



Londonderry Conservation Commission

Tuesday, June 12, 2007

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**Present: Deb Lievens; Gene Harrington; Mike Speltz; Mike Considine; Ken Henault; Paul Nickerson; Truda Bloom; Stephen Fassi**

Call to order

Ravenna Plaza- In January of this year, the LCC had reviewed a site plan for the Design Review Committee regarding this commercial development of map 7, lots 5, 6, 7 & 10. Specific instructions were given to the developer for the removal and disposal of the invasive species that have flourished on that vacant land. The LCC had requested that as a condition of the site plan approval that they be notified by the contractor 48 hours before removing and destroying the plants to ensure they do not reseed. Since she will be away for the next week, D. Lievens asked that other members be prepared to go in her stead if the call comes during that time.

AES easement- The State Wetlands Bureau is expecting a resolution in the near future concerning the transfer of Granite Ridge's 80+ acre easement located under the AES power lines to the Town. In M. Speltz's most recent conversations with Granite Ridge attorneys, they stated their preference not to be constrained by the provision prohibiting any separate conveyance of the five individual lots. M. Speltz pointed out to them that it would still be impractical to sell the lots off separately since the corridor is also required to remain intact. He has not yet received a reply to that comment but explained to LCC members that it would be advantageous for the Town to coordinate easement issues with only one owner.

Budget/Accounts- D. Lievens reported that approximately \$950.00 remains in LCC's line item budget and will expire June 30<sup>th</sup>. Aside from a request to reimburse her for \$44.40 for Chair expenses, she asked if members would agree the remaining funds should be used to build bridges in the Musquash Conservation Area. M. Considine noted that his numerous visits to the area show a definite need for more bridges.

M. Speltz asked if any funds were needed for the LCC's various annual easement monitoring requirements. D. Lievens replied that they were already accounted for. He also suggested investing in a new form of signage made via a computer program that resembles a more expensive metal sign. This would bring a uniform presentation for conservation land in town that could help to draw attention and interest to the Open Space Plan. Rather than investigate in a entirely new project so soon before the end of the fiscal year, D. Lievens suggested that the already anticipated bridge issue be the priority. The signs could then perhaps be considered under the next budget. M. Considine confirmed that target areas have already been identified for the bridges.

**M. Speltz made a motion to authorize the Chair to expend an amount not to exceed \$44.40 from the line item budget to cover expenses incurred by the Chair. P. Nickerson seconded. The motion was approved, 6-0-1 (D. Lievens abstained).**

**K. Henault made a motion to authorize the Chair to expend an amount not to exceed \$800.00 from the line item budget to purchase materials for bridges to be built in targeted areas within the Musquash Conservation Area. G. Harrington seconded. The motion was approved, 7-0-0.**

Letterboxing- D. Lievens received a request from Brian Hawkins asking if letterboxing could be permitted in the Musquash. Similar to geo-caching, letterboxing involves hiding an actual box on land open to public access without negatively impacting the natural surroundings, wildlife or habitat. Considering this self imposed standard, **P. Nickerson made a motion to give permission for letterboxing in the Musquash with the stipulation that all wet areas and cellar holes be avoided. M. Considine seconded. The motion was approved, 7-0-0.**



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Hall Road junkyard (Murray's Auto Recycling)- The engineer for the ongoing cleanup project on this site (see minutes of 11/28/06 and 12/12/06 meetings) informed D. Lievens that a CUP will now be required for grading to be done within the Conservation Overlay District buffer. This grading in the Hall Road right of way is necessary to achieve the Town's required sight distance at the existing entrance. The consensus of the LCC was to schedule the presentation for the June 26<sup>th</sup> meeting at 7:30 PM.

Stonyfield green roof- Liz Short of Stonyfield's Natural Resource Department presented the possibility of Stonyfield incorporating a green roof onto their proposed office building. She provided a list of nationwide businesses that have implemented the technology, as well as a computerized conceptual for their building/roof and a cross section detail of a typical green roof design.

Stonyfield has implemented several environmental measures over the years, including solar panels and their own industrial pre-treatment waste water facility which also produces bio gas, reducing their need for natural gas. Benefits of using a green roof include retention of up to 60% of initial precipitation to reduce storm water runoff, extension of the life of the roof by up to two times by protecting the roof membrane, insulation of the building to reduce energy load and reduction of urban heat island effect.

Whereas some green roofs are "intensive," with a soil depth capable of supporting trees, shrubs and even public access, Stonyfield's roof would be of the more common "extensive" variety where a shallower soil depth of approximately six inches sustains slower growing, drought tolerant plants and requires less maintenance. Native plants would be used if Stonyfield pursues the project, although the final plant list has not yet been determined.

D. Lievens asked how much more of a dead load such a roof would have. L. Short said she was told it would double it. Whether that increases the cost of the building structure is not yet clear. The roof itself would cost in the range of \$10 to \$24 per square foot but M. Speltz also asked if the payback time had been calculated. Although it will probably be greater than twenty years, that is based purely on energy costs and does not take into account the extended life of the roof, the reduced need for storm water treatment and lowering energy needs. G. Harrington asked if invasive species had been problematic with such roofs but L. Short was unsure.

M. Speltz stated that the LCC should actively support this project if and when it does become a reality and suggested that perhaps as an incentive, the Town could relax some of its other requirements for the overall office building project since their initiative sets such a positive example.

