



Londonderry Conservation Commission
Tuesday, November 12, 2013
Minutes

1 Present: Deb Lievens; Gene Harrington; Truda Bloom; Ben LaBrecque; Marge Badois; Mike
2 Speltz, alternate; and Kellie Walsh, alternate.

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

6
7 Wallace Farm Workforce housing project- Engineer Karl Dubay of the Dubay Group, Inc. and
8 wetland scientist Luke Hurley of Gove Environmental Services presented a workforce housing
9 project intended for 48, 52 and 62 Perkins Road (map 16, lots 1, 2 and 3). Ten three-story
10 buildings with a total of 240 rental apartments and a clubhouse would occupy 24 of the 46
11 acres comprised by the three lots. The two reviewed the eight wetland and seven Conservation
12 Overlay District (COD) buffer impacts (see Attachment #1), including impacts associated with a
13 private 24-foot wide private road that will service not only this project but a future 55 and over
14 housing project planned for the southern end of the lots. That project is not expected to
15 cause any additional wetland impacts. Both the density and open space requirements of the
16 Town's workforce housing (a/k/a inclusionary housing) ordinance have been met and K. Dubay
17 said the development team has been sensitive to avoid the buffers as much as possible while
18 still retaining efficiency of the project. Due to constraints of the State workforce housing laws,
19 he explained that more costly measures which could be used to further minimize impacts could
20 not be accommodated. Impacts #1 and #2 were discussed at length. The first would be
21 caused by the detention pond forebay at the north end of the property (the pond itself remains
22 outside the buffer), while the second involves the private drive crossing the wetland that
23 bisects the site. The latter was done to specifically address requests by both the Planning
24 Board and Fire Department. M. Speltz suggested alternatives, including a box culvert, to
25 lessen the second buffer impact. K. Dubay said numerous alternatives were reviewed but that
26 the plan as presented was the outcome of attempting to comply with the aforementioned
27 requests as well as other Town standards, while still observing results of Zoning Board variances
28 and maintaining the viability of the project to meet economic mandates of the State RSA. He
29 added that to make the crossing more perpendicular to the wetland would actually create more
30 impact on the wetland and buffer. M. Speltz reminded the presenters that under the criteria
31 of the Town's requisite Conditional Use Permit (CUP) related to buffer impacts, economic
32 advantage alone is not considered adequate justification.

33 Concern was also expressed about the proximity of building #3 to the buffer; while the
34 structure itself is outside the buffer, Commissioners noted that landscaping around the building
35 would intrude on it. G. Harrington stated that turf is specifically not a permitted use in the
36 COD buffer. K. Dubay offered to review the situation and provide landscaping detail to
37 attempt to address those concerns. Commissioners suggested a reduction in the size of building
38 #3 and the addition of those units to another building, but K. Dubay explained that the
39 restriction by the Zoning Board on the number of units per building would not allow for that



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40 modification. The size of the buildings, he said, has already been reduced from earlier
41 versions. M. Speltz asked that one of the buildings simply be removed. K. Dubay replied that
42 doing so would not allow the project to be economically viable. Following further discussion,
43 the consensus of Commissioners was that more specifics about the impacts would need to be
44 reviewed (particularly involving the landscaping around building #3) before a recommendation
45 about the CUP could be made to the Planning Board. M. Speltz and D. Lievens volunteered to
46 meet with K. Dubay at his offering to perform a site walk on November 18 and evaluate the
47 relative functions and values of the COD buffers.

48

49 Outdoor Recreation Guide- GIS Manager/Comprehensive Planner John Vogl was joined by
50 landscape architect Bill Flynn of Saucier and Flynn and the Arnett Development Group to
51 update the Commission on the efforts to create a Town Outdoor Recreation Guide and
52 Management plan (see also October 22, 2013 minutes). B. Flynn said the beta test has been
53 completed and has resulted in a matrix of restrictions, permitted uses, non-permitted uses
54 and trails found on the sites. The information has been transferred to a mapping system,
55 the style of which is consistent with other Town trail maps. The development of a website
56 tied to the Town's website will not only enable users to learn a variety of detailed
57 information about conserved properties in town and print their own field maps, but will also
58 provide Town Staff the ability to ensure updated maps are available. The inventory
59 amassed for the beta test in the southeast portion of Londonderry revealed that several
60 conserved properties will not be part of the recreation guide since they do not lend
61 themselves to recreational use, are relatively inaccessible because of wetlands, or are
62 restricted from public use by their deed. B. Flynn said the same filtering will take place with
63 the inventory of the remainder of town. He then presented a conceptual of the
64 aforementioned website which Commissioners agreed was impressive and should move
65 forward (see Attachment #2). Commissioners were encouraged to contribute any
66 information, pictures, etc. about different sites when drafts are circulated for their input. B.
67 Flynn stated that the total cost for the remainder work to be done on the guide, website and
68 management plan would be \$28,000 at the most, however he said it would hopefully be less.
69 He also recommended that the name "Management Plan" be changed to something that
70 more accurately reflects the action items and recommendations contained therein.
71 Commissioners decided to change the name to "Stewardship Plan." M. Speltz gave his
72 opinion that continued use of the Open Space Protection Fund monies for the project would
73 be prudent and worthwhile as it would be an investment in encouraging the use of the
74 town's conservation land, educating the public, and building support for open space
75 preservation bonds at future Town Meetings. This project, he said, has been the goal of the
76 Commission for several years now, but was something beyond the limited resources of
77 volunteers and Staff. **M. Speltz then made a motion that the Commission authorize the
78 completion of the Outdoor Recreation Guide and Stewardship Plan for an amount not to**



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79 **exceed \$28,000 from the Open Space Protection Fund as described in the presentation**
80 **made at this meeting. T. Bloom seconded. The motion was approved, 7-0-0.** B. Flynn
81 recommended that future updates include workshop sessions outside of the Commission's
82 normal monthly schedule. There was no objection to do so.

83
84 Joint Negotiating Committee- M. Speltz asked J. Vogl if there was any update concerning the
85 JNC. J. Vogl replied that a supplemental letter for the recently received appraisal of the
86 property discussed in non-pub session has not yet been received. He expects to have it by the
87 end of this week.

88
89 Kendall Pond Conservation Area- A report from Police Chief Hart sent to Commissioners prior
90 to the meeting provided details regarding his department's response to suspicious activity at
91 the KPCA parking lot (see Attachment #3). Chief Hart's overall determination was that there
92 has not been any recent illicit activity taking place there. Regular patrols continue to be sent
93 to the area and a special announcement is made at morning roll calls.

94 At their September 24 and October 22 meetings, the Commission discussed the
95 possibility of placing signage in the KPCA parking lot notifying visitors of restricted hours. D.
96 Lievens asked for a vote from the Commission for the exact wording of those signs. Following
97 some discussion, **G. Harrington made a motion that the signs for the KPCA parking lot state**
98 **that there will be "No parking between 10 PM and 5 AM."** **K. Walsh seconded. The**
99 **motion was approved, 7-0-0.** It was believed that these hours would tend not to interfere
100 with those visiting the site for the activities allowed there (e.g. hunting and fishing), while still
101 restricting use of the lot during those evening hours when illegal activity would tend to take
102 place. D. Lievens said she would ask the Town Manager whether the signage would need
103 approval by the Town Council. If so, she said she intends to broach the subject during the
104 public comment portion of the November 18 Council meeting.

105
106 Tree stands in the Musquash- The subject of tree stands being left in the Musquash
107 Conservation Area after hunting season was discussed at the September 24 and October 22
108 Commission meetings. State hunting laws require a hunter to request permission from a land
109 owner before placing a tree stand on their property. The Commission considered placing
110 notices that if they were not taken down after hunting season, they would be removed by the
111 Commission (who are stewards of the Musquash). D. Lievens said she would ask the Town
112 Manager whether the signage would need approval by the Town Council. Regardless, she
113 said she will inform and/or ask permission of the Council during the public comment portion of
114 the November 18 Council meeting. **M. Speltz made a motion that the Commission post the**
115 **Musquash to indicate that any built tree stands remaining after December 31, 2013 will be**
116 **removed and that by State RSA 207:36-a Use of Tree Stands, Observation Blinds, and Pit**
117 **Blinds after December 31, permission to build them must be sought and granted from the**



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118 **Town. G. Harrington seconded. The motion was approved, 7-0-0.**

119

120 Town Forest- D. Lievens gave a report to Commissioners about the public information session
121 that took place on October 24 in the Town Forest (see October 22 203 minutes). She said the
122 Town Forester educated those in attendance about the functions of the forest and the need to
123 leave it as it is, save the area around the new trail as discussed previously. Town Sexton Kent
124 Allen again went before the Town Council on November 4 and was directed by the Chairman to
125 contact the Town Manager. D. Lievens said the result is that she and Heritage Commission
126 Chair Art Rugg will be meeting with the Town Manager on November 19. Commissioners
127 agreed that unless directed otherwise, the Commission would continue to manage the forest as
128 it has been. M. Speltz added that since the Commission was charged with its management by
129 a vote at Town Meeting, that charge could only be altered by another Town Meeting vote. D.
130 Lievens noted for the record that a mention in a local paper of forest fires occurring in the Town
131 Forest over the years was incorrect.

132

133 October 8, 2013 minutes- **T. Bloom made a motion to approve the minutes of the October**
134 **22, 2013 public session as written. B. LaBrecque seconded. The motion was approved,**
135 **6-0-1** with B. LaBrecque abstaining as he had not attended the meeting.

