



**Londonderry Conservation Commission
Tuesday, January 9, 2007
Minutes
Page 1 of 5**

Present: Deb Lievens; Gene Harrington; Mike Speltz (late); Mike Considine; Paul Nickerson and Mark Oswald (late)

Also present: Truda Bloom, resident

Call to order

December 12, 2006 minutes- G. Harrington clarified that he had seconded the motion made by Ken Henault to go into nonpublic session at this meeting (p.1).

G. Harrington made a motion to approve the minutes of the December 12, 2006 public session as amended. P. Nickerson seconded. The motion was approved 4-0-0.

M. Speltz arrived.

DRC's- (3)

1. T-Mobile/Beal Raw Land site plan, 12-34

Recommend:

Monument all four corners of lease zone so as to know exact area.

Mark buffer line around lease zone.

Recommend that Planning Board approval require that site be restored to natural state when tower no longer in service and all impervious surface removed.

2. Buttrick Road Medical condominium conversion (Elliot), 6-73

No comments

3. Ravenna Plaza site plan, 7-40-5, 6, 7 & 10

Re invasive plants;

This is an unusual site in Londonderry in that it has been disturbed and then allowed to go to fallow. This has provided the opportunity for invasive species to grow. To meet the State requirements for handling invasives, they must be destroyed (Deb Lievens will provide this information to the Planning Department). If the developers would like help with identifying invasives, the CC will provide help. Contractor to inform the CC 48 hours before burning as condition of approval.

Home Depot- M. Speltz asked if there had been any follow up regarding the wetland that had been impacted by the construction of the Dunkin' Donuts and The 99 Restaurant on the Home Depot site. D. Lievens said that environmental engineer Jim Gove told her that the flow of water there has been redirected and will not be returning to its original course.

Musquash Field Day- Musquash Field Day has been scheduled for February 10, 2007 from 10am to 2pm. In past years, Matt Tarr of the UNH Cooperative Extension has attended and made a presentation. Although he is no longer with the Extension, D. Lievens reported that they are currently looking into sending someone else this year.



Londonderry Conservation Commission

Tuesday, January 9, 2007

Minutes

Page 2 of 5

M. Considine, who will again be in charge of food, snowshoes and contacting Eastern Mountain Sports, also suggested organizing a scavenger hunt. It was further proposed that perhaps two separate hunts could be developed for children and adults. D. Lievens offered to help M. Considine arrange them. M. Speltz suggested geo-caching instead since it might take less time to implement. M. Considine stated that GPS systems would need to be provided for those who do not own one and G. Harrington added that often many of those who attend the event are not necessarily GPS users.

D. Lievens also asked M. Considine to contact fellow LCC member George Herrmann about involving the support of the Boy Scouts. M. Oswald noted that with three troops in town, perhaps each troop could be invited to make a presentation. He commented that one way to increase turnout is to involve as many people as possible so that their friends and family receive exposure by association. He offered to contact the Scouts to see if three separate talks could be coordinated at perhaps 11am, 12pm and 1pm.

D. Lievens has noticed that the Library has been making copies of the map of the Musquash and she will see if she can do the same since it would be far cheaper than using a copy shop (i.e. Staples).

She will have flyers ready by the end of January that will advertise all of the above (except for the Scout presentations), as well as a bonfire, an interpretive hike and other general winter activities.

Musquash parking- M. Considine stated that he has witnessed an increase in the number of people using the Hickory Hill entrance to the Musquash. D. Lievens noted that since the power lines run across that border, Public Service of New Hampshire would need to be contacted first concerning any kind of parking area. She offered to contact Dick Perron of PSNH who had dealt with the LCC several times in 2006 regarding wetland permits. G. Harrington suggested having D. Perron come out to the site on Musquash Field Day to inspect the area.

