



Londonderry Conservation Commission
Tuesday, August 26, 2014
Minutes

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

3
4 D. Lievens called the meeting to order at 7:32 PM. She appointed M. Speltz to vote for Paul
5 Nickerson.

6
7 PSNH Line Installation (CUP)- Matt Cardin of TRC Environmental Solutions and Laura Games of
8 Public Service of New Hampshire continued the presentation that began at the May 27, 2014
9 meeting of PSNH's proposal to build a new 6.2 mile 115kV transmission line. The line would
10 run within the existing utility right of way, alongside an existing line, between the Scobie Pond
11 substation in Londonderry and the Huse Road, Manchester substation. It is designed to
12 provide anticipated load requirements to the southern NH area and increase reliability of the
13 current system.

14 Eighty three new poles will be installed, causing impacts to wetlands as well as the
15 Conservation Overlay District (COD) buffer within Londonderry. Wetland impacts were
16 discussed previously and the Commission sent a recommendation of approval to the State
17 Wetlands Bureau regarding a Dredge and Fill permit after reviewing the application (see July 10
18 minutes). Of the 84,184 square feet of wetlands to be impacted, the majority would be
19 temporary and only 216 sf would be permanent. Similarly, COD buffer impacts would largely
20 be temporary (109,211 sf), with only 716 sf being permanent. Wetland conversion amounts
21 were discussed as well, with M. Cardin explaining that the term used by the State refers to the
22 selective cutting within a forested wetland that transforms it to the scrub/shrub classification.
23 Conversion of various wetlands and associated buffers will take place in areas where expansion
24 of the right of way within the limits of the easement will occur. Although permanent wetland
25 and buffer conversion totals will amount to 7,528 and 8,454 sf respectively, M. Cardin
26 explained that the functions and values of those wetlands and buffers will not be diminished
27 and, in fact, the conversion will add to the variety of wetland habitat.

28 M. Cardin explained that alternative routes for the new line were investigated as part of
29 the due diligence phase, but ultimately it was determined that the current proposal would
30 impose the least environmental intrusion. At the May presentation, the Commission had
31 requested that M. Cardin have areas of notable impact identified when he returned with the
32 Conditional Use Permit (CUP) application. M. Cardin briefly reviewed two larger areas of buffer
33 intrusion around Peat Bog and Bricketts Meadow (see Attachments #1 and #2 respectively), as
34 well as restoration techniques and erosion control methods. D. Lievens inquired about regular
35 maintenance of vegetation with the right of way verified and M. Cardin stated that cutting only
36 occurs to ensure no vegetation interferes with the functionality of the lines. Furthermore, low
37 impact methods are used and Best Management Practices are observed. L. Games also stated
38 that whenever possible, such work is done during times when the ground is frozen to minimize
39 impacts. M. Speltz inquired about the plans for mitigation to compensate for environmental
40 impacts. M. Cardin explained that such a plan is being developed and typically results in a fee
41 donation in lieu of a direct land purchase by PSNH. M. Speltz offered to help facilitate the



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42 purchase of land in Londonderry for mitigation purposes, something preferred by all parties
43 involved, with the assistance of the Southeast Land Trust of NH.

44 **G. Harrington made a motion to recommend approval of the Conditional Use Permit**
45 **as presented to the Planning Board. M. Speltz seconded. The motion was approved, 6-0-0.**

46
47 62 Adams Road- Jack Szemplinski, owner of map 6 lot 113-1 (62 Adams Road), presented an
48 overview of a proposed lot line adjustment to reconfigure his landlocked piece of property
49 along with two other lots owned by a separate party (6-90 and 90-1) in order to gain access to
50 Adams Road. He said no wetland impacts were anticipated and that Conservation Overlay
51 District (COD) buffer would not apply since the properties are existing lots of record.
52 Commissioners pointed out, however, that since the lot line adjustment is considered a
53 subdivision, any grandfather status regarding the COD buffer would cease to exist and the
54 applicable 50 and 100 foot buffers would need to be considered. If it turns out that the
55 proposed access way crosses a buffer, a Conditional Use Permit (CUP) could be sought for what
56 is an allowed use under the zoning regulations. Since the use appeared to be a reasonable one,
57 Commissioners did not anticipate any issues regarding a proposed CUP application. J.
58 Szemplinski argued that a lot line adjustment would not be considered a subdivision, therefore
59 the buffer requirements would not be enacted, but he agreed to contact the Zoning
60 Administrator and Town Planner for their input.

