



**Londonderry Conservation Commission**  
**Tuesday, June 13, 2006**  
**Minutes**  
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**Present: Gene Harrington, Acting Chair; Mike Speltz; Mike Considine; Ken Henault; Paul Nickerson; and Mark Oswald, Town Council Liaison (late)**

Call to order

MPV Trailers CUP- Tony Basso from Keach Nordstrom (filling in for Steven Keach), explained that this site plan had originally been submitted in 2004, was put on hold by the applicant and is now being resubmitted. It had come before the LCC under the design review process. The existing site on Rockingham Road is used for the sale and storage of trailers. A reconfiguration of the pavement and parking is part of the larger goal to comply with Town regulations wherever possible in order to sell the property. Although the work to be done in the Conservation Overlay District buffer will actually remove pavement and restore the buffer afterwards, a Conditional Use Permit is still required.

A jurisdictional wetland occupies the southeast corner of the lot, as does the associated 50 foot buffer which stretches along to the southwest. Pavement will be extracted from the buffer and no new impacts will be incurred. A long, shallow treatment swale will begin in the northeast corner and bend at a right angle to follow the eastern border and direct its treated storm water runoff to the aforementioned wetland. Currently, no such treatment exists. The swale will fall within parts of the buffer.

G. Harrington asked if the swale would be mowed since the LCC would rather it not be. T. Basso agreed that for sake of water treatment, it should not be mowed. M. Speltz cautioned that the Town's Public Works Department has concerns with woody vegetation creating damming issues. Therefore, a management plan should not prohibit cutting in the swale.

M. Speltz asked if the swale could be removed from the buffer. T. Basso stated that the rest of the site is needed for the use of the business and that the swale's impacts could be viewed as a trade off for the removal of pavement from the buffer as well as the introduction of treatment for runoff. Accordingly, M. Speltz posed whether part of it could be relocated to the 25 foot portion of the buffer furthest from the wetland. T. Basso replied that it would be impossible to do so and still discharge the water because the elevation is higher as the ground slopes to the wetland. M. Speltz's next suggestion to allow the pond at the end of the swale to simply fill and overflow into the wetland was discouraged by T. Basso because during times of heavy rainfall, it would create an unstable path for the water where this design presents an established one. While M. Speltz acknowledged the enhancements the plan offers, he also felt that even further improvement could still be pursued. T. Basso countered that the rest of the site must conform to all Town regulations which results in the present scenario.

T. Basso will submit the CUP application before the next meeting. M. Speltz suggested waiting for the applicant's responses to the CUP's conditions before the LCC makes a decision.

Ravenna Investments D+F- Terry Ramborger of TFMoran updated the LCC on the proposal for the four vacant lots (7-5, 6, 7 and 10) between Orchard View Drive and Route 102.

To accommodate the fast food restaurant, bank and coffee shop planned for this site, approximately 28,500 sf of wetland will be impacted. Nearly two thirds of this will be due to the storm water treatment, detention and infiltration which will replace the function of the current wetland. Parking and embankments will comprise the remaining 10,000 sf of impact. The details of the new system have yet to be finalized but TFMoran is willing return to review the end result. Mitigation was again discussed in the form of a donation to the Town's Open Space Fund. At the State's required rate of \$60,000.00 per acre, the total contribution would come to \$39,250.00. T. Ramborger also submitted confirmation from New Hampshire Fish and Game that the two species found approximately three quarters of a mile from the site, New England cottontail and wood turtle, would not be impacted by the project.



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TFMoran is still searching for a company to perform the LCC's requested baseline test of the water before and after installation of the storm water management area. M. Speltz asked that a note of this request be included on the plan or in the Dredge and Fill application. T. Ramborger suggested contacting the Wetlands Bureau to see if they could incorporate the condition into the wetlands permit. It was decided to ask that the applicant supply all relevant information about the testing, including what will be tested for, who will perform the tests, how they will perform them, etc.

**K. Henault made a motion for the LCC to send a letter to the Wetlands Bureau, approving the D+F, subject to the addition of a protocol for testing the water quality before and after construction. M. Speltz seconded. The motion was approved, 5-0-0.**

Hillside senior housing- A plan for this lot on Hillside Avenue was before the Board in 2004. Since that time, PD Associates has taken over the project and has presented a conceptual plan to the Planning Board as well as having submitted a Site Specific application to the State. Once the State grants their approval, PD Associates will return with the CUP and D+F. In the meantime, they simply wanted to get the LCC's input before the design phase moves too far along.

The present issue before the LCC is a portion of the required emergency access road off of Beacon Street which falls in the COD buffer. Tim Thompson and John Trottier had asked that this access road be aligned with a driveway on the other side of Beacon because of the very steep incline on that part of that street which causes sight distance issues. Being a gated access, there will be no traffic impacting the buffer unless emergency vehicles need to gain entrance. This 800\* sf intrusion into the buffer would be the only one on the site and there will be no intrusions on the wetlands. It was noted that the plan calls for 81% of the lot to be open space, whereas the requirement for elderly housing is only 70%.

