



Londonderry Conservation Commission

Tuesday, May 11, 2010

Minutes

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1 **Present: Deb Lievens; Gene Harrington; Paul Nickerson; Truda Bloom; Ben LaBrecque; Mark**
2 **Oswald; Mike Speltz (late); and Tom Dolan, Town Council Liaison.**

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4 D. Lievens called the meeting to order at 7:35 and appointed M. Oswald to vote for Mike Considine.

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6 Lorden property (16-38)- D. Lievens announced that a proposed Conservation Subdivision and partial
7 rezoning of this 236+ acre parcel will be discussed at the May 12 Planning Board meeting. The land is
8 currently split into Agricultural/Residential to the north and Industrial-II to the south. If rezoned entirely
9 to AR-I, the conservation subdivision plan would be designed for residential dwellings with some amount
10 of open space per the ordinance. Because of wetlands on the property and the fact that the parcel has been
11 discussed as part of the Open Space Plan, M. Speltz had previously conveyed conservation viewpoints
12 and concerns to the developer. Certified Wetland Scientist Mark West will be working with the developer
13 as an environmental wetlands expert.

14 On May 20, the owner and developer will be meeting with the Department of Environmental
15 Services and then will attend the May 25 LCC meeting. P. Nickerson and M. Speltz may be able to attend
16 the May 20 meeting.

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18 M. Speltz arrived. D. Lievens appointed him to vote for Ken Henault.

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20 Timber Street property (4-58)- The owner of 1 Timber Street contacted D. Lievens with an offer to
21 donate the property to the Town because of “flooding issues” on the land. She had suggested he ask the
22 Town Manager whether the Town could apply on his behalf for a Federal Emergency Management
23 Agency elevation grant to raise the house above the affected area. M. Speltz noted that the land could be
24 of interest to the LCC but that any structures would need to be removed at the expense of the owner.
25 After reviewing the tax maps, it was decided to ask the Town Manager for his input.

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27 Brookview Drive residents- State Senator Sharon Carson, Town Councilor John Farrell and former Town
28 Councilor Kathy Wagner were present to advocate on behalf of four Brookview Drive homeowners,
29 asking that the LCC appropriate Open Space funds to purchase four those lots that are continually
30 flooded. One of those residents, Carmen Zavorotny of 16 Brookview Drive, attended the April 27
31 meeting and explained the history of the area as well as the rationale of the owners seeking relief from the
32 Town (see April 27 minutes).

33 S. Carson stated that two separate types of FEMA grants are being sought and that the
34 homeowners are in the process of obtaining the necessary elevation surveys for one of them. She will be
35 seeking overall advisement from DES and specifically requesting their expertise on any impact the
36 existing septic systems could have on water quality. Additionally, she intends to file a request with the
37 Army Corps of Engineers for a general assessment of the entire watershed. She explained that funds
38 would need to be earmarked to complete a full study but that an initial investigation should help clarify
39 the causes and potential outcomes of various scenarios. M. Speltz suggested having the Town GIS
40 Manager use his resources to develop a series of maps showing the amount of impervious surface added
41 to the watershed over the past 10 or 20 years.

42 M. Speltz also identified three ways in which the LCC might be able to assist the Brookview
43 residents: 1) Purchasing the land, but not the structures, affected by the flooding (although he cautioned
44 the flooding will have decreased its value); 2) Providing “match” value, based on the Estey project, to
45 meet agency match funding requirements; and 3) As a resource for identifying related conservation
46 funding grant opportunities.

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Following more discussion, the consensus of the LCC was that their exact role could not be determined until this information is obtained. Once that takes place, they said they would be available for consultation.

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Non-public minutes- To accomplish the annual review of the LCC's non-public minutes, Commissioners divided the eight sets amongst themselves that are grouped according to year. They will each bring their recommendations to the next meeting for discussions and possible vote on what information no longer merits redaction.

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Mack- M. Speltz provided an update on the work being done to fulfill the requirements of the Farm and Ranchland Protection Program grant to be used towards the purchase of a conservation easement on map and lot 10-15.

