



Londonderry Conservation Commission

Tuesday, April 12, 2011

Minutes

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1 Present: Deb Lievens, Gene Harrington, Mike Considine, Paul Nickerson, and Truda
2 Bloom

3
4 Also present: Tom Dolan, Town Council Liaison

5
6 D. Lievens called the meeting to order at 7:30 PM

7
8 Bauchman's Towing (CUP)- Bob Balquist of Meisner Brem Corporation and owner Brian
9 Bauchman presented an application for a Conditional Use Permit to impact 6,235 square
10 feet of the Conservation Overlay District Buffer on map and lot 15, 62-2 (5 Enterprise
11 Drive). Bauchman's Towing is proposing a five-bay/office building for heavy truck
12 towing business on the six-acre site, four of which is comprised of wetlands. A variance
13 was obtained from the Zoning Board in March of 2010 to allow a structure sideline
14 setback of 15 feet where 30 is required and to allow a reduction of the 50-foot
15 landscape buffer.

16
17 The nature of the towing business creates a need to use a large portion of the parking
18 area (95 feet in front of the garage bays) to be able to maneuver the large towing trucks
19 and trailers into the bays. Because the number of parking space must still meet the
20 Town's requirements, part of the request is to allow 4,385 sf of COD buffer impact on
21 the west side of the parking lot for grading and sloping. The remaining part is a request
22 of an additional 1,850 sf of buffer disturbance on the western end of the proposed
23 building to construct a vehicle storage area. Armor stone rip rap and a silt fence barrier
24 would be used to protect the slope until it is stabilized while a geo-textile fabric would
25 be used in the storage area to filter and treat water before entering the ground (see
26 attached).

27
28 *(T. Dolan joined the meeting).*

29
30 D. Lievens stated that vehicle storage (i.e. parking) is not a permitted use in the COD
31 buffer per Section 2.6.3.3 of the Londonderry Zoning Ordinance, which further states
32 that any use not listed is prohibited. She added that the proposed design for the
33 grading is contrary to the protective intent of the buffer ordinance because the impacts
34 are so significant. Typically, G. Harrington added, there is a relatively minor point of
35 impact for a crossing or a drainage structure, whereas this request is to intrude 10-15
36 feet into the entire length of the buffer on the western side.

37
38 B. Bauchman suggested removing the impact from the buffer entirely, including the
39 storage area, by eliminating some of the parking spaces since his particular use would
40 not require the number of spaces required. D. Lievens suggested requesting a waiver
41 from the Planning Board, which the LCC would support, to reduce the number of



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42 parking spaces. She noted, however, that the intent of retaining the required number in
43 situations like these is to ensure that a future use on that site would have sufficient
44 parking based on their needs.

45

46 The LCC had noted in their Design Review Comments that the proposed arborvitae
47 plantings on north side of the building will get no or very little sun and requested an
48 alternative. B. Balquist stated he was advised by an employee of the Freshwater Farms
49 nursery in Atkinson, NH that Boxwood would be a more appropriate planting because it
50 is shade tolerant. They had also questioned whether the existing detention pond
51 already in the buffer would be considered a new impact because the new site plan
52 triggers the COD buffer for the entire lot. This was still unclear and D. Lievens will direct
53 the question to the Town Planner.

54

55 **G. Harrington made a motion to authorize the Chair to send a letter to the Planning**
56 **Board that the LCC does support the concept of reducing the parking associated with**
57 **the plan proposed for 15-62-2 in order to pull all the impact out of the Conservation**
58 **Overlay District buffer. T. Bloom seconded. The motion was approved, 5-0-0.**

59

60 Tammy Verani Revocable Trust subdivision (CUP)- George Chadwick of Hancock
61 Associates presented a request for a Conditional Use Permit to allow a portion of a
62 proposed common driveway associated with a 5-lot subdivision on map and lot 17-34 to
63 impact 3,767 square feet (or 2%) of the Conservation Overlay District buffer. The
64 driveway would enter lot 34-1 from Lucas Road and would then continue on to lot 34-2.
65 That entrance was chosen as the best possible location for site distance purposes while
66 the design was chosen to avoid any wetland impacts on 34-2. That design also allows
67 storm water runoff to flow into a 150-foot 2.5 x 3-foot treatment trench containing
68 washed stone and surrounded by filter fabric. The trench was purposefully oversized in
69 order to maximize protection to the buffer. Conservation Overlay District boundary
70 markers will also be placed on the backside of that trench to avoid further impacts. Silt
71 fencing is planned to be used during construction of the driveway. G. Chadwick offered
72 to oblige any other means the LCC would like to see employed to avoid additional
73 impacts.

74

75 D. Lievens asked if boundary markers could be placed along the entire buffer to inform
76 future owners of the "no-cut" zone on their individual properties. G. Harrington
77 indicated a possibility where a portion of the driveway could be pulled out of the buffer.
78 G. Chadwick said he would attempt a redesign based on that suggestion. He will return
79 to the April 26 meeting and will provide the actual CUP application at that time.

80

81 Musquash signage- Bob Saur of Londonderry Trailways asked the LCC for approval of
82 the signage design for the new trail system being implemented in the Musquash



Fig. 1

83 Conservation Area. The intent is to simplify directions for visitors or
 84 first responders to emergencies by affixing metal signs on wooden
 85 posts at the 40 +/- trail intersections. Each sign would face north and
 86 feature consistent content. Figure 1 shows an example of the 24x5.5-
 87 inch metal placard that will be fastened to a 5-foot tall, 4x6-foot post.
 88 (Note: the map shown in Fig. 1 does not reflect recent revisions and
 89 updates). Additional signs will be installed as the trail systems grows.

90 Every sign will include:

- 91 o The Town name
- 92 o The property name
- 93 o The map indicating the individual location, with the northerly
94 indicator
- 95 o The junction number which corresponds to the map
- 96 o The name of the thru trail at that location
- 97 o The name of the intersecting trail at that location
- 98 o The GPS location, based on the UTM standard used by NH Fish
99 & Game.
- 100 o The name and distance of the nearest trail head
- 101 o The Land Manager (the LCC)
- 102 o The Land Maintainer (Londonderry Trailways)

104 A previous version did not identify the land manager and after a
 105 review by D. Lievens and Mike Speltz, the consensus was to use the
 106 updated version shown here.

108 **G. Harrington made a motion to approve the format of the sign as**
 109 **proposed. T. Bloom seconded. The motion was approved, 5-0-0.**

111 D. Lievens informed B. Saur that some funds in the FY10 budget might
 112 be available once other LCC projects have been completed. She
 113 asked if Trailways is in need of assistance with any trail work. B. Saur
 114 replied that Trailways is looking for help with the financing of the sign
 115 project. M. Considine also suggested investigating whether any
 116 bridge work needs to be done in the Musquash. B. Saur and M.
 117 Considine will coordinate priorities and make any requests before the
 118 end of the fiscal year in June.

120 Raintree Dr./High Range Rd. Minimum Impact D+F- Tim Ferwerda of
 121 Meridian Land Services presented a Minimum Impact Expedited
 122 Dredge and Fill permit which would allow Pennichuck Water Works to extend an
 123 underground water line from High Range Road to the existing water system on Raintree





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124 Drive. The 162 sq. ft. of temporary disturbance would occur at the narrowest point of
125 the wetland. Top soil removed in the process will be stock piled nearby and replaced so
126 that no foreign soil will be introduced. Only sand will be added around the pipe itself.
127 Wetland plantings will be added upon completion of the work. M. Considine and D.
128 Lievens will arrange for a site visit on April 15. If they can confirm the conditions
129 presented in the D+F application, they will sign the five copies at that time.

