



Londonderry Conservation Commission
Tuesday, September 27, 2011
Minutes
Page 1 of 4

1 Present: Deb Lievens, Gene Harrington, Mike Considine, Truda Bloom, George Herrmann, and
2 Mike Speltz

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

6
7 Akira Way Roadway Extension subdivision CUP- Todd Connors and Keith Coviello of Long Beach
8 Development Associates presented a request for a Conditional Use Permit regarding a
9 subdivision on map and lot 28-31. To create the required road frontage, a cul de sac is
10 proposed off the adjacent paper street (see attached), which has been master planned over the
11 years to access several abutting properties and connect the industrial lots. Doing so would
12 avoid crossing the wetland to the south. The embankment slope off the pavement of the cul de
13 sac would result in 3,315 square feet of Conservation Overlay Buffer District impact. A 2:1
14 slope was chosen to reduce encroachment into the buffer. T. Connors reviewed the drainage
15 system, which would channel runoff away from the buffer to an infiltration/detention pond
16 where it would discharge into existing wetlands. The design meets the current Department of
17 Environmental Service's Alteration of Terrain standards.

18 In reviewing the four conditions of a CUP application (see attached), T. Connors
19 explained that the location of the cul de sac was chosen to 1) avoid direct wetland impacts and
20 2) avoid relocation of a compass shed used by Insight Technology for equipment testing which
21 houses sensitive calibrated instrumentation. M. Speltz argued that economic advantage alone
22 is the sole reason for keeping the shed's current location yet economic advantage cannot be
23 justification for a CUP request. Roadway geometry makes it unlikely that the cul de sac could
24 be moved to the east, although T. Connors said it could be investigated. M. Speltz also noted
25 existing sedimentation issues in the area of the proposed cul de sac. T. Connors said that could
26 be investigated as well and if need be, erosion control matting and wetland seed mix could be
27 added after consulting with the DES Wetlands Bureau. He said he would forward the
28 additional information on both issues once he obtains it.

29 **M. Speltz made a motion to recommend approval of the Conditional Use Permit to the**
30 **Planning Board, subject to the applicant assessing and taking, as appropriate, mitigation**
31 **measures to limit the existing sedimentation to the wetland south of the property. G.**
32 **Herrmann seconded. The motion was approved, 6-0-0.**

33
34 Bauchman's Towing CUP- At the April 12, 2011 meeting, a CUP application was presented for
35 6,235 sf of COD buffer impact on map and lot 15-62-2, something which the LCC declined to
36 support. Since that time, the plan has been revised to total only 1,665 sf for grading and
37 sloping to the west of the proposed building. Brian Bauchman noted that the impound lot,



Londonderry Conservation Commission
Tuesday, September 27, 2011
Minutes
Page 2 of 4

38 something which is not allowed in the buffer but had been placed there, has been moved to
39 another location on the site. He stated that because he is in the middle of changing engineers,
40 the actual CUP application would have to be presented at another meeting. M. Speltz inquired
41 about moving the building, but B. Bauchman explained that the current location had been
42 chosen in order to meet all other Town requirements. G. Harrington noted that the new plan
43 does not reflect the change discussed of using shade tolerant Boxwood in place of the
44 arborvitae planned for the north side of the building. Commissioners were pleased with the
45 overall reduction in buffer impact.

46
47 Shoppes at Londonderry- An article in the September 22nd Londonderry Times reported the
48 applicant stating that the LCC did not have any issues with the plans for this proposed project
49 on map 15, lots 51 and 59. At their August 23 meeting, however, the LCC had voted not to
50 recommend approval of the requested CUP because it violated the intent of the ordinance. M.
51 Speltz recommended emailing the Director of Community Development and the Planning Board
52 Chair to reiterate the LCC's stance on the project.

53
54 Target practice in the Musquash- This topic was before the Town Council at their September 19
55 meeting and was postponed indefinitely.

56
57 Monitoring- D. Lievens asked for volunteers to perform the annual monitoring of the Plummer
58 easement on map and lot 8-1. T. Bloom said she could go with P. Nickerson if he was available.
59 D. Lievens said she would follow up on the encroachment issue discovered last year (see
60 November 23, 2010 minutes).

61
62 Dictation equipment- To replace broken dictation equipment, **G. Harrington made a motion to**
63 **authorize the Chair to expend an amount not to exceed \$75.00 to cover half the cost of a new**
64 **digital voice recorder. T. Bloom seconded. The motion was approved, 6-0-0.** The remaining
65 half will be taken from the Zoning Board of Adjustment budget.

66
67 Musquash Walk- This event will take place on Saturday, October 1 at 9:00 AM. D. Lievens
68 contacted the local media to advertise the walk. She also noted that she received a note from
69 resident Richard Hodgkinson of Alexander Road thanking the LCC for their efforts regarding the
70 Musquash.

71
72 Musquash Trail Day- M. Considine stated that a trail day will occur on October 22 to reroute
73 and blaze some trails.

74



Londonderry Conservation Commission
Tuesday, September 27, 2011
Minutes
Page 3 of 4

75 Eagle Scout Projects- M. Considine updated the LCC on the Eagle Scout projects mentioned at
76 the September 13 meeting. He said the two kiosks and remaining trail signs should all be
77 completed during the fall.

78
79 September 13, 2011 minutes- **T. Bloom made a motion to approve the minutes of the**
80 **September 13, 2011 public session as written. G. Herrmann seconded. The motion was**
81 **approved, 4-0-2 with G. Harrington and M. Speltz abstaining as they had not attended the**
82 **meeting.**

83
84 Non-public minutes policy- **M. Speltz made a motion to amend the existing policy regarding**
85 **non-public minutes to say that any executive session older than 10 years is automatically**
86 **released. G. Herrmann seconded. The motion as approved, 5-1-0 with G. Harrington in**
87 **opposition.**

88
89 **G. Harrington made a motion to go into Non-Public Session per RSA 91-A:3 for the purpose of**
90 **discussing the potential release of portions of non-public minutes regarding possible land**
91 **acquisitions as well as the Memorandum of Agreement prepared for the Town Council**
92 **regarding acquisitions for conservation purposes. T. Bloom seconded.**

93
94 **Roll call vote: Aye, George Herrmann; Aye, Mike Considine; Aye, Gene Harrington; Aye, Mike**
95 **Speltz; Aye, Deb Lievens; and Aye, Truda Bloom.**

96
97 **G. Herrmann made a motion to go out of Non-Public Session. M. Considine seconded. The**
98 **motion was approved, 6-0-0.**

99
100 **G. Herrmann made a motion to seal the minutes of the Non-Public Session indefinitely. M.**
101 **Considine seconded. The motion was approved, 6-0-0.**

102
103 **M. Speltz made a motion to release the previously redacted portions of the non-public**
104 **minutes as discussed in the non-public session. T. Bloom seconded. The motion was**
105 **approved, 6-0-0.**

106
107 **M. Speltz made a motion to forward to the Town Manager the document discussed in non-**
108 **public session with changes as discussed therein. T. Bloom seconded. The motion was**
109 **approved, 6-0-0.**

110



Londonderry Conservation Commission
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Minutes
Page 4 of 4

111 **G. Harrington made a motion to adjourn the meeting. G. Herrmann seconded. The motion**
112 **was approved, 6-0-0.**

113
114 The meeting adjourned at 9:40 PM.