Housing Task Force- This task force is being assembled to discuss future housing needs in Londonderry. While the original goal was to address affordable housing, topics will also include the increase in elderly housing and forecasting potential trends. It was requested that the LCC provide a representative. D. Lievens volunteered to do so and M. Speltz offered to attend meetings in her place if she is unable to do so. M. Oswald stated that the first meeting is supposed to take place in January and that the entire process should take approximately nine months.

D. Lievens entertained a motion to appoint her as the representative from the LCC to the Housing Task Force and to appoint M. Speltz as an alternate. G. Harrington so moved. P. Nickerson seconded. The motion was approved, 6-0-0.

Community Open House- The local Re/Max real estate office is sponsoring an open house for non-profit groups on January 28, 2007, from 1pm to 3pm at the Londonderry High School. It was decided at the December 12, 2006 meeting that this would afford the LCC a good opportunity to inform the public about the benefits of the Open Space Plan since an Open Space bond will be on the ballot at Town meeting in March.



Londonderry Conservation Commission

Tuesday, January 9, 2007

Minutes

Page 3 of 5

M. Speltz will be using the updated “green infrastructure” map to explain the Open Space Task Force process to the public. M. Oswald suggested creating a flyer presenting the argument for preservation of open space, along with examples of conservation achievements in town. M. Speltz said he could incorporate some of the rationale that has been used in the Capital Improvement Plan process. M. Oswald added that the flyer should acknowledge that Londonderry has been selected to co-sponsor a statewide conservation event in April (see “Saving Special Places” on page four).

D. Lievens said she would not be attending the Open House but will provide general information about the history of conserved land in Londonderry as well as the annual Musquash Field Day and maps of the Musquash.

M. Oswald offered to pay for the cost of printing the flyers since the LCC would not be using taxpayer’s funds for an endeavor of this type.

Open Space bond- While discussing Musquash Field Day and the Open House (above), members began discussing ways to make their arguments for open space known to the voters for the upcoming Town Meeting in March.

M. Oswald stated that the informational flyers to be distributed at the Open House could also be made available on Musquash Field Day. He added that the School Deliberative session on February 9th will provide an opportunity to specifically reach people who typically attend and vote at Town Meeting. It was also suggested that residents outside of the LCC be asked to write newspaper editorials in support of open space. Photos of the Musquash and Kendall Pond Road conservation areas as well as another more recent acquisition could be incorporated. A cable show will be produced as well in the near future.

Hall Road junkyard- Ed Dudek, owner of Murray’s Auto Recycling at 53 Hall Road, presented the LCC with a conceptual plan on November 28th to clean up the site and add a new structure designed to prevent further contamination caused by the dismantling of automobiles. (see December 12, 2006 minutes).

In order to build the new structure, E. Dudek had to first appeal to the Zoning Board of Adjustment to allow him to build within the 100 foot buffer of the Little Cohas wetland. Although the LCC had investigated as to whether the operation could be completely moved to an appropriately zoned lot, they still wrote a letter in support to the ZBA, explaining that failure to obtain the variance would result in the operation remaining outdoors and causing further impact to the wetland.

At the December 20th ZBA meeting, it was found that the two plans E. Dudek submitted to the Board showed the proposed building in conflicting locations. He was given the opportunity to continue his case to the January 17th meeting in order to have his engineer fix the error. The LCC reviewed this updated plan. M. Speltz said he might attend the January 17th meeting.

Land Resource Management Conference- D. Lievens provided information about this Department of Environmental Services conference to be held January 12th, February 15th and March 21st. Among the topics to be discussed will be the Shoreline Protection Act, developing small public water supply systems and improving the effectiveness of wetland mitigation in New



Londonderry Conservation Commission
Tuesday, January 9, 2007
Minutes
Page 4 of 5

Hampshire. D. Lievens said she would be attending the February 15th session and encouraged other LCC members to attend.

Coca Cola addition- D. Lievens gave an update regarding Coca Cola's proposed addition (see August 22nd and September 12th minutes). At their December 20th meeting, the ZBA granted Coca Cola a variance to reduce the amount of parking required under Town regulations. This will greatly reduce impacts to the wetlands on that property.