136 **T. Bloom made a motion to approve the minutes of the October 22, 2013 non-public**
137 **session as written. B. LaBrecque seconded. The motion was approved, 6-0-1** with B.
138 LaBrecque abstaining as he had not attended the meeting.

139

140 Faucher Road Beaver dam- G. Harrington reported that he investigated a report by a resident
141 near Faucher Road that a beaver dam at the end of that road was causing flooding. He
142 verified this was the case and recommended the Chair contact the Department of Public Works
143 and Engineering about removing the dam with hand tools. He said that under State law,
144 removing it with machinery such as a backhoe would require notification to the NH Department
145 of Environmental Services. D. Lievens said she would contact the Department of Public Works
146 and Engineering and would contact the resident with the results.

147

148 Open Space Task Force recommendations- Due to the length of the meeting, M. Speltz
149 handed out three lists of the recommendations stated in the Open Space Task Force report
150 and asked that Commissioners review them and prepare for a workshop at a future meeting
151 (see October 8, 2013 minutes). The three lists reflected: 1) the entire list as it appears in
152 the report, 2) the same list sorted by the agency assigned to each task, and 3) those specific
153 tasks assigned to the Commission.

154

155 Monitoring- T. Bloom stated that she and Paul Nickerson performed the annual monitoring of
156 three of the four the Moose Hill Orchard conservation easements. She shared some photos



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157 taken but had no issues to report.

158

159 DRC- Aranco Oil Company, Inc. Site Plan Map 16 Lots 66, 73 and 75-

160 Comments: No comments.

161

162 **G. Harrington made motion to adjourn the meeting. T. Bloom seconded. The motion was**
163 **approved, 7-0-0.**

164

165 The meeting adjourned at approximately 10:33 PM.

166

167 Respectfully submitted,

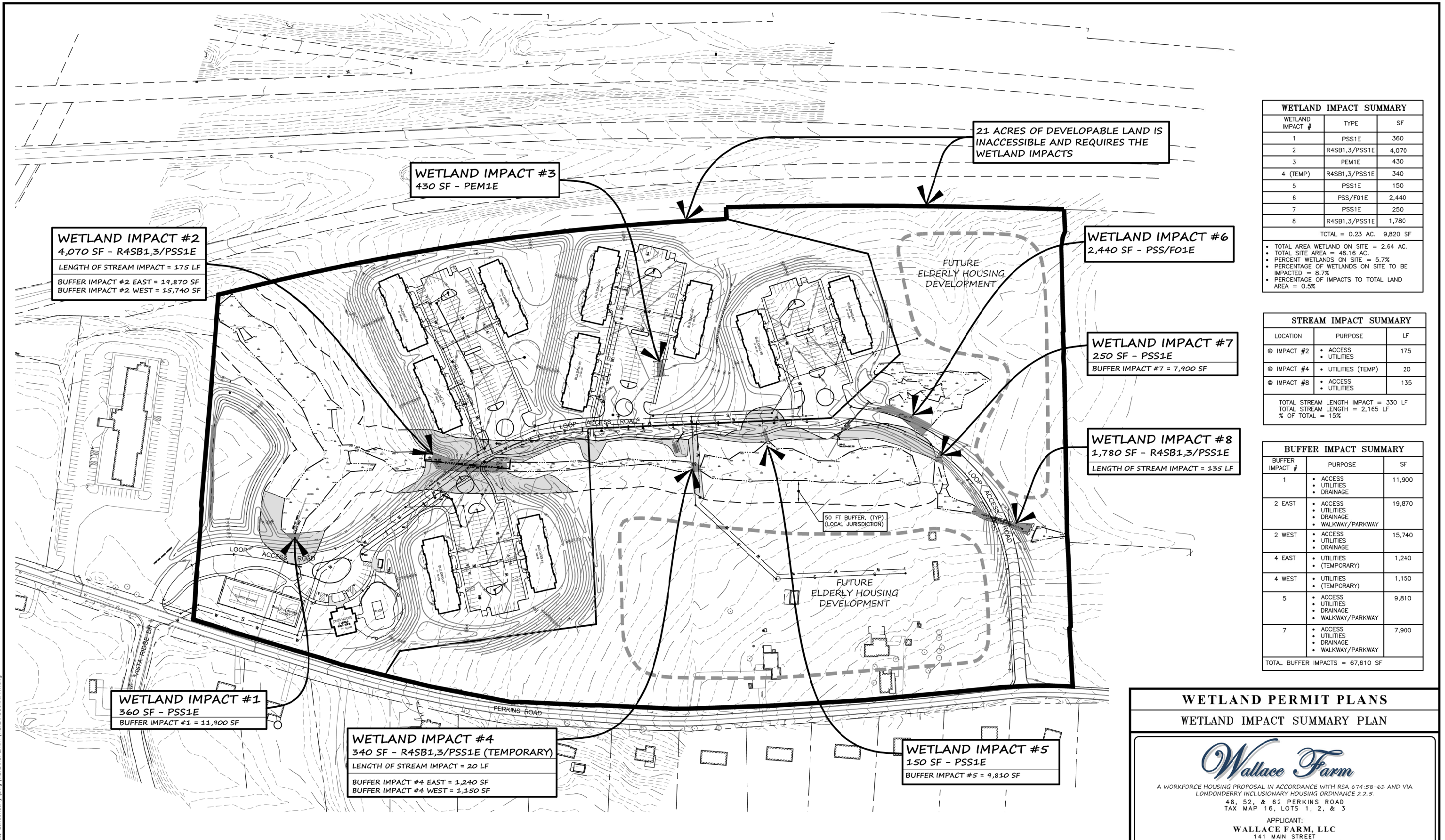
168

169

170

171 Jaye Trottier

172 Associate Planner



WETLAND IMPACT SUMMARY		
WETLAND IMPACT #	TYPE	SF
1	PSS1E	360
2	R4SB1,3/PSS1E	4,070
3	PEM1E	430
4 (TEMP)	R4SB1,3/PSS1E	340
5	PSS1E	150
6	PSS/F01E	2,440
7	PSS1E	250
8	R4SB1,3/PSS1E	1,780
TOTAL = 0.23 AC.		9,820 SF
<ul style="list-style-type: none"> TOTAL AREA WETLAND ON SITE = 2.64 AC. TOTAL SITE AREA = 46.16 AC. PERCENT WETLANDS ON SITE = 5.7% PERCENTAGE OF WETLANDS ON SITE TO BE IMPACTED = 8.7% PERCENTAGE OF IMPACTS TO TOTAL LAND AREA = 0.5% 		

STREAM IMPACT SUMMARY		
LOCATION	PURPOSE	LF
IMPACT #2	• ACCESS • UTILITIES	175
IMPACT #4	• UTILITIES (TEMP)	20
IMPACT #8	• ACCESS • UTILITIES	135
TOTAL STREAM LENGTH IMPACT = 330 LF		
TOTAL STREAM LENGTH = 2,165 LF		
% OF TOTAL = 15%		

BUFFER IMPACT SUMMARY		
BUFFER IMPACT #	PURPOSE	SF
1	• ACCESS • UTILITIES • DRAINAGE	11,900
2 EAST	• ACCESS • UTILITIES • DRAINAGE • WALKWAY/PARKWAY	19,870
2 WEST	• ACCESS • UTILITIES • DRAINAGE	15,740
4 EAST	• UTILITIES • (TEMPORARY)	1,240
4 WEST	• UTILITIES • (TEMPORARY)	1,150
5	• ACCESS • UTILITIES • DRAINAGE • WALKWAY/PARKWAY	9,810
7	• ACCESS • UTILITIES • DRAINAGE • WALKWAY/PARKWAY	7,900
TOTAL BUFFER IMPACTS = 67,610 SF		

WETLAND PERMIT PLANS
WETLAND IMPACT SUMMARY PLAN

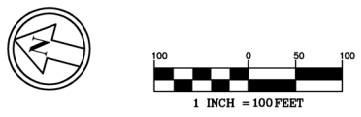
Wallace Farm

A WORKFORCE HOUSING PROPOSAL IN ACCORDANCE WITH RSA 674:58-61 AND VIA LONDONDERRY INCLUSIONARY HOUSING ORDINANCE 2.2.5.
48, 52, & 62 PERKINS ROAD
TAX MAP 16, LOTS 1, 2, & 3

APPLICANT:
WALLACE FARM, LLC
141 MAIN STREET
NASHUA, NEW HAMPSHIRE 03060

SCALE: 1"=100' DATE: Nov. 8, 2013

M:\PROJECTS\051-Perkins Road, Londonderry\DWG\WETLANDPERMIT\WETLANDSUMMARY.dwg



NO.	DATE	DESCRIPTION	BY

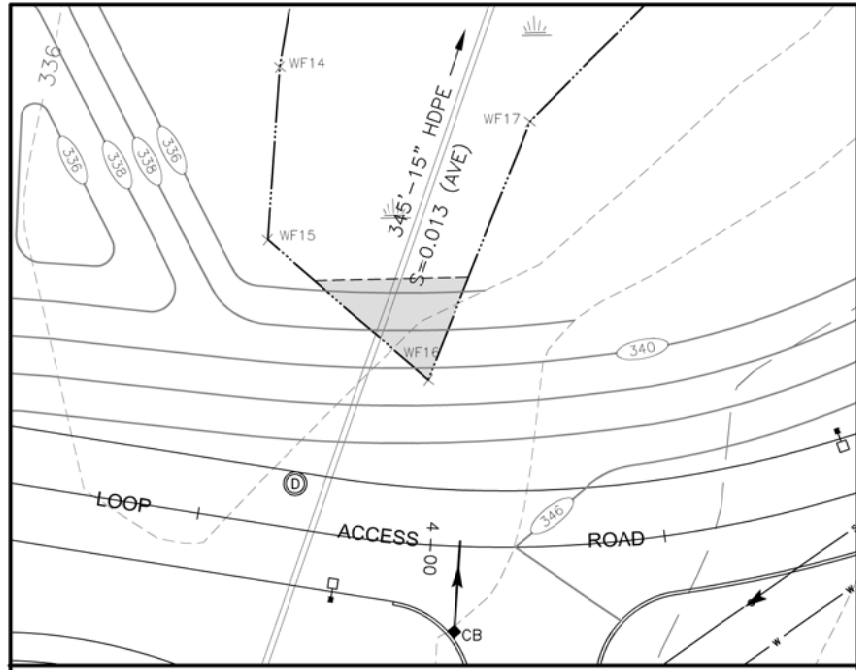
APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____
ON DATE _____