115
116 Respectfully submitted,

117
118
119
120 Jaye Trottier
121 Secretary



P.O. Box 74 • Derry, NH 03038
ph: (603) 296-0861 • fax: (603) 296-0671

September 26, 2010

Town of Londonderry
Community Development Department
268B Mammoth Road
Londonderry, NH 03053

Attention: Andre Garron, AICP, Town Planner

Subject: Akira Way Roadway Extension – Conditional Use Permit Application
Akira Way, Londonderry, New Hampshire (Map 28, Lot 31)

Dear Andre:

Attached is an application for a Conservation Overlay (CO) District Conditional Use Permit (CUP) for the above referenced project. Consistent with the Subdivision Application submitted under separate cover and exhibits discussed with the Conservation Commission for the same project, a CUP is required to allow construction (grading) within the buffer to wetlands on this property.

The following information is provided in support of our application:

- Executed Application
- Locus Map
- Partial Set of Subdivision Plans (Reduced Copy 11x17)
- Photographs
- C.U.P. Exhibit

In accordance with the application, plans are included that indicate existing and proposed conditions on the property based on a field survey and wetland delineation by both a licensed land surveyor and a certified wetland scientist. The subdivision plans represent the subdivision of an existing lot, with access to the new lot provided via a 560 +/- linear foot cul-de-sac with drainage improvements off of Akira Way. A formal request and narrative of the project follow to complete the application:

Conditional Use Permit Request:

The applicant formally requests a CUP to allow the removal of existing vegetation in the upland buffer to wetlands for the construction of a 2:1 riprap slope along the proposed cul-de-sac. Refer to the attached plans for the limits of disturbance (3,315 square feet) and the full set of plans submitted with the Subdivision Application for project details. Upon completion of the work, all disturbed areas will be loamed and seeded and allowed to naturalize as permanent stabilization. The proposed work is permitted in the CO District with a CUP under Londonderry Zoning Ordinance Section 2.6.3.4.1.1.

Narrative Description of Project:

The proposed project will consist of the subdivision of an existing lot, with access and legal frontage for the new lot via a 560 +/- linear foot cul-de-sac with drainage improvements off of Akira Way. No further lot development is proposed at this time.

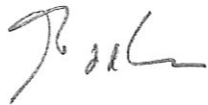
An open and closed drainage system is proposed for the project that includes catch basins for collection of run-off from impervious surfaces and an outlet to a proposed infiltration/detention pond before discharging into the existing wetlands. Due to the size of the property, proximity to an existing compass shed and location of existing wetlands, it is not possible to relocate the cul-de-sac grading to a point outside the buffer without crossing the existing wetland or relocating calibrated instrumentation.

The project requires, and an application has been submitted for, a permit from the NHDES for Alteration of Terrain. The proposed wetland buffer (CO District) is impacted in one location for a total of 3,315 square feet.

Please contact us if you have any questions or concerns, or if you would like to discuss the application or specific design of the project in further detail.

Sincerely,

Long Beach Development Associates, LLC



Todd D. Connors, PE

Enclosures

cc: Kenneth S. Solinsky

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Application for a Conservation Overlay District Conditional Use Permit
Form A - For a Use permitted by Conditional Use Permit

Conditional Use permit is as part of a: Site Plan Subdivision

I. General Information:

A. Name of Project: Akira Way Roadway Extension

B. Location of Project: Akira Way 28 31
(Street) (Map #) (Lot #)

C. Applicant:

Name: Kenneth S. Solinsky

Address: 59 Rolling Woods Drive

Bedford, NH 03110

Phone: _____

Fax: _____

Signature: _____

II. Required Information:

- Plans showing existing and proposed conditions.
- Wetland delineation certified by a Certified Wetlands Scientist and mapped by a licensed land surveyor.
- Areas on plans highlighted to show areas where conditional use permit is sought
- Narrative description of project and conditional use permit request.
- Criteria for conditional use permit described (see below).

III. Optional Information:

- Aerial Photographs
- Site Photographs

IV. Conditional Use Permit Criteria

Address, in the provided boxes, the following criteria in accordance with Section 2.6.3 of the Zoning Ordinance:

1. The proposed construction is essential to the productive use of land not within the CO District.

The proposed project is necessary to access upland areas for further development of industrial zoned land outside of the CO District. The right of way has been master planned over several subdivisions to access multiple abutting properties and to accomodate the connection of abutting industrial areas.

2. Design and construction materials will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.

The following temporary erosion and sediment control practices are proposed (to reduce and prevent soil erosion and minimize erosion damage due to construction):

- * Silt Fence
- * Construction Exit
- * Catch Basin Inlet Control

All disturbed areas will be loamed and seeded as a restoration technique. In addition, the following best management practices are proposed:

- * Riprap Slope/Aprons
- * Sediment Forebay
- * Stone Check Dam
- * Infiltration Pond