130

131 Thomas Murray, an abutter at 5 Raintree Drive, asked question of T. Ferwerda to
132 determine the impact this project would have on his private well and the availability of
133 water to his residence. He also expressed concern for the possibility that the project
134 could be started but then abandoned. While they are issues of interest to the LCC,
135 Commissioners explained that they are not under their purview as a Commission. T.
136 Ferwerda said he should be able to address T. Murray's specific concerns by contacting
137 Pennichuck Water Works. The LCC did mention, however, that the Department of
138 Environmental Services would require completion of a project as part of their conditions
139 included in any approved D+F permit.

140

141 Land Use Change Tax- Town Councilor John Farrell proposed at the March 21 Council
142 meeting to place a warrant article on next year's Town ballot that would redirect a
143 percentage of the Land Use Change Tax into the General Fund. This was based on the
144 idea that the proposed Woodmont Commons project would generate a significant
145 amount of tax revenue when it is removed from its Current Use status. Currently, the
146 LUCT is the only source of funding for Open Space purchases in Londonderry. D. Lievens
147 noted that the entire area included in the Woodmont project would not be removed
148 from Current Use all at once since the project will progress over the next 20+ years. Any
149 percentage loss of LUCT funds would therefore be of considerable impact on the LCC's
150 ability to act on opportunities to acquire open space.

151

152 Chair presentations- The Town Council has requested individual presentations from the
153 Chairs of the various Town Boards and Commissions regarding their plans for the
154 coming fiscal year. D. Lievens distributed draft copies to Commissioners of her report
155 and asked for their input. G. Harrington noted that the explanation of reviewing
156 Conditional Use Permits should include the fact that the LCC also makes
157 recommendations of approval to the Planning Board. There was a consensus of
158 approval for the draft report and no other additions or amendments were suggested.

159

160 Sunnycrest easement, Phase I- Tracy Degan of the Rockingham County Conservation
161 District drafted a letter on behalf of the LCC which would officially transfer ownership of
162 the first phase of the three Sunnycrest orchard easements and the associated
163 monitoring duties to RCCD. This transaction was agreed to in 2010 since RCCD already
164 holds and manages the remaining two easement phases (see October 26, 2010



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165 minutes). A one-time contribution to their management fund from the LCC to finance
166 stewardship will be required at a future date. **G. Harrington made a motion to**
167 **authorize the Chair to sign the letter. P. Nickerson seconded. The motion was**
168 **approved, 5-0-0.**

169

170 PSNH; Emergency Wetlands Permit - D. Lievens reported that Public Service of NH
171 requested an emergency wetlands permit from DES at the end of March for a temporary
172 wetland impact allowing them to "access an upland area...where our line clearance is
173 not in compliance with the National Electric Safety Code" (stated in an email to D.
174 Lievens dated March 31, 2011). Special mats would need to be placed over two areas
175 for crossings, totaling approximately 1,300 square feet of temporary impact. D. Lievens
176 reported that the work has been completed.

177

178 Lorden Conservation Subdivision- Jonathan Ring of Jones & Beach Engineers, Inc. sent
179 the LCC a copy of a letter to the Planning Board outlining their request for Conditional
180 Use Permit on the Lorden Estates Conservation Subdivision-Phase 1, on map and lot 16-
181 38 (see attached). The LCC previously recommended approval to the Planning Board of
182 the CUP at their January 11 meeting.

183

184 *(D. Lievens left the meeting temporarily).*

185

186 March 8, 2011 minutes- **M. Considine made a motion to approve the minutes of the**
187 **March 8, 2011 public session as written. T. Bloom seconded. The motion was**
188 **approved, 3-0-1 with P. Nickerson abstaining as he had not attended the meeting.**

189

190 *(D. Lievens returned).*

191

192 DRC- Mill Pond Conservation Subdivision; 18-13-97 & 99

193

Comments:

194

How far are the roads going? Is Snowberry Hollow going to be built? We
195 assume only the outlined parcels are to be built. What is the deal on the other 11 lots in
196 Phase 2? Lots 18-13-120 & 121 are the last lots shown in detail.

197

198 DES letter re Bartley Hill Road- The Department of Environmental Services forwarded a
199 copy of a letter sent to the owners of 36 Bartley Hill Road regarding culvert and septic
200 system issues on that property which were discovered during an inspection by DES.

201

202 Merrill easement- At a public hearing held on February 22, the LCC voted to
203 recommend to the Town Council that the Town proceed with the Purchase and Sale
204 agreement regarding a 20 +/- acre conservation easement on map and lot 17-10. The
205 Town Council was to hold a public hearing on March 21. This was postponed until May.



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206

207 New website- The Town of Londonderry will soon be launching a new website. The LCC
208 discussed the need for more information on their individual webpage, particularly
209 regarding conservation areas in town and their allowed uses. Mike Speltz and Ken
210 Henault made some specific suggestions prior to the meeting. The secretary was asked
211 to look into whether changes can be made to that webpage after the site is launched
212 since final ideas will not be immediately ready.

213

214 G. Harrington made a motion to adjourn the meeting. T. Bloom seconded. The motion
215 was approved, 6-0-0 and the meeting adjourned at approximately 9:30 PM.

216

217 Respectfully submitted,

218

219

220 Jaye Trottier

221 Secretary



MEISNER BREM CORPORATION
ENGINEERS • PLANNERS • LAND SURVEYORS

April 12, 2011

Londonderry Conservation Commission
268B Mammoth Road
Londonderry, NH 03053

RE: Bauchman Towing
5 Enterprise Drive
Map 15, Lot 62-2

Dear Commission:

