



Londonderry Conservation Commission  
Tuesday, August 28, 2012  
Minutes

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

3  
4 Also present: Town Councilor Tom Freda

5  
6 D. Lievens called the meeting to order at 7:30 PM. She appointed M. Speltz to vote for Paul Nickerson and  
7 M. Badois to vote for the empty seat.

8  
9 New England Cottontail- At the June 12 meeting, Heidi Holman of New Hampshire Fish and Game (F&G) and  
10 Town Forester Charlie Moreno had presented a proposal to create the kind of early successional habitat the  
11 endangered New England Cottontail relies on in a 60 +/- acre section of the Musquash Conservation Area.  
12 An added benefit, according to C. Moreno, is the ability to better manage the Musquash forest and any timber  
13 harvesting to be done. D. Lievens announced that F&G has scheduled a site walk of the area on September  
14 14 at 9 AM and will be discussing issues raised at both the June 12 and 26 meetings by the Commission and  
15 Londonderry Trailways President Bob Saur (who has been invited to the site walk). Concerns include the  
16 visual impact the necessary clear cutting will have on the proposed area since it includes a portion of the  
17 Musquash trail system, and the need for the project (which includes long term maintenance), to be funded  
18 without taxpayer dollars. M. Speltz explained to Councilor Freda that the Commission is seeking to preserve  
19 a buffer between the trail and the habitat to mitigate the visual impact. D. Lievens added that some degree  
20 of public relations will be needed to explain the marked change in the surroundings to those who use the trails  
21 in that area. F&G is hoping to conceptually present to the Town Council at their September 17 meeting. M.  
22 Considine asked that since he is unable to attend the site walk, a subsequent meeting be scheduled with F&G  
23 to review the outcome.

24  
25 Open Space Report (recommendations)- Following up on a discussion at a recent Town Council meeting,  
26 Councilor Freda inquired about the change in the goal of the 2006 Open Space (O. S.) report to preserve 25%  
27 of the land in town and the goal in 2011 update of preserving 39%. The 2011 report, he added, indicated  
28 that some land currently preserved is underutilized by residents for recreational purposes. In that light, he  
29 questioned acquiring additional land when residents are not making use of what has been preserved. M.  
30 Speltz explained that in 2006, the one of the guidelines for establishing the town's "green infrastructure" and  
31 the services it provides was to "include at least 25% of the town's land area to endure the sustainability of  
32 natural processes," as well as to "not include over 50% of the town's land area, to allow for future  
33 development." The 25% figure was therefore not a hard and fast goal, but was the minimum end of a range  
34 that had been determined prior to 2006 when developing the first iteration of the green infrastructure. He  
35 distributed a map created by the Town GIS Manager showing the overlay of the 2011 green infrastructure  
36 onto the 2004 green infrastructure, noting some areas that have been removed along with the portion in the  
37 northeast section of town that was added, which accounts for the increase in the overall goal (see Attachment  
38 #1). While M. Speltz acknowledged that the 2011 O.S. report's random survey did reflect that residents were  
39 less aware of some conserved areas compared to others, (e.g. the Ingersoll property), he countered that; 1)  
40 the Commission is working to increase awareness (see Outdoor Recreation guide below,) and 2) even if a



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41 conserved area is not regularly visited by residents for recreation purposes, that land still provides important  
42 benefits such as natural resource protection (particularly water quality), wildlife habitat, and viewsheds. He  
43 added that the recreation guide was not undertaken sooner because it was only recently clarified by the Town  
44 Attorney that that the Commission has the ability to use non-bonded monies in the Open Space Fund for  
45 stewardship efforts on conservation land, including public education and outreach.