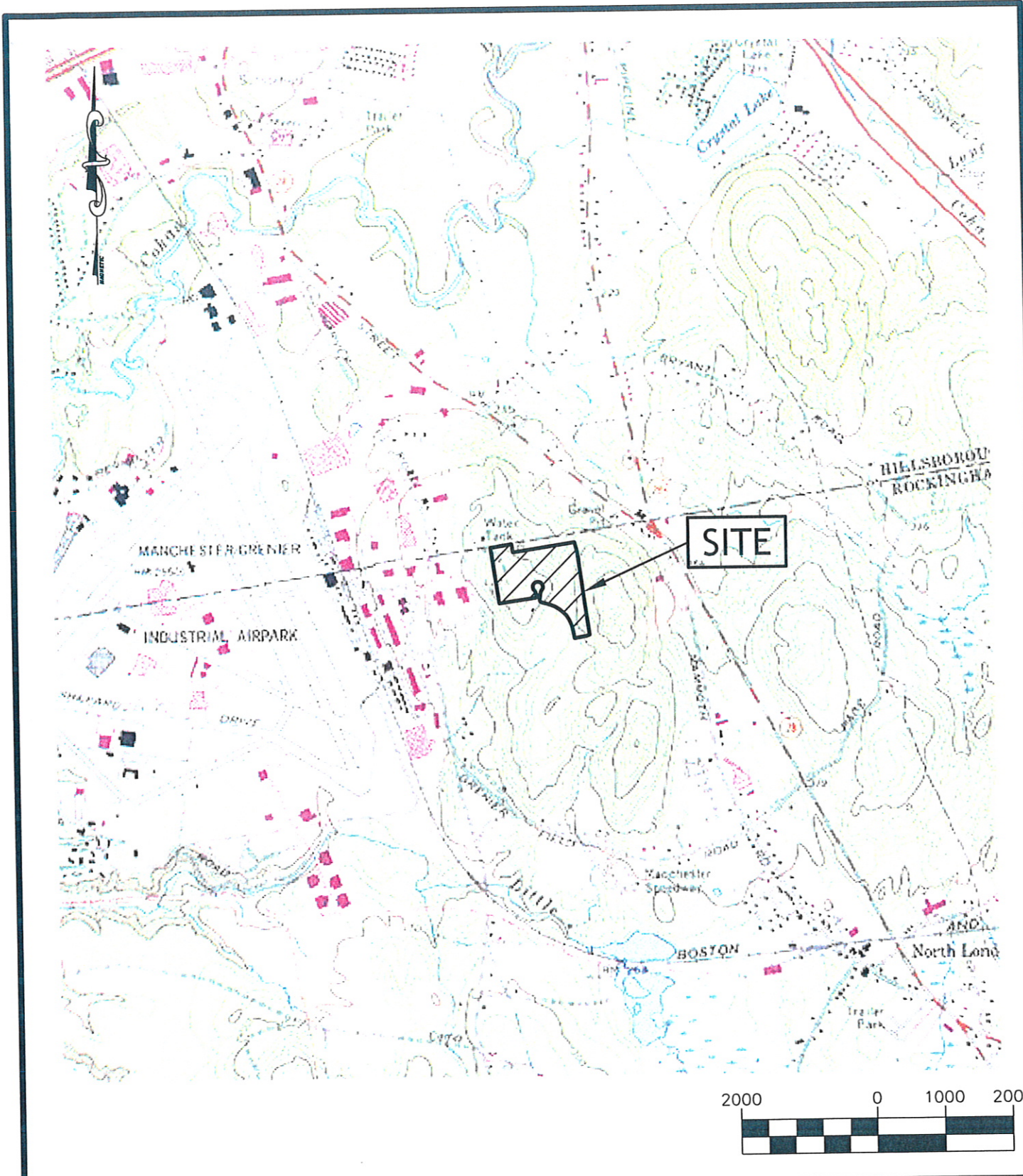
3. There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact upon the wetlands. Nothing in this section shall limit the applicant from exploring alternatives with abutting property owners:

The proposed cul-de-sac location both minimizes road construction and provides only the minimum frontage required. Alternatives considered would require direct wetland impact to extend the road or relocation of the compass testing facility. Impacts have been minimized with 2:1 embankment slopes to reduce the footprint of the project within the CO District. Alternative roadway locations are limited by the right of way connections to existing roads, abutting property and accepted design geometry, and would not reduce impacts.

4. Economic advantage is not the sole reason for the proposed location of the construction:

The primary reason for the construction is access to vacant industrial land that also provides the required frontage for a legal subdivision.

5. Square Footage of Wetland Impacts: 0 s.f.
6. Square footage of Buffer Impacts: 3,315 s.f.



long beach
development associates, llc

P.O. BOX 74, Derry, NH 03038
ph: (603) 296-0861 - fax: (603) 296-0671
Civil Engineering - Land Development

MAP 28 LOT 31
USGS LOCUS MAP
INDUSTRIAL SUBDIVISION
AKIRA WAY ROADWAY EXTENSION
9 AKIRA WAY, LONDONDERRY, NH
PREPARED FOR:
INSIGHT TECHNOLOGY, INC.
9 AKIRA WAY
LONDONDERRY, NEW HAMPSHIRE 03053

SHEET #: USGS	DATE: 07-14-11
SCALE: 1"=2000'	JOB #: 10-012
REVISIONS:	

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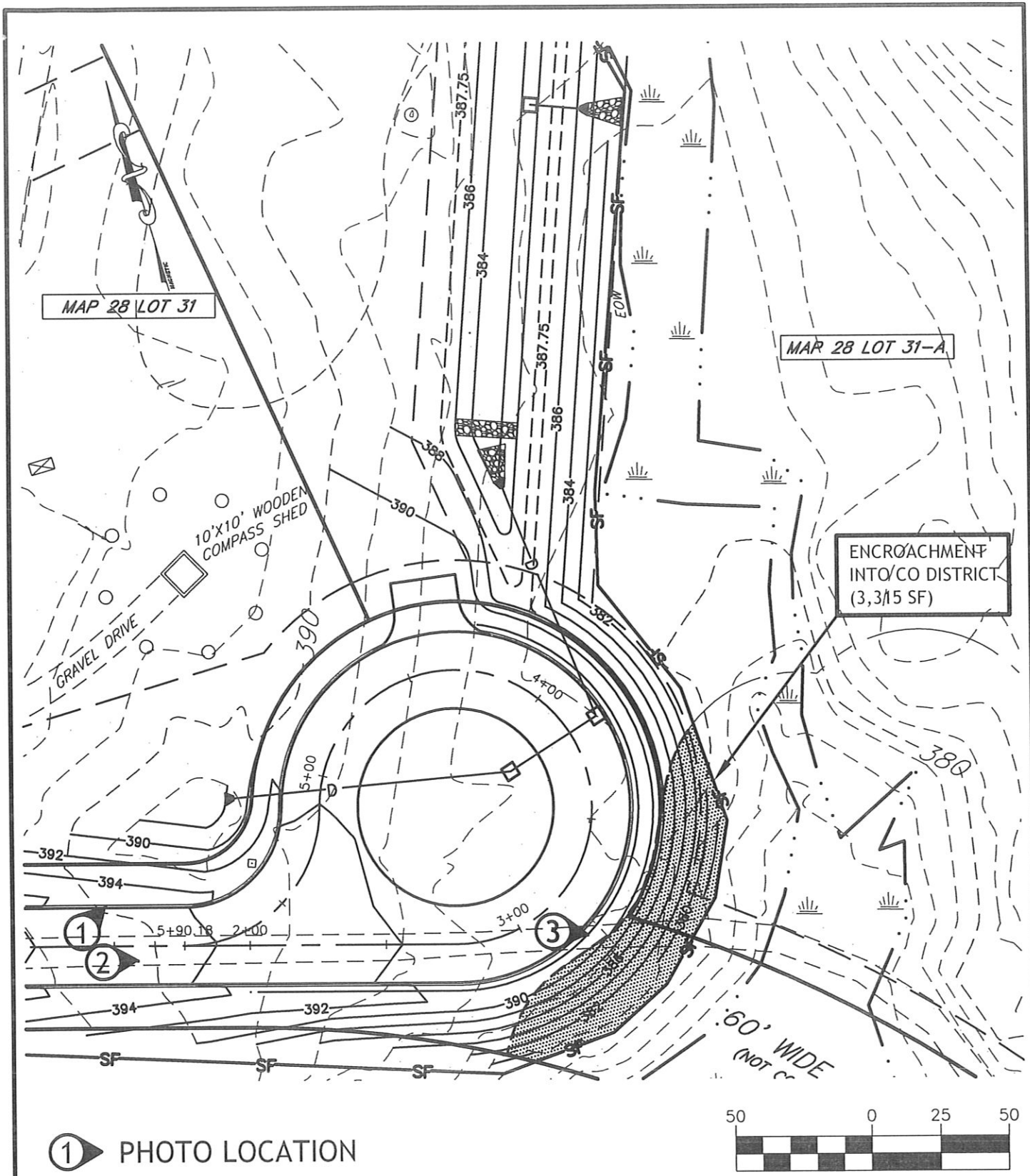
PHOTO #1



