



Londonderry Conservation Commission  
Tuesday, February 27, 2007  
Minutes  
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**Present: Deb Lievens; Gene Harrington; Mike Speltz (late); Mike Considine and Mark Oswald**

Also present: Steven Fassi and Truda Bloom, potential Commission members

Call to order

D. Lievens appointed M. Oswald to vote for the empty seat.

Appraisals- D. Lievens asked G. Harrington his opinion on whether multiple copies of appraisals need to be kept on file by the LCC. She explained that she has numerous extra copies of appraisals on properties that the LCC either purchased or were considering but for various reasons never acquired. G. Harrington stated that although the appraisals which were never acted on are most likely out of date, they could still be useful reference material. He also felt there would be no detriment in keeping surplus copies of purchased land as well. Appraisals of land bought by the State as mitigation for such projects as the I-93 expansion, however, would be of no use to the LCC to keep.

March 13, 2007 meeting- As there are no appointments scheduled for this next meeting and since some members will be unable to attend, **G. Harrington made a motion to cancel the March 13, 2007 meeting of the LCC. M. Considine seconded. The motion was approved, 4-0-0.**

DRC's- (3)

1. Corporated Auto Sales, 13-64

Comments:

It was exclaimed by one member that "it is nice to see the detention pond totally out of the buffer."  
No wetlands scientist stamp

2. Contractor's Court subdivision, 15-96

No comments

3. Contractor's Court site plan, 15-96-1

No snow storage marked

M. Speltz arrived.

February 13, 2007 minutes- M. Speltz suggested amending the motion regarding the Higgins easement (p. 2) in order make clear to the Zoning Board the that the reason the LCC supports this specific request is to retain the grandfathered status of the pond and thus allow it to be exempt from the Conservation Overlay District. He proposed adding the following language in uppercase for the Commission's consideration:

"M. Speltz made a motion that the LCC support Dick Higgins' request to exempt FROM THE LOSS OF GRANDFATHERED STATUS AND THUS FROM THE PROVISIONS OF THE COD the pond and contiguous wetlands lying south and west of the driveway as shown on the plan recorded with the Rockingham County Registry of



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Deeds, Book 3255, Page 1632. P. Nickerson seconded. The motion was approved, 6-0-0.”

The consensus of the Board was that this amendment to the motion was acceptable. **G. Harrington made a motion to approve the minutes of the February 13, 2007 public session as amended. M. Considine seconded. The motion was approved 5-0-0.**

Cross property, Adams Road CUP- At the February 13<sup>th</sup> meeting, Michael Gospodarek of Edward N. Herbert Associates had presented a revised plan of a proposed subdivision on lot 6-79 where a Conditional Use Permit would be required for wetland buffer impacts. Whereas the original plan would create 11,639 square feet of buffer disturbance, the new plan would have no such impact. M. Gospodarek has asked if the LCC would consider a plan that would be a compromise of the two. The LCC had stated they would prefer the plan showing no impact but that the applicant could still try and get approval from the Planning Board if the Board chose to overlook the LCC’s recommendation.

D. Lievens had offered to write a letter to the Planning Board reviewing the choices of plans and stating which one the LCC’s supported. As of this meeting, however, she has not received a correspondingly updated CUP application so she has been unable to write the recommendation. She will follow up with M. Gospodarek.

Saving Special Places conference- D. Lievens informed LCC members that the sponsors of this event (the Society for the Protection of New Hampshire Forests and the Center for Land Management), solicit volunteers each year from the host city for assistance at the conference. Since it will be held in Londonderry this year, they have asked for volunteers to aid in either registration, greeting, set up, book sales and/or clean up. A sign up sheet was passed around. It was noted that volunteers will receive \$10 off the price of admission.

Musquash map- The Town GIS Coordinator provided D. Lievens with a draft copy of an updated Musquash map which she shared with LCC members. M. Considine felt it was an improvement because unlike the current map, it places the Musquash in context to the surrounding neighborhoods and Litchfield. D. Lievens noted that the inclusion of identification numbers that are actually used in the Musquash will prove helpful.

She also stated that she would prefer to see a larger version with both contour lines and more contrast, perhaps simply by using different colors for the trails as the current map has. This would be especially helpful since the trails are often referred to by their corresponding color. She will meet with the GIS coordinator to view other options, including reducing the number of symbols used in certain areas and to possibly show the trail that connects into Litchfield.

Members- Truda Bloom and Steve Fassi have both attended several LCC meetings recently and have both officially expressed interest in membership. Currently, one full member position and one alternate position are vacant. **M. Speltz made a motion to recommend to the Town Council the appointment of Truda Bloom and Steve Fassi to two of the vacant positions within the LCC. G. Harrington seconded. The motion was approved, 5-0-0.**

Open Space bond- At the two previous meetings, the LCC had discussed ways to make their arguments for open space known to the voters for the upcoming Town Meeting in March. The Town Council had



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voted only 3-2-0 to place the bond question on the ballot and voted 3-2-0 against placing their support along with it.

M. Speltz recently received an email stating that the Budget Committee would be forwarding a document which would educate taxpayers on the “cost of protecting open space.” He was asked to review it before it is posted on their Budget Committee’s webpage. He has yet to see the document but assumes it still could be forthcoming. He noted that Budget Committee member Tom Freda’s calculation regarding open space (included in his cost of community services spreadsheet) contained an error. Once fixed, it should end the debate over whether preserving open space increases or decreases taxes, but rather show how much it would save taxpayers in the long term.

M. Oswald suggested again that each LCC member email a copy of the flyer to those in their own emailing address book in order to initiate a chain to remind voters of the date of Town Meeting.

**G. Harrington made a motion to go into Non Public Session for the purpose of discussing possible land acquisition per RSA 91-A:3. M. Oswald seconded.**

**Roll call vote: Aye, Mike Speltz; Aye, Mike Considine; Aye, Gene Harrington; Aye, Deb Lievens; Aye, Mark Oswald.**

**G. Harrington made a motion to go out of Non Public Session. M. Oswald seconded. The motion was approved, 5-0-0.**

**G. Harrington made a motion to seal the minutes of the Non Public Session indefinitely. M. Oswald seconded. The motion was approved, 5-0-0.**

Moose Hill easement- M. Speltz has done additional research on the history of this easement and has emailed the Town Attorney for his opinion on who should hold the easement and who should relinquish ownership (i.e. Andy Mack or the Town). He is waiting to hear back.

AES easement- M. Speltz spoke with Howard Moffit of Granite Ridge about this 80+ acre easement located under the AES power lines. He explained that regarding the land on either side of their easement, the LCC needs to establish their right to 1) cross back and forth on the power line right of way to use the trails and 2) allow unrestricted access, i.e. “bushwhacking,” in the easement area. H. Moffit replied that he can draft language which will implement those requests into the easement.

**G. Harrington made a motion to adjourn. M. Oswald seconded. The motion was approved, 5-0-0.**

Respectfully submitted,

Jaye Trottier  
Secretary