



**Londonderry Conservation Commission**

**Tuesday, October 23, 2007**

**Minutes**

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**Present: Deb Lievens; Gene Harrington; Mike Speltz; Mike Considine; Truda Bloom and George Herrmann**

Call to order; 7:37 P.M.

D. Lievens appointed G. Herrmann to vote for Paul Nickerson.

Baseline documentation- When an easement is acquired, the condition of that land should be documented in the form of a baseline report for future monitoring purposes. Chris Kane of the nonprofit organization Five Rivers Conservation Trust presented seven sets of baseline documentation for the following easements; Plummer II (6-102 and 6-102A), Continental Paving (11-4 and 11-46), Savage Realty (15-33-1), Vista Ridge (15-51-8), City of Manchester Airport Authority (21-11 and 17-2), Overnite Trucking (28-17-2, 28-21-11) and 28-21-12 and Evans (28-31-2-2).

Along with specific maps and photographs, each file contains an abstract outlining the allowed uses, restrictions, property description, details of land types and remarks about any improvements/structures and notable land features. C. Kane noted some issues he found, namely a tree fort within the bounds of the Plummer easement, several tree stands on others and a few instances of junk debris, all of which should be removed. Proper monumentation, he advised, is well worth the initial expense to prevent more costly encroachment. He noted there were several places where monuments are identified on plans and are even labeled "to be set," but do not exist on the ground. In most cases, the responsibility for correcting this lies with the surveyor, however, C. Kane added that it is certainly in the best interests of the Town to follow up as well.

South School CUP- Mike Leach of Stantech was joined by architect Frank Marinace to present a request on behalf of the Town for a Conditional Use Permit regarding a proposed addition to South School and a fire lane required by the Fire Department. The first portion of the request would be to reduce the 100 foot buffer to Beaver Brook to 50 feet while the second would be to allow 6,080 square feet of impact to that reduced buffer, 970 sf of which be permanent due to the fire lane. Several alternatives explored and ultimately rejected by the design team were reviewed along with the final plan showing a portion of the access way intruding on the buffer as it encircles the building to the east.

Treatment of increased storm water was addressed since M. Leach stated the plan was to simply extend existing catch basins and tie into the current system. He then noted that a detention basin will be added to the proposed parking area to the southwest and believed that the sandy soils would provide adequate treatment. Installation of a 'green roof' on the proposed addition was suggested by G. Herrmann as a way to introduce more effective filtration and offset the overall impact. F. Marinace estimated that the additional cost to the current \$5.5 million budget could be upwards of \$200,000.00. G. Herrmann pointed out that the long term savings associated with a green roof would certainly outweigh that one time cost. Since Stonyfield Yogurt is including a green roof on an upcoming project, M. Speltz further recommended contacting them and added they might even be amenable to some sort of promotional funding. Similarly, the University of New Hampshire could be a valuable source for information and might be a source of financial support for research purposes. D. Lievens said she could look into any applicable grants. Regardless, the LCC strongly urged that some additional treatment be included.



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Following further discussion, **G. Harrington made a motion to recommend to the Planning Board that they approve the Conditional Use Permit request for the reduction in the 100 foot Conservation Overlay District buffer for the proposed addition to South School, subject to a green roof or other enhanced water treatment system. M. Speltz seconded. The motion was approved, 5-0-1** (G. Herrmann recused himself from the vote).

**G. Harrington made a motion to recommend to the Planning Board that they approve the Conditional Use Permit request to allow for the fire lane within the reduced Conservation Overlay District buffer around the proposed South School addition, conditioned on the issuance of the first CUP request (above). M. Speltz seconded. The motion was approved, 5-0-1** (G. Herrmann recused himself from the vote).

NHACC meeting- D. Lievens reminded LCC members that the 37<sup>th</sup> annual meeting of the New Hampshire Association of Conservation Commissions will take place November 3<sup>rd</sup>. As Vice President, G. Harrington will be attending, as will D. Lievens. She **entertained a motion to authorize the Chair to expend \$35.00 from the line item budget for each LCC member that pre-registers for the event and provides a receipt for reimbursement. G. Herrmann so moved. M. Considine seconded. The motion was approved, 5-0-1** (G. Harrington recused himself from the vote).

Seminar: "How Are We Going To Feed Our Children In the Future?"- D. Lievens distributed information about this presentation on food security and sustainable agriculture taking place on November 5<sup>th</sup> at the Public Service of New Hampshire Energy Park in Manchester. She will be passing the information along to the Town Manager in the event any Town staff would like to attend.

D. Lievens left the room momentarily.

October 9, 2007 minutes- **M. Speltz made a motion to approve the minutes of the October 9, 2007 public session as written. M. Considine seconded. The motion was approved 5-0-0.**

**G. Herrmann made a motion to approve the minutes of the October 9, 2007 non-public sessions as written. M. Speltz seconded. The motion was approved, 5-0-0.**

D. Lievens returned to the meeting. G. Herrmann left the room momentarily.

SNHPC surface & groundwater studies- D. Lievens spoke with David Preece of the Southern New Hampshire Planning Commission regarding a surface and ground water study which will investigate current and future water supply and wastewater needs for the Merrimack River Basin. In January of this year, the LCC had received a request from the SNHPC to send correspondence to the Governor in support of the study (see January 23, 2007 minutes). All towns in the SNHPC's area were also asked to contribute \$3,500 a year over a three year period to help finance the project along with State and Federal funds.