PHOTO #2



PHOTO #3



① PHOTO LOCATION



P.O. BOX 74, Derry, NH 03038
 ph: (603) 296-0861 - fax: (603) 296-0671
 Civil Engineering - Land Development

MAP 28 LOT 31
C.U.P. EXHIBIT
AKIRA WAY ROADWAY EXTENSION
 AKIRA WAY
 LONDONDERRY, NEW HAMPSHIRE
 PREPARED FOR:
KENNETH S. SOLINSKY
 59 ROLLING WOODS DRIVE
 BEDFORD, NEW HAMPSHIRE 03110

SHEET #: --	DATE: 09-26-11
SCALE: 1"=50'	JOB #: 10-012

REVISIONS:	

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SUBDIVISION PLANS

INDUSTRIAL SUBDIVISION

AKIRA WAY ROADWAY EXTENSION

AKIRA WAY

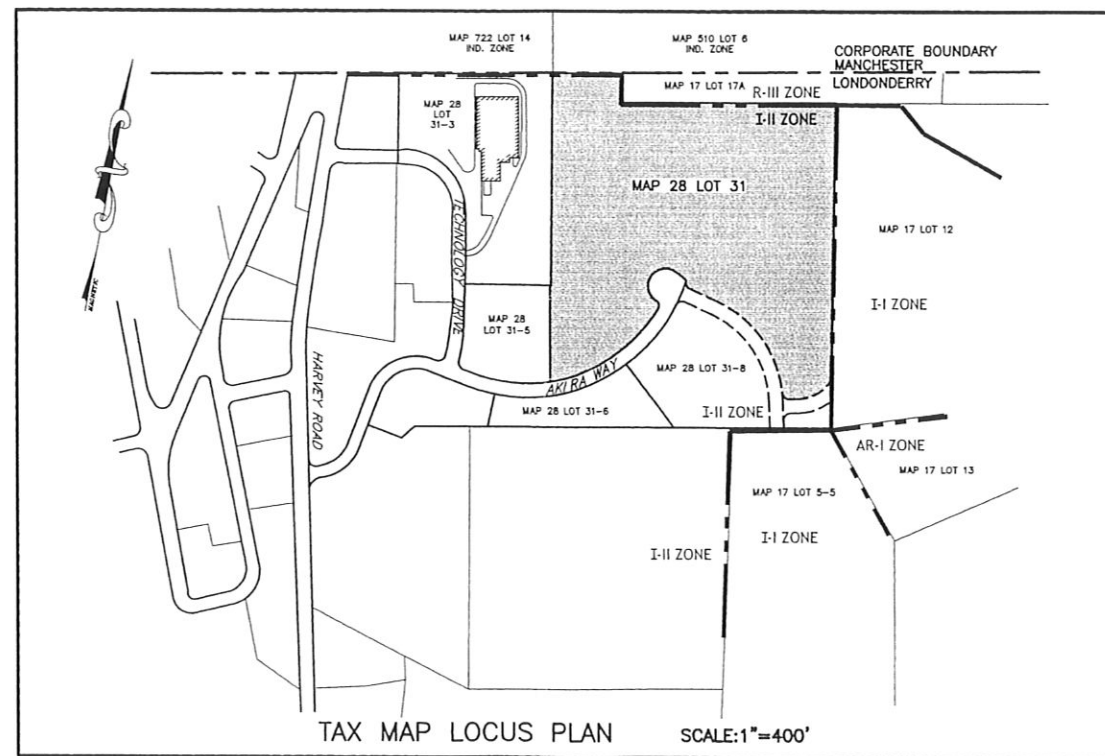
LONDONDERRY, NEW HAMPSHIRE 03053

PREPARED FOR

KENNETH S. SOLINSKY

EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
	IRON PIN BOUND	
	TREE LINE	
	SLOPED GRANITE CURB	
	CAPE COD BERM	
	VERTICAL GRANITE CURB	
	TRAFFIC FLOW ARROW SIGN	
	CHAIN LINK FENCE	
	LIGHT POLE	
	UTILITY POLE	
	GUY WIRE	
	OVERHEAD UTILITIES	
	UNDERGROUND UTILITIES	
	WATER VALVE	
	FIRE HYDRANT	
	WATER LINE	
	CATCH BASIN	
	STORM DRAIN MANHOLE	
	FLARED END SECTION	
	RIPRAP APRON	
	STORM DRAIN LINE	
	SEWER MANHOLE	
	SEWER LINE	
	2 FOOT CONTOUR	
	10 FOOT CONTOUR	
	SPOT GRADE	
	SILT FENCE	
N/A DETAIL IDENTIFICATION KEY		

THIS IS A STANDARD LEGEND THAT INCLUDES INFORMATION REQUIRED FOR MOST CONSTRUCTION PROJECTS AND CERTAIN SYMBOLS MAY NOT BE USED WITHIN THIS PLAN SET. PLEASE ALSO NOTE THAT THE ABOVE LEGEND MAY OR MAY NOT BE A COMPLETE CATALOG OF ALL THE SYMBOLS USED IN THIS PLAN SET.