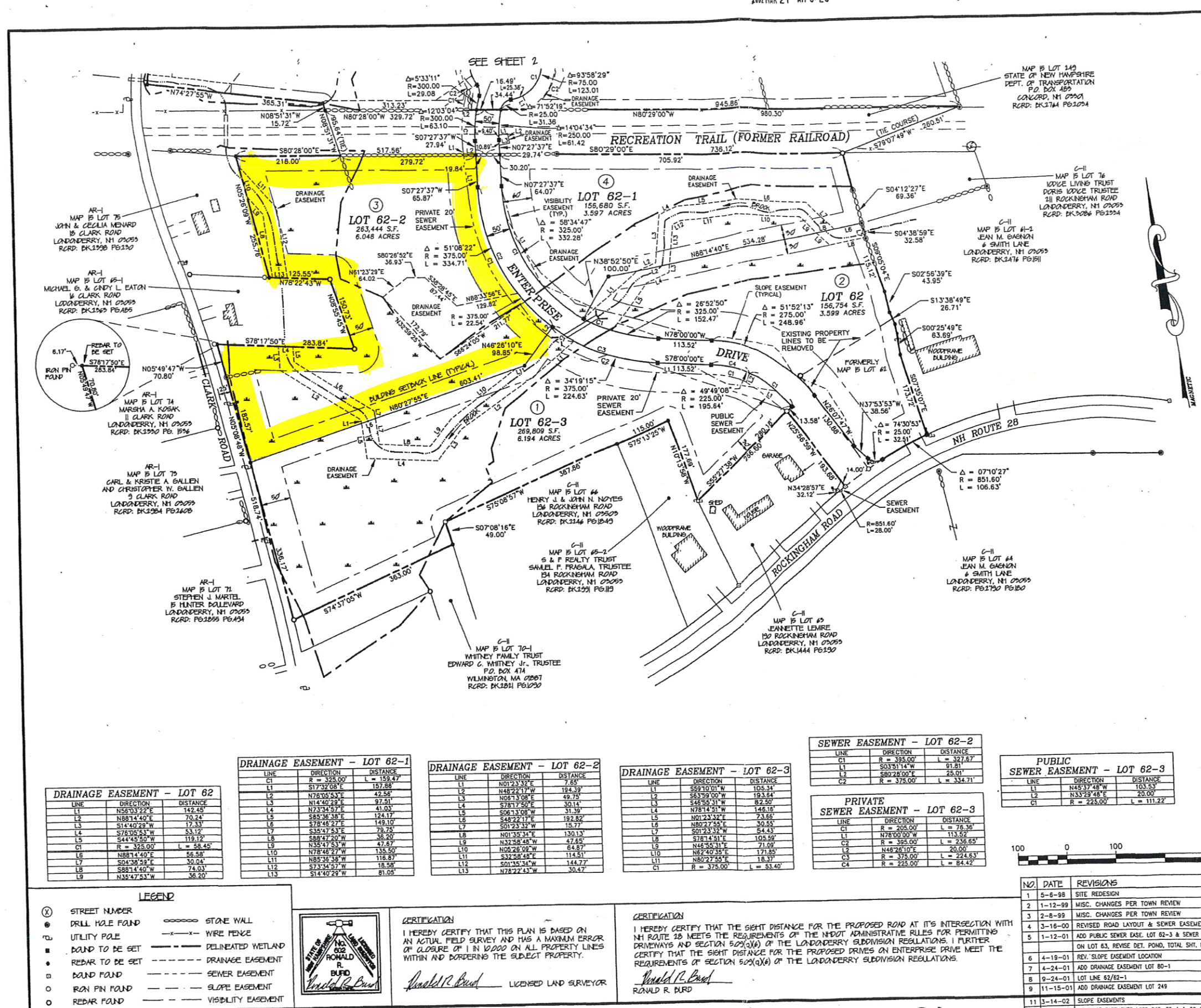
The above referenced applicant hereby requests a Conditional Use Permit for impacts within the 50 ft. buffer of wetlands located on his property at 5 Enterprise Drive. These impacts involve the grading and side slopes of a parking lot serving a heavy truck towing facility proposed to be constructed on the upland area of the lot. No wetlands are proposed to be filled. The slopes are to be stabilized per the attached Slope Protection Detail and the wetlands are to be protected at the toe of the slope per the attached Silt Fence Detail. The area of this impact is 4385 sq. ft.

The applicant also requests a permit to impact 1850 sq. ft. of the buffer with a vehicle storage area that is to be constructed using a geotextile per the attached manufacturer's description sheet.

In regards to the Commission's comments from the February 22 meeting we are proposing to replace the Arborvitae planting on the north side of the building with Boxwood which is a much more shade tolerant plant (see attached data sheet). As for the detention pond we don't believe that it is a buffer impact as it has existed since this industrial subdivision was built sometime around 2002.

Your consideration of these requests would be greatly appreciated.

Robert Balquist
Engineering Technician



DRAINAGE EASEMENT - LOT 62

LINE	DIRECTION	DISTANCE
L1	N56°03'22"E	142.45
L2	N81°44'02"E	70.24
L3	S14°40'28"W	17.33
L4	S78°05'53"W	53.12
L5	S44°45'50"W	119.12
C1	R = 325.00'	L = 58.45'
L6	N81°44'02"E	56.58'
L7	S04°38'59"E	30.04'
L8	S88°14'40"W	74.03'
L9	N38°47'53"W	36.20'

DRAINAGE EASEMENT - LOT 62-1

LINE	DIRECTION	DISTANCE
C1	R = 325.00'	L = 159.47'
L1	S17°32'08"E	157.88'
L2	N76°05'53"E	42.56'
L3	N14°40'29"E	97.51'
L4	N23°34'57"E	41.93'
L5	S85°38'35"E	124.17'
L6	S78°48'27"E	149.10'
L7	S35°47'53"E	79.75'
L8	S89°47'20"W	38.20'
L9	N35°47'53"W	47.87'
L10	N78°48'27"W	135.50'
L11	N85°36'38"W	116.87'
L12	S73°34'57"W	18.58'
L13	S14°40'29"W	81.05'

DRAINAGE EASEMENT - LOT 62-2

LINE	DIRECTION	DISTANCE
L1	N01°23'32"E	7.85'
L2	N48°22'17"W	194.39'
L3	N65°13'08"E	49.75'
L4	S78°17'50"E	30.14'
L5	S06°13'08"W	31.39'
L6	S48°22'17"E	192.82'
L7	S01°23'32"W	15.77'
L8	N01°35'34"E	130.13'
L9	N32°58'48"W	47.65'
L10	N05°28'09"W	64.87'
L11	S32°58'48"E	114.51'
L12	S01°35'34"W	144.77'
L13	N78°22'43"W	30.47'

DRAINAGE EASEMENT - LOT 62-3

LINE	DIRECTION	DISTANCE
L1	S59°10'01"W	105.34'
L2	S63°59'00"W	193.84'
L3	S45°55'31"W	82.50'
L4	N78°14'51"W	146.18'
L5	N01°23'32"E	73.69'
L6	N80°27'55"E	30.55'
L7	S01°23'32"W	54.43'
L8	S78°14'51"E	105.59'
L9	N45°55'31"E	71.69'
L10	N62°40'35"E	171.85'
L11	N80°27'55"E	18.37'
C1	R = 375.00'	L = 53.40'

SEWER EASEMENT - LOT 62-2

LINE	DIRECTION	DISTANCE
C1	R = 395.00'	L = 327.67'
L1	S03°51'14"W	91.81'
L2	S80°28'00"E	25.01'
C2	R = 375.00'	L = 334.71'

PUBLIC SEWER EASEMENT - LOT 62-3

LINE	DIRECTION	DISTANCE
L1	N45°37'48"W	103.53'
L2	N33°29'48"E	20.00'
C1	R = 225.00'	L = 111.22'

PRIVATE SEWER EASEMENT - LOT 62-3

LINE	DIRECTION	DISTANCE
C1	R = 305.00'	L = 76.36'
L1	N78°00'00"W	113.52'
C2	R = 395.00'	L = 236.65'
L2	N48°28'10"E	20.00'
C3	R = 375.00'	L = 224.63'
C4	R = 225.00'	L = 84.42'

LEGEND

- ⊗ STREET NUMBER
- ⊙ DRILL HOLE FOUND
- ⊕ UTILITY POLE
- ⊠ BOUND TO BE SET
- ⊡ REDBAR TO BE SET
- ⊞ BOUND FOUND
- RAN PIN FOUND
- ⊙ REDAR FOUND
- STONE WALL
- WIRE FENCE
- DELINEATED WETLAND
- DRAINAGE EASEMENT
- SEWER EASEMENT
- SLOPE EASEMENT
- VISIBILITY EASEMENT



CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAXIMUM ERROR OF CLOSURE OF 1 IN 10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

Ronald R. Burd LICENSED LAND SURVEYOR

CERTIFICATION
I HEREBY CERTIFY THAT THE SIGHT DISTANCE FOR THE PROPOSED ROAD AT ITS INTERSECTION WITH NH ROUTE 28 MEETS THE REQUIREMENTS OF THE NHDOT ADMINISTRATIVE RULES FOR PERMITTING DRIVEWAYS AND SECTION 502(a)(6) OF THE LANDONDERRY SUBDIVISION REGULATIONS. I FURTHER CERTIFY THAT THE SIGHT DISTANCE FOR THE PROPOSED DRIVES ON ENTERPRISE DRIVE MEET THE REQUIREMENTS OF SECTION 502(a)(6) OF THE LANDONDERRY SUBDIVISION REGULATIONS.