YMCA soccer field CUP- Lynn Zebrowski of Keach Nordstrom presented a proposal for a soccer field at the YMCA on Rockingham Road. Map and lot 15-25 is owned by the Manchester YMCA, who also leases the abutting lot, 15-26, from the Town of Londonderry. This lot runs parallel to lot 25 off of Rockingham and then expands behind it, opening up to a much larger area where the 275 x 160 soccer field is proposed to go. Although it will not be used for regulation games and is therefore not regulation sized, the YMCA is nevertheless hoping to maximize the one area they have on the lot that can be leveled and provide the space they feel is needed for their summer camp program. A small wetland (under a half acre) borders the proposed field to the south, while a larger wetland with the associated COD buffer runs along the western edge of the field, bending around the its northwest corner. The grading for the 3:1 slope will extend into the buffer there by an average of 16 feet, 25 feet at its most intrusive point, for a total of just under 2,000 sf. If the field were reduced to pull this corner back out of the buffer, approximately 30 feet of field would be lost.

M. Speltz posed that the small wetland of 6,919 sf be infringed upon rather than the buffer of the larger, more environmentally important wetland. L. Zebrowski acknowledged the possibility of sacrificing the smaller wetland but cautioned that the State Department of Environmental Services does not recognize



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the Town's buffer requirement and would most likely favor the smaller wetland. Using such a wet area would also necessitate a greater increase in the height of the field for stabilization, meaning increased grading and more buffer impact. M. Speltz also pointed out that although only the slope of the field would be in the buffer, its short, steep quality would make it easier for fertilizers to flow directly into the wetland. Drainage, L. Zebrowski explained, would be directed to a long, thin treatment swale on the eastern border of the field and then back into both the smaller and larger wetland. In that case, M. Speltz suggested, perhaps the drainage could be run in its entirety to the small wetland but was told that would require the field to be raised higher on the western side, causing more impact. Likewise, constructing a berm to act as a barrier at that corner would increase the grading.

G. Harrington noted that according to the COD ordinance, open air recreation is a permitted use within the buffer. M. Speltz questioned, however, whether the spirit and intent of that provision was only for more passive recreation and pointed out that under Section 2.6.3.4.2.2.2 of the COD ordinance, any structure of the permitted use must be consistent with the intent of the CO district. This section also makes it clear that the structure cannot adversely affect the drainage to the wetland. Furthermore, Section 2.6.3.4.2.2.1 states all other reasonable alternatives for placing the structure outside the buffer must be exhausted before allowing a permitted use to infringe. Finally, Section 2.6.3.4.2.2.5 states that Best Management Practices must be employed with the use.

M. Speltz asked that if the impact were allowed, if it could be considered temporary, allowing the area to naturally re-vegetate. M. Considine added that Conservation Boundary Markers could then be used to mark the border. L. Zebrowski thought that could certainly be done. A discussion ensued about the possibility of reshaping or downsizing the field, particularly since it is already not of regulation size. M. Speltz pointed out that since the lot is Town owned, the LCC should set the example of holding themselves to the standard set by the ordinance and avoid the impact. Although some LCC members were willing to recommend approval of the temporary impact with the placement of signs, the consensus of the majority was to ask for a revised plan where the field is reshaped and the impact removed. L. Zebrowski said she would attempt to do so.

PD Associates conceptual; 16-1,2 & 3- Elmer Pease presented a conceptual plan of a mixed use development on the 44 acres of map and lots 16-1, 2 & 3, directly behind the Sleep Inn Hotel. A wetland currently runs through the middle of the combined area, splitting east from west. The State has taken a strip of the eastern side abutting I-93 by eminent domain for the impending widening of the highway. What remains would be developed into a retail use on the eastern half and residential on the western half. A private drive made to Class V Town standards would come in from Perkins Road and would cause a wetland impact of approximately 11,000 sf as it crossed into the retail area. A second impact would occur where a large retail store is planned on the southeastern corner of the lot.

The LCC suggested several ways to remove the latter impact by shifting the placement of what E. Pease is anticipating will be a supermarket. He reminded the members that the State had taken almost 5.5 acres of land for their I-93 project but he was reminded in turn that economic advantage alone is not sufficient justification for the impact. The project engineer stated that different placement scenarios could be pursued. The idea of walking bridges connecting residential and retail areas was also discussed since they could decrease vehicle use.

A zoning change would need to be approved to allow the commercial use on the lot. E. Pease will approach the Planning Board with the conceptual and if necessary, will return to the LCC later on.

Emergency D+F- D. Lievens notified members that the Town had filed an Emergency D+F application with DES for work done on Mammoth Road.



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May 22, 2007 minutes- **G. Harrington made a motion to approve the minutes of the May 22, 2007 public session as written. T. Bloom seconded. The motion was approved 7-0-0.**

CIP form- D. Lievens received a form from the Town Planner requesting the LCC's short term future goals in terms of this year's Capital Improvement Plan. M. Speltz said he would review the information and send out a draft to the members.

DRC's (2)-

1. Quantem Aviation Service, 28-21-7  
No comments
2. Nutfield YMCA, 15-25 & 26  
Comments: We met with the principals and asked them to revisit the placement of the soccer field. There are concerns about grading extending into the buffer. We will wait to see if they respond to our comments.

Cider Mill Crossing- M. Speltz will be attending the June 13<sup>th</sup> Planning Board meeting to represent the LCC's rationale that the driveway into this project on map and lot 15-215-1 should be kept under the width of Town standards in order to minimize wetland impacts.

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

Respectfully submitted,

Jaye Trottier  
Secretary