CERTIFIED BY: _____
CHAIRMAN _____
SECRETARY _____

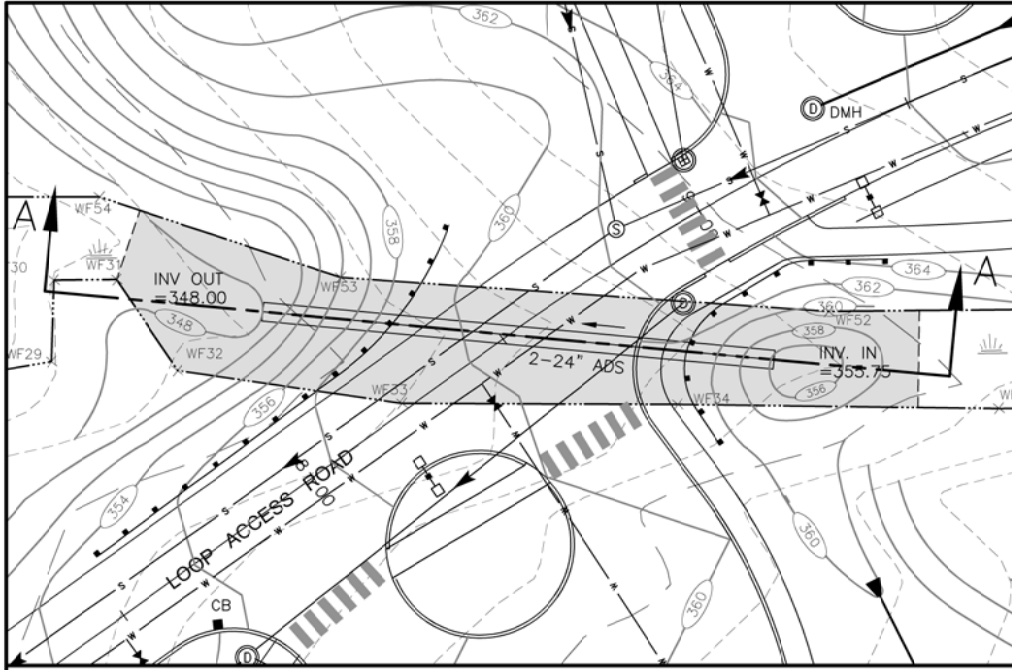
The Dubay Group, Inc.
87 Indian Rock Road - Windham, NH 03087
603-458-6462 - www.thedubaygroup.com
Engineers | Planners | Surveyors