ABUTTERS

MAP 28 LOTS 31 & 31-3
INSIGHT TECHNOLOGY INC.
SUB OF L-3 COMM. CORP.
9 AKIRA WAY
LONDONDERRY, NH 03053

MAP 28 LOT 31-5
INSIGHT TECHNOLOGY INC.
SUB OF L-3 COMM. CORP.
600 THIRD AVE.
NEW YORK, NY 10016

MAP 28 LOT 31-6
KENNETH S. & GRACE S.
SOLINSKY REV. TRUST
59 ROLLING WOODS DRIVE
BEDFORD, NH 03110

MAP 17 LOT 5-5
WATER WONDERS, LLC
228 WILTON ROAD
PETERBOROUGH, NH 03458

MAP 17 LOT 12
SBDNHVEST, LLC
P.O. BOX 3073
BOSCAWEN, NH 03303

MAP 17 LOT 13
THIBEAULT CORP OF NH
603 MAMMOTH ROAD
LONDONDERRY, NH 03053

MAP 17 LOT 17A
JAMES P. ANAGNOS, JR. &
HARRY A. ANAGNOS
P.O. BOX 251
LONDONDERRY, NH 03053

MAP 28 LOT 31-8
NH, LLC
20362 WINDROW DRIVE
LAKE FOREST, CA 92630

MAP 510 LOT 6
ILJ PROPERTIES, LLC
C/O BARBRA LABONTE, CPA
22 OLDE ENGLISH ROAD
BEDFORD, NH 03110

MAP 722 LOT 14
VERRES FINANCIAL CORP.
32 SANDY PINE ROAD
TEMPLETON, MA 01462



NO.	DATE	REVISION DESCRIPTION	BY
1	09-08-11	UPDATED LAST REVISED DATES	

OWNER:
INSIGHT TECHNOLOGY INC.
SUB OF L-3 COMMUNICATIONS CORP.
9 AKIRA WAY
LONDONDERRY, NEW HAMPSHIRE 03053

APPLICANT:
KENNETH S. SOLINSKY
59 ROLLING WOODS DRIVE
BEDFORD, NEW HAMPSHIRE 03110

MAP 28 LOT 31
COVER SHEET
INDUSTRIAL SUBDIVISION
AKIRA WAY ROADWAY EXTENSION
AKIRA WAY
LONDONDERRY, NEW HAMPSHIRE 03053

P.O. BOX 74, Derry, NH 03038
ph: (603) 296-0861 - fax: (603) 296-0671
Civil Engineering - Land Development

DATE: AUGUST 15, 2011 SCALE: AS NOTED
JOB #: 10-012 SHEET #: --

REQUIRED PERMITS AND APPROVALS PERMIT # DATE APPROVED EXPIRATION DATE

LONDONDERRY SUBDIVISION APPROVAL
NHDES ALTERATION OF TERRAIN

SHEET #	SHEET NAME	LAST REVISED
--	COVER SHEET	SEPTEMBER 08, 2001
S1	SUBDIVISION PLAN	---
S2	EASEMENT PLAN	---
S3	SUBDIVISION & EASEMENT PLAN NOTES	---
S4	TOPO SUBDIVISION PLAN	---
S5	TOPO SUBDIVISION PLAN STRUCTURE TABLE	---
C1	ROADWAY PLAN & PROFILE	SEPTEMBER 08, 2001
C2	SITE DISTANCE PROFILES	---
X1	ROADWAY CROSS SECTIONS	SEPTEMBER 08, 2001
D1	DETAIL SHEET	---

OWNER: _____ DATE: _____
INSIGHT TECHNOLOGY INC. (SUB OF L-3 COMMUNICATIONS CORP.)
3 TECHNOLOGY DRIVE, LONDONDERRY, NH 03053

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD ON _____

CERTIFIED BY: _____ DATE _____
CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

APPROVED BY THE L.H.R.A. ON _____

CERTIFIED BY: _____ DATE _____
COMMISSIONER _____ DATE _____



CONTACT DIG SAFE 72 HOURS
PRIOR TO CONSTRUCTION
(888) DIG-SAFE

THE OWNER, IN CONJUNCTION WITH THE CONTRACTOR (OPERATORS), MUST COMPLY WITH THE EPA NPDES CONSTRUCTION GENERAL PERMIT (CGP) FOR CONSTRUCTION ACTIVITIES GREATER THAN ONE ACRE, AS PART OF THE CGP, A NOTICE OF INTENT (NOI) WILL NEED TO BE SUBMITTED TO THE EPA AT LEAST 7 DAYS PRIOR TO COMMENCING CONSTRUCTION.

THE CGP OUTLINES A SET OF PROVISIONS MANDATING THE OWNER AND CONTRACTOR TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER REGULATIONS, INCLUDING, BUT NOT LIMITED TO, STORM WATER POLLUTION PREVENTION PLANS (SWPPP) FOR THE IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROLS, EQUIPMENT MAINTENANCE GUIDELINES, ETC.

MAP 722 LOT 14
 VERRES FINANCIAL CORP.
 915 SOUTH MAAMOUTH RD.
 MANCHESTER, NH 03109
 (ZONE IND.)
 BK. 4073 PG. 210

MAP 510 LOT 6
 L.J. PROPERTIES, LLC
 22 OLDE ENGLISH RD.
 BEDFORD, NH 03110
 (ZONE IND.)
 BK. 5645 PG. 299

MAP 17 LOT 17A
 JAMES P. ANAGNOS, JR., ETAL.
 P.O. BOX 25
 LONDONDERRY, NH 03303
 (ZONE R-1B)
 BK. 4508 PG. 2874

MAP 28 LOT 31-1
 INSIGHT TECHNOLOGY
 INCORPORATED
 9 AKIRA WAY
 LONDONDERRY, NH
 03303
 (ZONE I-1)
 BK. 5103 PG. 315

EXISTING BUILDING
 EXISTING
 MAP 28-PORTION OF LOT 31
 29.9137 AC.
 1,303,042 S.F.
 #9 AKIRA WAY
 PROPOSED
 MAP 28-LOT 31
 18.4560 AC.
 803,943 S.F.

PROPOSED
 MAP 28-LOT 31-A
 11,1597 AC.
 466,117 S.F.

MAP 17 LOT 12
 SBOHINVEST, LLC
 P.O. BOX 3073
 BOSCAWEN, NH 03303
 (ZONE I-1)
 BK. 4703 PG. 1073

TECHNOLOGY DRIVE



BENCHMARKS

SET AS NOTED
 DATUM: NGVD 29

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 This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

CITY/TOWN LINE
 MANCHESTER, NH
 LONDONDERRY, NH

NOTES

1. THE PURPOSE OF THIS PLAN SHEET IS TO REFLECT THE EXISTING CONDITIONS OF THE 29.9137 ACRE PORTION OF TAX MAP 28, LOT 31.
2. REFER TO SHEET 2 OF 4 FOR LOCUS MAP, PLAN REFERENCES AND GENERAL NOTES. SEE SHEET 4 OF 4 FOR TABLE OF STRUCTURE ELEVATIONS AND SYMBOL/SOILS LEGENDS.
3. TOPOGRAPHY IS SHOWN AT A 2' CONTOUR INTERVAL BASED ON AERIAL PHOTOGRAPHY SUPPLEMENTED BY ON-SITE SURVEYS OF IMPROVED AREAS PERFORMED BY THIS OFFICE BETWEEN JANUARY 2002 AND MARCH 2011. THE REFERENCE DATUM IS NGVD 1929. SITE BENCHMARKS ARE AS SHOWN.
4. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.