Ronald R. Burd RONALD R. BURD

D-29691 sheet 2 of 3

**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: BAUCHMAN

B. Location of Project: 5 ENTERPRISE DRIVE 15 62-2
(Street) (Map #) (Lot #)

C. Applicant:
Name: BAUCHMAN'S TOWING, INC.
Address: 120 HAVERHILL ROAD
WINDHAM, NH 03087
Phone: 603-598-2511
Fax: _____

Signature: Robert Belmont M. B. CORP.
FOR BRIAN BAUCHMAN

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 NATURE OF THE BUSINESS REQUIRES A LARGE AREA FOR VEHICLE CIRCULATION AND STORAGE.

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.

WILL USE SKAPS GT-116 GEOTEXTILE TO PROVIDE TREATMENT & FILTERING IN VEHICLE STORAGE AREA. (SEE MANUFACTURER'S DESCRIPTION SHT.) 2:1 SLOPE TO BE PROTECTED WITH RIP-RAP & WETLAND TO BE PROTECTED BY SILT FENCE (SEE DETAIL SHEETS)

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:

PROPERTY IS BOUNDED BY RAIL TRAIL TO THE NORTH, ENTERPRISE DRIVE TO THE EAST AND IS SURROUNDED BY WETLANDS ON THE SOUTH & WEST. TWO THIRDS OF THE PARCEL'S TOTAL AREA IS WETLANDS THAT ARE PROTECTED BY ORDINANCE 6 AC. TOTAL; 4[±] AC. WET; 2[±] AC. UPLAND

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

WOULD ALLOW APPLICANT TO DEVELOP HIS PROPERTY TO GREATEST EXTENT POSSIBLE WITHOUT DEGRADING ADJACENT UNAMED WETLAND.

5. Square Footage of Wetland Impacts: -0-
6. Square footage of Buffer Impacts: 6235 S.F.

November 19, 2010
File No. 17.0028400.00



Mr. Kurt Meisner
Meisner Brem Corporation
151 Main Street
Salem, New Hampshire 03801

Re: Wetland Delineation
Regional Air Industrial Park
Enterprise Drive, Lot 62-2
Londonderry, New Hampshire

202 Kent Place
Newmarket
New Hampshire
03857
603-659-3559
FAX 603-659-7750
www.gza.com

Dear Kurt:

This letter reports the completion of a wetland delineation and an assessment for the presence of potential vernal pools on the referenced property by GZA GeoEnvironmental, Inc. on November, 2010. Lot 62-2 as identified on the plan prepared by Burd and titled "Topographic and Off-Road Improvement Plan" dated September 1998, was evaluated by this delineation. The lot is on the west side of Enterprise Drive. A recreation trail is located to the north of the property. The site is a mix of cleared land and forest.

The wetland delineation was conducted in accordance with the United States Army Corps of Engineers (ACOE) Wetlands Delineation Manual using the Routine Determinations Method (the Manual), and the Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual (see each, below) as required by the New Hampshire Department of Environmental Services Wetlands Bureau and the ACOE. The following standards were used to determine jurisdiction under the Manual and to classify the wetland systems on the site.

- *National List of Plant Species That Occur in Wetlands: 1988 New Hampshire.* United States Department of the Interior. Fish and Wildlife Service (USFWS). NERC-88/18.29.
- *Corps of Engineers Wetlands Delineation Manual.* January 1987. Wetlands Research Program Technical Report Y-87-1.
- *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: North Central and Northeast Region.* October 2009.
- *Classification of Wetlands and Deepwater Habitats of the United States.* December 1979. United States Department of the Interior. Fish and Wildlife Service. FWS/OBS-79/31.

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Potential vernal pools were identified using the following standards:

- *Identification and Documentation of Vernal Pools in New Hampshire.* 1997. New Hampshire Fish and Game Department.



Very poorly drained soils were not identified on the property within 25-feet of the flagged lines and no vernal pools were identified.

Delineated wetland boundaries identified on the property are witnessed in the field with pink and black striped flagging tape hung periodically on vegetation, labeled with an alpha-numeric system as follows:

- A1 – A33 (stop)
- B1 – B17 (connect)

GZA strongly recommends that the delineated line(s) be survey located as soon as possible and depicted on a base plan. A sketch of the approximate location of the flagged line(s), with start and stop points, is enclosed for reference. This sketch is a general spatial representation of the location of the wetland boundary, intended only to aid your survey location of the wetland flags.

The majority of the wetland flagged as “A” is classified as a broad-leaved deciduous forested mixed with scrub shrub system that is seasonally flooded or saturated (PFO1/SSE). Plants in and around the wetland include, but are not limited to, royal fern (*Osmunda regalis*), sensitive fern (*Onoclea sensibilis*), bristly dewberry (*Rubus hispidus*), teaberry (*Gaultheria procumbens*), partridgeberry (*Mitchella repens*), shagbark hickory (*Carya ovata*), blue beech (*Carpinus caroliniana*), buckthorn (*Rhamnus frangula*), highbush blueberry (*Vaccinium corymbosum*), winterberry holly (*Ilex verticillata*), red maple (*Acer rubrum*), red oak (*Quercus rubra*), and white pine (*Pinus strobus*). Down gradient, the forested wetland transitions to a broad-leaved cattail (*Typha latifolia*) marsh.

The wetland flagged as “B” appears to be a man-made stormwater treatment area. It is classified as a palustrine persistent emergent system that is intermittently flooded and has been excavated (PEM1Jx). Plants in and around the wetland include, but are not limited to, broad-leaved cattail (*Typha latifolia*), common reed (*Phragmites australis*), purple loosestrife (*Lythrum salicaria*), wool grass (*Scirpus cyperinus*), speckled alder (*Alnus rugosa*), and white pine (*Pinus strobus*).

It is GZA opinion that the man-made stormwater treatment area was created in conjunction with the development of the site for the purposes of stormwater treatment and conveyance. Therefore, it would be covered under New Hampshire Chapter RSA482-A:3, paragraph IV (b), which states: “Man-made nontidal drainage ditches, culverts, catch basins, and ponds that have been legally constructed to collect or convey storm water and spring run-off, fire ponds and intake areas of dry hydrants that have been legally constructed to provide water for municipal firefighting purposes as approved by a local fire chief, and man-made water conveyance systems that are used for the commercial or industrial purpose of collecting,



conveying, storing, and recycling water, may be cleaned out when necessary to preserve their usefulness without a permit from the department. Such drainage facilities, fire ponds, intake areas of any hydrants, or man-made water conveyance systems may be cleaned out by hand or machine; provided, that the facility is neither enlarged nor extended into any area of wetlands jurisdiction of the department of environmental services, dredged spoils are deposited in areas outside wetlands jurisdiction of the department of environmental services, and wetlands or surface waters outside the limits of the constructed drainage facility, fire pond, intake area of a dry hydrant, or man-made water conveyance system are neither disturbed nor degraded.”