Drawn By: WEA
Checked By: DGM
Project: 051
File: WETLANDSUMMARY

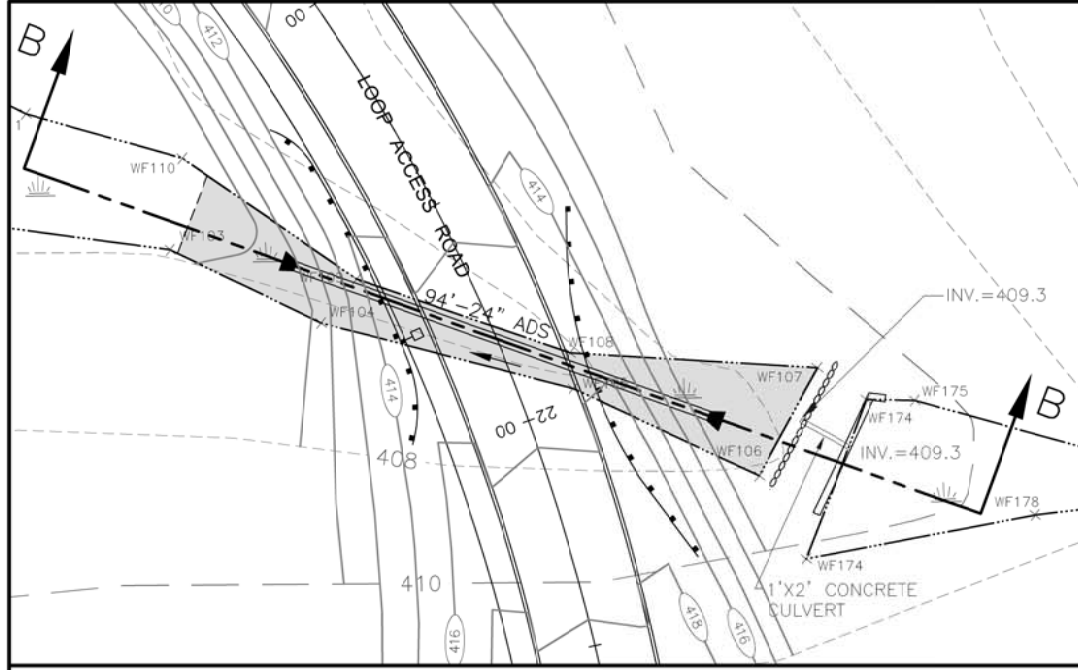
SHEET 7 of 9



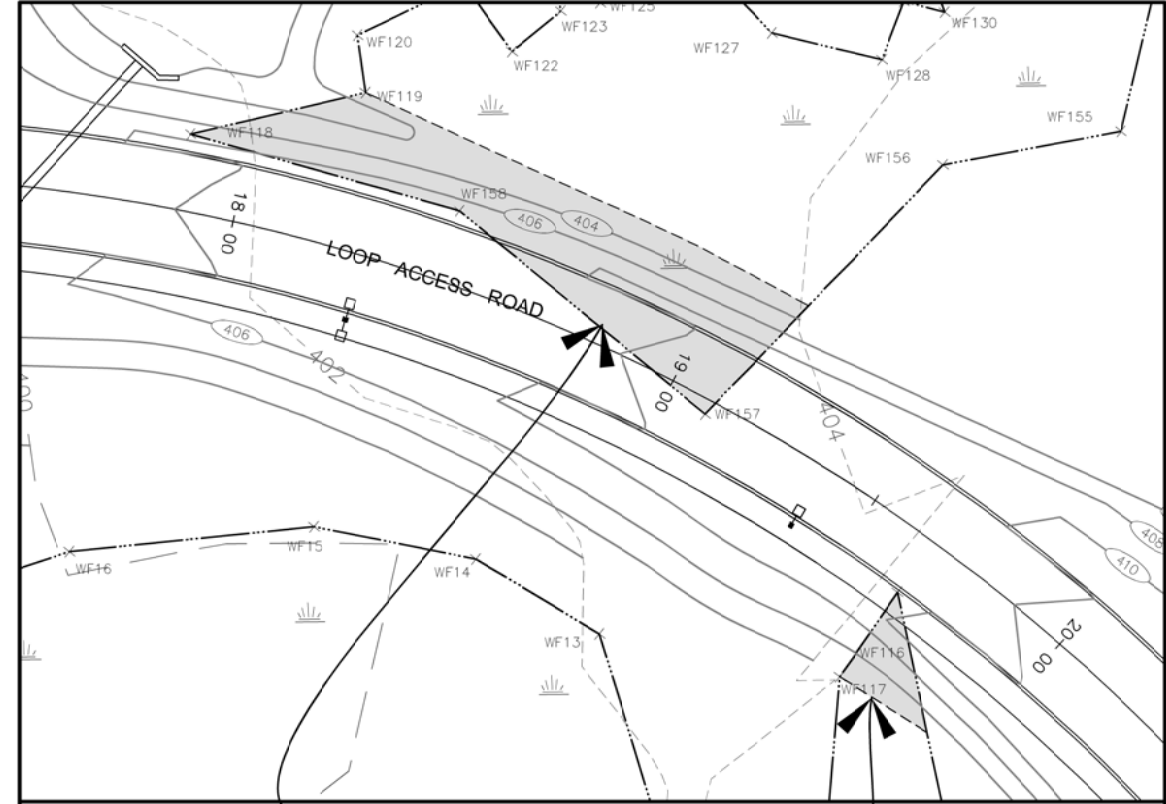
WETLAND IMPACT #1 - 360 SF - PSS1E



WETLAND IMPACT #2 - 4,070 SF - R4SB1,3/PSS1E

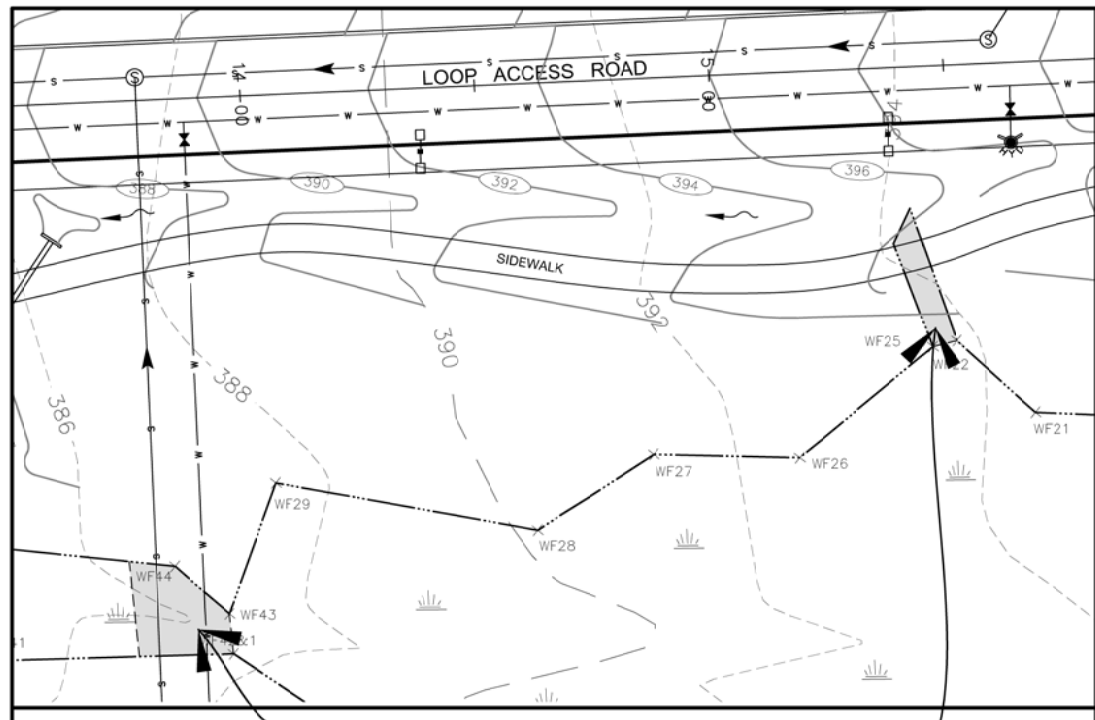


WETLAND IMPACT #8 - 1,780 SF - R4SB1,3/PSS1E



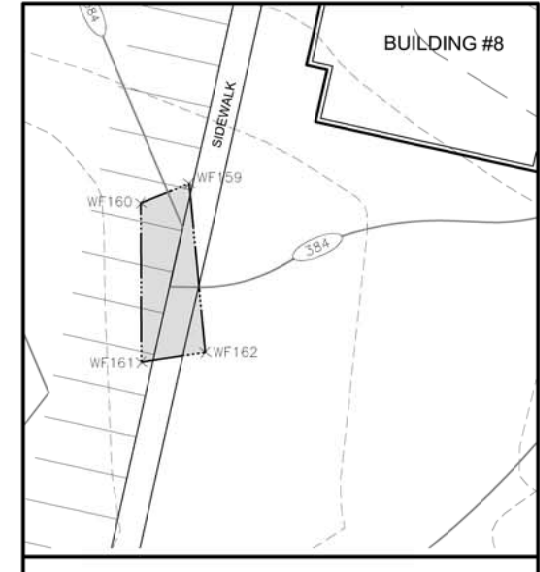
WETLAND IMPACT #6 - 2,440 SF - PSS/F01E

WETLAND IMPACT #7 - 250 SF - PSS1E



WETLAND IMPACT #4 - 340 SF - R4SB1,3/PSS1E

WETLAND IMPACT #5 - 150 SF - PSS1E



WETLAND IMPACT #3 - 430 SF - PEM1E

WETLAND PERMIT PLANS
WETLAND IMPACT PLANS

Wallace Farm

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48, 52, & 62 PERKINS ROAD
TAX MAP 16, LOTS 1, 2, & 3

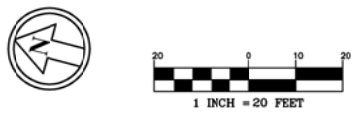
APPLICANT:
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NASHUA, NEW HAMPSHIRE 03060

SCALE: 1"=20' DATE: Nov. 8, 2013

The Dubay Group, Inc.
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Engineers | Planners | Surveyors

Drawn By: WEA
Checked By: DGM
Project: 051
File: WETLANDSUMMARY

SHEET 8 of 9



NO.	DATE	DESCRIPTION	BY

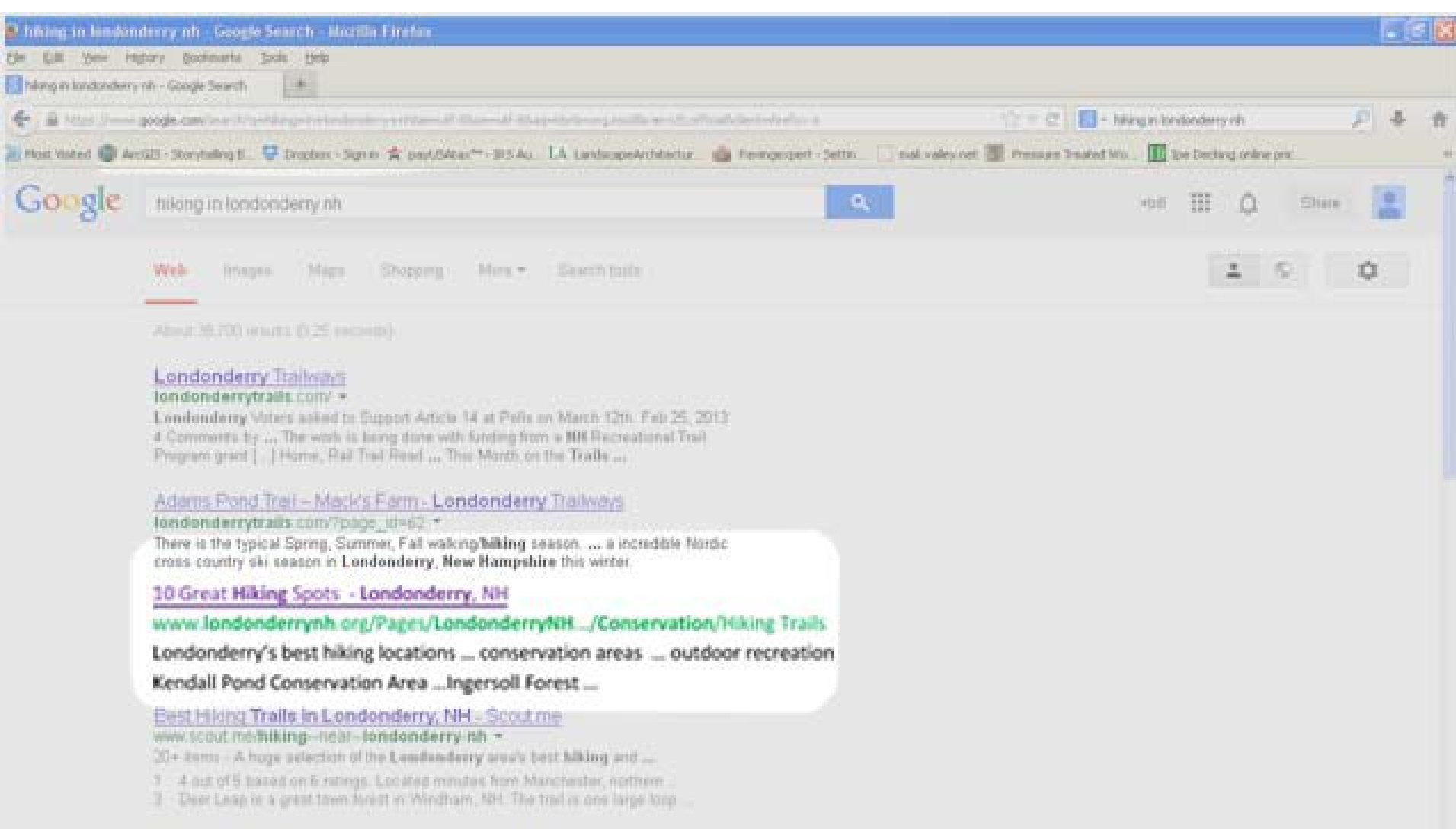
APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____	ON DATE _____
CERTIFIED BY: _____	CHAIRMAN _____
SECRETARY _____	

M:\PROJECTS\051-Perkins Road, Londonderry\DWG\WETLANDPERMIT\WETLANDSUMMARY.dwg

Let's

— take a —

HIKE



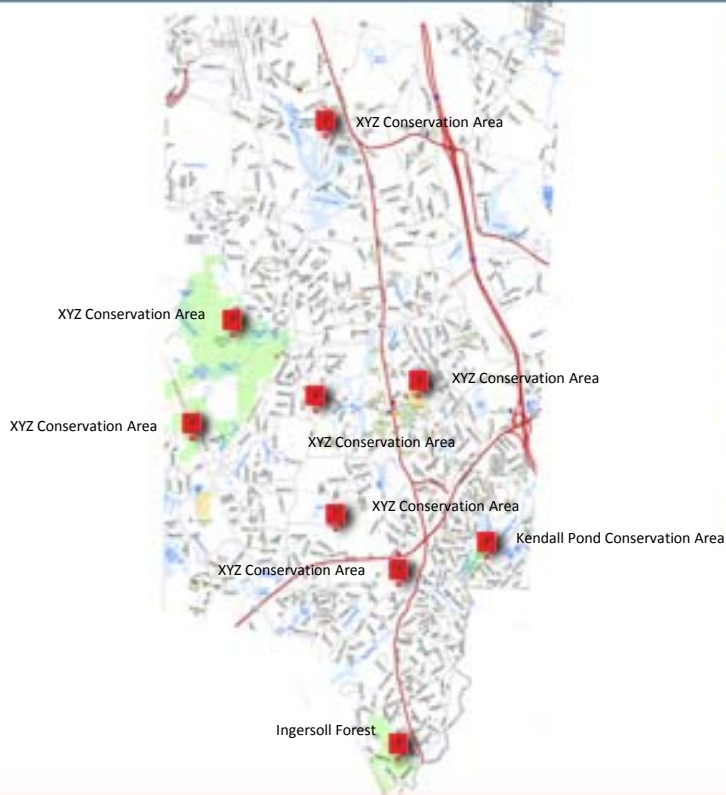
Step 1. Google "hiking in Londonderry, NH"