61
62 Proposed agricultural use on conservation ("Higgins") easements- Diane Vautier, owner of lots
63 85-1 and 57-10 on map 9, both of which include conservation easements commonly known as
64 the Higgins easements, informed the Commission about the introduction of four Angus cows
65 on lot 85-1 for her personal use. She explained that fencing has been reestablished around
66 both lots, including fencing on their common property line, which includes a gate to allow
67 access between the two. After consulting with the University of New Hampshire Cooperative
68 Extension regarding space guidelines for cattle, she determined that she presently has
69 abundant area for the four cows. She has also contacted the majority of abutting property
70 owners to explain the presence of the cows and said she did not receive any objections. The
71 abutter she did not contact was Sugar Plum Hill LLC, owner of map 10 lot 13. (Realizing his
72 proximity to this property as a homeowner of 18 Sugar Plum Lane, M. Speltz recused himself
73 from any decisions to be made by the Commission and said he would only offer comment as a
74 resident). The rationale behind not contacting the owner of 10-13, D. Vautier explained, was
75 that she assumed the cows would not be able to cross the wetland on lot 9-57-10 to get to
76 anything east of the property. G. Harrington stated, however, that it would not be impossible
77 for the cows to cross it, and Commissioners expressed concern for the impact on water quality
78 that the presence of the cows could have. G. Harrington also reviewed the easement deeds for
79 both lots and stated that while lot 85-1 allowed for agricultural uses (including those of a
80 commercial nature), uses on lot 57-10 are restricted to specific forestry and recreational
81 activities, therefore the grazing of livestock could not take place there. D. Vautier stated that
82 she would keep the gate between the two lots closed, which would also keep the cows at a



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83 distance from the wetland. M. Speltz asked for and was granted the opportunity to speak as a
84 resident. He stated that he had previously emailed D. Vautier a link to the NH Department of
85 Agriculture when she first approached the Commission about presenting this use to them. He
86 encouraged her to use the link to educate herself on Best Management Practices related to
87 animals and wetlands/wetland buffers, even though the cattle would be restricted to lot 85-1.
88 D. Lievens requested that D. Vautier put in writing a brief summary of how the property is
89 being used agriculturally so it is documented in the easement file for lot 85-1.

90 D. Vautier also followed up on the issue of posting the land against trespassers, which
91 was brought to her attention when she first contacted the Commission. Because the
92 easements specify the ability for public access, she has removed all but one of the "No
93 Trespassing" signs, which she verified she will be removing. Both easement deeds expressly
94 prohibit hunting, which was D. Vautier's original goal in posting the property, therefore she has
95 specifically posted "No Hunting" signs instead. She thanked the Commission for their time and
96 confirmed that she would submit a summary for placement in the Town's easement file.

97
98 The Grand Estates at Londonderry- Engineer George Chadwick of Bedford Design Consultants
99 presented this 110-unit 55+ rental housing project proposed for map 7, lots 132-8, 9, and 13-
100 20. Those lots are to be consolidated and portions of Golen Drive and Reed Street which both
101 intersect the area from different directions will be discontinued. Several variances needed to
102 accommodate the project have been obtained from the Zoning Board of Adjustment. The
103 project will make use of municipal sewer and water and will extend natural gas access to the
104 site. Wetland mapping has been completed and has identified four areas of wet within the
105 combined area, only one of which is large enough to trigger of the 50-foot Conservation
106 Overlay District (COD) buffer. G. Chadwick reviewed the proposed closed drainage system,
107 which is designed to collect, treat and either infiltrate stormwater or release it into the
108 wetland. Since infiltration is not recognized by Town regulations in terms of stormwater
109 management calculations, detention basins will be located on the northwestern side of the
110 project to ensure that the amount and rate of runoff between pre and post-construction phases
111 will not increase. Grading associated with one of the basins will cause some impact to the COD
112 buffer. G. Chadwick had assumed that since this grading is identified in the zoning ordinance as
113 a permitted use within the COD buffer, a Conditional Use Permit (CUP) would not be required.
114 He was informed that permitted uses still require approval of a CUP by the Planning Board. G.
115 Chadwick asked to be included on the Commission's September 23 agenda so that he could
116 seek a recommendation of that approval from the Commission prior to an anticipated public
117 hearing with the Board on October 1. Commissioners recommended that the basin be
118 relocated to remove the grading from the buffer, however G. Chadwick advised that doing so
119 would impact one of the smaller wetlands, which he believed to actually be of higher value
120 than the larger wetland. M. Speltz asked that the wetland scientist who delineated the
121 wetlands submit his opinion as to which of the two wetlands is of higher functionality.

