



Londonderry Conservation Commission

Tuesday, May 13, 2008

Minutes

Page 1 of 2

Present: Deb Lievens; Gene Harrington (late); Ken Henault; Paul Nickerson; Mike Speltz; George Herrmann; Mark Oswald and Stephen Fassi (non-voting)

Call to order; 7:35 P.M.

D. Lievens appointed M. Oswald to vote for Mike Considine, G. Herrmann to vote for Truda Bloom and M. Speltz to vote for G. Harrington.

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

Roll call vote: Aye, Ken Henault; Aye, Mark Oswald; Aye, Paul Nickerson; Aye, George Herrmann; Aye, Mike Speltz; Aye, Deb Lievens.

G. Harrington arrived during the Non-public session.

P. Nickerson made a motion to go out of Non-public Session. K. Henault seconded. The motion was approved, 7-0-0.

P. Nickerson made a motion to seal the minutes of the Non-public Session indefinitely. K. Henault seconded. The motion was approved, 7-0-0.

Quantem Aviation D+F- Jeff Merritt of Keach Nordstrom Associates presented a Dredge and Fill application for a proposed two story office building on map and lot 28-21-7 with a footprint of 7,774 square feet. While a 100 foot treatment swale will be added to the property, the proposed closed storm water system will actually connect into the existing detention basin located on the abutting lot to the north (28-21C-7). At the time of its creation, that detention basin was sized and built with an eye towards lot 21-7 someday being developed and needing storm water management. It was not built, however, with rip rap outlet protection aprons. Since the bottom of that basin has developed into a jurisdictional wetland, installation of the rip rap will result in a total of 1,030 sf of wetland impact. The three areas of proposed impacts were chosen so as to minimize overall disturbance.

D. Lievens questioned why a building of 30+/- offices that will have few visitors would require 70 parking spaces. J. Merritt stated that the design was done according to the Town zoning ordinance. The LCC offered to support a waiver that would reduce the number of parking spaces. J. Merritt said he would pass along the possibility to the owner.

Following a brief discussion, **D. Lievens entertained a motion to send a letter to the Wetlands Bureau stating that the LCC had no issues with the D+F request for map and lot 28-21-7 and with the comment that the parking seemed excessive for the proposed use. K. Henault so moved. G. Herrmann seconded. The motion was approved, 7-0-0.**

April 8, 2008 minutes- **K. Henault made a motion to approve the minutes of the April 8, 2008 public hearing regarding map and lot 11-21 as written. G. Harrington seconded. The motion was approved 5-0-2 (M. O Oswald and G. Herrmann abstained as they had not attended the meeting).**

K. Henault made a motion to approve the minutes of the April 8, 2008 public session as written. G. Harrington seconded. The motion was approved 5-0-2 (M. O Oswald and G. Herrmann abstained as they had not attended the meeting).



Londonderry Conservation Commission

Tuesday, May 13, 2008

Minutes

Page 2 of 2

M. Speltz suggested changing a descriptive word in the minutes of the April 8th non-public session. The LCC agreed with the change. **G. Harrington made a motion to approve the minutes of the April 8, 2008 non-public session as amended. K. Henault seconded. The motion was approved 5-0-2 (M. O Oswald and G. Herrmann abstained as they had not attended the meeting).**

Town Forest- M. Oswald updated the LCC with the news that the Heritage Commission is still in discussions regarding the Town's intent to clear a small section of the Town Forest where it abuts the Town Common. As the stewards for the Town Common, the Heritage Commission has taken an interest in examining the details of this proposal. They will continue with the topic at their next scheduled meeting.

- DRC's (4)-
1. Proctor-Morrison-Perry House site plan, 6-18-1
No comments.
 2. MacGregor Cut (formerly Camelot of Londonderry) site plan, 12-119, 120 & 131
Comments: Recommend open culvert for road crossing. (DES is working on a regulation change to create a requirement to do this routinely).
 3. MacGregor Cut (formerly Camelot of Londonderry) subdivision plan, 12-120 & 131
Comments: No issues. Where is the frontage on "new" lot 131?
 4. Alamo Fireworks site plan, 10-117 & 118
No comments.

Mohawk Dr. Retail Plaza, 6-38- The LCC had reviewed a site plan for this proposed plaza in 2006, commenting that they were appreciative of the efforts to retain the large oak tree on the property and asking that silt fencing be utilized during construction. G. Harrington informed D. Lievens in the past week that clearing on the site had begun. D. Lievens visited the site and reported to the LCC that that several large oak trees have remained untouched and that although the silt fencing was not originally in place, it has since been properly installed.

Twin Isles Road- D. Lievens reported that she had received a call relating to the possibility of wetlands being filled by at 12 Twin Isles Road by the lot's owner. Since the Code Enforcement Officer has also received similar complaints, D. Lievens said she would contact him first and then proceed with a site walk if it was warranted.

G. Herrmann made a motion to adjourn the meeting. M. Oswald seconded. The motion was approved, 7-0-0.

The meeting adjourned at 9:25 PM.

Respectfully submitted,

Jaye Trotter
Secretary