46 Councilor Freda recommended that instead of stating a range, a specific goal should be set, made clear  
47 to the public, and discussed with both the Town Council and taxpayers to determine whether it is fiscally  
48 sustainable. He asserted that the goal of 39% is unsustainable. D. Lievens replied that the Commission is  
49 not actively seeking to acquire 39% of the Town's land and that such a goal would not be practical under  
50 current financial constraints for the foreseeable future. M. Speltz offered that the entire process regarding  
51 the O.S. report was made as transparent as possible and that information was (and is) available via the Town  
52 website and the Cable Access Studio. He added that the aforementioned survey also determined that a  
53 majority of residents responded positively when asked if the Town should continue to preserve open space,  
54 even at the expense of a modest tax increase. In addition, when asked what percentage of the Town's  
55 budget should be dedicated to O.S. preservation, respondents gave a higher figure than what is currently  
56 budgeted. Figures and specificity, he said, have therefore been provided to taxpayers in the past through  
57 this process and those taxpayers have in turn supported the Town's conservation efforts. M. Considine  
58 added that not all of the land included in the 39% goal would be or has been purchased with Town funds, but  
59 have instead been acquired through other means such as the State and private landowners. Councilor Freda  
60 asked what percentage of the goal has been preserved to date. M. Speltz explained that of the 42.8% which  
61 comprises the 2006 green infrastructure, just over half is currently permanently or partially preserved (31.6%  
62 and 24.2% respectively). It was clarified that the Open Space Task Force's goal would be to protect the  
63 entirety of the green infrastructure (i.e. 42.8% of the town land) from development. Council Freda  
64 suggested that rather than approaching taxpayers with a request for, e.g. a \$1 million O.S. bond, the  
65 Commission should identify the goal of 42.8% to the public and seek funds based on that figure. He gave the  
66 example of asking for funding from taxpayers for a single classroom when it is unknown what the overall  
67 school facility will cost. Commissioners agreed the approach would be useful. While they believed they  
68 had been conveying intentions and goals steadily to the public over the years, D. Lievens recognized that as  
69 residents come and go over time, that information does need repeating.

70 Councilor Freda next asked if the Commission coordinates regularly with Londonderry Trailways. M.  
71 Considine, a member of Trailways, said the two groups work together regularly to create and maintain the  
72 Town's trail network. Councilor Freda offered that an existing general consensus of perception suggests the  
73 two groups are competing in preservation efforts. If that is not the case, he suggested the Commission  
74 better advertise that to the public, along with specifics about the current efforts to create a rail trail  
75 connecting Salem, NH to the Boston-Manchester Regional Airport area.

76 Councilor Tom Dolan had planned on attending this meeting but was ultimately unable to do so.  
77 Councilor Freda said he would relay information to Councilor Dolan.

78  
79 Outdoor Recreation guide- M. Speltz reviewed an updated draft of a stewardship-oriented Outdoor Recreation  
80 Guide Statement of Work (SOW) first reviewed and endorsed by the Commission (with amendments) at their



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81 August 14 meeting. The four changes proposed by the Commission were as follows:

- 82 1. "Trailhead parking" should be included in item 1.a;
- 83 2. Item 1.c needs clarification to define what the word "facilities" is referring to;
- 84 3. The degree of detail described in item 1.d may be problematic when trying to provide
- 85 updated trail maps to the public;
- 86 4. Item 2 should include hunting as a limited use of a property;
- 87
- 88

89 M. Speltz noted how items three of the four amendments are now included, but suggested the recommended  
90 degree of detail on trail descriptions (amendment 3) should remain, since changes can be made to the guide  
91 as often as trails themselves are rerouted (see Attachments #2 and #3, the latter of which reflects the  
92 amendments). He said the issue can be revisited if the consensus remains to change it. It was agreed that  
93 numbers 1, 2, and 3 of the draft should be considered Section I, the actual recreation guide, while number 4  
94 should comprise Section II, the management plan, and number 5 should be Section III, the ongoing survey of  
95 resident's preferences. The next step, M. Speltz continued, would be to consult with the Town's Finance  
96 Director to confirm that O. S. funds can be used for this specific proposal. The Finance Department may also  
97 be able to assist with the technical language needed for a Request for Proposals to hire a professional to fulfill  
98 the SOW. The goal is to make clear exactly what activities can/cannot take place on each protected parcel as  
99 well as what facilities are available. Another benefit will be the ability to better promote areas such as the  
100 Continental Paving easement on map 11, lot 4 that was acquired as mitigation for development but is  
101 probably not well known to residents. M. Speltz suggested adding a "recommendations" component to the  
102 SOW that will address how to better feature underutilized properties. The guide will be provided in hard  
103 copy and online in a variety of locations to maximize its availability to residents. D. Lievens stated her  
104 preference to add the qualifier "appropriate" to the words "all conserved land" in number 2 so that preserved  
105 lands not conducive to hiking or similar passive recreation like protected wetlands are not featured, even  
106 though they are still open to the public. M. Speltz encouraged members to email him with any other  
107 amendments or suggestions. The Recreation Commission and School Board will also be consulted for their  
108 input in order to make the document as broad as possible. M. Speltz suggested it may be advisable to  
109 increase the document's efficacy by incorporating it into the 2012 Master Plan Comprehensive Update.