122 Snow storage on the site was reviewed, as was the landscape plan. G. Chadwick said
123 "no-cut" buffer signage will be used to protect the small wetlands around the site, but did not



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124 feel the buffer of the larger wetland would need the signs since people would not likely use
125 that area. The Commission asked, however, that COD signage be placed along that buffer,
126 particularly to demarcate for landscapers exactly where the no-cut zone is.

127 G. Chadwick also requested inclusion on the September 23 agenda to present a separate
128 Assisted Living Facility project on lots 132-1, 2 and 10-12 which abut this project to the west.
129 This proposal also received a variance from the Zoning Board and will therefore be proceeding
130 soon to the Design Review portion of the Town's approval process.

131

132 DRCs (2); 1) The Grand Estate at Londonderry Site Plan (7-132-8, 9 & 13-20)-

133 Comments: Be sure to place COD buffer markers (a/k/a "no cut" signs) on the wetland
134 buffer adjacent to Route 102. Please move the erosion controls to the toe of the slope.

135 2) The Grand Estate at Londonderry Lot Line Adjustment Plan (7-132-8, 9 & 13-20) -

136 No comments.

137

138 Outdoor Recreation Guide- The final presentation of this guide scheduled for this meeting
139 had to be postponed. Commissioners discussed moving ahead regardless with plans to
140 provide an update to the Town Council at their September 8 meeting. While a final vote by
141 the Commission could not take place this evening, it was decided that the consensus of
142 approval was sufficient since the presentation to the Council was simply an informational
143 update.

144

145 Policies/Municipal Code- D. Lievens stated that she recently forwarded policies adopted by
146 the Conservation Commission to the Town Manager in response to a request by a Town
147 Councilor to include such policies in the Town's Municipal Code. This would include the
148 policy regarding camping on Town conservation land as well as the wording voted on recently
149 by the Commission for signs posted at the Kendall Pond Conservation Area restricting parking
150 hours. D. Lievens said she will follow up with the Town Manager and also suggested the
151 adoption of a general "carry in/carry out" policy for conservation areas.

152

153 SPNHF Annual Meeting- At the May 27 meeting, M. Speltz asked for volunteers amongst
154 Commissioners to assist in three separate hikes to take place in Londonderry at the annual
155 meeting of the Society for the Protection of NH Forests on September 27 (see May 27
156 minutes). He provided information at this meeting to the various volunteers and a brief
157 coordination session took place.

158

159 Target shooting in the Musquash- A public workshop is scheduled to take place at a
160 September Town Council meeting on this subject, however M. Considine stated he is unaware
161 at this point on which agenda it will be featured.

162

163 Monitoring/Stewardship- D. Lievens announced that the Rockingham County Conservation
164 District submitted the required annual monitoring report for the Merrill Farm easement on



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165 map and lot 17-6. There were no issues to report.

166

167 NHACC annual meeting- G. Harrington reminded Commissioners that the 44th annual meeting
168 of the New Hampshire Association of Conservation Commissions will take place on November
169 1.

170

171 July 22, 2014 minutes- **G. Harrington made a motion to approve the minutes of the July 22,**
172 **2014 public session as written. B. LaBrecque seconded the motion. The motion was**
173 **approved, 6-0-0.**

174 **G. Harrington made a motion to approve the minutes of the July 22, 2014 non-public**
175 **session as written. M. Speltz seconded the motion. The motion was approved, 6-0-0.**

176

177 Faucher Road beaver dam- M. Considine gave another update about the rebuilding of this
178 dam at the end of Faucher Road, which the Commission dismantled in part at the end of
179 2013. While a beaver baffle was installed over the summer by a wildlife specialist used by the
180 Commission in the past, M. Considine recommended rehiring him to place traps at the lodge
181 because of the rising water. There was no objection to M. Considine contacting the specialist.

182

183 Town Forest/Master Plan Implementation Committee (MPIC)- M. Speltz reported that he and
184 Town Sexton Kent Allen recently toured portions of the Town Forest so K. Allen could
185 demonstrate where he would like to add a loop to the walking trail created in 2013. M. Speltz
186 described the area as already having old logging skid trails. He also informed the Commission
187 that he would be submitting a map to the Master Plan Implementation Committee identifying
188 potential parking areas adjacent to the Town Common/Town Forest. He explained that other
189 Committee members have discussed adding parking to the Common and Forest, however he
190 is advising that what should be added instead are safe access points from existing parking
191 areas such as those at the two churches abutting the Common area.

