel Drive  
Augusta, ME 04330




<ul style="list-style-type: none"> <li> Approximate ROW</li> <li>Line W144</li> <li>Line 144 ADSS</li> <li>Line I158</li> <li>Line 326</li> <li>Line 380</li> <li>OPGW</li> </ul>	<ul style="list-style-type: none"> <li> Proposed W-144 Structure</li> <li> Existing I-158 Structure</li> <li> New I-158 Structure</li> <li> 326 Structure</li> <li> 380 Structure</li> <li> Existing Guy Anchors</li> <li> Proposed Guy Anchors</li> </ul>	<ul style="list-style-type: none"> <li> Proposed Work Area</li> <li> Access Road</li> <li> Upland Matting</li> <li> Wetland Matting</li> <li> Excavation Area</li> <li> Fill Area</li> <li> Proposed Tree Clearing</li> <li> Erosion Controls</li> </ul>	<ul style="list-style-type: none"> <li> TRC Delineated Stream</li> <li> TRC Delineated Vernal Pool</li> <li> TRC Delineated Wetland</li> <li> Surface Water</li> <li> CSPA Buffer</li> <li> 50ft</li> <li> 250ft</li> <li> Londonderry 100ft &amp; 50ft Resource Buffer</li> </ul>
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NOTE: Contractor shall restrict work within the designated work areas unless otherwise directed by PSNH

Coordinate System: NAD 1983 StatePlane New Hampshire FIPS 2800 Feet

**DRAFT**

Sources: ESRI, TRC, PSNH



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Line # W144  
Scobie Pond S/S to Huse Road S/S  
Access, Erosion, and Matting Plan  
Manchester & Londonderry, NH

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Map 11 of 28

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5/27/2014



14 Gabriel Drive  
Augusta, ME 04330

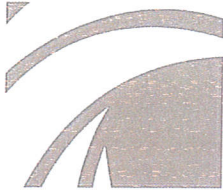




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**Town of Londonderry Conservation Commission**  
**Pre-Application Meeting**  
**PSNH W144 115kV Line Installation – Londonderry to Manchester, NH**

Attendance

May 27<sup>th</sup>, 2014

Town of Londonderry Conservation Commission  
Matt Cardin – TRC Environmental

**Project Brief**

ISO New England's 2012 Regional System Plan<sup>1</sup> determined that PSNH needs to build a new 115kV transmission line between the Huse Road Substation in Manchester to the Scobie Pond Substation in Londonderry (6.2 miles). The reason that this line needs to be built is to meet the projected load requirements for the Nashua, Manchester and Concord areas as well as a significant portion of the total NH projected load requirements. The proposed project occurs entirely within the Town of Londonderry and the City of Manchester, NH. The majority of the proposed W144 line will co-occur within an existing 175 foot wide cleared ROW adjacent to the existing I158 line (115 kV line). The existing ROW extends beyond the cleared corridor and is approximately 265 ft wide along its length except for a 1,750-foot portion near Huse Road where the ROW expands to approximately 500 ft. wide. Approximately 91,509 s.f. of ROW expansion is proposed beyond the existing cleared ROW in order to accommodate the new W144 line.

The proposed construction will involve limited permanent impacts associated with pole structures and forest conversion as well as temporary impacts associated with construction access and work areas. Consultations with the Natural Heritage Bureau, NH Fish and Game and the ACOE Section 106 (historic resources) were conducted. Natural resource surveys were conducted during the 2013 growing season, including vernal pools and Phase 1A archeological survey. All surveyed resources are shown on the Preliminary Resource Impact Maps dated February 11, 2013. An anticipated construction date is scheduled for winter 2015.

Wetland impacts pertaining to the Town of Londonderry's Conservation Overlay District (Section 2.6.3) consist of both permanent and temporary impacts to both named wetlands and streams and wetlands larger than ½ acre in size as well as permanent and temporary impacts to the associated 100 ft. and 50 ft. buffers. Proposed impacts are associated with transmission line structures, temporary access ways and construction pads and permanent ROW conversion (expansion). It is understood that, per Section 2.6.3.4.1.1 the following propose use is permit-able under a Conditional Use Permit issued by the Town of Londonderry Planning Board.