110  
111 Membership- Commissioner Ken Henault will be offering his resignation soon as his schedule no longer allows  
112 his full participation with the Commission. She suggested that alternate M. Badois be recommended to the  
113 Town Council for full membership. **G. Harrington made a motion to authorize the Chair to send a letter of**  
114 **recommendation to the Town Council that M. Badois be appointed as a full member to the Conservation**  
115 **Commission. T. Bloom seconded. The motion was approved, 6-0-1 with M. Badois abstaining.**  
116 Councilor Freda said he did not believe M. Badois would have to be re-interviewed by the Council.

117  
118 Joint Negotiating Committee- Councilor Freda was asked if Acting Town Manager Chief Hart was aware of his  
119 membership on the newly formed Joint Negotiating Committee for land acquisitions. He replied that if he  
120 did not already know, he would inform him.



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121  
122 Online wetland maps- D. Lievens encouraged members to visit the website <http://nhwetlandsmapper.unh.edu>  
123 to see the various information and maps now available online.

124  
125 Councilor Freda left the meeting at approximately 8:30 PM. He declined the invitation to stay for the  
126 Commission's subsequent non-public session.

127  
128 **G. Harrington made a motion to go into Non-Public Session per RSA 91-A:3 for the purpose of discussing**  
129 **possible land acquisitions. M. Speltz seconded.**

130  
131 **Roll call vote: Aye, Deb Lievens; Aye, Gene Harrington; Aye, Mike Considine; Aye, Ben LaBrecque; Aye,**  
132 **Marge Badois; Aye, Mike Speltz; and Aye, Truda Bloom.**

133  
134 **M. Speltz made a motion to go out of Non-Public Session. G. Harrington seconded. The motion was**  
135 **approved, 7-0-0.**

136  
137 **M. Speltz made a motion to seal the minutes of the Non-Public Session indefinitely. G. Harrington**  
138 **seconded. The motion was approved, 7-0-0.**

139  
140 **G. Harrington made a motion to authorize the Chair to forward the offer discussed in non-public session to**  
141 **the Joint Negotiating Committee. T. Bloom seconded. The motion was approved, 7-0-0.**

142  
143 Budget- D. Lievens reviewed the mission statement, major services and responsibilities, and key fiscal  
144 objectives associated with the budget submission for fiscal year 2013/2014. The only amendment was to the  
145 key fiscal objectives which will now state that the Commission "will continue to implement the  
146 recommendations of the 2011 Open Space Plan with a particular emphasis on stewardship." The proposed  
147 budget of \$3,450 was then reviewed by the Commission (see Attachment #4). M. Speltz suggested  
148 presenting to the Town Council the list of services provided by the New Hampshire Association of  
149 Conservation Commission since their annual dues is the most significant item in the budget. **G. Harrington**  
150 **made a motion to accept the proposed budget as presented. M. Speltz seconded. The motion was**  
151 **approved, 7-0-0.**

152  
153 Invasive species (phragmites)- D. Lievens will continue to seek permission of the owners of 66 High Range  
154 Road to access the rear portion of their land and verify whether the invasive Phragmites is on their lot so it can  
155 be removed (see July 10, 2012 minutes). She will mail them a form to indicate whether they give their  
156 consent, along with a SASE envelope. It is too late in the year to obtain the requisite wetlands permit  
157 needed to remove the invasive plant, both there and in front of the high school, but the professional who will  
158 perform the work has indicated that the two sites are so rarely disturbed that any spread over the next year  
159 will be minimal.