192

193 **G. Harrington made motion to adjourn the meeting. B. LaBrecque seconded. The motion was**
194 **approved, 6-0-0.**

195

196 The meeting adjourned at 10:13 PM.

197

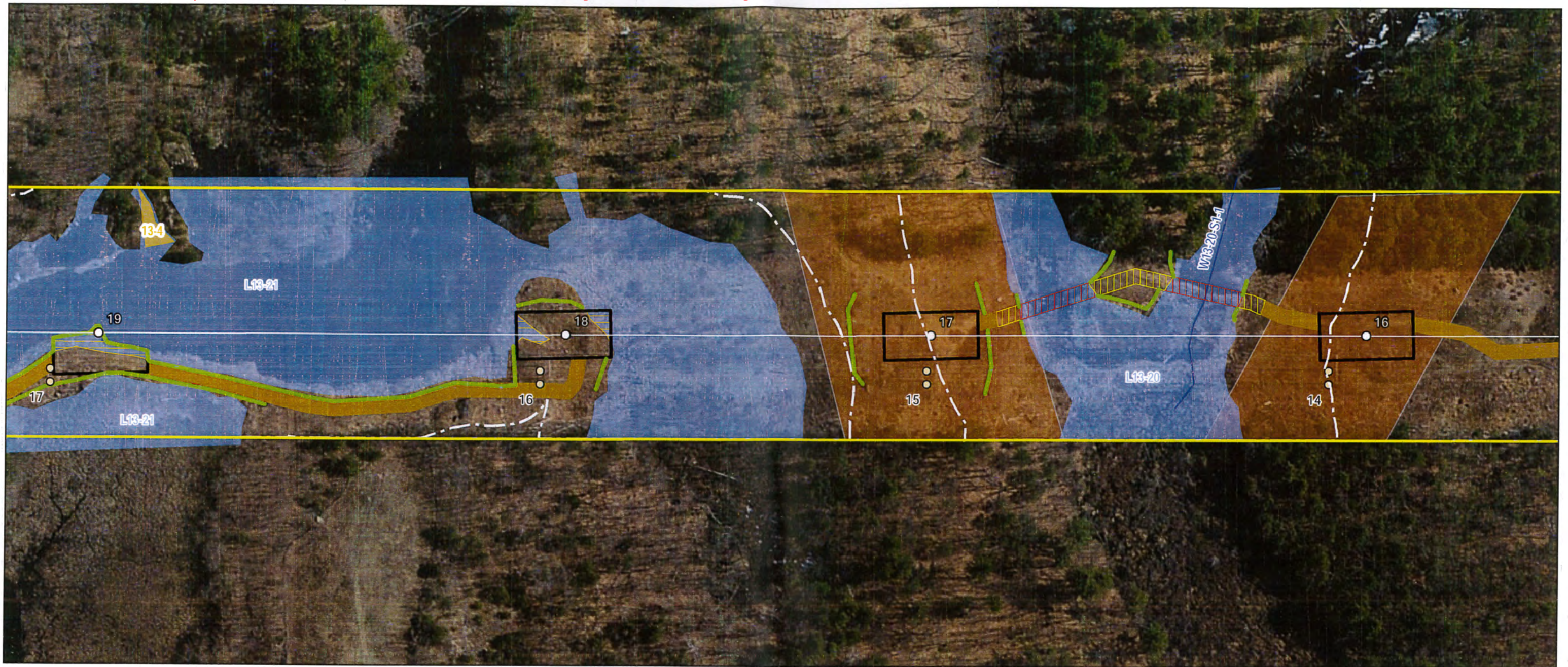
198 Respectfully submitted,

199

200

201 Jaye Trottier

202 Associate Planner




Approximate ROW	Proposed Work Area	TRC Delineated Stream
Line W144	Access Road	TRC Delineated Vernal Pool
Line 144 ADSS	Upland Matting	TRC Delineated Wetland
OPGW	Temporary Wetland Matting for Access	Surface Water
Proposed W-144 Structure	Temporary Wetland Matting for Construction	CSPA 50ft Buffer
Existing I-158 Structure	Excavation Area	CSPA 250ft Buffer
New I-158 Structure	Fill Area	Londonderry 100ft & 50ft
326 Structure	Proposed Tree Clearing	Manchester 25f
380 Structure	Erosion Controls	Black Racer Habitat
Existing Guy Anchors		Spotted Turtle Habitat
Proposed Guy Anchors		Culturally Sensitive Area

NOTE: Contractor shall restrict work within the designated work areas unless otherwise directed by PSNH
Sources: ESRI, TRC, PSNH