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<sup>1</sup> ISO New England Inc. (ISO) is the not-for-profit corporation responsible for the reliable operation of New England's power generation and transmission system. It also administers the region's wholesale electricity markets and manages the comprehensive planning of the regional power system. The 2012 Regional System Plan identifies the region's electricity needs for 2012 through 2021.

## Project Details

### Londonderry Conservation Overlay District

- Proposed wetland and buffer impacts to Brickett Meadow (W13-36) and Peat Bog (W13-21 and W13-21)
- Proposed wetland and buffer impacts to numerous wetlands larger than ½ acre
- Proposed buffer impacts to Shields Brook – stream crossing area is currently culverted
- Proposed wetland and wetland buffer conversion for ROW expansion

<b>Town of Londonderry Conservatin Overlay District Wetland Impacts PSNH W144</b>	
<b>Type</b>	<b>Impacts in SF*</b>
Permanent Wetland Impacts (Poles)	216
Temporary Wetland Impact (access & construction pads)	27,358
Londonderry COD Permanent Buffer Impact (Poles)	110
Permanent Wetland Conversion - ROW Clearing	7,528
Londonderry COD Permanent Wetland Buffer Conversion - ROW Clearing	8454

\* - Preliminary impact numbers

### Sensitive Resources

- Wetland/Streams – Wetland and stream resources were surveyed by TRC scientist in 2013
- Vernal Pools – Several vernal pools were identified within the project area – Spring 2013
- No RTE plant records occur within project vicinity
- Natural Communities
  - Medium level fen system
  - \*Seasonally flooded red maple swamp
- Species:
  - \*Banded sunfish (*Enneacanthus obesus*) - SC
  - Blanding's turtle (*Emydoidea blandingii*) - E
  - Common Nighthawk (*Chordeiles minor*) – E
  - Redfin pickerel (*Esox americanus americanus*) – SC
  - \*Spotted turtle (*Clemmys guttata*) - T
  - Upland sandpiper (*Bartramia longicauda*) – E

\* Species/community that directly occur or are hydrologically connected to the project area

- Cultural Resources
  - Phase 1A was conducted by Ned Moore, TRC
  - The assessment identified eight areas considered sensitive for Precontact resources and one Precontact site.
  - If project designs will affect any portion of the site or sensitive areas identified within this report, then TRC recommends subsurface testing of the affected areas prior to any ground disturbing activities (Phase 1B).

### Construction

- Approximately 83 new structures (wooden H-frames and Steel mono pole construction)
- Re-place 7 existing I-158 structures (wooden H-frame)
- Re-place anchors on (6) I-158 structures and (2) 326 structures near to Scobie Pond S/S
- Expand existing ROW in 5 separate areas
- Re-grading adjacent to Scobie Pond Substation (western corner)
- Cross I-93 and Great Cohas Brook

### Proposed Impacts

- Approximately 700 s.f. of permanent wetland impacts
- Proposed wetland impacts:
  - Approximately 35 poles proposed in wetland.
  - Approximately 199,045 s.f. of temporary wetland impacts (use of timber mats and low impact machinery)
    - Manchester – 113,042 s.f. temporary impacts
    - Londonderry – 86,002 s.f. temporary impacts
  - 8,167 sq. ft. forested wetland conversion (ROW expansion)
  - No direct impacts to vernal pools.
  - Stream crossings:
    - Two perennial stream crossings and 1 intermittent stream crossing. All span bank to bank for access only.
- Forest Conversion – approximately 95,000 s.f.
- Grading area –13,900 s.f.

### Construction Information

- Proposed wooden poles are pressure treated and preserved with pentachlorophenol. Data indicates that preservative compound weathers by sunlight and vaporizes into the air rather than directly into soil and water.