Step 2. One site stands out as particularly interesting

Step 3. Click on "10* Great Hiking Spots"

* 10 used just for illustrative purposes, may be more, may be less

TOWN OF LONDONDERRY - CONSERVATION LANDS



Londonderry Recreation Guide

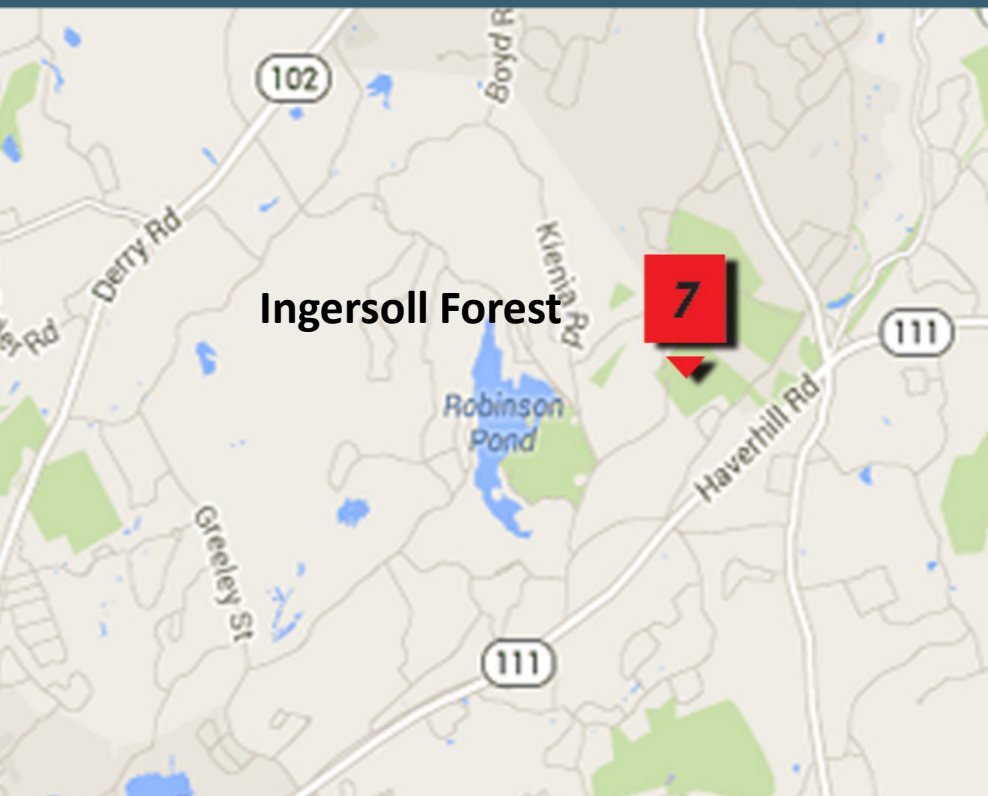
Londonderry offers residents ample opportunity to explore and enjoy the great outdoors. Approximately 10000 acres of town conservation land is waiting to be explored. The areas vary in size and the type of recreational uses allowed. The Musquash Conservation Area is the largest area encompassing 750 acres. It offers hikers, bikers and outdoor enthusiasts a full day's worth of adventure. While smaller areas such as the Ingersoll Forest are perfect for a casual afternoon stroll. Click on the red markers for more information related to each area open to the public.




This brings us to the landing page for the Londonderry Recreation Guide. The image and text box briefly describes recreational opportunities on Londonderry conservation lands. Clicking on a red square on the left or on an image along the bottom will bring you to a specific area open to public recreation.

Step 4. Click on number 7, the icon for the Ingersoll Forest

TOWN OF LONDONDERRY - CONSERVATION LANDS



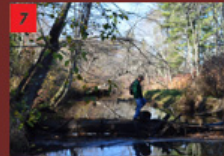
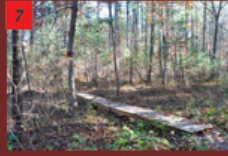
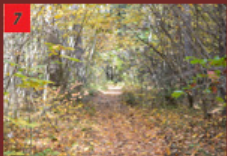
The map shows the location of Ingersoll Forest in Londonderry, New Hampshire. A red square with the number 7 is placed over the forest area. Surrounding roads include Derry Rd, Greely St, Haverhill Rd, and Boyd Rd. Other landmarks include Robinson Pond and a Natural Area. Highway markers for 102 and 111 are also visible.



A photograph of a stream flowing through a forest with vibrant autumn foliage. The water is calm, reflecting the surrounding trees and sky.

INGERSOLL FOREST

117 acres of this land lies in Londonderry and provides a protective corridor between the existing forest land off Mill Road and open space along Beaver Brook. Small animals such as fox, fisher cat, coyote, raccoon, and weasel populate the forest. The area is a fine example of good forest management and is periodically logged ensuring that the important crop trees have ample space to develop a full crown, thus maximizing their growth. [MORE ABOUT](#)



Web Console

Inspect

Debugger

More Tools

This brings us to the landing page for the Ingersoll Forest. Here we find a brief description under a photo taken at the site. I can also see an enlargement of the map, This gives me a better understand of just where the property may be located in town.

Step 5. I'm interested so I click on the "More About" link.



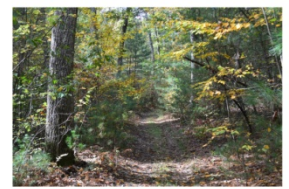
- Town Resources
- Town Services A-Z
- Town Calendars
- Phone Directory
- Economic Development
- Send Us Comments
- Subscribe to E-Alerts
- Quick Links
- Official Town Documents
- Business Hours
- Minutes & Agendas
- Schools
- Leach Library
- Recreation
- Senior Center

Ingersoll Forest

Property Summary and Guide

Printer - Friendly Version

- Location: Mill Road (between Bockes and Griffin Roads)
- Directions: [Directions](#)
- Permitted Uses: Hiking, X-Country Skiing, Wildlife Observation (Wheeled Motorized Vehicles Not Permitted)
- Download Map: [Ingersoll Forest \(8 1/2" x 11" map\)](#)



The 71 acre Leslie C. Bockes Memorial Forest was created in 1975. In 2003 approximately 155 acres of adjacent forest land was added resulting in approximately 300 acres of contiguous forest overseen by the Society for the Protection of New Hampshire Forests, and the towns of Londonderry, Hudson and Windham.

117 acres of this land lies in Londonderry and provides a protective corridor between the existing forest land off Mill Road and open space along Beaver Brook. Small animals such as fox, fisher cat, coyote, raccoon, and weasel populate the forest. The area is a fine example of good forest management and is periodically logged ensuring that the important crop trees have ample space to develop a full crown, thus maximizing their growth.

Overview:

In Londonderry hikers are welcome to park at the trailhead located on Mill Road. Roadside parking is limited to 4-5 cars at any one time. There are also several access points along Bockes Road as well as an additional trailhead off Griffin Road in Hudson.

The trail system is not blazed but a well-established network of logging roads provides excellent hiking, skiing, and snowshoeing. The trails are well-maintained and easily followed but hikers should take note of their route since there are several forks along the way. Thankfully most diversions lead back to the main trail or access points on the surrounding roads. In total there are approximately 3.6 miles of relatively easy walking although there may be some wet spots in certain times of the year.

Wayfinding:

An entrance sign is located adjacent to the parking area on Mill Road. The main trail starts just beyond the sign and winds its way into the forest. The trails consist of old logging roads and are not blazed or named. However, they are well maintained and easily followed.

Oak/Pine Forest – The old logging roads wind their way through a well managed stand of Red and White Oak interspersed with large White Pines. The area is a fine example of forest stewardship at its best.

Hemlock Grove – A picturesque Hemlock grove comprises a good portion of the northeast portion of the property. The low lying limbs and thick understorey create a deep, dark and mysterious ambience. Keep an eye out for a thick understorey of Black Birch, mid-way down the trail.

Whitch hazel Stand –When hiking the western trail look for a beautiful stand of Common Whitch hazel located just to the northwest of the "Five Corners". In late October the trees are ablaze with yellow strap-like flowers. Be extra quiet and you may hear the fruit being ejected from seed capsules, often with such force that some may fly 30' though the air.

Points of Interest:

Spur Trails - Throughout the area there are a series of spur trails that take you off the main path. Some of these are merely "forks" that will lead you back to the main trail while some, especially along the western trail will lead you into the forest in Hudson.

Old Cellar Hole – The west trail eventually connects with Bockes Road. Just to the west of the trail about 20 - 30' off the road, look for the abandoned cellar hole. Overgrown with trees and shrubs the walls still stand proudly, a silent vestige to a time gone by.