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161 Aug 14, 2012 minutes- **T. Bloom made a motion to approve the minutes of the August 14, 2012 public**  
162 **session as written. G. Harrington seconded. The motion was approved, 6-0-1 with M. Speltz abstaining**  
163 **as he had not attended the meeting.**

164  
165 DRC- 172 Rockingham Road Minor Site Plan 15-61-1:

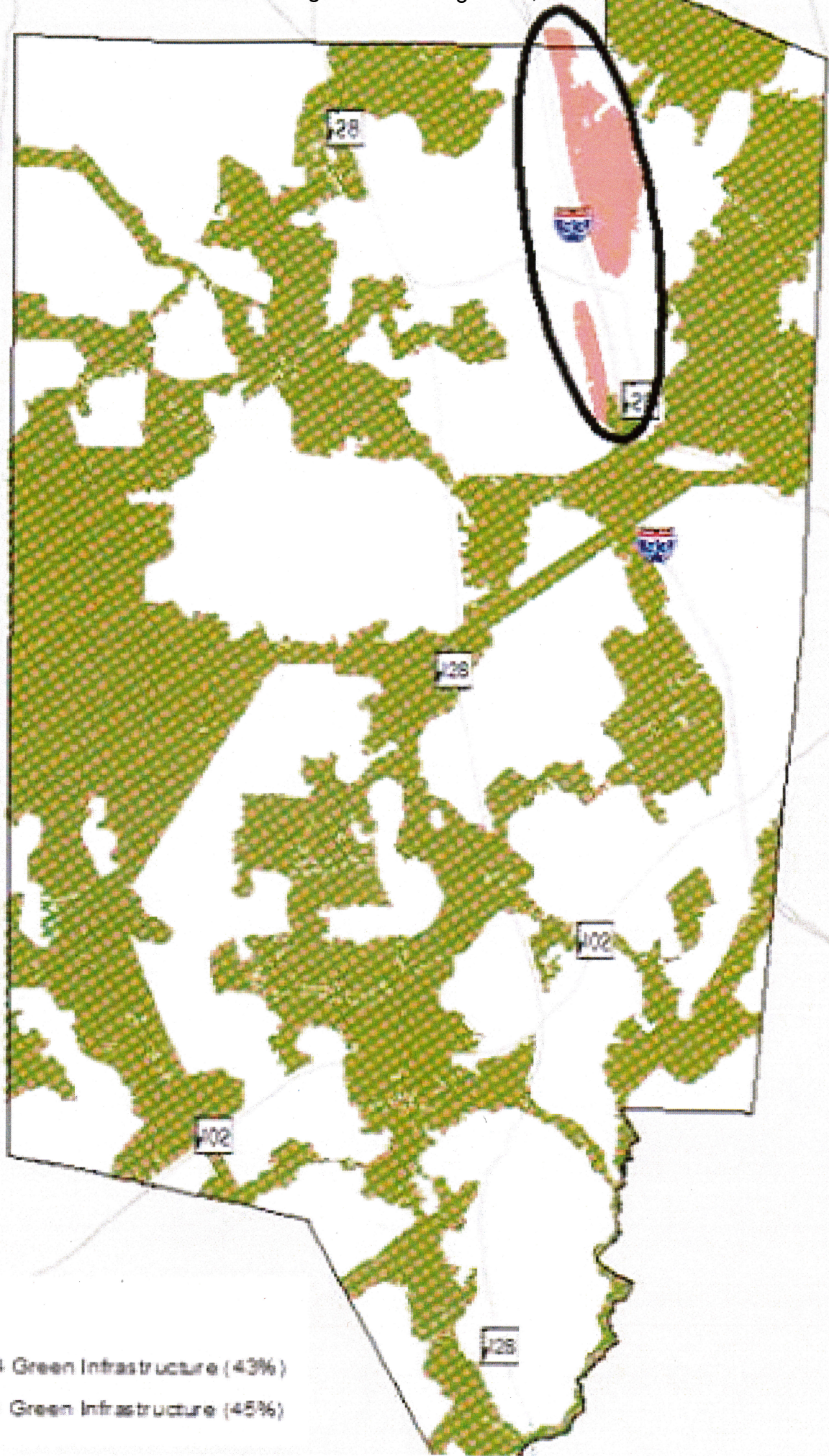
166 Comments: No comments

167  
168 **G. Harrington made motion to adjourn the meeting. T. Bloom seconded. The motion was approve,**  
169 **6-0-0.**



170  
171 The meeting adjourned at approximately 9:30 PM.

