



Londonderry Conservation Commission
Tuesday, November 27, 2012
Minutes

1 Present: Deb Lievens; Gene Harrington; Paul Nickerson; Ben LaBrecque; Marge Badois; and Mike
2 Speltz

3
4 D. Lievens called the meeting to order at 7:35 PM. She appointed M. Speltz to vote for M.
5 Considine.

6
7 Hickory Woods subdivision (2-27 & 27-1) and site plan (2-27)- At the October 23, 2012 meeting, Joe
8 Maynard of Benchmark Engineering presented both a subdivision and site plan for a 98 unit 55+
9 housing development on map 2-27. Part of the subdivision involves merging lot 2-27 with 2-27-1.
10 During the presentation, the following question arose:

11
12 “The majority of existing lot 2-27-1 is comprised of wetlands and
13 associated COD buffer. The named wetland, i.e. the Nesenkeag, will
14 have a 100 foot buffer, while the remaining unnamed wetlands would
15 instead be afforded a 50 foot buffer. Unnamed wetlands are given a 50
16 foot buffer under Town regulations and those in this plan are considered
17 unnamed because of a point in their connection to the Nesenkeag that
18 narrows to less than 50 feet. There was some question, however, as to
19 whether another point to the east was at least 50 feet across if not more.
20 In that event, the aforementioned unnamed wetland would be
21 considered a continuation of another named wetland known as Lythia
22 Springs. The resulting increase to a 100 foot buffer would most likely
23 cause the number of units to be reduced in that area. J. Maynard said
24 he would ask the wetland scientist associated with the project to verify
25 that width.”

26
27 J. Maynard reported that he and the wetland scientist visited the site approximately two weeks ago
28 and found the break between the wetlands to be 42 feet across. He added that aerial photography
29 shows it to measure 47 feet at the most. The 100 foot Conservation Overlay District (COD) buffer
30 therefore would not apply to that area.

31 J. Maynard also submitted an application for a Conditional Use Permit to allow 4,700 square
32 feet of intrusion into the COD buffer for an outlet and the grading of side slopes associated with a
33 wet pond on the east end of the lot (see Attachment #1). The pond is designed to State Alteration
34 of Terrain (AoT) standards to promote improved infiltration and wetland vegetation growth for the
35 treatment of storm water runoff compared to traditional detention ponds. Roughly one third of the
36 anticipated runoff from the site will be treated through that pond. Per Town and State AoT rules,
37 the details of overall drainage system maintenance schedule must be included in the notes of the
38 approved plan. Condominium documents will also include the schedule for the association that will
39 ultimately maintain the system. Following some discussion about the non-buildable qualities of
40 existing lot 2-27-1, M. Speltz suggested placing a conservation restriction on the area to mitigate the



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41 COD buffer impact. This would restrict activities on the site to such things as passive recreation and
42 forest management. Details of the area, including its meets and bounds, will be incorporated into
43 the covenants of the development and a reference to that document will be included on the notes of
44 the plan. **M. Speltz made a motion to recommend approval of the CUP to the Planning Board,**
45 **subject to the applicant including a conservation restriction on the plan and in the condominium**
46 **documents that dedicates a minimum of seven acres in the approximate location of current tax lot**
47 **2-27-1. P. Nickerson seconded. The motion was approved, 6-0-0.** J. Maynard said he could
48 create a tie course using existing boundaries to define the area for the description.

49
50 Monitoring- D. Lievens stated that M. Considine and Truda Bloom have not been able to coordinate
51 their walks of the Moose Hill Orchard easements. She will contact her to follow up on the overall
52 coordination of all conservation easement monitoring.

53
54 New England Cottontail- On December 3, Emma Carcagno of New Hampshire Fish and Game (F&G)
55 will be taping an informational show with D. Lievens at the Cable Access Center as part of a public
56 outreach campaign regarding the logging to take place soon in the Musquash for the creation of
57 habitat for the endangered NE Cottontail.

