



Londonderry Conservation Commission
Tuesday, August 27, 2013
PUBLIC HEARING
Minutes
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1 Present: Deb Lievens; Gene Harrington; Mike Considine; Paul Nickerson; Truda Bloom; Ben LaBrecque;
2 Marge Badois; and Mike Speltz, non-voting alternate.

3
4 Also present: Kellie Walsh, potential Commissioner; and Andrew Campbell, potential volunteer

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6 **D. Lievens entertained a motion at approximately 8 PM to enter into a scheduled public hearing**
7 **according to RSA 36-A regarding the purchase of +/- 12 acres on parcel 6-2-1 (119 High Range Road),**
8 **owned by David A. Hicks and George P. Hicks, et al. P. Nickerson so moved. G. Harrington seconded.**
9 **The motion was approved, 7-0-0.**

10
11 M. Speltz presented a PowerPoint slide show to describe the land in question and its assets (see
12 Attachment #2). The land is accessible from a 50-foot right-of-way off of High Range Road and also
13 provides additional access to the conservation easement on map and lot 8-1 (known as the Plummer
14 easement) which surrounds a large portion of 6-2-1. If preserved, the property would help link
15 conservation land to the extent that an individual could walk from Mack's orchards along Mammoth
16 Road to the Musquash with only a few brief road walks. He described the land as sloping away gradually
17 from High Range Road and then steeply towards the middle of the lot before bottoming out to a fen-
18 type wetland, a basin fed mainly by groundwater which M. Speltz noted is an unusual natural feature.
19 The remainder of the lot is forested, and as evidenced through the slide show, is not overstocked,
20 allowing ample sunlight to reach the understory. Photographs also featured the stream and fen wetland
21 on the property, as well as the recreational amenity of natural walking trails that can also be used in
22 winter for snowmobiling and skiing/snowshoeing. Lastly, the land helps to serve the Commission's
23 ongoing "10 to 10" goal, i.e. providing residents with at least 10 acres of accessible open space within a
24 10 minute walk or less.

25
26 D. Lievens explained that the Town's newly created Joint Negotiating Committee (JNC) first reviewed the
27 offer made by the Hick's family. After commissioning an appraisal, the JNC recommended to the
28 Conservation Commission that they move forward with the transaction. After public comment at this
29 public hearing, the Commission will vote on whether to recommend approval of the purchase to the
30 Town Council. The item would be placed on a Town Council agenda and as is typically done, public
31 comment will be entertained at that time.

32
33 D. Lievens entertained comments from Commissioners.

34
35 P. Nickerson expressed his estimation that the parcel is a prime example of prudent conservation efforts
36 due to such features as the ample wildlife habitat, superb forest land, and high functioning wetland.

37
38 D. Lievens entertained comments from the members of the public present.

39



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40 Martin Srugis, 17 Wimbledon Drive, asked if this property would be the best use of open space funds
41 since the threat of its development was only rated "medium" on the Task Force's "Priority Parcels for
42 Protection" (2010-2011 Open Space Task Force Report, pp. 38-44). He also noted, however, that after
43 seeing the aforementioned presentation, he had a better appreciation of the rationale for its
44 preservation. M. Speltz noted that the list of priority parcels was based in part on total acreage. Given
45 the relatively smaller size of 6-2-1, if one were to score the parcels on a per acre basis, M. Speltz
46 speculated that the property would have a much higher score. M. Srugis also asked if location of the
47 access point on High Range Road between two residential dwellings could be objected to by those
48 property owners. D. Lievens stated that since the right-of-way is part of the property, public access
49 cannot be restricted. M. Srugis confirmed with the Commission that any issue regarding parking would
50 be a stewardship issue that would become part of the Outdoor Recreation Guide and Management Plan
51 being created by the Commission.

52
53 There was no further public comment.