100 Feet


Matthew R. Cardin, NH CWS #284

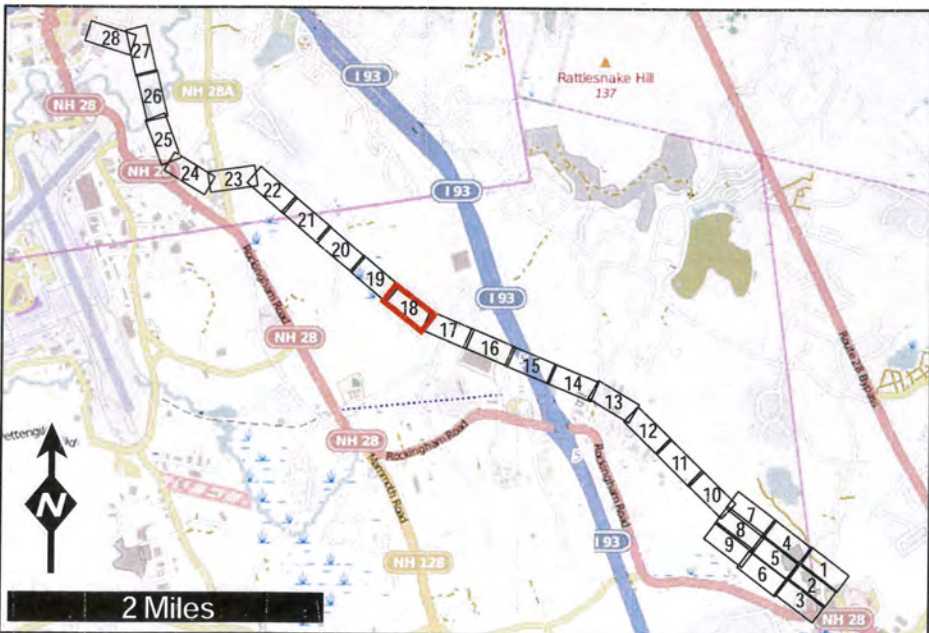


Public Service of New Hampshire
A Northeast Utilities Company

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

IFC	Map 11 of 28
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7/18/2014		670 N. Commercial Street, Suite 203 Manchester, NH 03101
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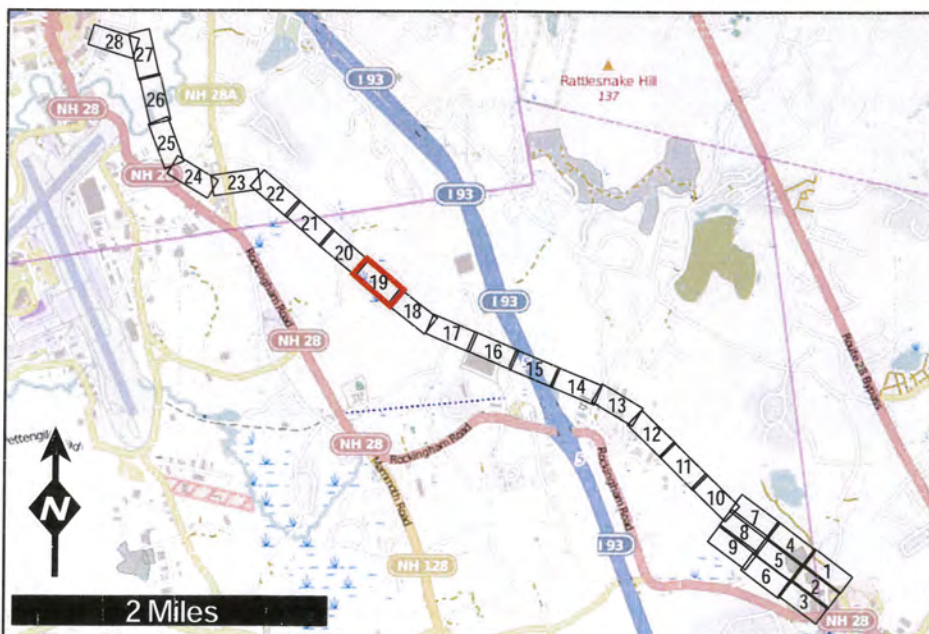
Public Service of New Hampshire
A Northeast Utilities Company

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

IFC	Map 18 of 28
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Matthew R. Cardin, NH CWS
#284

7/18/2014 670 N. Commercial Street,
Suite 203
Manchester, NH 03101



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100 Feet

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

IFC

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7/18/2014



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