



**Londonderry Conservation Commission**

**Tuesday, April 24, 2007**

**Minutes**

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**Present: Deb Lievens; Gene Harrington; Mike Speltz (late); Mike Considine; Paul Nickerson; Truda Bloom; George Herrmann;**

Call to order

D. Lievens appointed G. Herrmann to vote for Ken Henault who was absent.

Tower Hill Plaza conceptual- Matt Peterson of Woodland Design Group presented a conceptual plan regarding 184 Rockingham Road, 15-61-2. With Planning Board approval, the owner would like merge this lot with his abutting lot 15-62 and construct two additional office buildings. An overhaul of the entire drainage system would then take place, improving the collection and treatment of runoff. D. Lievens and G. Harrington commended the fact that the drainage would not only improve the treatment of runoff but would take place outside of the buffer.

Specifically, M. Peterson wanted feedback from the LCC regarding four parking spaces and part of a play area on the easternmost side of lot 15-61-2 that are currently within the Conservation Overlay Buffer. (Their location, he explained, preceded that of the buffer. When drainage across the street was reconfigured, the wetland adjoining 15-61-2 was enlarged, expanding the buffer area). While a portion of this disturbance is to be removed when the width of the aisle is reduced, the four spaces will need to be paved over in order to re-stripe that part of the parking area. The high traffic generated by the day care in that building prompted the applicant's request to keep the spaces.

M. Speltz arrived.

G. Harrington asked if the shed shown on the southeast corner of that section will be removed. M. Peterson said he believed that had already been done but would confirm it. D. Lievens requested that landscaping on the area where the pavement is removed include native plants appropriate to wetlands and that they be setback far enough from the pavement so as not to interfere with root growth. M. Peterson said they would be set back six feet off the pavement.

The LCC had previously seen the plan in the Design Review Committee process and requested the "removal of all parking in the buffer (-6 spaces) since they are all over required parking numbers already (+10 spaces)." M. Peterson noted that since that time, it was determined that the number of spaces exceeding the Town requirement is actually four. Following some discussion, the LCC again requested that the applicant remove the parking from the buffer since it exceeds the Town parking requirements. If they were eliminated, M. Peterson noted that a smaller turn around area would most likely still exist within the buffer. D. Lievens acknowledged that such a scenario would be more reasonable. M. Peterson said he could try to reconfigure the area and will return with an updated plan.

Mammoth Road PSNH substation CUP- A Conditional Use Permit request was presented by Nick Golon of TFMoran for the PSNH substation site on Mammoth Road, lot 9-12A. A treatment unit for the existing structure, a new mobile substation (used to bypass the current facility in case of an outage), and a corresponding improvement of the gravel access drive will impact the 100 foot COD buffer by a total of 7,800 square feet.

M. Considine asked if the mobile substation could be moved in a southerly direction and out of the buffer. N. Golon replied that the location was based on the unit's needed proximity to the power lines to perform its function. Moving it to the south would necessitate cutting trees and since the pad



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would be made of gravel, it was believed that the current choice would cause the least amount of impact. Similarly, M. Speltz asked if the containment tank of the treatment unit could be pulled closer to the pad. N. Golon explained that the distance was necessitated by the elevation requirements of the Town.

Snow removal would be limited to its current arrangement, namely along the gravel access. D. Lievens asked if some of the snow storage could be moved northeast of the mobile plant. N. Golon replied that he would investigate that.

Since the plans N. Golon submitted did not reflect the 100 foot buffer, D. Lievens asked that an updated set of plans be submitted

**D. Lievens entertained a motion. P. Nickerson made a motion to recommend approval of the CUP to the Planning Board with the request that an updated plan be submitted and that snow storage be kept as far outside of the wetland buffer as possible. The motion was approved, 7-0-0.**

Cider Mill Crossing (a/k/a Doxon Realty Trust)- D. Lievens reported that although the LCC's recommendations made on April 10<sup>th</sup> regarding the CUP for this development did not reach the Planning Board in time for their next meeting, the matter had been continued and the comments have since been submitted.

April 10, 2007 minutes- **G. Herrmann made a motion to approve the minutes of the April 10, 2007 public session as written. P. Nickerson seconded. The motion was approved 6-0-1 (G. Harrington abstained as he had not attended the April 10<sup>th</sup> meeting).**

Tree removed at Nevins- An owner from The Nevins development contacted D. Lievens to let her know that an 80 foot pine tree located on the abutting conservation easement had fallen onto his property. Given the situation, she agreed that it needed to be removed.

Miscellaneous- D. Lievens briefly apprised LCC members of information on the following three topics; emergency work done by the Town on Industrial Drive, geotechnical test borings at exit five on I-93 and a request for a donation to a conservation camp from the UNH Conservation Cooperative Extension.

Open Space funds- The LCC has invited the Budget Committee to attend their May 8<sup>th</sup> meeting in order to address questions that have been raised about how Open Space funds have been spent over recent years. D. Lievens distributed the Budget Committee's "suggested agenda" which outlined specific questions. The LCC discussed their presentation and how to obtain the necessary information from Town staff. M. Speltz and D. Lievens noted the overall importance of dispelling the beliefs that Open Space funds are spent 1) on wetlands and 2) to prevent houses from being built. To the contrary, uplands are purchased with these funds with the primary goal of preserving natural resources.

Accounts (invoice for supplies)- **D. Lievens entertained a motion to authorize the Chair to expend an amount not to exceed \$21.78 from the line item budget for cassette tapes to record meetings. P. Nickerson so moved. G. Harrington seconded. The motion was approved, 7-0-0.**



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DRC- (1)

1. Stonyfield Farm site plan, Phase 2 and 2A, 14-44-13

The following comments were arrived at with a consensus of LCC members:

Snow storage does not look sufficient for the size of the parking lot and in many cases is placed adjacent to drainage basin but not shown on sheet 17 of 29.

Snow should not be placed on banks of detention basin.

**G. Herrmann made a motion to adjourn. P. Nickerson seconded. The motion was approved, 7-0-0.**

Respectfully submitted,

Jaye Trottier  
Secretary