54
55 **D. Lievens entertained a motion to close the public hearing. P. Nickerson made a motion to close the**
56 **public hearing at approximately 8:15 PM. B. LaBrecque seconded. The motion was approved, 7-0-0.**

57
58 **D. Lievens entertained a motion to recommend to the Town Council that the Town proceed the**
59 **purchase of +/- 12 acres on parcel 6-2-1 (119 High Range Road), owned by David A. Hicks and George**
60 **P. Hicks, et al, for approximately \$60,000. P. Nickerson so moved. T. Bloom seconded. The motion**
61 **was approved, 7-0-0.**

62
63 Respectfully submitted,

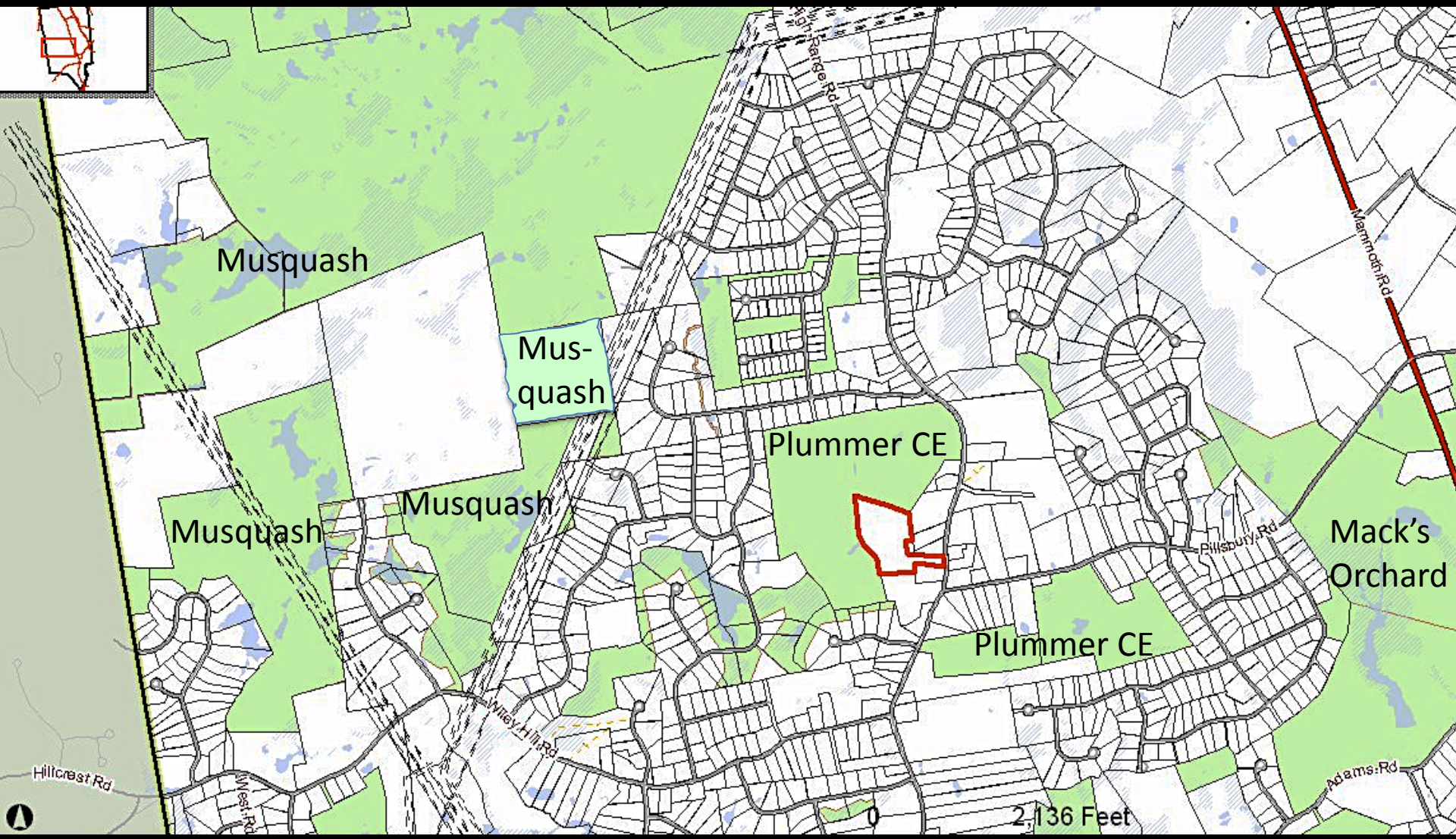
64
65
66
67 Jaye A. Trottier
68 Secretary