Please feel free to contact James Long at 659-3559, extension 111, if you have any questions or if further information is required.

Very truly yours,

GZA GEOENVIRONMENTAL, INC.

A handwritten signature in black ink, appearing to read 'James H. Long'.

James H. Long, CSS, CWS
Senior Technical Specialist

A handwritten signature in black ink, appearing to read 'Lawrence E. Morse'.

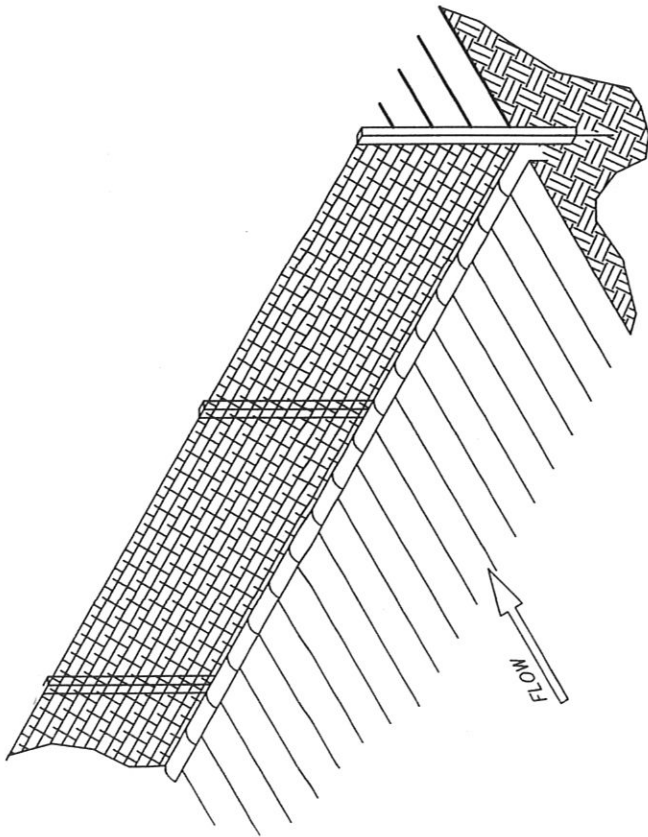
Lawrence E. Morse
Associate Principal

A handwritten signature in black ink, appearing to read 'Michael L. Parsont'.

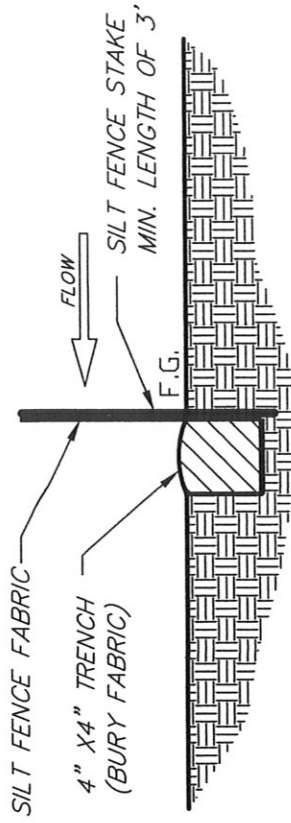
Michael L. Parsont, CWS
Consultant Reviewer

