



Londonderry Conservation Commission

Tuesday, June 24, 2008

Minutes

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**Present: Deb Lievens; Gene Harrington; Mike Considine; Ken Henault (late); Paul Nickerson; Truda Bloom and Stephen Fassi**

Call to order; 7:30 P.M.

Kitty Hawk Landing D+F- Bill Davidson of Hoyle, Tanner & Associates returned with a Dredge and Fill application for a project on map and lot 17-5-3 that he introduced to the LCC at the May 27<sup>th</sup> meeting. The proposed office building and associated parking will call for filling 5,235 square feet of a detention pond purposefully oversized for a larger project that never materialized.

During the prior conceptual presentation, the LCC had no significant concerns with the D+F request itself but had questions involving the overall drainage calculations for that area and the amount of parking to be constructed. B. Davidson assured the LCC that the drainage calculations do, indeed, account for the water line that runs north up through the cul de sac. He also stated that the amount of parking was set to the minimum Town standard because the specific use for the office building has yet to be determined. D. Lievens noted that excess impervious pavement could be avoided here and in general if the use of the building was determined *before* its construction.

Following some discussion, **G. Harrington made a motion to authorize the Chair to send a letter to the Wetlands Bureau stating the LCC had no comments regarding the D+F application. M. Considine seconded. The motion was approved, 6-0-0.**

Coca Cola addition- A representative of TF Moran, Inc. presented a conceptual for a forthcoming D+F request on behalf of Coca Cola for an expansion project at their Londonderry plant. The 115,000 sf warehouse/production addition would be constructed at the rear of the existing facility which would necessitate the filling of 528 sf of wetland that has developed as a result of a swale constructed there. A separate detention pond and swale on the east side of the building has likewise developed wetland plants in the 18 months since they were installed. The D+F may or may not include another 21,758 sf of fill to take place there, depending on whether the State qualifies them as wetlands. D. Lievens stated that in her opinion, the LCC would probably not consider them wetlands in the strict sense of the word. She explained that while some wetland plants will typically grow in such a man made drainage structure within 18 months, the pond and swale would not function like a true wetland and filling them would therefore not impact the area's natural water system.

K. Henault arrived during the above presentation.

In order to provide better storm water treatment than what currently exists, two wet ponds will be added, one on either side of the main building. Conditional Use permits would be required for both due to the impact to the 100 foot buffer associated with Little Cohas Brook. G. Harrington requested that the pond on the eastern side be rotated so that it is parallel to the buffer and will not channel water directly into the wetland. The TF Moran engineer said he could do that and will return with the updated plan when he presents the CUP application to the LCC.

**G. Harrington made a motion to authorize the Chair to send a letter to the Wetlands Bureau stating the LCC had no objection to the D+F request to fill 528 sf of wetland on 15-98. P. Nickerson seconded. The motion was approved, 7-0-0.**

Following further discussion regarding the possibility that the D+F will include the aforementioned additional 21,758 sf, **K. Henault made a motion to authorize the Chair to send a letter to the Wetlands Bureau stating the LCC had no objection to the D+F request in its entirety.**

May 27, 2008 minutes- **T. Bloom made a motion to approve the minutes of the May 27, 2008 meeting as written. G. Harrington seconded. The motion was approved, 7-0-0.**



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Granite Ridge easement- D. Lievens informed LCC members that Granite Ridge has officially recorded their easement at the Rockingham County Registry of Deeds.

Accounts (reimbursement)- D. Lievens entertained a motion to reimburse the Chair for \$92.15 worth of miscellaneous expenses incurred over the last few months (e.g. postage, phone calls, etc). She added that with the close of the fiscal year coming in less than a week, she did not anticipate incurring any more expenses but requested that any motion of approval be made with a cap of \$100 should that happen. **G. Harrington made a motion to reimburse the Chair an amount not to exceed \$100.00 from the line item budget for expenses incurred on behalf of the LCC. T. Bloom seconded. The motion was approved, 7-0-0.**

Trees cut in Musquash- M. Considine investigated a complaint about trees being cut on the rear portion of two lots on Red Fern Circle which included the claim that a portion of the cutting actually took place on the abutting Musquash Conservation Land. After visiting the site, M. Considine confirmed that at least 17 trees have been cut in the Musquash. D. Lievens will follow up with the Code Enforcement Officer to proceed with pursuing restitution from the logger. G. Harrington suggested contacting the Town Forester for his input as well.

DRC- 1. Elliot Medical Phase 4, site plan, 6-31-

Comments: We have concerns about the wording “preserve and protect existing vegetation” (south central portion of the lot). If there is an outlet from the wetland of existing vegetation to the detention pond, there will be difficulty protecting the wetland vegetation if the water has drained out. We would like to talk to Tim [Thompson] or the developers about this.

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

The meeting adjourned at 8:30 PM.

Respectfully submitted,

Jaye Trottier  
Secretary