The Meadow – The trail picks up again on the south side of Bockes Road. Look for it just west of the utility right-of-way. The trail meanders through a stand of "plantation pine", a remnant of an old tree farm, before emerging out into a bright grassy meadow. Enjoy the view and the song birds but stay on trail and to the southwest edge of the meadow since the land is not open to the public.

Beaver Brook Overlook – The trail ends on the banks of Beaver Brook. Here the brook lazily rolls along under a dense canopy of Hemlock, Red Maple, Shadblow and a host of native shrubs. Take a break under hemlocks, listen to the rushing water and song birds before heading back up the hill.



This brings me to a page hosted on the Town's website. Here a series of revolving images provides a better sense of the site's inherent beauty. In the overview section I discover a bit of it's history, what uses are permitted within the area as well as any special points of interest that would enrich my visit.

If interested, there is a link that brings me to a Google Map site that contains detailed information on how to find the area.

I can also print out a 8 1/2" x 11" map to guide me around the area when I arrive.

Schools

Leach Library

Recreation

Senior Center

Overview:

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117 acres of this land lies in Londonderry and provides a protective corridor between the existing forest land off Mill Road and open space along Beaver Brook. Small animals such as fox, fisher cat, coyote, raccoon, and weasel populate the forest. The area is a fine example of good forest management and is periodically logged ensuring that the important crop trees have ample space to develop a full crown, thus maximizing their growth.

In Londonderry hikers are welcome to park at the trailhead located on Mill Road. Roadside parking is limited to 4-5 cars at any one time. There are also several access points along Bockes Road as well as an additional trailhead off Griffin Road in Hudson.

The trail system is not blazed but a well-established network of logging roads provides excellent hiking, skiing, and snowshoeing. The trails are well-maintained and easily followed but hikers should take note of their route since there are several forks along the way. Thankfully most diversions lead back to the main trail or access points on the surrounding roads. In total there are approximately 3.6 miles of relatively easy walking although there may be some wet spots in certain times of the year.

Wayfinding:

An entrance sign is located adjacent to the parking area on Mill Road. The main trail starts just beyond the sign and winds its way into the forest. The trails consist of old logging roads and are not blazed or named. However, they are well maintained and easily followed.

Oak/Pine Forest – The old logging roads wind their way through a well managed stand of Red and White Oak interspersed with large White Pines. The area is a fine example of forest stewardship at its best.

Hemlock Grove – A picturesque Hemlock grove comprises a good portion of the northeast portion of the property. The low lying limbs and thick understory create a deep, dark and mysterious ambiance. Keep an eye out for a thick understory of Black Birch, mid-way down the trail.

Whitchhazel Stand –When hiking the western trail look for a beautiful stand of Common Whitchhazel located just to the northwest of the “Five Corners”. In late October the trees are ablaze with yellow strap-like flowers. Be extra quiet and you may hear the fruit being ejected from seed capsules, often with such force that some may fly 30’ though the air.

Points of Interest:

Spur Trails - Throughout the area there are a series of spur trails that take you off the main path. Some of these are merely “forks” that will lead you back to the main trail while some, especially along the western trail will lead you into the forest in Hudson.

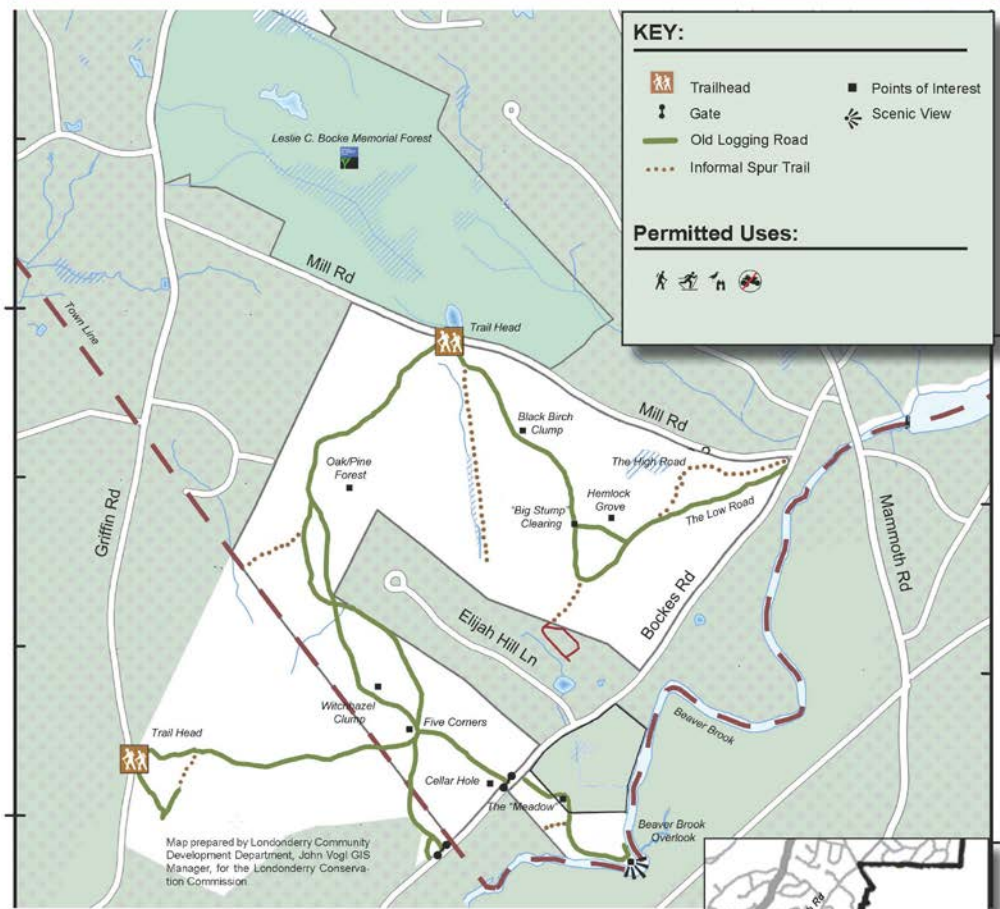
Old Cellar Hole – The west trail eventually connects with Bockes Road. Just to the west of the trail about 20 – 30’ off the road, look for the abandoned cellar hole. Overgrown with trees and shrubs the walls still stand proudly, a silent vestige to a time gone by.

The Meadow – The trail picks up again on the south side of Bockes Road. Look for it just west of the utility right-of-way. The trail meanders through a stand of “plantation pine”, a remnant of an old tree farm, before emerging out into a bright grassy meadow. Enjoy the view and the song birds but stay on trail and to the southwest edge of the meadow since the land is not open to the public.

Beaver Brook Overlook – The trail ends on the banks of Beaver Brook. Here the brook lazily rolls along under a dense canopy of Hemlock, Red Maple, Shadblow and a host of native

Ingersoll Forest

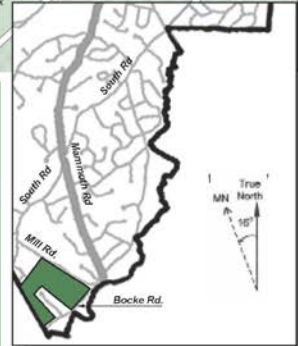
Londonderry, New Hampshire



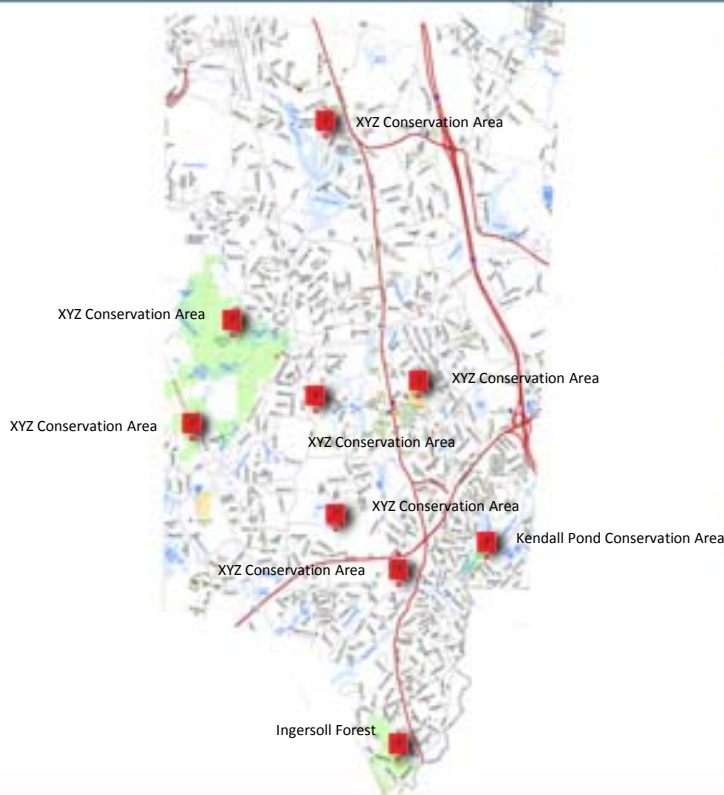
The downloaded map will be useful in guiding my group through the site. The map indicates Permitted Uses, the location of trailheads and parking areas as well as the general location of Special Points of Interest.

Welcome to the Ingersoll Forest!