### **Potential Permits**

#### Federal

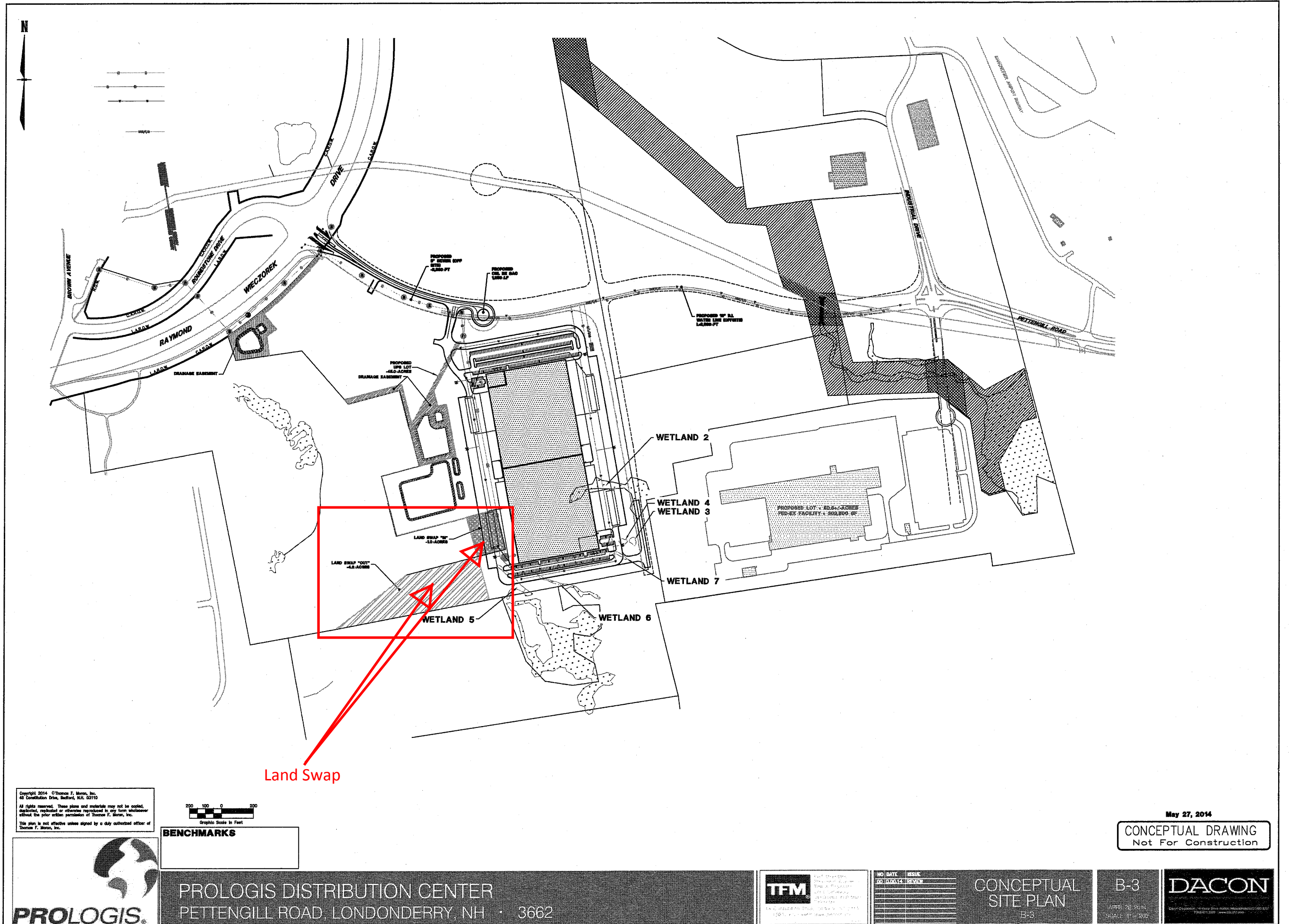
- ACOE SPGP/IP
- Federal Aviation Administration (FAA)
- NPDES Permit

#### State

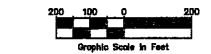
- NHDES Standard Dredge and Fill – Major
- Shoreland Protection Act Permit

#### Local

- Town of Londonderry Conditional Use Permit
- City of Manchester (ZBA) Variance



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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