58
59 Outdoor Recreation Guide- While at the Cable Access Center on December 3 (see above), M. Speltz
60 recommended D. Lievens tape a brief segment making residents aware of the forthcoming
61 development of an outdoor recreation guide to Town conservation areas as well as an overall
62 outdoor recreation plan. M. Speltz continues to work on the Request for Proposals (RFP) for the
63 stewardship-oriented guide (see August 14, August 28, and September 11 minutes). Most recently,
64 he has received some comments on the RFP from the Town Recreation Director, but has not yet had
65 a response to his request for input from the School Department.

66
67 Musquash (Target Practice)- D. Lievens reported that Bob Saur of Londonderry Trailways has
68 dismantled the abandoned trailer in the Musquash near the Betty Mack Trail that had been used for
69 target practice. The remaining materials will be removed in the spring.

70
71 Town Report- Prior to this meeting, D. Lievens emailed Commissioners a draft of the Commission's
72 submission to the 2012 Town Report. The only comment was that the "informational booklet"
73 referred to should specifically be called an Outdoor Recreation Guide. D. Lievens said she will also
74 include a comment on a recent Blanding's Turtle study.

75
76 KPCA - At the November 13 meeting, Londonderry Trailways president B. Saur submitted receipts for
77 \$1,000 worth of materials used to construct a new 48-foot bridge in the Kendall Pond Conservation
78 Area (KPCA) (see November 13, 2012 minutes) D. Lievens said she is still awaiting confirmation from
79 the Town Finance Director that non-bonded monies in the Open Space Protection Fund can be used
80 for that specific kind of land stewardship project.



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82 PSNH D+F- A Standard Dredge and Fill application has been filed with the State regarding wetland
83 impacts associated with a Public Service of New Hampshire (PSNH) 326 transmission line thermal
84 uprate project. To comply with National Electric Safety Code requirements, 89,322 square feet of
85 temporary wetland and stream impacts will occur within an existing 18.5 mile 345 kV transmission
86 line right of way stretching from the Scobie Pond substation in Londonderry to the southern border
87 of Hudson (see Attachment #2). Permanent impacts will total 40 sf. Since the Commission had
88 several questions, particularly regarding potential effects on wildlife, it was decided to invite Laura
89 Games of PSNH to the December 11 meeting. D. Lievens and M. Speltz will each attempt to review
90 the application beforehand.

91

92 November 13, 2012 minutes- **G. Harrington made a motion to approve the minutes of the**
93 **November 13, 2012 public session as written. P. Nickerson seconded. The motion was**
94 **approved, 5-0-1 with B. LaBrecque abstaining as he had not attended the meeting.**

95 **P. Nickerson made a motion to approve the minutes of the November 13, 2012 non-public**
96 **session as written. G. Harrington seconded. The motion was approved, 5-0-1 with B. LaBrecque**
97 **abstaining as he had not attended the meeting.**

98

99 Potential land acquisition- M. Speltz stated that action is being taken to make some determinations
100 regarding the value of a potential land acquisition discussed earlier in the year.

101

102 **G. Harrington made motion to adjourn the meeting. P. Nickerson seconded. The motion was**
103 **approved, 6-0-0.**

104

105 The meeting adjourned at approximately 8:27 PM.

106

107 Respectfully submitted,

108

109

110

111

112 Jaye Trottier

113 Secretary

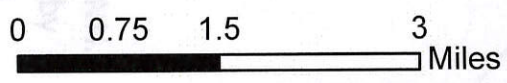


USGS Background and Town Borders provided by NH GRANIT

Londonderry Conservation Commission Meeting Minutes - November 27, 2012 - Attachment #2

**PSNH 326 Line
Wetland Impact Map**

- Wetland Impact Areas
- 326 Transmission Line
- 326 Line Town Borders



Date: 9/18/2012
 Drawn By: dpeiletier
 Project No: 22240.010