For your hiking enjoyment a series of trails wind through a beautiful hardwood forest populated by Oak, Maple, Beech, Pine and Hemlock. Scattered throughout the forest are stands of Wichhazel and other native shrubs. Old logging roads serve as the basis for an extensive trail system throughout the forest but are not marked or blazed. The trails are well maintained but hikers are cautioned to use the trails at their own risk. Please note, motorized vehicles are not permitted in the Ingersoll Forest.



TOWN OF LONDONDERRY - CONSERVATION LANDS



Londonderry Recreation Guide

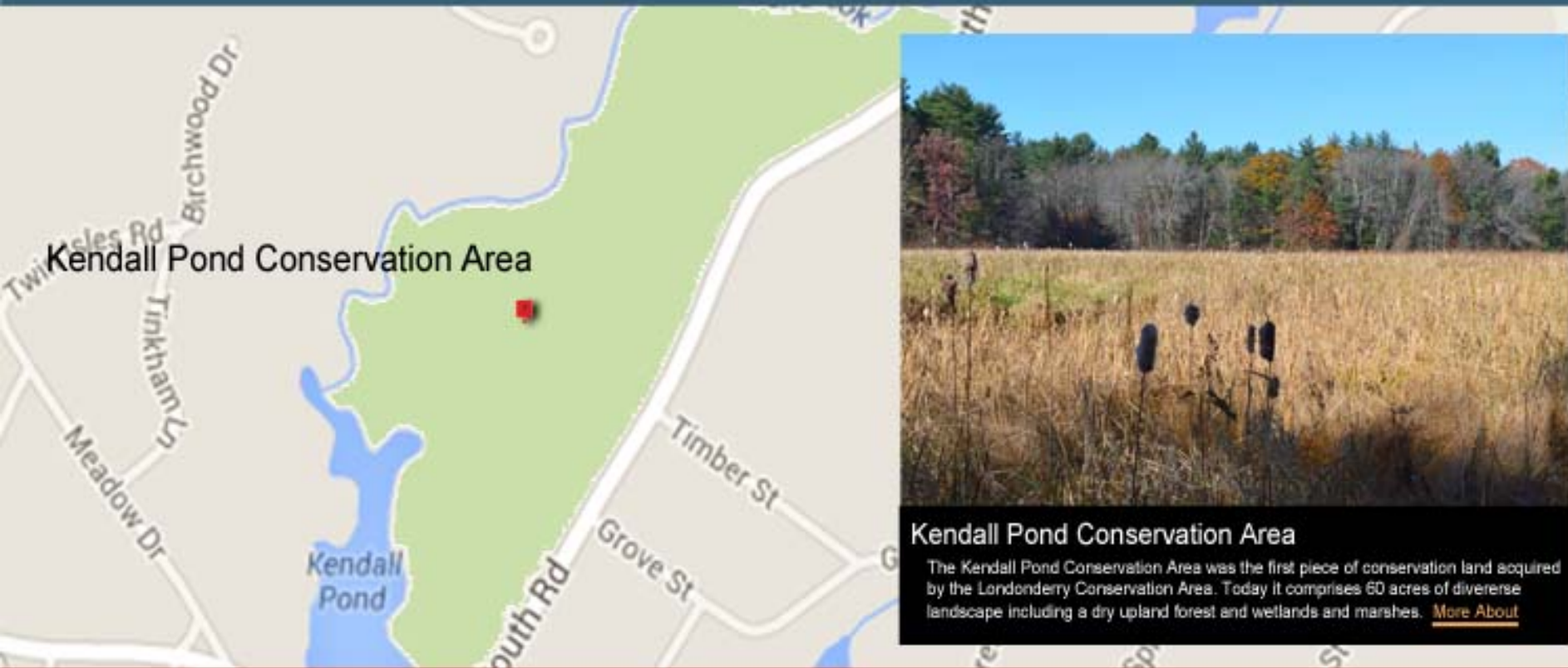
Londonderry offers residents ample opportunity to explore and enjoy the great outdoors. Approximately 10000 acres of town conservation land is waiting to be explored. The areas vary in size and the type of recreational uses allowed. The Musquash Conservation Area is the largest area encompassing 750 acres. It offers hikers, bikers and outdoor enthusiasts a full day's worth of adventure. While smaller areas such as the Ingersoll Forest are perfect for a casual afternoon stroll. Click on the red markers for more information related to each area open to the public.



Returning to the page for the London Recreation Guide, I look for other areas that may be interest.

Step 4. I click on number X, the icon for the Kendall Conservation Area

TOWN OF LONDONDERRY - CONSERVATION LANDS



This brings me to an image and a little more interesting information. I click More About.



Town Resources

- [Town Services A-Z](#)
- [Town Calendar](#)
- [Phone Directory](#)
- [Economic Development](#)
- [Send Us Comments](#)
- [Subscribe to E-Alerts](#)
- Quick Links**
- [Official Town Documents](#)
- [Business Hours](#)
- [Minutes & Agendas](#)
- [Schools](#)
- [Leach Library](#)
- [Recreation](#)
- [Senior Center](#)

[Home](#) - [Boards & Commissions](#) - [Conservation Commission](#) - [Conservation Priority Details](#) - [Kendall Pond Conservation Area](#)

Kendall Pond Conservation Area

Property Summary and Guide

[Printer - Friendly Version](#)

Location: South Road (between Kendall Pond and Gilcrest Roads)

Directions: [Directions](#)

Permitted Uses: Hiking, X-Country Skiing, Wildlife Observation, Picnicking (Wheeled Motorized Vehicles Not Permitted)

Download Map: [Kendall Pond Conservation Area \(810' x 11" map\)](#)



Overview: The Kendall pond Conservation Area is a diverse landscape consisting of dry upland forest, low wetlands and marshes. Beaver Brook runs along the southern and western edge of the area. Eastern White Pine dominates the tree canopy. A scattering of Red and White Oak saplings and native shrubs such as Winterberry and Red Twig Dogwood are found throughout the understory. The marshes and wetlands are populated with native grasses, cattails, ferns and other native plants.

The main trails are well marked and for the most part are relatively level and easy to walk although an occasional rock or surface root may create a tripping hazard.

Wayfinding: The kiosk located at the south end of the parking area contains information relevant to special events, area rules and regulations and other information aimed at enhancing your enjoyment of the Kendall Pond Conservation Area. Wayfinding Maps are also located at key intersections throughout the area and provide information relevant to trail locations and special areas of interest. The main trails are marked Yellow and Blue blazes. There are also a number of unmarked spur trails that provide seasonal access to the edges of marsh and Beaver Brook.

Points of Interest:

Picnic Area Located just to the south of the entrance kiosk, slightly beyond the area where the Blue and Yellow Trails begin. Please respect the "Carry In and Carry Out" policy. Trash receptacles are located in the Parking Area.

Self-Guiding Markers A series of Self-Guiding Markers are located on 4" x 4" posts throughout the recreation area. The markers note trail locations, points of interest, area longitude and latitude as well as, and GIS data coordinates.

Wooden Footbridge A wooden footbridge crosses an area that seasonally wet.

Spur Trails Throughout the area there are a series of unmarked spur trails that lead away from the main trails and provide access to more remote areas of the woodland. Please use caution when exploring these trails since they are not marked and at certain times of the year may be impassable due to standing water, especially in the wetlands and marsh areas.

Scenic Overlooks There are two scenic overlooks located on the Blue Trail. The first overlook is near the junction of the Blue and Yellow Trails. The second overlook is located at the western terminus of the Blue Trail. Each area offers benches and picturesque views into the adjacent woods and wetland.

Interpretive Signs Located periodically throughout the park are a series of interpretive signs. The signs provide information about native plants and wildlife.

Granite Fence Posts Scattered throughout the site are a series of granite fence posts and the remnants of old stone walls, vestiges of the site agricultural and colonial heritage.



Schools

Leach Library

Recreation

Senior Center

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Town of Londonderry

2005 Mammoth Road, Londonderry, NH 03053 (603) 432-1100

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[Virtual Towns & Schools Website](#)

Kendall Pond Conservation Area

Londonderry, New Hampshire

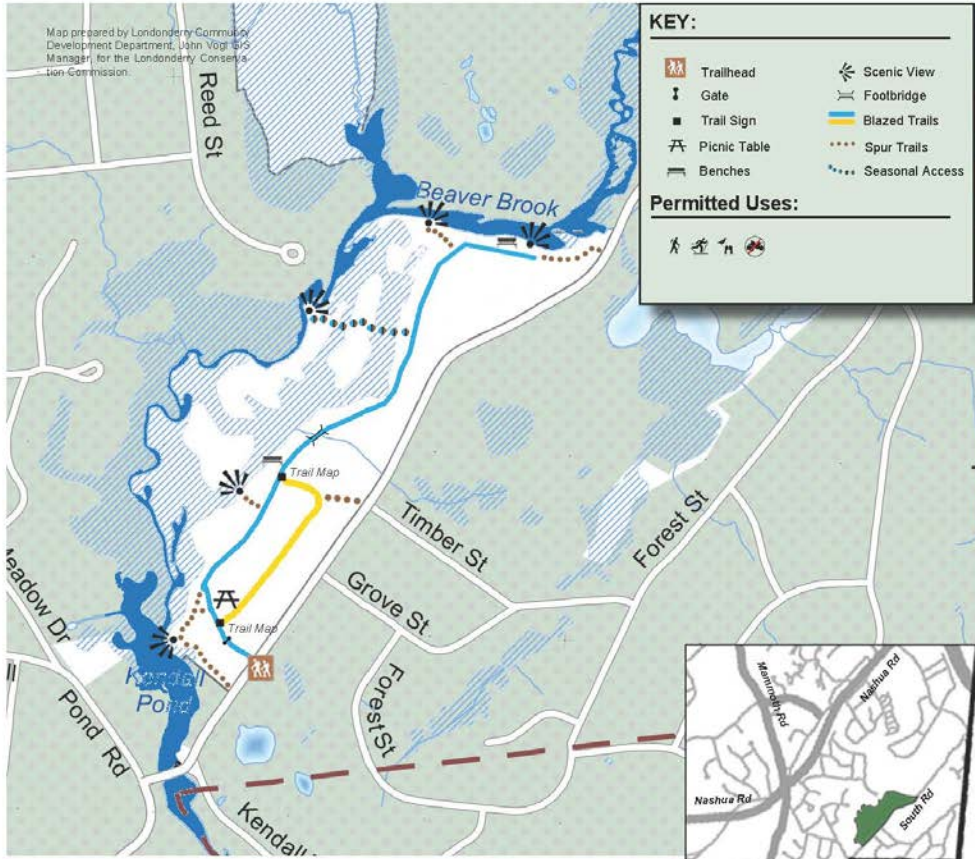


Map prepared by Londonderry Community Development Department, John Vogt GIS Manager, for the Londonderry Conservation Commission.

