



Londonderry Conservation Commission
Tuesday, June 28, 2011
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1 Present: Deb Lievens, Gene Harrington, Mike Considine, Ben LaBrecque, George Herrmann and M.
2 Speltz

3
4 D. Lievens called the meeting to order at 7:30 PM and appointed M. Speltz to vote for Truda Bloom.
5

6 Sunnycrest easement, Phase I- The LCC has been working to transfer ownership of the first phase of
7 the three Sunnycrest orchard easements and the associated monitoring duties to the Rockingham
8 County Conservation District (see October 26, 2010 April 12, 2011 minutes). RCCD drafted a letter on
9 behalf of the LCC to the Natural Resources Conservation Service to make the transfer official. The LCC
10 previously voted to authorize the Chair to sign and send the letter. Since the issue involves an interest
11 in land, the LCC will request approval from the Town Council as well. **M. Speltz made a motion to**
12 **recommend that the Town Council approve the assignment of the Sunnycrest Phase I easement to**
13 **the Rockingham County Conservation District. G. Harrington seconded. The motion was approved,**
14 **6-0-0.**

15
16 Accounts- **D. Lievens entertained a motion to reimburse the Chair for \$25.70 worth of miscellaneous**
17 **phone and postage expenses. G. Herrmann so moved. G. Harrington seconded. The motion was**
18 **approved, 6-0-0.**

19 **M. Speltz made a motion to reimburse M. Considine up to \$100.00 for miscellaneous**
20 **expenses associated with bridge building in the Musquash Conservation Area. G. Herrmann**
21 **seconded. The motion was approved, 6-0-0.**

22
23 Verani; Minimum Impact D+F, 17-35- At the June 14 meeting, George Chadwick of Hancock Associates
24 and Giovanni Verani presented a Minimum Impact Expedited Dredge and Fill application for 750
25 square feet of wetland impact on map and lot 17-35 (see June 14 minutes). G. Harrington and T.
26 Bloom performed a site walk with G. Chadwick and G. Verani on June 16. They confirmed what had
27 been presented and signed the D+F applications.
28

29 South Road - D. Lievens was invited by the trucking company doing some of the roadwork on South
30 Road to view the area where approximately twelve trees on Town owned land will be removed. This
31 will be done to create a road leading to State owned land where material will be removed to improve
32 wetlands and the gravel taken will be used for the I-93 expansion. After inspection, she did not see any
33 issues with removing the trees. She added that some invasive plant species would be removed as well.
34 Restoration and mitigation will take place next year.
35

36 Merrill easement- At the June 20 Town Council meeting, this proposed easement on map and lot 17-
37 10 was presented for their approval, having been continued from the June 6 meeting. Town Counsel
38 had been asked to clarify whether the IRS could take assignment of an easement from the Town based



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39 on a tax lien. The Town Attorney replied that the risk is extremely low and that the concern is no
40 reason to cancel a transaction. The Merrills were asked by the Council if they would sell the property
41 itself to the Town rather than just selling an easement, then have the property leased back to them for
42 \$1 per year. G. Harrington noted that the appraised value of the easement is only \$219,000, whereas
43 the value of the land as a fee purchase is \$505,000. D. Lievens said she would contact Ken Merrill to
44 discuss the matter. The issue has been continued again to the August 15 meeting, by which time the
45 Open Space Task Force's report is expected to be completed.

46
47 Easements- D. Lievens had suggested creating a cable show including herself, Mike Speltz and an
48 attorney or other professional who specializes in conservation easements to explain the basic ideas
49 behind this conservation tool. The consensus of the LCC was to move ahead with such a production.
50 M. Speltz offered to contact Attorney Paul McDonald of Ransmeier and Spellman to see if he would
51 share his expertise on such a show.

52
53 Debt service- The Town Council has issued a letter to the LCC, asking they "assume responsibility for a
54 portion of its debt service in the amount of \$50,000." The consensus of the LCC was to seek a written
55 opinion from Town Counsel about the legality of the issue before responding.

