



Londonderry Conservation Commission
Tuesday, January 8, 2008
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Present: Deb Lievens, Gene Harrington, Mike Speltz, Mike Considine (late), Ken Henault and Paul Nickerson

Call to order; 7:35 P.M.

D. Lievens appointed M. Speltz to vote for Truda Bloom.

Elliot Health Systems- Ken Rhodes of CLD Consulting Engineers and Jim Gove of Gove Environmental Services presented Elliot Health Systems' latest proposal to construct a three story building with a 20,000 square foot foundation across from the existing Elliot facility on Buttrick Road. Town staff and the State Department of Environmental Services have already indicated that development should take place towards the northwestern corner of this lot, not only because of a conservation easement on the southern section but also in order to leave a significant natural buffer along Route 102. That location would most likely engulf a small wetland abutting Buttrick Road but in turn would avoid impacting the larger wetland to the east.

Mitigation was suggested by way of expanding the easement which has yet to be recorded at the Registry of Deeds. This extension, or "green belt," along the eastern border could be as wide as 125 feet, although it would not properly mitigate total wetland impacts that could be upwards of 20,000 sf. Therefore, K. Rhodes and J. Gove wanted to encourage the LCC to consider possible scenarios whereby a financial donation in lieu of land mitigation could support an ongoing project in town. Without an existing project to correspond to, a new State law would make any monies a part of a general State fund. In order to benefit from that contribution, Londonderry would then have to apply to the State and compete with other towns to receive a portion. The most obvious form of mitigation would be the conservation of upland areas but J. Gove noted that even restoration of a natural resource should be considered, e.g. a brook in a developed area that has been handled excessive runoff over a long period of time. An added benefit to potentially amending the easement is that the current non-linear boundary could be straightened out so proper boundary monumentation can take place and ensure accurate monitoring.

J. Gove added that porous pavement may be integrated into the project even though the Town's Public Works Department does not recognize it as contributing to the pre and post runoff calculations. D. Lievens pointed out that any widening of Route 102 by the State could significantly narrow the width of that green belt. In that event, K. Rhodes replied, the State would be responsible for correcting any resulting issues with the drainage system. G. Harrington stressed the importance including ground water recharging in the storm water management on the site as opposed to simple retention. Jim Gove agreed that recharge is a neglected issue that is as important as maintain the same rate of discharge.

D. Lievens will contact the Town Planner to verify the unrecorded status of the easement and discuss the possibility of expanding it. The LCC will also consider potential mitigation projects.

DRC's (3)-

1. Verizon Wireless, Nelson Road site plan, 9-55A
No comments
2. Training Effects site plan, 6-35-19 (submitted in 2005 as Eacrett site plan)
Comments: Suggest moving the dumpster away from the edge of wet. Could use one of the extra parking spaces (i.e. #18).
Sheet 2, Conservation Overlay District; Note 18 should read "1/2 acre," not 1 1/2 acre".



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3. Elwood subdivision, 5-39
No comments

Mammoth Road D+F- The State Department of Transportation has filed a Dredge and Fill permit with DES for wetland impacts resulting from the reconfiguration of the intersection of Mammoth Road with Litchfield, Bartley Hill and Stonehenge roads. Along with an alignment shift, a rise in profile and the addition of left turn lanes, a longer concrete box culvert will replace the current deficient box culvert that carries Little Cohas Brook. Of the over 22,000 sf of total impact, 19,346 sf will be permanent.

M. Speltz noted the lack of proposed mitigation for the project, particularly since the disturbance will be to a named wetland. D. Lievens will call and write to DES to voice this concern and make the LCC's request that the culvert have an open bottom.

Musquash Field Day- The LCC discussed ongoing arrangements for this event taking place on February 2nd. M. Considine is handling most of the preparation and noted Boy Scouts could be useful in collecting fire wood. D. Lievens stated she had invited the new State Forester. Flyers will be emailed to Commissioners who can then forward them and/or print copies to post about town. The University of New Hampshire Cooperative Extension will be handling additional advertising and the Town website will feature information as well.

December 11, 2007 minutes- **K. Henault made a motion to approve the minutes of the December 11, 2007 public session as written. P. Nickerson seconded. The motion was approved 6-0-0.**

G. Harrington made a motion to approve the minutes of the December 11, 2007 non-public session as written. M. Speltz seconded. The motion was approved 6-0-0.

G. Harrington made a motion to go into Non-public Session for the purpose of discussing possible land acquisitions per RSA 91-A:3. P. Nickerson seconded.

Roll call vote: Aye, Deb Lievens; Aye, Mike Considine; Aye, Paul Nickerson; Aye, Gene Harrington; Aye, Mike Speltz; Aye, Ken Henault.

G. Harrington made a motion to go out of Non-public Session. K. Henault seconded. The motion was approved, 6-0-0.

G. Harrington made a motion to seal the minutes of the Non-public Session indefinitely. K. Henault seconded. The motion was approved, 6-0-0.

The meeting adjourned at 9:25 PM.

Respectfully submitted,

Jaye Trottier
Secretary