WETLAND CERTIFICATION

WETLANDS SHOWN ON THIS PLAN WERE FLAGGED ON DECEMBER 17, 2010 BY GARY FLAHERTY, CWS. THE WETLANDS WERE DELINEATED ACCORDING TO THE 1987 ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL.
 DOMINANT HYDRIC SOIL CONDITIONS WITHIN THE WETLANDS WERE IDENTIFIED UTILIZING THE CRITERIA OF "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND", VERSION 3, APRIL 2004.
 DOMINANCE OF WETLAND VEGETATION WAS ASSESSED UTILIZING THE "NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: 1988 NORTHEAST (REGION 1) (PORTER B. REED, JR.)"

CERTIFICATION

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSES FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.
 I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

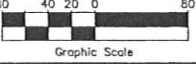
STATE OF NEW HAMPSHIRE
 LAND SURVEYOR
 No. 852
 JOHN W. MYHAVER, JR.
 6/16/11

OWNERS SIGNATURE _____ DATE _____
 INSIGHT TECHNOLOGY INCORPORATED
 APPROVED BY THE LONDONDERRY N.H. PLANNING BOARD
 ON _____ CERTIFIED BY _____ DATE _____
 CHAIRMAN _____
 SECRETARY _____

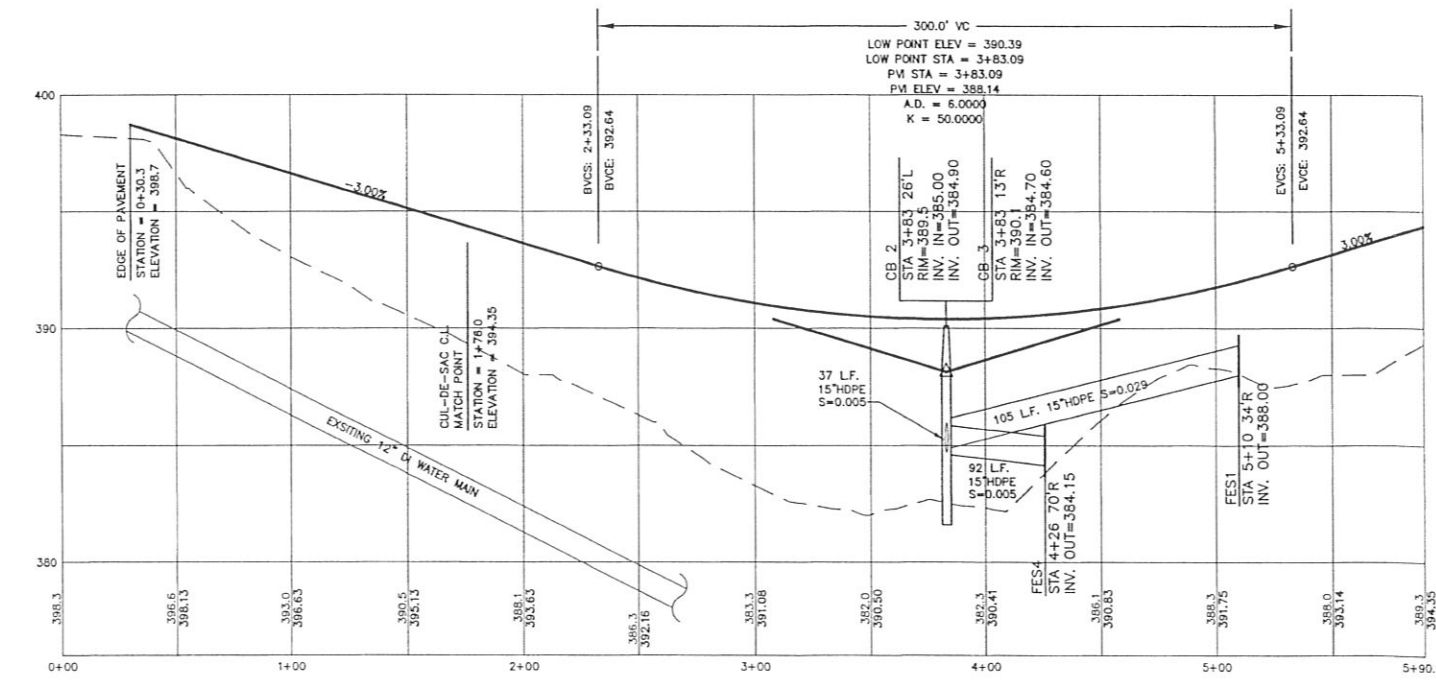
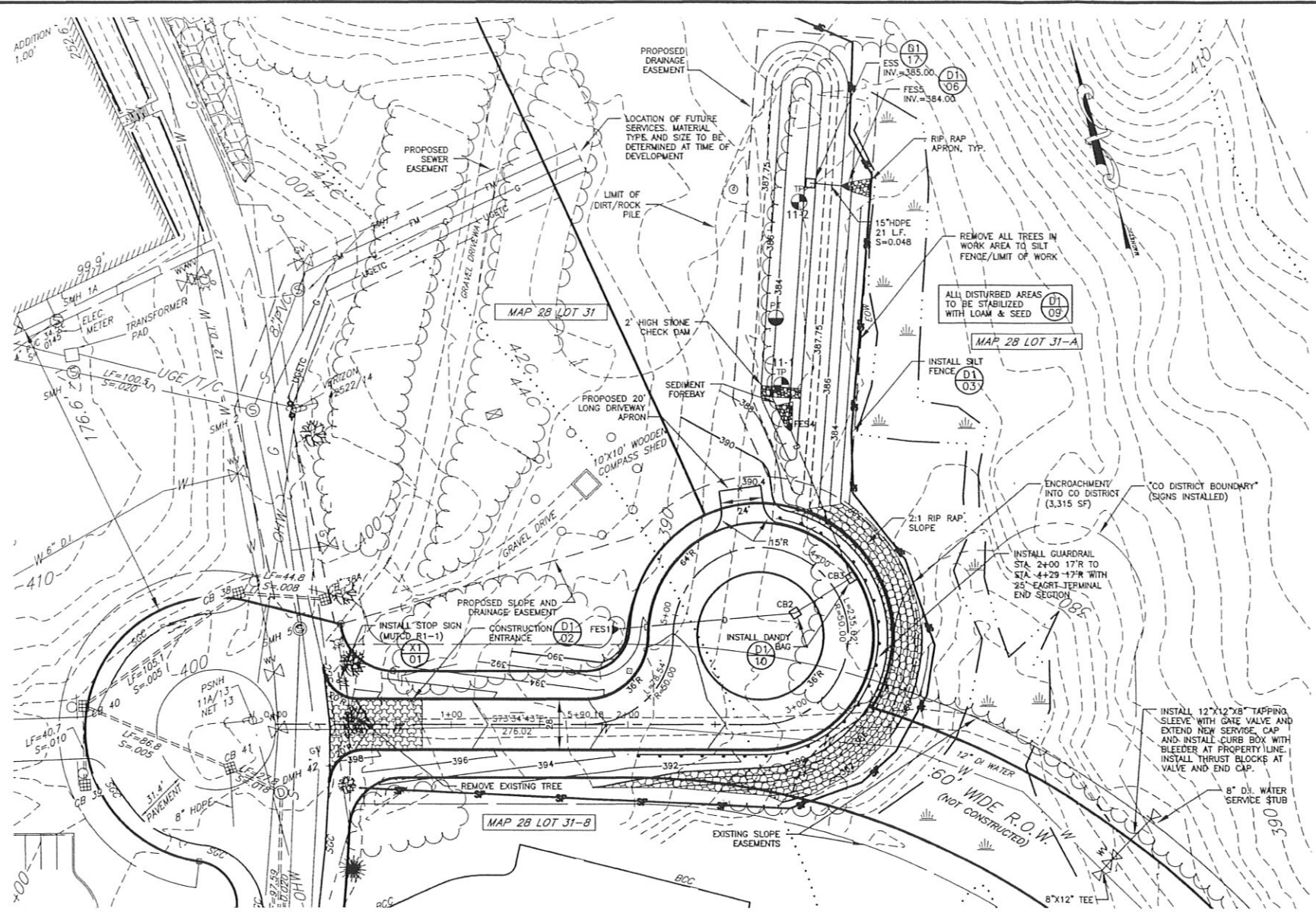
TAX MAP 28 PORTION OF LOT 31
TOPOGRAPHIC SUBDIVISION PLAN
9 AKIRA WAY
LONDONDERRY, NH
 OWNER: INSIGHT TECHNOLOGY INC.
 9 AKIRA WAY
 LONDONDERRY, NH 03053
 APPLICANT: KENNETH S. SOLINSKY
 59 ROLLING WOODS DRIVE
 BEDFORD, NH 03110
 PREPARED FOR
LONG BEACH DEVELOPMENT ASSOCIATES, LLC
 SCALE: 1"=80' AUGUST 15, 2011