KEY:

Trailhead	Scenic View
Gate	Footbridge
Trail Sign	Blazed Trails
Picnic Table	Spur Trails
Benches	Seasonal Access

Permitted Uses:



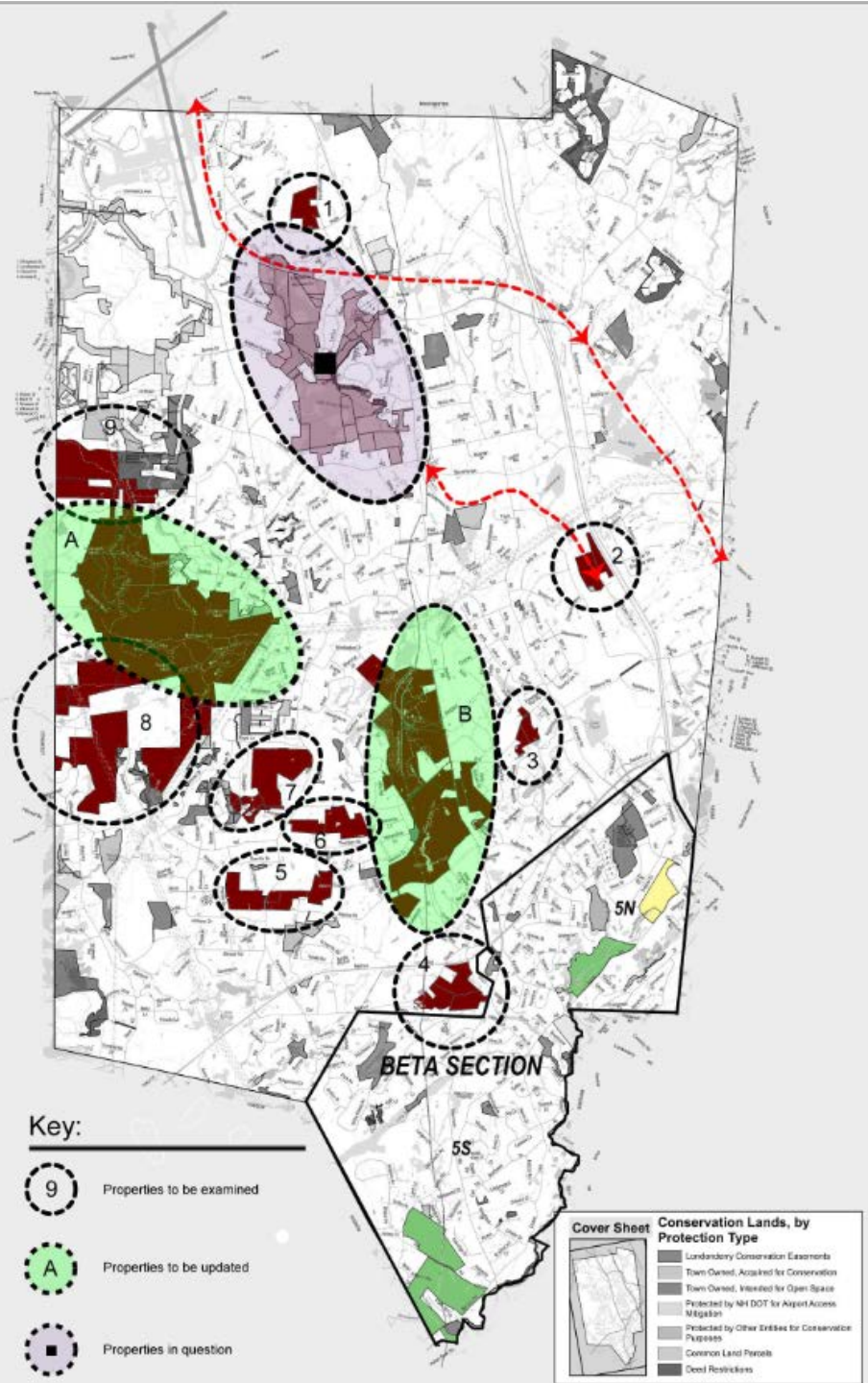
Welcome to the Kendall Pond Conservation Area!

Located in the southeast corner of Londonderry, the Kendall Pond Conservation Area offers a mile and a half of easy walking trails, ideal for beginners. The area is composed of 60 acres of well managed forest, wetlands and scenic marshes.

The main trails are well maintained and marked with Blue and Yellow blazing. Informal spur trails offer opportunity to get off trail and explore the forest, wetland and marsh adjacent to Beaver Brook. Please exercise caution during the wetter times of the year when some off trail areas are not accessible due to standing water.



Tired But Happy !



Phase II: Management Plan

- This will include comments and observations identified through the inventory (site by site) plus preliminary budget estimates – the “Plan”
- To be completed after the inventory
- Will present a list of actions that might enhance recreation opportunities through site improvements, maintenance, access or future acquisition
- Will require input and review by Cons Comm members

Report

To: William Ryan Hart, Jr., Chief of Police
From: Kevin Smith, Town Manager
CC: Deb Lievens, Chairperson, ConsComm.
Gerard Dussault, Captain, Operations, LPD
Date: November 13, 2013
Re: Kendall Pond Conservation Area

Sir,

Captain Dussault prepared a report to me in response to the concerns raised at the most recent Conservation Committee meeting regarding possible illicit activities at the Kendall Pond Conservation area. According to the email promulgated by Deborah Lievens, the Committee Chair, two (2) residents attended the meeting to receive an update on their concerns which they evidently initially expressed at an earlier meeting of the committee.

According to the email these residents were expressing their concerns that each has not seen an active enough police presence in that locale. For their part, the Committee advised these individuals that they should call LPD when they noticed something amiss.

To bring you up to speed: the Londonderry Police Department (LPD) has taken several steps to try and alleviate neighborhood concerns over and above routine patrol, which is routine on that road. As you are aware this is not the first time LPD Patrols have been increased in the area, and the location has been given out to roll call as a "special attention" assignment (S/A). Additionally, and again, not for the first time, the detective bureau has placed deer cams for the second time in place in the parking lot area and in the entry to the actual Conservation area. Captain Dussault himself has checked the area

on foot, to see if there are any obvious indications of problematic behavior. There were no indicators of illicit behavior, whether illegal dumping or lewdness.

Captain Dussault also reviewed the computer system to could get a handle on the nature of the calls as reported by the public along with computer records of some of our actions in that area. In doing so he discovered the following:

1. Over the last three (3) years LPD has conducted a total of eighty (80) checks of that area that have been documented in IMC. These checks were comprised of suspicious vehicle checks, parking area checks, and actual walk-throughs by our officers. None of these checks resulted in law enforcement actions being taken.
2. An IMC check of the interested parties' addresses indicates that we have only received one (1) documented call regarding the area in question from either of those individuals. That call, 11-21020 in the system, was about a neighbor whom they observed bringing a garden cart loaded with railroad ties into the conservation area.
3. Since allegations of lewd conduct, along with littering, seem to be a primary concern for that area Captain Dussault also ran all of our lewd and lascivious cases dating back to when we first adopted the IMC system (June, 2000). There were two (2) filed reports on this behavior in the system. Both of these (12-853-OF and 12-864-OF) were filed by LPD personnel after behavior captured by the automatic cameras. There were arrests made in both cases.

Obviously this issue is one that we have paid attention to, and given the overall lack of hard data (other than that outlined above) and limited number of citizen generated complaints, said attention has been a good deal more than what would reasonably be expected. As well this is a highly travelled road when considered as general patrol miles. While we will as part of our overall service to the community continue to keep an eye on activites in that area, and will complete the current S/A and camera review, it seems that it is an imprudent allocation of resources when we consider the other public safety challenges the Town faces.

Finally, as there a parking area at that location, during normal daytime hours a car parked at that location is not in itself suspicious. Absent other circumstances LPD would be hard pressed to direct Operation Division personnel to intrude on motorists electing to park there. It would in my judgment be an overreach of police authority. While posting hours might be helpful, that too would be intrusive to some degree and would likely draw the ire of the sporting crowd (hikers, hunters, and fisherman) as it is not unusual for these folks to be at their recreation beyond the so-called "normal" hours of operation.

Should you need further information or would ask that I attend a meeting to address citizen concerns, please let me know.

Respectfully,

William Ryan Hart, Jr.

Chief of Police