56
57 Purple Loosestrife- The annual attempt to remove this invasive species from the flax field wetland off
58 Pillsbury Road will take place the second and third weekends in July.

59
60 Wildlife map- Based on an idea used in Easton, NH, M. Speltz suggested the LCC have a map posted at
61 Town Hall that encourages residents to note on it where they have seen wildlife in town. It was
62 decided to ask the GIS Manager to produce the map and to see if an electronic version could be posted
63 on the Town's website. The goal is to raise awareness about wildlife in Londonderry.

64
65 DRC- Ginnard subdivision, 15-110-5

66 Comments: Comments: Is the total wetland 12,946 sq ft or just the part on lot 15-110-
67 6? Is there enough upland on 5-110-6? We are very curious as to why this wasn't developed as
68 a house lot when first developed.

69
70 Flooding issue, Verani & Evans properties- Larry Keniston of the NH Department of Transportation Rail
71 and Transit Bureau had sent an email to the LCC regarding a perpetual flooding on property owned by
72 the Evans family because of work done by the Veranis on lot 16-5 (see January 25 and February 8
73 minutes). M. Speltz visited the site and located the edge of the parking lot using a GPS device. He
74 forwarded the waypoints to the GIS Manager who superimposed them on the 2000 Verani site plan
75 and then an aerial view of the property. It did not appear that there was any encroachment on the
76 wetland as delineated at that time (see attached). M. Speltz forwarded these findings to L. Keniston.



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77

78 June 14, 2011 minutes- G. Harrington noted a typographical error on page, line 81 where the word
79 "brining" should be "bringing." **G. Harrington made a motion to approve the minutes of the June 14,**
80 **2011 public session as amended. G. Herrmann seconded. The motion was approved, 5-0-1 with M.**
81 **Speltz abstaining as he had not attended the meeting.**

82

83 Open Space funding- M. Speltz explained that in their financing portion of the updated Open Space
84 Plan, the Open Space Task Force will be recommending that a steady 2.7% of the Town budget be
85 appropriated each year for Open Space through 2027. Commissioners reviewed this concept at their
86 June 14 meeting. M. Speltz presented a map at this meeting identifying the green infrastructure and
87 the parcels considered large enough and significant enough with regard to natural resources that the
88 OSTF recommends their conservation. Assuming those parcels are bought outright, their assessed
89 value totals approximately \$18 million. The level effort of funding through bonds, along with the
90 average income of the Land Use Change Tax and the historic average obtained through grants would
91 provide around \$12 million. The disparity can be offset by several factors, however. Some of the
92 parcels listed could be developed in the future; some may be conserved by other groups (e.g. the
93 State); the total build out of the town may take more than the 15 years the plan calls for. All of these
94 factors have led the OSTF to accept that there is a low risk of being unable to financially support the
95 plan they will be presenting. He added that the OSTF will also recommend that some of the LUCT
96 funds be used toward stewardship of land already preserved by the town. There were no objections to
97 the approach.

98

99 Master Plan Steering Committee- M. Speltz stated that the first meeting of this group took place June
100 27. The Southern New Hampshire Planning Commission will be writing a grant on behalf of the Town
101 that would assist in the visioning process of the Master Plan exercise. Part of the grant application is
102 the explanation of what makes Londonderry special, so committee members brainstormed ideas at
103 this first meeting.

104

105 **G. Harrington made a motion to adjourn the meeting. M. Speltz seconded. The motion was**
106 **approved, 7-0-0** and the meeting adjourned at approximately 8:45 PM.

107

108 Respectfully submitted,

109

110

111

112 Jaye Trottier

113 Secretary

GPS points captured in May, 2011, using a handheld

Aerial photography represents April, 2010 condition
Town of Londonderry

Linework represents the overall approved site plan:
"Commercial/Office Building" Map 16 Lot 5 NH Route 28 and Auburn Rd
by Eric C. Mitchell and Associates, Inc. Approved 3
georeferenced by the Town of Londonderry according to
appurtenant I-93 Right of Way.

GPS readings of approximate edge of wetlands