Walgreen's easement- D. Lievens reported that this easement has been finalized.

Tanager Landing deed- D. Lievens reported that this deed has been finalized.

AES easement- D. Lievens forwarded this easement to M. Speltz so he could review it and give his opinion of it.

Moose Hill easement- According to recent research, the history of this easement seems to be as follows: Andy Mack sold the conservation easement to the Town; A. Mack donated the land for the Moose Hill Kindergarten to the Town of Londonderry; The Town then gave said land to the School District and gave the easement back to A. Mack.

M. Speltz had questioned whether an individual could hold a easement under New Hampshire law. He reported that it is legal to do so under State statute. D. Lievens noted that her additional research has revealed that the easement is now owned by Moose Hill Orchards, Inc. She reiterated her belief that the LCC should hold some sort of executory interest.

M. Speltz then asked what the easement specifically conveys and D. Lievens replied that it was for agricultural purposes. He then posed that there must be more to the easement if it was originally drafted for the purposes of the Town, since it does not seem likely that the Town would have any interest in holding an easement that provides for the ability to manage an apple orchard. He asked if there were some kind of management plan associated with the easement. D. Lievens did not think there was one but added that some reserved rights had been removed over the years. She suggested that she and M. Speltz meet with A. Mack in the near future since the chronological order of the document's history tends to be very confusing.

Saving Special Places conference 2007- The LCC had previously discussed arranging two separate field trips for this April 14th event in order to showcase two separate conservation achievements made by the Town. M. Speltz now needed to obtain more specifics for the flyer that will be generated.

One field trip will take visitors to the Moose Hill easement to exhibit the successful combination of agriculture and conservation as well as the preservation by the Town of the Apple Way. M. Speltz will lead this group and it was decided to ask Moose Hill Orchard manager Mike Cross if he would like to speak. This trip will begin after the first session of the day is held at the Middle School and will return attendees by lunchtime.

The second field trip will begin at the same time but will last longer and involve bringing a bag lunch. D. Lievens, P. Nickerson and M. Considine will host this trip to the Musquash



Londonderry Conservation Commission

Tuesday, January 9, 2007

Minutes

Page 5 of 5

which will demonstrate the foresight individuals had in 1980 to preserve over 500 acres of wetland area and the efforts over the last 25+ years that has doubled its size.

M. Speltz added that with all of the impending impact related to the widening of I-93, these field trips can illustrate Londonderry's preemptive endeavors to protect its natural resources. He requested that those leading the Musquash trip provide him with a description of 50 words or less for the upcoming flyer. D. Lievens, P. Nickerson and M. Considine decided to brainstorm after the meeting and then D. Lievens would forward the final draft to M. Speltz.

Plummer easement- At a previous meeting, D. Lievens had updated the LCC about a property owner on Chandler Drive whose fish pond and horseshoe ring were possibly encroaching on the Plummer easement. M. Speltz researched the subdivision plan and then spent quite some time trying to determine where the boundary line actually is. To the best of his knowledge, the fish pond does not appear to encroach but the portion of the yard containing or beyond the horseshoe ring may.

Because none of the LCC members have been able to locate all of the necessary boundary pins, M. Speltz suggested asking the original subdivision plan engineer, Eric Mitchell, to plot the lot line again. It was further discussed that all of the pins along the easement line need to be mapped and that a proper monument be put into place.

D. Lievens offered to contact E. Mitchell to see if his field notes from the time the subdivision was created would reveal any definite answers. If not, the LCC may hire him to find the proper drill hole and map the true boundary. D. Lievens stated that the property owner's son-in-law is also very interested in resolving this issue.

G. Harrington made a motion to adjourn. P. Nickerson seconded. The motion was approved, 6-0-0.

Respectfully submitted,

Jaye Trottier
Secretary