JHL/LEM/MLP:pca
P:\17.0028400.00 Report\FINAL 28400 Wet Del RPT 111910.doc

Attachment: Plan Sketch



ISOMETRIC VIEW



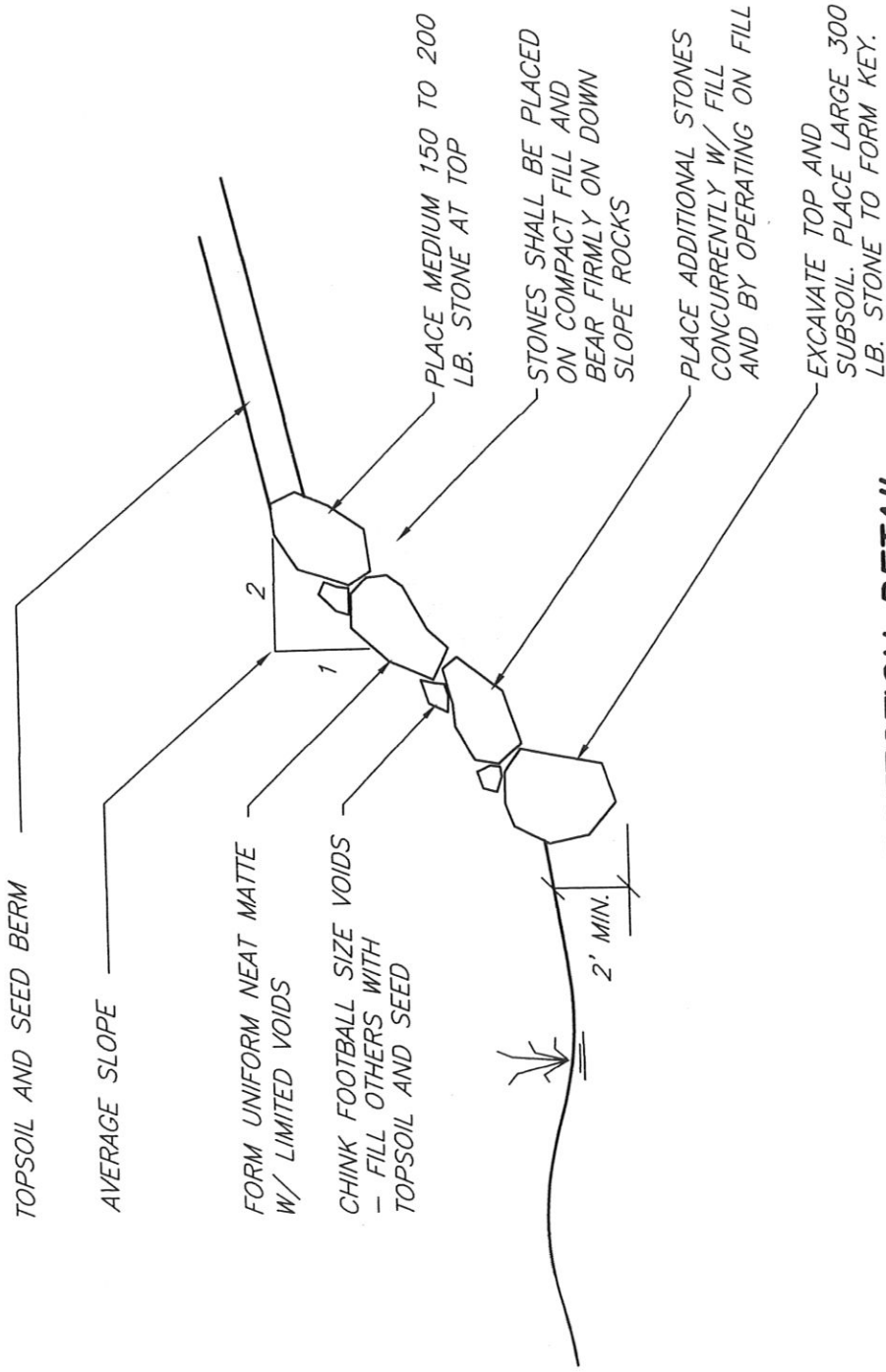
CROSS-SECTION

SILT FENCE DETAIL

NOT TO SCALE

SILT FENCE CONSTRUCTION SPECIFICATIONS

- 1) FENCE POSTS SHALL BE 1" x 1" WOODEN STAKES 3' LONG DRIVEN INTO THE GROUND 18", MAXIMUM SPACING SHALL BE 10.
- 2) GEOTEXTILE FABRIC USED FOR SILT FENCE SHALL BE RECOMMENDED FOR SUCH USE BY THE MANUFACTURER.
- 3) WOVEN WIRE SUPPORT FENCE SHALL BE 14.5 GAUGE WITH A 6" MESH OPENING.
- 4) FABRIC SHALL BE EMBEDDED IN THE GROUND 8".
- 5) WIRE TIES, SPACED 12" O.C. SHALL SECURE FABRIC & SUPPORT FENCE TO POSTS.
- 6) SILT FENCE SHALL BE INSPECTED REGULARLY. DAMAGED SECTIONS SHALL BE REPAIRED OR REPLACED. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN DEPOSITS REACH 1/2 THE HEIGHT OF SILT FENCE.
- 7) SILT FENCE SHALL REMAIN UNTIL AREAS UPSLOPE ARE FULLY CONSTRUCTED AND STABILIZED PER PLAN. ON DRIVEWAY CROSSINGS, THE SILT FENCE MAY BE REMOVED AND REINSTALLED UPON EXIT.



SLOPE PROTECTION DETAIL

NOT TO SCALE

1. STONE SHALL BE ANGULAR - DURABLE (INGEOUS) STONE WITH A MINIMUM WEIGHT OF 150 LBS.
2. STONE SHALL BE PLACED TO FORM A MATTE OF UNIFORM APPEARANCE SO THAT INDIVIDUAL ROCKS DO NOT MOVE.
3. ALL VOIDS SHALL BE FILLED WITH SMALL STONES TO ELIMINATE VOIDS.
4. NATURAL MATERIAL AT TOE SHALL HAVE A BEARING CAPACITY OF 4 TON/SQ. FT. FROM 6" BELOW THE EXISTING.
5. MAXIMUM SLOPE OF SURFACE AT TOE OF SLOPE PROTECTION SHALL BE LESS THAN 4:1.
6. GROUNDWATER SHALL BE A MINIMUM OF 3' BELOW GROUND AT THE TOE AND BELOW A 60° ANGLE FROM THE TOE UP THE SLOPE - AFTER CONSTRUCTION.

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Geotextile Product Description Sheet
Skaps GT - 116
16 oz Nonwoven Geotextiles



SKAPS **GT-116** is a needle-punched nonwoven geotextile made of 100% polypropylene staple fibers, which are formed into a random network for dimensional stability. SKAPS GT-116 resists ultraviolet deterioration, rotting, biological degradation, naturally encountered basics and acids. Polypropylene is stable within a pH range of 2 to 13. SKAPS GT-116 conforms to the physical values listed below:

PROPERTY	TEST METHOD	UNIT	M.A.R.V. (Minimum Average Roll Value)
Weight (Typical)	ASTM D5261	oz/yd ² (g/m ²)	16.0 (542)
Grab Tensile	ASTM D4632	lbs (kN)	380 (1.69)
Grab Elongation	ASTM D4632	%	50
Trapezoid Tear Strength	ASTM D4533	lbs (kN)	145 (.644)
Puncture Resistance	ASTM D4833	lbs (kN)	240 (1.07)
Mullen Burst	ASTM D3786	psi (kPa)	800 (5512)
Permittivity*	ASTM D4491	sec ⁻¹	0.7
Water Flow*	ASTM D4491	gpm/ft ² (l/min/m ²)	50 (2035)
A.O.S.*	ASTM D4751	U.S. Sieve (mm)	100 (0.150)
U.V. Resistance	ASTM D4355	%/hrs	70/500

* At the time of manufacturing. Handling, storage, and shipping may change these properties.

PACKAGING	
Roll Dimension (W x L) - Ft	15 x 150
Square Yards per Roll	250
Estimated Roll Weight - lbs	250

* At the time of manufacturing. Handling may change these properties.

This information is provided for reference purposes only and is not intended as a warranty or guarantee. SKAPS assumes no liability in connection with the use of this information.

Engineered Synthetic Products, Inc.
405 Hood Road - Lilburn, Georgia - 30047
Office: 770-564-1857; Fax: 770-564-1818
www.espgeosynthetics.com



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SKAPS Industries

SKAPS INDUSTRIES is the leader in the fabrication of geosynthetic and nonwoven drainage products for environmental and civil use in the U.S. and abroad.

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Through its exclusive manufacturing processes SKAPS is able to meet the supply demands of even the largest orders and most rigorous schedules. When it comes to geonets, geocomposites and non-woven materials, SKAPS is the answer for environmental drainage control.

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Control the following elements:

- Tensile Strength
- Thickness
- Weight
- Length
- Color

Core Products

Woven Geotextile: woven polypropylene materials offering optimum performance.

Nonwoven Geotextile: needle-punched civil and environmental nonwoven geotextile.

Drainage Geonet: biaxial geonet manufactured from high density polyethylene.

Drainage Geocomposite: geonet bonded with nonwoven geotextile.

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Nonwoven Applications

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Our wealth of manufacturing experience enables us to offer the broadest line of products. Our nonwoven manufacturing equipment has the ability to produce polypropylene and polyester needle-punched nonwoven geotextiles from 2 to 32 ounces per square yard. Our geocomposite plant manufactures products from 160 mil to 330 mil thicknesses designed to satisfy the most demanding drainage applications.

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Our Product Line

- [Woven Geotextile](#)
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SKAPS Headquarters



SKAPS Industries

335 Athena Dr.
Athens, Georgia 30601 (USA)

Phone: (706) 354-3700
Fax: (706) 354-3737

SKAPS Nonwoven Division



USA/India

Our nonwoven division is located in Athens and Pendergrass, GA (USA) and Ahmedabad, India.

SKAPS Geonet Division



SKAPS Geonet/Geosynthetic

571 Industrial Pkwy.,
Commerce, GA 30529 (USA)

Phone: (706) 336-7000
Fax: (706) 336-7007

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The buxus microphylla koreana or boxwood tree is used for hedging, borders or to line out a drive way. It has beautiful darker foliage and it can be pruned into just about any shape. But you may also choose to allow the tree to grow naturally because it has a pleasant and rounded shape. If you allow it to grow this way, it will make an excellent privacy fence. In mid to late spring the boxwood tree produces fragrant blooms. The boxwood tree can be a nice addition to a yard or garden.

The boxwood tree isn't actually a tree, it is considered a shrub. It can grow to almost reach four feet tall but most people prune these plants to a specific shape. Either way, they can grow under most soil conditions and they can also live through most winters. This plant can survive in temperatures that go below zero degrees and they are known to be attractive plants. These plants are full and plush and the leaves are a dark green color. They are waxy and soft and they are oval shaped. They maintain their color throughout winter and in the spring they produce flowers. These blooms have no petals but they still put out an appealing aroma. With all the exceptional qualities associated with the boxwood tree, it has become a popular plant. If you were thinking about keeping a tree, there are a few simple tips that can help to produce healthier plants.

