



Londonderry Conservation Commission
Tuesday, May 27, 2008
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Present: Deb Lievens (late); Gene Harrington; Mike Considine; Ken Henault; Paul Nickerson; Truda Bloom; George Herrmann and Mark Oswald

Call to order; 7:35 P.M.

G. Harrington appointed G. Herrmann to vote for D. Lievens (who arrived shortly thereafter).

Kitty Hawk Landing D+F- Bill Davidson of Hoyle, Tanner & Associates presented a conceptual plan regarding a forthcoming Dredge and Fill application on map and lot 17-5-3. When originally designed by the engineers Keach Nordstrom, Inc., lots 17-5-3, 5-4 and 5-0 were all proposed to have 80% coverage of impervious surface. A detention basin was sized accordingly on lot 5-3 to handle the 5.5 total acres of paved area. This updated site plan by Hoyle, Tanner & Associates calls for only 3.3 total acres of pavement between the three lots, meaning that the basin is now actually oversized. B. Davidson further explained that in order to accommodate the parking associated with the new proposed structure on lot 5-3, the unusual step of filling 5,235 square feet of wetland in that detention basin has become part of the plan. B. Davidson noted that his company's original design on lot 5-3 called for filling nearly twice as much of the wetland but with an adjustment to the parking design, he was able to cut that amount in half. A separate detention pond would then be constructed on the southwest corner of lot 5-0.

D. Lievens arrived and took position as Chair.

G. Harrington asked if the area to be filled was under a half acre of contiguous wetland since no Conservation Overlay District buffer was identified on the site plan. B. Davidson stated he had been told by the Town Planner that the wetland would not require a buffer. D. Lievens said she would contact the Town Planner to verify his reasoning.

G. Harrington also asked if the drainage calculations for all of Kitty Hawk Landing included the portion of the paper road heading north beyond the cul de sac. B. Davidson was unsure and said he would research the issue to see if the current drainage calculations would be sufficient. He believed they would be as he recalled the computations were based on the area being associated with a 90 acre watershed.

P. Nickerson inquired as to the locations for snow storage on the three lots. Since B. Davidson could only provide an approximation of those areas, D. Lievens informed him that the LCC would simply request that no snow be placed in the wetlands or detention ponds. She also asked that B. Davidson confirm whether the planned parking is required by the Town and/or actually needed for the proposed use. Otherwise, the LCC would request that it be reduced.

The actual D+F application is forthcoming, perhaps as early as June.

D. Lievens reappointed M. Oswald to vote for Stephen Fassi.

Elliot Health Systems- Ken Rhodes of CLD Consulting Engineers reviewed the site plan the LCC first saw on January 8th:

“[The plan involves construction of] a three story building with a 20,000 square foot foundation across from the existing Elliot facility on Buttrick Road...[D]evelopment [would] 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 [of approximately 120 feet] along Route 102. That location would most likely



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engulf a small wetland abutting Buttrick Road but in turn would avoid impacting the larger wetland to the east,” (January 8, 2008 minutes).

The above mentioned buffer along Route 102 is intended to act as an expansion of the existing easement to partially mitigate the wetland impacts. To compensate for the lack of any more possible mitigation on the site, K. Rhodes had previously suggested Elliot Health Systems could make a donation of land to the Town’s ongoing Open Space project. Any donation of actual monies would at best be only partially accessible since New Hampshire law dictates it must be put a general State fund to which individual towns must then apply. A donation of land would instead supply full mitigation in the form of protection of wetlands through the preservation of upland buffers.

