



Londonderry Conservation Commission

Tuesday, July 24, 2007

Minutes

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Present: Gene Harrington, Vice Chair; Mike Considine, voting member; Paul Nickerson, voting member; Truda Bloom, voting member and Mark Oswald, Town Council Liaison and Voting Alternate

Call to order

Acting Chair G. Harrington appointed M. Oswald to vote for D. Lievens

Tower Hill Plaza- Matt Peterson of Woodland Design Group returned with an updated version of a plan the LCC last looked at on April 24th concerning 184 Rockingham Road, 15-61-2. Under current Town parking regulations, 243 spaces would be required for this new site plan, although 247 exist today. Since five spaces lie within the Conservation Overlay District buffer, the LCC had requested that the applicant simply comply with zoning regulations by removing that pavement, along with the fifth space and a shed sitting atop that area.

Since April, the site plan has undergone further revisions. At one point, there were to be two access points off of Enterprise Drive but because of sight distance issues, one had to be removed. This caused a loss of parking on the western edge of the lot which has brought the total number of spaces in line at 243. Consequently, some spaces were retained in the buffer, although M. Peterson has reduced it from five to two and will remove the shed. Buffer impacts would total 860 square feet where before they were over 2,000 sf. He noted as he did at the April 24th meeting that the project will vastly improve storm water collection and treatment for the large wetland abutting the lot to the north.

M. Peterson distributed copies of the Conditional Use Permit application. G. Harrington confirmed with M. Peterson that all drainage detention areas and swales will be outside of the buffer.

P. Nickerson made a motion to recommend approval of the CUP as presented to the Planning Board. T. Bloom seconded. The motion was approved, 5-0-0.

G. Harrington commended M. Peterson for removing as much pavement as possible, as well as keeping all of the treatment swales out of the buffer.

Nevins expansion; addition of lot 7-123- M. Oswald stated he would recuse himself from voting or partaking in this presentation and/or discussion.

Elmer Pease requested the LCC's recommendation of approval for a CUP regarding proposed work on lot 7-123. Mercury Drive, LLC currently owns the lot which is commercially zoned. When they recently decided to sell the property, the Nevins Retirement Cooperative Association decided it would be in their best interest to buy it in order to prevent any commercial development at their "front door."

Three houses would be built on the northern side of the lot (which is separated from the south by the driveway into the Nevins), to allow E. Pease to "break even" on the land transaction. A parking area for recreational vehicles for the entire development would be placed on the southern piece since the Nevins Association discourages residents from keeping recreational vehicles within the actual subdivision. The building envelope for the parking area would be constricted by a 60 foot front setback to Mercury Drive, a side setback of 30 feet and two large areas of 50 foot wetland buffer along the southern lot line and northwest corner. Whereas the wetland to the northwest was existing at the time the Nevins development began three years ago, the wetland to the south was actually created via a swale that was installed for



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the Nevins at the request of the Town. Part of the drainage system for the parking area will include a swale which will partially impact this buffer by 3,113 sf. E. Pease pointed out that the impact to the buffer of a wetland created by drainage would be preferential impacting the buffer of the larger, previously existing wetland to the north.

G. Harrington asked what the closest point would be from the swale to the wetland. E. Pease replied it would be approximately 20 feet. He then inquired as to whether the inclusion of fertilizer use under the Best Management Practices would potentially lead to its use within the buffer as well as the maintenance of turf. E. Pease clarified that a note had been included on the plan to only use DES approved fertilizer but confirmed this would not mean any fertilizer would not be applied within the buffer, nor would any turf be maintained there. After its construction, the area within the buffer would be reseeded and allowed to naturalize.

P. Nickerson asked if a pervious surface had been considered, particularly since the area would only be used for parking. E. Pease replied that the technology is still new and, in his opinion, still not proven to be effective in a cold climate such as New England's. The Town of Londonderry itself, he explained, will still require the drainage be done to the standards of impervious surface since they too are cautious regarding pervious surfaces. P. Nickerson then asked if gravel could be used. E. Pease said he could present it to the Planning Board but did not feel they would approve because of limitations such as snow plowing.

It was also suggested to simply shift the swale in a northerly direction and out of the buffer, but doing so would require a greater impact in order to build up the area to the elevation needed to drain water to the north. Shrinking the parking area to move the swale out was also entertained. E. Pease countered that he had originally hoped to provide 21 spaces for the 128 houses within the Nevins but was already down to 17 with this current plan and did not want to lose even more. Shrinking the swale itself would not be possible since a length of 70 feet has been required by Town staff.

M. Considine acknowledged that the position of the swale was at least in compliance with the positioning the LCC prefers for drainage structures when they cannot be fully removed from the buffer. Therefore, **M. Considine made a motion to recommend approval of the CUP as presented to the Planning Board. P. Nickerson seconded. G. Harrington verified with E. Pease that a note would be added to the plan, clarifying that once the swale is installed, no turf will be maintained on the portion within the buffer. The motion was approved, 4-0-0.**

P. Nickerson made a motion to adjourn the meeting. M. Considine seconded. The motion was approved, 5-0-0.

Respectfully submitted,

Jaye Trottier
Secretary