**BENCHMARKS**



**PROLOGIS DISTRIBUTION CENTER**  
PETTENGILL ROAD, LONDONDERRY, NH • 3662



NO	DATE	ISSUE
001	04/01/14	REVIEW

**CONCEPTUAL SITE PLAN**  
B-3

May 27, 2014  
**CONCEPTUAL DRAWING**  
Not For Construction

B-3  
APRIL 28, 2014  
SCALE 1" = 200'





Wetland #2: Upper, eastern end of wetland near the property boundary

Wetland Functions: Groundwater Recharge, Wildlife Habitat



Wetlands #2: Lower, western extent of wetland where surface water recharges to groundwater

Wetland Functions: Groundwater Recharge, Wildlife Habitat



Wetland #3: Small Isolated Forested Wetland adjacent to the southeasterly property boundary

Wetland Functions: Wildlife Habitat



Wetland #4: Small Isolated Forested Wetland resulting from a skidder rut located west of Wetland #3

Wetland Functions: Wildlife Habitat





Wetland #5: Upper End of Forested Wetland at the southern property boundary draining northerly into the site

Wetland Functions: Groundwater Recharge, Wildlife Habitat



Wetland #5: Lower End of Forested Wetland. Surface water returns to subsurface condition, recharging the groundwater table.

Wetland Functions: Groundwater Recharge, Wildlife Habitat



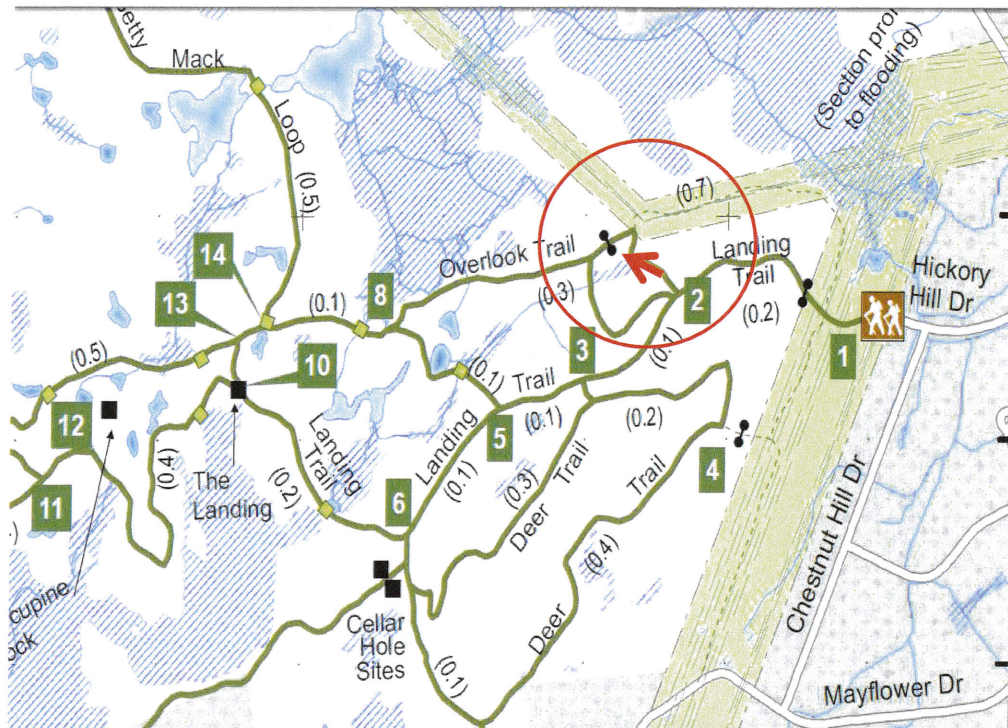
Wetland #6: Narrow forested wetland flowing onto the site from the south end and terminating at the bottom of the slope.

Wetland Functions: Wildlife Habitat



Wetland #7: Lower End of Narrow Forested Wetland. Short channelized sections from ephemeral flows that recharge to the groundwater table.

Wetland Functions: Wildlife Habitat



**Mother's Day 2014 – Shotgun and 12mm fired into tree on Overlook Trail**