K. Rhodes and Luke Hurley of Gove Environmental Services, Inc. were present to update the LCC on their efforts to find a suitable piece of land available for purchase (see minutes of the February 12th meeting). L. Hurley announced that the owner of the Elliot is in negotiations of the owners of map and lot 8-22, the Colby-Litchfield property that is high on the Open Space Task Force “prioritized list of lands to be protected.” The LCC tried to obtain this piece several years ago, considering its combination of valued natural qualities and its potential to connect two large areas of existing conservation land. Unable to reach an agreement on a sale price, however, the landlocked property has remained under private ownership. If Elliot Health Systems can come to acceptable terms with the owner, the 36 acre parcel with significant upland areas will more than make up for the remaining 3.5 to 4 acres of mitigation land needed. In the event an agreement cannot be reached, L. Hurley stated there are still a few possibilities left but otherwise, a financial donation would be made to the aforementioned State fund.

The actual D+F application will be brought before the LCC in the near future.

May 13, 2008 minutes- G. Harrington noted that under the heading “Mohawk Drive Retail Plaza” on page two, the report of the specific conditions on map and lot 6-38 should be attributed to D. Lievens. **G. Harrington made a motion to approve the minutes of the May 13, 2008 public session as amended. P. Nickerson seconded. The motion was approved, 5-0-2 (M. Considine and T. Bloom abstained as they had not attended the meeting).**

G. Harrington made a motion to approve the minutes of the May 13, 2008 non-public session as written. K. Henault seconded. The motion was approved 5-0-2 with the same abstentions as noted above.

SNHPC round table- The Southern New Hampshire Planning Commission will hold a Planner’s Round Table on June 17th regarding “Low Impact Development – Porous Pavement.” D. Lievens had inquired with the Town’s Director of Community Development as to whether a member of the Public Works staff would be available to attend. Likewise, she noted to the LCC that it would be beneficial for one of their members to go as well.

Purple loosestrife- D. Lievens announced that she will once again be spearheading the annual effort to remove this invasive species from the wetland in the flax field on Pillsbury Road. The four dates scheduled are July 11th, 12th, 18th and 19th. In addition, she will be looking into the purchase at a minimal expense of the beetle species known to be a predator of purple loosestrife.

Rear Gilcreast Road; map & lot 7-106- The State Department of Transportation has informed the Town that they are considering purchase a portion of map and lot 7-106 where it abuts I-93. D. Lievens said it is still unclear as to what the State specifically wants to do with the land but at least wanted to make LCC members aware of the general situation. G. Harrington noted that the State salt shed abuts directly to the east. If the State



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intends on using 7-106 to expand that shed area, it is important to keep salt storage outside of this natural buffer to Beaver Brook. Being within the 100 year flood plain, he also cautioned that any earth moving therein must be compensated because of the impact to flood storage by a change in topography. D. Lievens will update the LCC as she receives more information.

Town Forest- M. Oswald reported that the Heritage/Historic District Commission has formally approved the LCC's request to perform a selective harvest within the Town Forest as well as the clearing of a small area abutting the Town Common. Since the lot lies with the Historic zoning district and the Heritage Commission are stewards of the Common, they had asked the LCC (who are stewards of the Forest) for details about the project. Conditions of the approval include that the cleared area may not exceed one acre or include larger, mature trees; loaming and seeding should be kept to a minimum; no disturbance may occur to the stonewall and a member of the Historic District Commission shall be present when trees are flagged for cutting. D. Lievens said she would contact Town Forester Charlie Marino to update him with this information. M. Oswald offered to oversee the project on behalf of the LCC and told D. Lievens to have C. Moreno call him directly. The clearing and subsequent loaming and seeding is scheduled to take place in the early fall after this year's Old Home Days.

Granite Ridge easement- D. Lievens informed LCC members that they may be receiving invitations for a party being organized by Granite Ridge to celebrate the finalization of this 80+ acre easement located under the AES power lines.

- DRC's (2)-
1. Comcast Cable minor site plan, 2-35
No comments.
 2. T-Mobile/Beal Raw Land site plan, (2nd Design Review due to changes), 12-34
Comments: Good job on road. What is the "evergreen" planned for the screening?

G. Harrington made a motion to adjourn the meeting. D. Lievens seconded. The motion was approved, 7-0-0.

The meeting adjourned at 9:05 PM.

Respectfully submitted,

Jaye Trottier
Secretary