TFM Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists
 48 Constitution Drive
 Bedford, NH 03110
 Phone (603) 472-4458
 Fax (603) 472-5747
 www.tfmoran.com

15633.53	DR	PCL	FB	2006	
	CK	JWM	CADFILE	15633-53 SUB	
					SHEET S4



REV	DATE	DESC.	DR.	CK.



SEE SHEET S5 FOR ALL EXISTING DRAINAGE AND SEWER STRUCTURE INVERTS, PIPE SIZES, AND MATERIAL TYPE.

SEE SHEET X1 FOR TEST PIT LOGS.



ROAD CONSTRUCTION SEQUENCE NOTES:

1. THE PROPOSED ROAD SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AS PUBLISHED & AMENDED BY NHDOT, AS WELL AS APPLICABLE REQUIREMENTS OF THE TOWN.
2. INSTALL CHECK DAMS, SILTATION FENCE, STABILIZED CONSTRUCTION ENTRANCE, AND DANDY BAGS IN LOCATIONS SHOWN ON PLANS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING. WETLAND BUFFERS SHOULD BE MARKED BEFORE, DURING AND AFTER CONSTRUCTION. THE REQUIRED MARKERS CAN BE OBTAINED FROM THE CITY PLANNING DEPT.
3. INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A DAILY BASIS AND AFTER EVERY HALF INCH OF RAINFALL.
4. THE WORK AREA SHALL BE GRADED, SHAPED AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE OF THE WORK AREA. SILT FENCES AND CHECK DAMS WILL BE NECESSARY TO ACCOMPLISH THIS END.
5. BEFORE ANY CLEARING HAS STARTED ON THE RIGHT-OF-WAY, THE CENTER LINE OF THE NEW STREET SHALL BE STAKED AND SIDE STAKED AT 50 FOOT INTERVALS. LIMITS OF CLEARING SHALL BE MARKED BY STAKES FOR FLAGGING. THE STAKES SHALL BE MAINTAINED THROUGHOUT THE ROADWAY CONSTRUCTION.
6. BEFORE GRADING IS STARTED, THE RIGHT-OF-WAY AREA DIRECTLY DEDICATED TO THE CONSTRUCTION OF THE ROADWAY AND SHOULDERS SHALL BE CLEARED OF ALL STUMPS, ROOTS, BRUSH, AND OTHER OBJECTIONABLE MATERIAL. ALL LEDGE, LARGE BOULDERS, AND TREE STUMPS SHALL BE REMOVED FROM THIS AREA.
7. STRIP AND STOCKPILE TOPSOIL. TOPSOIL SHALL BE STOCKPILED, WITHOUT COMPACTION, AND STABILIZED AGAINST EROSION.
8. TREE STUMPS AND OTHER ORGANIC MATERIALS SHALL BE REMOVED BELOW THE SUBGRADE OF THE ROADWAY. LEDGE SHALL ALSO BE REMOVED TO A DEPTH OF TWO FEET BELOW THE SUBGRADE OF THE ROADWAY. TEST PITS WILL BE PERFORMED, AS DIRECTED BY THE TOWN ENGINEER, TO DETERMINE IF LEDGE EXISTS WITHIN TWO (2) FEET OF THE SUBGRADE LEVEL ON SOILS WHICH ARE NOT SUITABLE FOR ROADWAYS. THE SUBSOIL SHALL BE REMOVED FROM THE STREET SITE TO A DEPTH OF TWO (2) FEET BELOW THE SUBGRADE AND REPLACED WITH MATERIAL MEETING THE SPECIFICATIONS FOR GRAVEL AGGREGATE SUB-BASE BELOW.
9. TREATMENT SWALES AND DETENTION AREAS SHALL BE FINAL GRADED, LOAMED AND SEEDED PRIOR TO STORMWATER RUN-OFF BE DIRECTED INTO THEM.
10. ALL FILL MATERIAL NECESSARY TO ACHIEVE SUBGRADE ELEVATION SHALL CONSIST OF STONE AND SAND REASONABLY FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIAL AND SHALL MEET THE REQUIREMENTS OF NHDOT SECTION 203.
11. A GRAVEL BASE SHALL BE PLACED ON A PREVIOUSLY PREPARED SUBGRADE OF ACCEPTABLE WELL-DRAINING GRANULAR SOIL (SEE TYPICAL SECTION). THE BANK RUN GRAVEL BASE AND THE CRUSHED BANK RUN GRAVEL BASE UNDER THE PAVEMENT SHALL EACH BE GRADED AT A CROSS SLOPE OF 1/4 INCH PER FOOT. BANK RUN AND CRUSHED BANK RUN SHALL CONFORM TO NHDOT SECTION 304.
12. ALL FILL SAND, GRAVEL AND CRUSHED GRAVEL SHALL BE TESTED FOR GRADATION IN ACCORDANCE WITH SECTION 304, SUBSECTION 3.5 OF THE NHDOT SPECIFICATIONS. TEST RESULTS SHALL BE SUBMITTED TO THE TOWN CONSULTANT FOR REVIEW AND APPROVAL. ALL COSTS SHALL BE AT THE DEVELOPERS EXPENSE.
13. ALL FILL SAND, GRAVEL AND CRUSHED GRAVEL SHALL BE TESTED FOR COMPACTION IN ACCORDANCE WITH SECTION 304, SUBSECTION 3.1 OF THE NHDOT SPECIFICATIONS. COMPACTION TESTS SHALL NOT EXCEED 12 INCHES IN DEPTH AND TEST RESULTS SHALL BE SUBMITTED TO THE TOWN CONSULTANT FOR REVIEW AND APPROVAL. ALL COSTS SHALL BE AT THE DEVELOPERS EXPENSE.
14. INSTALL UNDERDRAIN IN CUT SECTIONS, OR AS ORDERED BY THE ENGINEER WHEN WATER TABLE WILL INTERCEPT SUB-BASE MATERIALS.
15. ALL UTILITIES IN THE PROPOSED ROAD REQUIRE UNDERGROUND INSTALLATION.
16. PRIOR TO PAVING ALL SIDE SLOPES AND ROADSIDE DITCHES SHALL BE FINAL GRADED, LOAMED AND SEEDED.
17. PAVING SHALL BE HOT BITUMINOUS PAVEMENT AND SHALL BE PLACED IN TWO COURSES. THE COURSES SHALL CONSIST OF A BINDER COURSE AND WEARING COURSE (SEE TYPICAL SECTION). THE BITUMINOUS PAVEMENT SHALL BE BATCHED AND PLACED IN ACCORDANCE WITH NHDOT SECTION 401.
18. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED AND HAVE A HEALTHY VEGETATIVE COVER.
19. CLEAN ALL DRAINAGE STRUCTURE SUMPS OF SEDIMENT AND DEBRIS (INCLUDES ALL STRUCTURES WITHIN THE LIMIT OF WORK).
20. DUST SHALL BE CONTROLLED DURING CONSTRUCTION BY ADEQUATE USE OF WATER.
21. LOT DISTURBANCE SHALL NOT OCCUR UNTIL AFTER THE ROADWAY AND ASSOCIATED DRAINAGE IS STABILIZED.
22. USE OF PERCHLORATE BLASTING AGENTS IS PROHIBITED.
23. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
24. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
25. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF LONDONDERRY SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