This plant needs to be placed in an area that receives a mix of sun and shading. If you live in a warmer climate, you can even keep your boxwood tree in shade most of the time. It isn't the higher temperatures that can harm the plant. Hot direct sunlight has been known to scorch the leaves and the blooms and the result is an unhealthy looking plant. No matter where you live, it is a good idea to place these plants in place that gets morning sunlight and afternoon shade. This way the plants can get needed sunlight without the fear of scorching.



TOWN OF LONDONDERRY
ZONING BOARD OF ADJUSTMENT
268B Mammoth Road Londonderry, New Hampshire 03053
Phone: 432-1100, ext.112 Fax: 432-1142

March 18, 2010

Following are results of the Zoning Board of Adjustment hearing held Wednesday, March 17, 2010

Case No.: 3/17/2010-1

Applicant: Gagnon-Griffin Associates, Inc.
6 Smith Lane
Londonderry, NH 03053

Location of Property: 5 Enterprise Drive, 15-62-2, C-II.

Request: Variance to allow a structure sideline setback of 15 feet where 30 feet is required by Section 2.4.2.1 and a Variance to allow a reduction of the 50 foot landscape buffer required by Section 2.4.2.9.2 to 15 feet.

Result: Jim Smith made a motion to grant the variance request for Case No. 3/17/2010-1 with the restrictions that there is no lighting on the rear of the building, that there is substantial landscaping installed along the back of the building and that Planning Board site plan approval is obtained.
Michael Gallagher seconded.
The motion to grant Case No. 3/17/2010-1 with restrictions was approved, 4-1-0 with Larry O'Sullivan opposed.

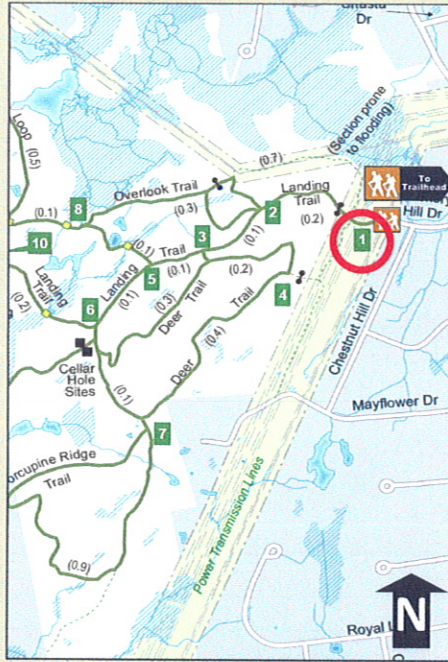
Larry O'Sullivan, Clerk

NOTE: Actions of the ZBA, granted or denied, are subject to the right of interested parties to request a rehearing within thirty calendar days following a hearing and to the Superior Court in accordance with RSA 677:1-14.

Section 4.1.8.2 of the Londonderry Zoning Ordinance states: "When applicable, building permits must be obtained from the Building Department within twelve (12) months following the granting of a Variance (or Special Exception use) or the Variance or exception will become null and void."

cc: ✓ Meisner Brem Corp.
Bauchman's Towing, Inc.
Town Council
Building Inspector
Town Clerk
Assessor
Planning Board

Town of Londonderry
**Musquash
Conservation Area**



Junction

1

Thru Trail
Betty Mack Loop
Intersecting Trail
Hickory Hill Dr

GPS Location
42° 52' 25.06" N
71° 24' 22.08" W
UTM: (NAD27) 19T 0303468 4749377

Nearest Trail Head
Hickory Hill Dr
0.7 miles

Land Managed by the
**Londonderry
Conservation Commission**



Trails Maintained by
Londonderry Trailways
www.londonderrytrails.org



Jaye Trottier

From: Deb Lievens, [REDACTED]
Sent: Tuesday, March 29, 2011 9:00 PM
To: Jaye Trottier
Subject: Fw: PSNH 326 line in Londonderry - Emergency Work
Attachments: TOPO! Print.pdf; Photos.doc

Hi Jaye, Could you please put these two files on a thumb drive for review at the meeting? Thx. Deb

From: gameslv@nu.com
Sent: Monday, March 28, 2011 12:43 PM
To: [REDACTED]
Cc: caseyjj@nu.com
Subject: PSNH 326 line in Londonderry - Emergency Work

Hi Deborah and Eugene

We are currently in the process of obtaining an emergency wetlands permit from NHDES to allow us to access an upland area between two structures where our line clearance is not in compliance with the National Electrical Safety Code. We just discovered this issue on Friday and had our environmental consultants at Tighe & Bond inspect the area on Saturday to determine the extent of temporary wetland impacts that will be necessary.

Attached is a topo map showing the location of our proposed access and photos of the actual access areas. Access will be required through a wet meadow/shrub swamp in two places to reach the location PSNH plans on having these two areas matted prior to conducting work. One area is a 54 foot crossing and the other is a 27 foot crossing. Assuming 16 foot wide mats, a total area of temporary impact will be approximately 1,300 square feet. There is an existing ATV trail that crosses these areas. All line work will be conducted in upland areas.

Please do not hesitate to contact me with any questions or concerns. Also please let me know if you need us to follow up with the commission. I am not sure what type of emergency permit NHDES will give us yet. It may be via the Utility Maintenance Notification process. I will keep you informed. Thank you for your assistance with this matter.

Laura

Laura V. Games
Project Siting and Permitting Specialist
Transmission Group, PSNH Energy Park
780 North Commercial Street
Manchester, NH 03101
T: (603)634-2906, E-mail: gameslv@nu.com
F:(603)669-4239

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The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES



Thomas S. Burack, Commissioner

EMERGENCY AUTHORIZATION VERIFICATION

Owner (name/address/phone)
Northeast Utilities Service Company
2 Sutton Circle
Hooksett, NH 03106

Agent/Contractor (name/address/phone)
John J. Casey
Environmental - NH Transmission
Northeast Utilities Service Company
2 Sutton Circle
Hooksett, NH 03106
Office: 603.634.3396 Cell: 603.533.6448
E-Mail: caseyjj@nu.com

Town: Londonderry Tax Map 13-65 ROW **Waterbody:** unnamed wetland

This is to confirm that I have given emergency authorization in accordance with Env-Wt 500 to the owner/agent to conduct the following work in jurisdiction:

Temporarily impact approximately 1,300 square feet of wet meadow/scrub-shrub wetland to gain access to the utility right-of-way and alleviate a low clearance issue on a 345 kV line.

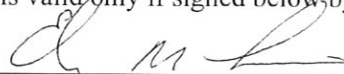
Subject to the following CONDITIONS:

1. The municipal Conservation Commission and Board of Selectmen shall be notified PRIOR to the start of work;
2. This form shall be properly posted at the work site;
3. Timber matting shall be used within DES jurisdiction;
4. Appropriate siltation/erosion controls shall be installed;
5. Any ruts from this work shall be regraded to the original contours;
6. Pre and post photos shall be taken documenting the impact area(s);
7. A follow-up application and supplemental documentation shall be sent to DES no later than **May 4, 2011**.

This authorization has been given file number **2011-00615**. Please use that number in all future correspondence.

****THIS AUTHORIZATION EXPIRES APRIL 4, 2011. ALL WORK MUST BE COMPLETED BY THIS DATE.**

This form is valid only if signed below by the DES Wetlands Bureau Administrator or his designee.

