



Londonderry Conservation Commission
Tuesday, February 26, 2008
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Present: Deb Lievens, Mike Speltz (late), Mike Considine, Truda Bloom and Mark Oswald

Call to order; 7:35 P.M.

D. Lievens appointed M. Oswald to vote for Paul Nickerson.

February 12, 2008 minutes- **M. Oswald made a motion to approve the minutes of both the Public Hearing regarding the purchase of map and lot 11-11 as well as the minutes of the regular public session of the February 12, 2008 meeting as written. M. Considine seconded. The motion was approved 2-0-2 (Mike Considine and Truda Bloom abstained as they had not attended the meeting).**

M. Speltz arrived and D. Lievens appointed him to vote for G. Harrington.

Accounts (reimbursement)- **D. Lievens entertained a motion to reimburse the LCC Chair \$36.52 from the line item budget for phone and miscellaneous office supply expenses incurred over the last six months. M. Oswald so moved. T. Bloom seconded. The motion was approved, 4-0-1 (D. Lievens abstained).**

Beaver Brook Estates- Per the terms of the Purchase and Sale agreement the Town has entered into with owners of map and lot 11-11, **D. Lievens entertained a motion to authorize the Chair to expend an amount not to exceed \$1,000 from the Open Space Protection Fund for a refundable deposit requested by the owners to validate said agreement. M. Speltz so moved. T. Bloom seconded. The motion was approved, 5-0-0.**

Later in the meeting, the LCC discussed the upcoming Town Council meeting where the final approval of this land acquisition will be discussed. M. Speltz, D. Lievens and owner Mark Cooper will present the transaction.

Emphasis will be placed on the protection of the ground water supply in a town where 85% of residents draw well water, coupled with the owner's ability to all but immediately develop the land if the Town rejects the offer. M. Speltz will also be prepared to demonstrate the long term property tax savings this purchase will provide through the prevention of a development's impact on town infrastructure, particularly since the State may not be subsidizing education costs in the future. If there is opposition, M. Oswald suggested posing the question as to how the Town can otherwise ensure safe drinking water for its residents. Installation of a public water system would certainly involve a far greater cost. D. Lievens added that since the Town Council charged the Conservation Commission with the duty of conserving Londonderry's natural resources and providing open space for its residents, they would contradict responsibility they assigned by failing to support the purchase.

Litchfield/Londonderry border- The Town's GIS Coordinator and his counterpart in Litchfield have successfully mapped the connection of conservation land between Londonderry and Litchfield where Saw Mill Brook in the Musquash Conservation Area links to the Litchfield Town Forest. Although it is a small strip of land running north/south along the border and abuts a small subdivision to the east in Litchfield, it is nevertheless visual confirmation of the actual connection. M. Speltz said he would verify with the GIS Coordinator whether the mapping was done through deed research.

Exit 4A- D. Lievens informed LCC members that a meeting will be held March 3rd by a special committee attempting to determine "if there is occasion for the layout of highway improvements as proposed for I-93 exit 4a interchange." The public welcome to attend and observe.



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Comcast volunteers- The Director of the Londonderry Access Center has informed D. Lievens of a workday to be held on May 3rd where Comcast employees will be volunteering their time to the community. Up to 150 volunteers would be available that day to assist the LCC in any way they determine. It was suggested that small groups could perform maintenance work in the Musquash and Kendall Pond Conservation Areas such as clearing brush on trails and repainting blazes.

M. Oswald noted that the date coincides with the annual spring clean up event organized by the Town. Protected land such as the KPCA would certainly benefit from trash removal. The Ingersoll property in particular suffers from ongoing trash accumulation which needs to be corrected. Since the Society for the Protection of New Hampshire Forests holds one of the easements there, M. Speltz offered to try and schedule a SPNHF employee to attend and supervise the effort.

Cheshire Court lot- An engineer from Birch Grove Design contacted D. Lievens regarding the desire of the owner of map and lot 3-45-97 to install a pool in his backyard which borders Long Swamp. Using the Town tax maps, the LCC did not think the pool would directly impact the Conservation Overlay District buffer, although the engineer mentioned he found what would probably be an intermittent stream. M. Speltz offered to contact the engineer and/or owner and discuss the situation and perhaps perform a site walk.

Air monitoring station- The Department of Environmental Services has been working with the Town's Environmental Baseline Study Commission to install a temporary air quality monitoring station covering a 20x20 footprint in the vicinity of the Manchester Airport. Their preference for a location is on the southernmost portion of the Merrill property on map and lot 17-6 which is under easement with the Rockingham County Conservation District. Since the easement only provides for agricultural and forestry uses, there was doubt as to whether any structure would be allowed there under the terms of the deed. The consensus of the LCC, however, was that a temporary structure without any kind of foundation would not negatively impact the land. M. Speltz suggested a temporary condemnation of the easement might be a possible solution. D. Lievens will follow up with RCCD for their input.

Sara Beth subdivision deed- D. Lievens reported that recording of deed for the donated land connecting Sara Beth Lane to the Musquash has been officially verified. The land is now included in the list of open space parcels.

Granite Ridge easements- D. Lievens stated that she believed these easements are currently being finalized.

Sunnycrest Phase I- The transfer of the easement on Phase I of Sunnycrest to the RCCD may be postponed for a short time due to staff revisions on their part.

Conservation education- A discussion arose regarding the dissemination of information about conservation land in Londonderry to the general public. M. Speltz proposed that a combination of photos, stories, history, trail information and descriptions of the various lands under protection could be posted on the Town website. Referring to the Comcast volunteers mentioned earlier in the meeting, he suggested they be utilized to take pictures of conservation land. T. Bloom offered to organize a photography outing and database as well as organize information D. Lievens currently has to put a scrapbook of sorts together for the LCC.

M. Speltz reiterated his desire to compile best management practices for residents regarding properly managing privately owned lands. Encouraging property owners to be stewards of the protected portions of their land the most cost effective form of conservation in Londonderry, especially considering those areas comprise a



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quarter of the total land included in the Open Space Plan. D. Lievens will contact May Tebo at the University of New Hampshire Cooperative Extension for assistance.

Carbon Coalition- D. Lievens expressed interest in following up with the Town Council's resolution to organize an energy task force.

M. Speltz made a motion to go into Non-public Session for the purpose of discussing possible land acquisitions per RSA 91-A:3. T. Bloom seconded.

Roll call vote: Aye, Deb Lievens; Aye, Mark Oswald; Aye, Truda Bloom; Aye, Mike Considine; Aye, Mike Speltz.

T. Bloom made a motion to go out of Non-public Session. M. Oswald seconded. The motion was approved, 5-0-0.

T. Bloom made a motion to seal the minutes of the Non-public Session indefinitely. M. Oswald seconded. The motion was approved, 5-0-0.

The meeting adjourned at 9:10 PM.

Respectfully submitted,

Jaye Trottier
Secretary