Proposed Hicks Purchase

12+ acres on High Range Road

Purchase price: \$60,000

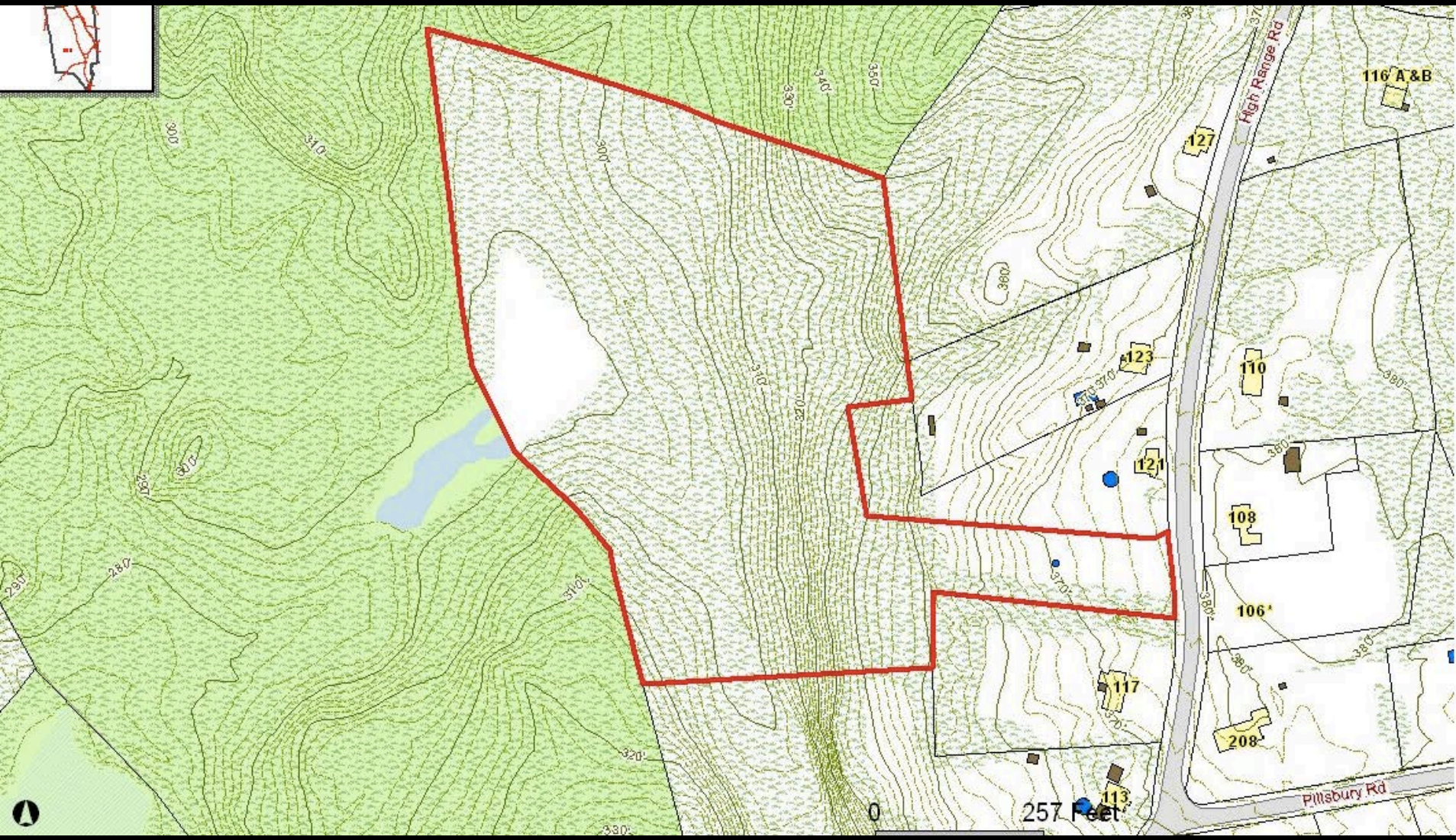
The Hicks land is surrounded by conserved land and further linked to other conserved land by protected wetlands



Aerial photo of Hicks land



Forest cover, contours, and fen type wetland



Entrance to
property,
looking from
High Range
Road



Typical condition of forest on the eastern slope (looking north)



North-south stream (looking north)



Wetland (looking north)



Snowmobile and ski trail



Entrance right
of way,
looking
toward High
Range Road