Signed  Date **March 28, 2011**

Eben M. Lewis
Wetlands Compliance Specialist
New Hampshire Department of Environmental Services,
Wetlands Bureau
Pease Field Office
222 International Drive, Suite 175
Portsmouth, NH 03801
phone: 603.559.1515
fax: 603.559.1510
E-mail: eben.lewis@des.nh.gov

cc: Daniel P. Rukakoski, PWS, CWS, Tighe & Bond, Inc.
William A. Thomas, CWS, Inland Section Supervisor, DES Wetlands Bureau
Frank D. Richardson, Ph.D., Senior Wetlands Inspector Southeast Region Supervisor, DES Wetlands Bureau
Londonderry Board of Selectmen & Conservation Commission
DES Web site: www.des.nh.gov

222 International Drive, Suite 175, Portsmouth, New Hampshire 03801
Telephone: (603) 559-1500 • Fax: (603) 559-1510 • TDD Access: Relay NH 1-800-735-2964



Photo 1: Wet meadow/shrub swamp crossing to be matted. Photo from east (3/26/11).

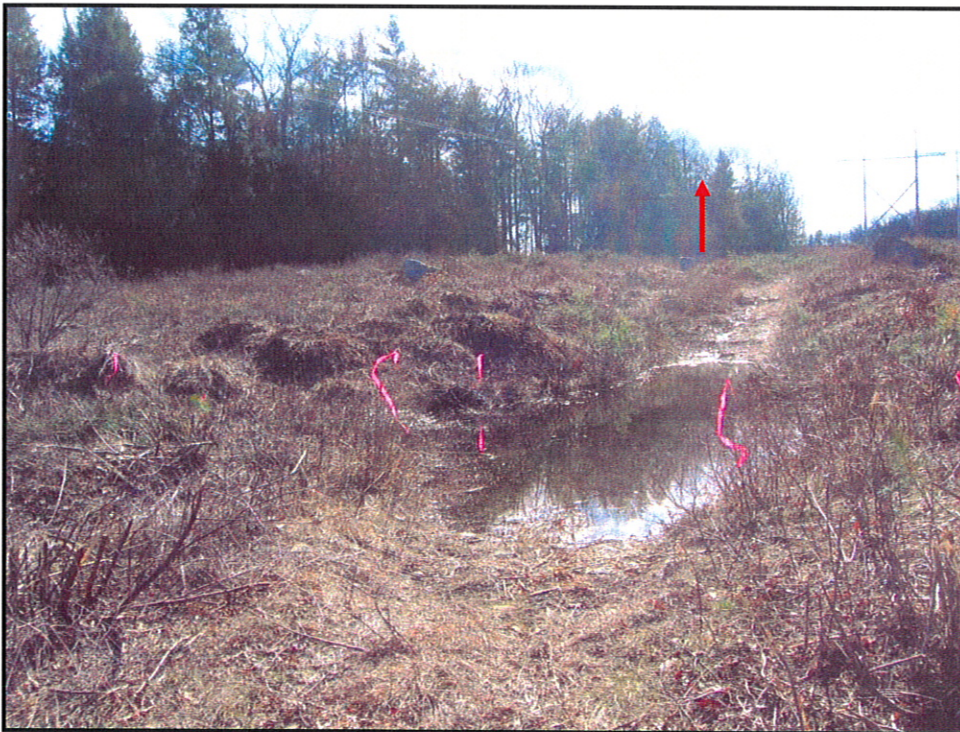


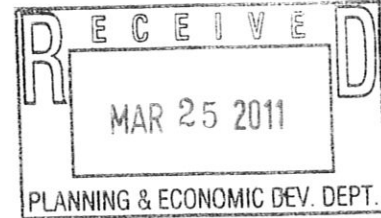
Photo 2: Wet meadow/shrub swamp to be matted. Low hanging wire in background. Photo from east (3/26/11).

JONES & BEACH ENGINEERS, INC.

85 Portsmouth Avenue
Post Office Box 219
Stratham, NH 03885
Telephone: (603) 772-4746
Fax: (603) 772-0227
Email: jbe@jonesandbeach.com

Post Office Box 484
Alton, NH 03809
www.jonesandbeach.com

October 14, 2010
(Revised December 22, 2010)
(Revised February 10, 2011)
(Revised March 25, 2011)



Londonderry Planning Board
Attn: Tim Thompson, Town Planner
268B Mammoth Road
Londonderry, NH 03053

**RE: Conditional Use Permit Request Letter
Lorden Estates Conservation Subdivision – Phase 1
Chinburg Builders/Lorden Property
17 Old Derry Road, Londonderry
Tax Map 16, Lot 38
JBE Project No. 10070**

Dear Board Members:

On behalf of our client, Chinburg Builders, Jones & Beach Engineers, respectfully requests the granting of a Conditional Use Permit in accordance with Section 2.6.3.4.1 of the Londonderry Zoning Ordinance.

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

RESPONSE: Phase 1 of this Conservation Subdivision is located on soils that are significantly uplands. There is 6,100 square feet of temporary wetland impact associated with this project to construct the sanitary sewer line to Liberty Drive. There is also 450 square feet of permanent wetland impact for Phase 1. The Conditional Overlay District Buffer impact totals 53,350 square feet, and is related to roadway construction necessary to access the upland areas of the property, to facilitate stormwater management basins and devices in the Open Space, and to construct the cross country gravity sewer resulting from the development. Of the 53,350 sf CO District Buffer impact, 21,350 sf is temporary, and 32,000 sf is permanent impact. These minor changes result mostly from new Pond 200 and culvert replacement at Old Derry Road, as requested by Public Works. Wetland Impact 1 is permanent, not temporary.

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.**

RESPONSE: All areas of temporary wetland impact will be restored to existing condition with wetland topsoil and seed mix after construction. The CO buffer areas will be restored as much as possible with loam, seed, and mulch to minimize impact to the adjacent wetlands. Notes are included on plan Sheet OS2 to provide detail for the contractor.

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:**

RESPONSE: There is no feasible alternative to access the property which would result in less impact to wetlands or CO buffers, nor are there reasonable routes of access from abutting property owners, given the location and size of this development. Roadway access is best provided directly off of Old Derry Road, and sewer must extend and connect to Liberty Drive.

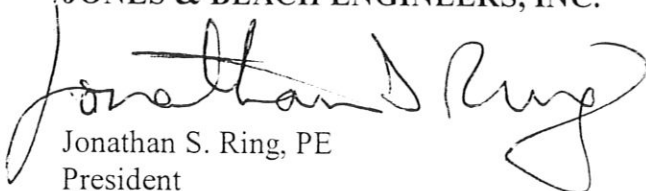
4. **Economic advantage is not the sole reason for the proposed location of the construction:**

RESPONSE: The Conservation Subdivision – Phase 1 is being proposed for development to provide for housing needs of the public and the Town of Londonderry. Economic advantage is not the sole reason for the project.

We look forward to discussing this slightly revised request at the Planning Board Hearing, which we believe will be on April 13. Thank you very much for your time.

Very Truly Yours,

JONES & BEACH ENGINEERS, INC.



Jonathan S. Ring, PE
President

cc: Londonderry Conservation Commission
Michael Leach, Stantec Consulting Services, Inc.
Eric Chinburg, Chinburg Builders, Inc.
Dave Lauze, Chinburg Builders, Inc.