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The Natural Resources Conservation Service has reviewed the revised draft easement, which reflects the change from a two-lot withdrawal to one lot and no subdivision. The only significant comment they had was to clarify that an individual family member or employee of the farm will occupy the one house if it is built as opposed to using the term "Moose Hill Orchard, *Inc.*" [emphasis added]. Other comments were minor according to M. Speltz. He also spoke with the appraiser who had previously anticipated he could begin his work by the end of May but will now be delayed for approximately a week.

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Aquatic Resource Mitigation Fund- M. Speltz has learned through his work at the Society for the Protection of New Hampshire Forests that there may be an issue with a grant project unrelated to the Town which is to be scheduled to go before the Governor's Council on May 12. Since the Town's ARM grant will be presented the same day, he wanted to make Commissioners aware of this, even though he is unsure whether it would have any effect.

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"Birds of the White Mountains"- D. Lievens announced that this presentation will be held at the Leach Library on May 13 at 7 P.M.

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Stormwater recharge- The discussion at the April 27 meeting pertaining to the ongoing flooding on Brookview Drive posed the question as to whether developers would someday be required by the Town to direct stormwater runoff into ground recharge rather than simply having to control its rate as it leaves the development. D. Lievens conveyed the question to the Director of Community Development who advised her to address the issue with the Director of Public Works.

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Open Space survey- When the Town Council recently announced their goals for the year, they included charging a committee to review and reassess the 2006 Open Space Task Force report. The LCC discussed this at their April 13 meeting and proposed drafting a charge on behalf of the Council for their review. M. Speltz asked Town Council Liaison T. Dolan at this meeting to assist him in the process. He noted that this update would require public input to re-examine the needs and wants of Londonderry residents. Their opinions on such issues as flood storage, water quality, viewsheds and the desired amount of open space will be essential, as will the input from the Town's GIS Manager. An evaluation of the current plan's strengths, weaknesses, opportunities and threats (a/k/a "SWOT") will be important as well.

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Captain's Shoppes stormwater analysis- In 2006, the LCC had requested that site plan approval of the development on map and lot 7-68 include an analysis of the pre-development and post-development



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95 stormwater runoff across the property. Envirosense has submitted their report. M. Speltz offered to
96 review it and report back with any issues or concerns.

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98 April 13, 2010 minutes- The following changes were made based on a suggestion of clarification from
99 Mike Speltz:

100 1. Lines 61-62; Change “The Town Council has discussed the possibility of creating another
101 Open Space Committee to reassess and update the Open Space Plan” to “At the April 5 Town Council
102 meeting, Councilor Brown brought up the possibility of ‘charging a committee to revisit the 2006 open
103 space task force report, for the purpose of reviewing & assessing whether the current goals & acquisition
104 methodology are in-line with community goals and the town’s financial position’ (April 5 Town Council
105 minutes, p. 6).”

106 2. Line 68; Change “Open Space Committee” to “open space task force”.

107 **G. Harrington made a motion to approve the minutes of the April 13, 2010 public session as**
108 **corrected. B. LaBrecque seconded. The motion was approved, 3-0-2 with T. Bloom abstaining as**
109 **she had not attended the meeting.**

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111 April 27, 2010 minutes- **B. LaBrecque made a motion to approve the minutes of the April 27, 2010**
112 **public session as written. G. Harrington seconded. The motion was approved, 3-0-3 with P.**
113 **Nickerson, T. Bloom and M. Speltz abstaining as they had not attended the meeting.**

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115 DRC- Market Basket site plan (relocation and expansion) 10-52 and 54-1:

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Comments:

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- 118 1. We note that there is an excess of 300 required parking spaces. In view of the flooding
119 issues in town, we feel this is an opportunity to reduce impervious surface.
- 120 2. Honey Locusts have not done well at this property. They should consider a better tree
121 and make a plan to take care of their landscaping!
- 122 3. Be sure flowering pears are appropriate to the area. Some Bradford pears have brittle
123 wood & drop branches.

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124 **G. Harrington made a motion to adjourn at 9:35. P. Nickerson seconded. The motion was**
125 **approved, 6-0-0.**

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127 Respectfully submitted,

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131 Jaye Trottier

132 Secretary