GRADING NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND AN APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT NEW HAMPSHIRE DIG SAFE, AT 1-888-DIG-SAFE, AT LEAST 72 HOURS BEFORE DIGGING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN IN THESE PLANS THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE N.H.D.E.S. STANDARDS. THE PROVIDED DETAILS AND PROVISIONS SERVE AS A GUIDE ONLY.
3. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS PRIOR TO DIRECTING STORMWATER FLOW TO THEM.
5. VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.

UTILITY NOTES:

1. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
2. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
3. ALL MANHOLES AND CATCH BASINS IN PAVEMENT SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS SHOWN OTHERWISE.
4. ALL CATCH BASIN RIMS SHALL BE SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS SHOWN OTHERWISE.
5. ALL WATER SYSTEM MATERIALS AND CONSTRUCTION TO MEET THE LATEST EDITION OF THE MANCHESTER WATER WORKS STANDARD SPECIFICATIONS.
6. WATER SUPPLY: MANCHESTER WATER WORKS
SEWER SYSTEM: TOWN OF LONDONDERRY

EROSION CONTROL NOTES:

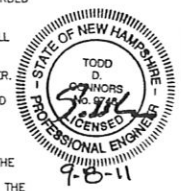
- DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED:
1. INSTALLATION OF CHECK DAMS AND SILTATION FENCES SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY GIVEN AREA. PREFABRICATED SILTATION FENCES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
 2. CHECK DAMS AND SILTATION FENCES SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES HAVE A HEALTHY STAND OF VEGETATIVE COVER. EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL.
 3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
 4. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, AND AT NO TIME SHALL MORE THAN TWO ACRES OF LAND BE LEFT DISTURBED. NO AREAS OF LAND SHALL BE LEFT DISTURBED FOR MORE THAN 30 DAYS. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF FINAL GRADING.
 5. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A) BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - B) A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C) A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
 - D) EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
 6. ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4.0" OF LOAM INSTALLED WITH NOT LESS THAN 1.1 POUNDS OF SEED MIX PER 1,000 SQUARE FEET. SEED MIXTURE SHALL BE:

PERMANENT
TALL FESCUE - 0.45 LBS.
CREEPING RED FESCUE - 0.45 LBS.
BIROSFORT TREFOIL - 0.20 LBS.

TEMPORARY
ANNUAL RYEGRASS - 1.1 LBS.
 7. LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO OR AT THE TIME OF SEEDING. A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS. PER ACRE OF 20-20-20 FERTILIZER SHALL BE APPLIED. SEEDING PRACTICES SHALL COMPLY WITH LOCAL USDA SOIL CONSERVATION SERVICES RECOMMENDATIONS.
 8. JUTE OR EXCELSIOR EROSION CONTROL MATTING SUCH AS SHALL BE USED ON ALL SLOPES STEEPER THAN 3:1. MATTING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 9. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20TH OR FROM AUGUST 15TH TO SEPTEMBER 15TH. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS. PLANT ANNUAL RYEGRASS PRIOR TO OCTOBER 15TH.
 10. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO INSPECT AND PROPERLY MAINTAIN ALL EROSION CONTROL MEASURES FOR THIS PROJECT.

WINTER CONSTRUCTION NOTES:

1. ALL PROPOSED VEGETATED AREAS WHICH HAVE NOT ESTABLISHED A MINIMUM OF 65% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE. SECURED WITH ANCHORED NETTING. ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL MATTING. THE INSTALLATION OF EROSION CONTROL MATTING OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH HAVE NOT ESTABLISHED A MINIMUM OF 65% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL MATTING APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.



NO.	DATE	REVISION DESCRIPTION	BY
1	09-08-11	ADDED TEST PIT LOCATIONS	

OWNER:
INSIGHT TECHNOLOGY INC.
SUB OF L-3 COMMUNICATIONS CORP.
9 AKIRA WAY
LONDONDERRY, NEW HAMPSHIRE 03053

APPLICANT:
KENNETH S. SOLINSKY
59 ROLLING WOODS DRIVE
BEDFORD, NEW HAMPSHIRE 03110

MAP 28 LOT 31
ROADWAY PLAN & PROFILE
INDUSTRIAL SUBDIVISION
AKIRA WAY ROADWAY EXTENSION
AKIRA WAY
LONDONDERRY, NEW HAMPSHIRE 03053

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development associates, llc
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ph: (603) 296-0861 - fax: (603) 296-0671
Civil Engineering - Land Development

DATE: AUGUST 15, 2011	SCALE: 1" = 40'
JOB #: 10-012	SHEET #: C1