172  
173 Respectfully submitted,

174  
175  
176 Jaye Trottier  
177 Secretary



**Legend**

-  2004 Green Infrastructure (43%)
-  2011 Green Infrastructure (45%)

### Outdoor Recreation Planning SOW

1. Create a "Londonderry Outdoor Recreation Guide" suitable for electronic and hard copy publication and provide the following information:
  - a. Location and directions to get there by vehicle, bike, and on foot.
  - b. Types of permitted activities and applicable rules
  - c. Facilities to include trails
  - d. Trail descriptions similar in detail to the AMC's White Mountain Guide
  - e. Photographs of points of interest for each recreation area, including the entrance area(s)
  - f. Maps of each area
2. Include in the above guide all conserved land, whether town held or held by others, as long as public access is permitted. Pay particular attention to the limits placed on privately held land under a conservation easement that provides for limited public access. Emphasize the limits on use of the property during the growing season or timber harvest.
3. Include in the above guide all lands managed by the Londonderry Recreation Department and LAFA.
4. Create a "Londonderry Town Management Plan" that serves as a capstone to the existing forest management plans, the Trailways master plan, and the town's recreation master plan (if any). This plan should fully support the draft Londonderry Master Plan and should include the following elements:
  - a. A requirements section that estimates the need for outdoor recreation amenities over time when the town reaches its expected buildout
  - b. An assessment of existing recreation assets that identifies gaps in the projected requirements
  - c. A detailed facilities assessment, similar to a Capital Improvements Plan, that specifies improvements needed on existing and future outdoor recreation assets
5. Develop a voluntary survey instrument, similar to that undertaken by the Open Space Task Force that assesses Londonderry residents' preferences in types and availability of outdoor recreation assets.

## DRAFT

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### Outdoor Recreation Planning SOW

1. Create a "Londonderry Outdoor Recreation Guide" suitable for electronic and hard copy publication and provide the following information:
  - a. Location and directions to get there by vehicle, bike, and on foot, including trailhead parking
  - b. Types of permitted activities and applicable rules
  - c. Facilities to include trails, nearby amenities, available parking
  - d. Trail descriptions similar in detail to the AMC's White Mountain Guide
  - e. Photographs of points of interest for each recreation area, including the entrance area(s)
  - f. Maps of each area
2. Include in the above guide all conserved land, whether town held or held by others, as long as public access is permitted. Pay particular attention to the limits placed on privately held land under a conservation easement that provides for limited public access. Emphasize the limits on use of the property during the growing season or timber harvest. Describe where and when hunting is permitted.
3. Include in the above guide all lands managed by the Londonderry Recreation Department and LAFA.
4. Create a "Londonderry Town Management Plan" that serves as a capstone to the existing forest management plans, the Trailways master plan, and the town's recreation master plan (if any). This plan should fully support the draft Londonderry Master Plan and should include the following elements:
  - a. A requirements section that estimates the need for outdoor recreation amenities over time when the town reaches its expected buildout; "amenities" includes, but is not limited to: parking for vehicles and bikes, picnic tables/seating, signage, kiosks, trail maps
  - b. An assessment of existing recreation assets that identifies gaps in the projected requirements
  - c. A detailed facilities assessment, similar to a Capital Improvements Plan, that specifies improvements needed on existing and future outdoor recreation assets
5. Develop a voluntary survey instrument, similar to that undertaken by the Open Space Task Force, that assesses Londonderry residents' preferences in types and availability of outdoor recreation assets.

NOTE: this draft has not yet been coordinated with Londonderry Trailways, Londonderry Recreations Department, or LAFA.



Londonderry Conservation Commission Meeting Minutes - August 28, 2012 - Attachment #4

Conservation Commission 07-08 Budget

	7/1/11-6/30/12	7/1/13-6/30/14 Proposed
<b>NHACC Dues</b>	\$ 865.00	\$ 900.00
<b>Chair Expenses</b>		
Postage, telephone, misc. office supplies	\$ 12.51	\$ 75.00
<b>Office Expenses - secretarial</b>		
secretary	64.35	\$ 125.00
other postage		\$ 50.00
Legal Notices		\$ 75.00
<b>Reimbursement for classes, reference materials</b>	\$ 45.00	\$ 125.00
NHACC Ann'l meeting/conferences	\$ 15.00	
<b>Management</b>		\$ 1,800.00
MCA bridges and trails	\$ 393.08	
MCA repair monitoring	\$ 600.00	
<b>Musquash Field Day</b>		\$ 100.00
<b>Co-operative donations</b>		
donation to Trailways/other as grant co-operators		\$ 200.00
<b>Proposed working budget</b>	\$ 1,994.94	\$ 3,450.00