



**Londonderry Conservation Commission
Tuesday, January 10, 2006
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**Present: Deb Lievens; Gene Harrington; Mike Speltz; Ken Henault; Paul Nickerson and Mark Oswald,
Town Council Liaison**

Call to order

Public hearing- The Londonderry Conservation Commission entered into a public hearing at 7:35 PM regarding the purchase of part of lot 5-12, lot 8-19 and lot 5-10-23 (see Public Hearing minutes). The public hearing was closed at 8:15 and the LCC voted to recommend to the Town Council that the Town proceed with the purchase and sale agreements on the aforementioned lots per the agreed sale agreements.

George property- Following a public hearing during which the LCC voted to recommend approval of the purchase of the George family lots 5-12 (excepting approximately 10 acres along Wiley Hill Road) and 8-19 as well as the purchase of lot 5-10-23 from Homes by Paradise (see public hearing minutes), Russ Lagueux of EnviroSense reviewed his proposal for an environmental assessment of the George properties. The LCC had decided previously that as part of their due diligence, they would perform such an assessment. R. Lagueux suggested a property inspection that will only include a visual investigation, along with a search of databases and other sources to determine the history of the area. Local interviews would also be conducted of abutters and government agencies in other towns. EnviroSense would supply not only their findings but make any appropriate suggestions. R. Lagueux hopes to be able to begin the site reconnaissance during any winter thaws, one of which may occur as early as this week.

G. Harrington made a motion to authorize the Chair to expend an amount not to exceed \$3,800.00 for the environmental assessment as described by R. Lagueux from the Open Space Fund. P. Nickerson seconded. The motion was approved, 4-0-1. (K. Henault abstained as his property abuts 8-19).

Miscellaneous- D. Lievens handed out information on the NH Farm and Forest Exposition and the Land Resource Management Workshop.

Merrill property- D. Lievens shared a letter with the LCC from Ken Merrill, thanking them for their efforts and support during the recent land transaction involving a conservation easement on lot 17-6 and their donation of lot 17-32A.

Exit 4A- Woodlot Alternatives contacted D. Lievens as they have been hired by the Department of Transportation to find mitigation projects for the development of Exit 4A. She forwarded them some maps and the LCC's open space priorities and informed them that the Open Space Committee has been organized again to update those priorities. She asked the LCC members to make any mitigation suggestions they had now or at future meetings.

AES easement- D. Lievens recently received a draft easement for 108 acres on the AES power lines. Bob Barry of the DOT is also working on the easement on the parcel by the plant itself but there is still the question of who will own it. The entire portion by the plant will be part of the Airport Access Road mitigation.

M. Speltz noted that the easement does not allow for commercial forestry and asked if it was preferable to the members for the area to remain natural. After some discussion, it was decided to leave the easement language as it is.

Musquash Field Day- The horse and wagon owner from the MJS Farm spoke with D. Lievens about his role in Musquash Field Day. He felt his sleigh would work better in the snow than his wagon. His fee would be



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\$150.00/hr or \$600.00 for the four hours involved. Following some discussion, it was decided that it would be worth the money to have him stay the entire time considering the amount of people/families that such sleigh rides usually attract.

M. Speltz reported that Dave Anderson of the Society for the Protection of NH Forests will not be able to attend the event.

D. Lievens will again be in touch with the UNH Cooperative Extension for their assistance.

Conservation Subdivision Ordinance- Andre Garron presented the proposed language for this new section of the ordinance that is to replace the Planned Residential Development section. He was looking for feedback from the LCC to bring to the Planning Board.

He reviewed the power point presentation created by former Town intern Holly Burbee. He explained that the Planning Board prefers the minimum lot size to be those of 20 acres and over to those over ten. A map has been generated identifying those greater than 20 within 500 feet of regulated wetlands and it will be forwarded to the LCC. Roadway profiles are still being reviewed with Public Works. A. Garron reviewed permitted and prohibited uses as well as ownership, cumulative bonus incentives, and the means to determine the maximum number of lots (calculation and yield plan methods). M. Speltz noted that some of the overlying concepts may be more complex than just a matter of requiring, e.g., 20 acres or more and felt that those ideas should be solidified first before details are discussed. K. Henault also suggested putting the focus on rewarding developers for conserving land beyond the ordinance requirements rather than burdening them with restrictions.

A. Garron is hoping to have a draft ready for public hearing before the Planning Board in four to six months. M. Oswald suggested a joint meeting between the Planning Board and LCC. M. Speltz further recommended a joint subcommittee from both groups as it would be more focused. It was decided that the LCC would review the handout and bring questions or comments to their next meeting.

TIF plan- A. Garron presented a Tax Incentive Finance (TIF) plan of Charlie Evans' property between Page and Jack's Bridge Roads. A full build out of the site would mean Jack's Bridge Road which currently ends in a cul de sac could be moved and connected to Page Road, creating a useful local connection for residents and relieve some of the traffic on Route 28. He pointed out how wetlands impacts were attempted to be minimized. Some Conservation Overlay District buffer would also be impacted. A. Garron wanted to get the LCC's opinion regarding mitigation. M. Speltz noted that if Brickett Meadow is largely fed by ground water, creating a buffer around the upland surrounding it could be crucial to its continued existence. A. Garron replied that that type of point is exactly what they need for the TIF plan to see what improvements would be needed for the proposal.

COD ordinance language- D. Lievens stated that she is still hoping to have a policy in writing regarding detention basins and treatment swales not being allowed in the COD buffer. M. Speltz reviewed that the LCC does not want treatment to take place in the buffer and instead, only allow that portion of the drainage way to enter the buffer that carries the treated water. Maintained turf grass, he added, was something else the LCC did not want to see in the buffer. They would prefer to see natural woody vegetation which can more effectively treat the water. Rather than utilizing space by pushing basins and swales into the buffer, M. Speltz argued that the buildings and parking lots themselves should be reduced. A. Garron reported that since he had last discussed the issue with the LCC, his staff has been assertive in conveying to developers that they need to reduce their plans in certain areas. The LCC still urged him to explain to developers that they simply should not try to place a building, parking, etc on a site that cannot support it.



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- DRC's (3)-
1. Buttrick Road Professional Park, 6-34
Comments: No comments.

 2. Vibro-Meter, Inc. (new), 28-31-2 and 28-31-2-2
Comments: No comments.

 3. Elliot Medical Facility – Update following LCC comments
Comments: Observed wetlands scientist stamp is present this time
Still do not see snow storage
Easement should be a viewshed protective easement to screen the view of the development area from 102.

Monitoring- Karen Rubin of Rockingham Land Trust has completed monitoring reports and future field notebooks of Sunnycrest, Ingersoll and Moose Hill. The report on the Higgins easement will be coming shortly. She has also offered to attend an LCC meeting to share her experience and answer any questions.

D. Lievens said the reports were excellent and were more than what was expected. Due to the unanticipated amount of work that went into them, the updated cost will come to \$1,515.25 (not counting the Higgins report which can be paid for in the next fiscal year). The LCC agreed that the cost was worth the amount of effort and information that came as a result. **P. Nickerson made a motion to authorize the Chair to expend an amount not to exceed \$1,515.25 from the line item budget. K. Henault seconded. The motion was approved, 5-0-0.**

Respectfully submitted,

Jaye A. Trottier
Secretary