After speaking with Mr. Preece, D. Lievens noted that the study would help address the ongoing pressures of development in southern New Hampshire and its impact on the water supply. As the SNHPC's latest written request was sent to the Town Council, **M. Speltz made a motion to recommend to the Town Council that the Town participate in the water study. G. Harrington seconded. The motion was approved, 5-0-0.**



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G. Herrmann returned to the meeting.

Carbon Coalition- Local Conservation Commissions were urged last fall to initiate climate change resolutions to see if towns “will go on record in support of effective actions by the President and Congress.” The LCC had voted on October 10, 2006 to send a letter to the Town Council Chair requesting that a climate change resolution (based on a format created by the Carbon Coalition) be voted by the Town Council. Rather than using the LCC’s request for a resolution, the Town Council acted on a prior citizens petition by passing a Town Council resolution, in place of a vote by Town Meeting.

The LCC had also passed along The Coalition’s desire for towns to develop their own committees to address ongoing climate issues. Although the citizen’s petition included this as well, no task force has yet been initiated. The LCC’s consensus was to restate their position to the Town Manager that a task force would be advisable.

Elliot easement, 6-31- M. Speltz reviewed this easement, suggesting language clarifications and noting that it lacked a property description. In addition, he stated, the plan is vague in its depiction of the actual easement, particularly in the respect that no monumentation is cited. Not only should it be requested that the bounds be properly marked, but D. Lievens added that a baseline report should be asked for as well.

Action Blvd sewer pump station; CUP- At the October 9<sup>th</sup> meeting, the Public Works Department requested a CUP on map 10, lot 51 for construction of a new sewer pump facility which will impact a wetland buffer. A lengthy discussion ensued at the time since the proposed building would contain some degree of petroleum products and potentially hazardous materials which are expressly prohibited within the CO district. It was decided that the LCC would recommend approval of the CUP, but it would be subject to obtaining relief from the Zoning Board of Adjustment to allow such storage within the structure.

The Town Planner has since informed D. Lievens that because the project is that of a governmental agency, adherence to the zoning regulations is not required. M. Speltz noted that in that event, the ZBA should at least be apprised of the plan as the LCC was. In addition, D. Lievens will remind the Public Works Department of the second part of the motion requesting the Planning Board to “consider requiring an internal containment system in the event of a spill.”

CTAP conservation land inventory- A request had been made that Londonderry provide an inventory of Town owned conservation land for purposes regarding the Community Technical Assistance Program and the widening of I-93. D. Lievens has been updating this information and stated that there are still roughly a dozen properties about which a substantial amount of information will be required. Considering that the deadline is November first, D. Lievens did not think the task would be accomplished without a concerted effort between staff and volunteers. She said she would inform the Audubon Society as they have been contracted to procure the data.

**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. Considine seconded.**



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**Roll call vote: Aye, Mike Speltz; Aye, Truda Bloom; Aye, George Herrmann; Aye, Mike Considine; Aye, Gene Harrington; Aye, Deb Lievens.**

**M. Speltz made a motion to go out of Non-public Session. G. Harrington seconded. The motion was approved, 6-0-0.**

**M. Speltz made a motion to seal the minutes of the Non-public Session indefinitely. G. Harrington seconded. The motion was approved, 6-0-0.**

**M. Speltz made a motion to authorize the Chair to offer a purchase price agreed upon in non-public session to the landowner of the property discussed in non public session. G. Harrington seconded. The motion was approved, 6-0-0.**

Monitoring- The Rockingham Country Conservation District will be executing the annual monitoring of the Ingersoll property. Several LCC members will perform their annual site walk of the Plummer easement. D. Lievens will be joined by Paul Nickerson and T. Bloom for the monitoring of one of the Moose Hill easements while M. Considine and G. Herrmann will inspect the remaining three.

P. Nickerson and D. Lievens met to review the list of conservation easements in town and determine what monitoring needs to be done. She reported that it appeared the LCC has remained current with their responsibilities with the exception of several more recent acquisitions and smaller easements. She added that she is in the process of updating the easement suspense file and will pass along the results to the other Commissioners.

Conservation signs- M. Speltz suggested that all conserved properties in town which allow public access be identified with uniform signage providing information about each piece of property. This would help create awareness that tax dollars are not just conserving land but are conserving open space for public use and enjoyment.

**M. Speltz made a motion to adjourn the meeting. G. Herrmann seconded. The motion was approved, 6-0-0.**

The meeting adjourned at 9:50 PM.

Respectfully submitted,

Jaye Trottier  
Secretary