



Londonderry Conservation Commission

Tuesday, November 27, 2007

Minutes

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Present: Deb Lievens; Gene Harrington; Mike Speltz (late); Truda Bloom; Stephen Fassi and Mark Oswald

Call to order; 7:35 P.M.

D. Lievens appointed S. Fassi to vote for Paul Nickerson and appointed M. Oswald to vote for Ken Henault.

Member status- M. Speltz has informed the LCC that when his term as a full voting member expires at the end of this year, he will be seeking an appointment as an alternate member instead. D. Lievens asked S. Fassi if he would be willing to fill the vacated position. S. Fassi accepted and will submit a letter to the Town Council requesting the appointment to full member status.

Miscellaneous- D. Lievens made LCC members aware of the following:

1. A Local Government Cluster Workshop on “Conservation Subdivision Design as a Tool for Building Open Space Networks.” Randall Arendt of the Community Technical Assistance Program (CTAP) will be the featured speaker and the event will take place December 3rd from 4:00 to 8:00 PM.
2. A CTAP workshop to be held November 29th regarding wetlands and wetland buffers.
3. The monthly Londonderry Housing Taskforce meeting will be held November 28th. D. Lievens will attend.

DRC's-

1. Insight Technology building & parking addition, 28-31
Comments: No snow storage indicated.
No wetlands scientist stamp.
2. South School addition, 4-9A
Comments: We recommended a Conditional Use Permit to reduce the COD buffer on 10/23/07 with a request for mitigation by creating a green roof or other enhanced water treatment.
Note: Buildings are not allowed in the buffer.
This project makes a substantial impact on the buffer and the LCC would like to see some mitigation.
Because of the CUP application, we cannot support the plan as presented.
3. Chester Hall lot line adjustment, 10-40 & 40-1 (formerly submitted as a subdivision)
No comments.

M. Speltz arrived during the review of the first DRC plan above.



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Conservation subdivision ordinance- M. Speltz noted ordinances regarding conservation subdivision, steep slopes and aquifer protection still need to be introduced to the Planning Board for review. The first step will be to determine what additional ordinances the Town is planning on developing this year. D. Lievens stated that those ordinances had been submitted previously for review and the LCC was awaiting a response. M. Speltz suggested asking the Director of Planning and Economic Development to attend an upcoming meeting.

Musquash Field Day- Musquash Field Day has tentatively been scheduled for February 2, 2008. D. Lievens will first speak with Mike Considine, however, since he has coordinated most of the event for the last few years. She stated she will also contact the UNH Cooperative Extension Service in order to issue a press release to the local newspapers. G. Harrington volunteered to try to locate a wagon and team of horses.

Draft easement- The Assistant Town Engineer requested a draft easement to ensure that developers are aware of the LCC's standard requests if their projects entail a conservation easement. Although M. Speltz forwarded him guidelines from the Society for the Protection of New Hampshire Forests, John Trottier replied that was looking more for an actual model easement. D. Lievens said she would offer more information to J. Trottier that may be useful and M. Speltz added that if that did not suffice, he could attempt to draft something after the first of the year.

Open Space publicity- In an attempt to educate residents about the importance of funding Londonderry's Open Space Project, M. Oswald has compiled information from LCC members and Town staff that will explain not only the project but will detail what land has been conserved throughout town and by what means.

M. Oswald suggested using "landscape context" information from GIS Coordinator J. Vogl to provide totals of the various kinds of protected lands in town. To illustrate his data, J. Vogl had included three maps that identify; 1) protection types (e.g. conservation easement, deed restriction, land owned by outside conservation entities), 2) what percentage of conservation land was purchased with town funds and 3) recent purchases of \$1 million or more. These statistics also serve to counter a general misconception that conservation land is composed primarily of wetlands. (In reality, land conserved through town funding contains only 16% wetlands). Similarly, a pie chart utilized for the Open Space Task Force can quickly inform the public as to what percentage of town land is open space and then breakdown that total into appropriate categories.

A separate document would provide "FAQ's" regarding conservation and open space while another offers several rationale for funding the Open Space program. T. Bloom recommended going even further and providing a glossary of terms for the layperson to be able to better grasp the various concepts.

A discussion ensued as to how best present a summary spreadsheet detailing the land protection totals since 1978. Because of the numerous facts the document provides, it was agreed that a more succinct version would better inform the general public. The various other spreadsheets D. Lievens has generated over the years could be made available for those who wish to understand in greater detail.

M. Oswald asked that LCC members review all of the information and provide their input and ideas so that he and D. Lievens will have it when they meet with J. Vogl later next week. Once the LCC determines the best format, the information can be made available throughout Town and posted on the Town's website.



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November 13, 2007 minutes- **G. Harrington made a motion to approve the minutes of the November 13, 2007 public session as written. T. Bloom seconded. The motion was approved 4-0-2 (D. Lievens and S. Fassi abstained as they had not attended the meeting).** (See below for approval of the November 13, 2007 non-public session).

T. Bloom left the meeting.

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

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

M. Speltz made a motion to go out of Non-public Session. M. Oswald seconded. The motion was approved, 5-0-0.

M. Speltz made a motion to seal the minutes of the Non-public Session indefinitely. M. Oswald seconded. The motion was approved, 5-0-0.

M. Speltz made a motion to authorize the Chair to enter into a Purchase and Sale agreement at the amended amount discussed in the non-public session for the property discussed in the non-public session. G. Harrington seconded. The motion was approved, 5-0-0.

November 13, 2007 minutes (continued)- **D. Lievens noted four typographical errors. M. Oswald made a motion to approve the minutes of the November 13, 2007 non-public session with the typographical errors amended. G. Harrington seconded. The motion was approved 3-0-2 (D. Lievens and S. Fassi abstained as they had not attended the meeting).**

M. Speltz made a motion to adjourn the meeting. G. Harrington seconded. The motion was approved, 5-0-0.

The meeting adjourned at 9:40 PM.

Respectfully submitted,

Jaye Trottier
Secretary