M. Speltz asked if the road could be pulled away from the 25 ft of buffer closest to the wetland. The representative felt he could possibly accommodate that. K. Henault asked if a request could be made to prohibit the use of salt when plowing. The representative confirmed that a note could be placed on the plan stating so.

As stated, PD Associates will return as the project progresses.

\*(The applicant calculated the impact area to be 75 ft x 16 ft which would actually amount to 1,200 sf of impact).

Welcome to Londonderry signs- Paul Margolin of the Heritage Commission is contacting various committees and boards in town to get their input on a design and/or slogan for welcoming signs on Londonderry's borders. Because it would be such a complex task to synthesize the preferences of all the different groups, M. Speltz recommended inspecting the Master Plan and Best Towns Initiative report for a central concept of Londonderry's character. He added that at the same time, it would be a valid concept to celebrate the natural resources of the town. Suggestions can be emailed to P. Margolin.

May 23, 2006 minutes-

**K. Henault made a motion to approve the minutes of the May 23, 2006 public session as presented. Paul Nickerson seconded. The motion was approved 4-0-1. (M. Speltz abstained as he had not attended the meeting).**



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Wallboard Supply CUP- Tony Marcotte of Bedford Design Consultants returned to discuss an increase in pavement on map and lot 15-2 for the anticipated tenant, Wallboard Supply. As he explained at the May 23<sup>rd</sup> meeting, the site currently lacks adequate pavement for parking and truck circulation.

The proposed detention pond required by the Town Engineer for the increase in pavement has been moved. A culvert was discovered that already directs water to another area, making the detention pond's original location moot. Instead it will be placed adjacent to the parking, which has been reconfigured to accommodate this. This will also result in less impact from the D+F. T. Marcotte added that as the design review process continues, he will attempt to demonstrate that an even smaller pond could be just as effective. He would not, however, be able to move it completely out of the buffer since it is blocked on the western side by the sewer main. M. Speltz asked if it could simply be made deeper but T. Marcotte said the flatness of the site would not allow for that. G. Harrington noted that some pavement will be removed which is now only a few feet away from the edge of wet, creating a buffer where none existed previously.

Following a site walk with G. Harrington and P. Nickerson, it was further decided that the wetland at the rear of the property narrows to such a point that it is not considered contiguous to the rest of the wetland and therefore does not have a buffer. In turn, the parking proposed there is no longer an intrusion. A second detention pond will also be located there.

The Minimum Expedited D+F should be ready within 2 weeks. G. Harrington said he and K. Henault could sign it since they completed their site walk. The CUP application was reviewed. **P. Nickerson made a motion to recommend approval of the CUP as submitted. K. Henault seconded. The motion was approved, 5-0-0.**

Parrish Hills sewer- Todd Connors from Sublime Civil Consultants was joined by Sally O'Dell of Pater Real Estate Management Company to discuss the proposal to connect the Parrish Hills subdivision to the Town sewer line. The three leachfields originally built for the 38 unit development all failed within three years after installation. Since Town sewer is located on nearby Bancroft Road, the three fields will be taken off line and connected into a new gravity main that will lead down to the sewer line. M. Speltz asked if the leachfields will be removed. T. Connors explained that removing them completely may be cost prohibitive. If just those parts that impede construction are removed, the rest should still not pose any hazard due to their inert composition.

A CUP will be required for construction within the 100 ft COD buffer to the Mammoth 1 named wetland. Most if not all of the construction will occur within the buffer, although T. Connors pointed out that the buffer was not identified on the plan. M. Speltz noted that it should be, both as a requirement of the subdivision regulations and in order to be able to calculate the exact amount of impact. G. Harrington inquired as to how close the nearest point of construction would be to the wetland. T. Connors identified two points where construction would be approximately ten feet away. He also noted that because of the topography and the tremendous expense associated with the alternative, the main will have to be buried deep into the embankment alongside the wetland. If they encounter ledge and are forced to blast, the wetland could potentially suffer some impacts. G. Harrington noted that if the LCC had them move out of the buffer and work on that slope, a collapse could further endanger the wetland.

A temporary wetland impact of 335 sf will require a Minimum Expedited D+F. The wetland will be restored afterwards. K. Henault and G. Harrington will attempt to do a site walk with T. Connors on June 15<sup>th</sup>.



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Open Space Task Force- M. Speltz stated that the OSTF's final report will be presented to the Planning Board and Budget Committee on June 14<sup>th</sup>. Pending their approval, it will go before the Town Council on June 19<sup>th</sup>. The efforts of the task force resulted in roughly 40% of the town's land being included in the 'green infrastructure' and 129 lots being identified specifically for conservation. Over a minimum of 20 years, the highest total cost would average \$1,000,000.00 to \$2,000,000.00 each year in the Capital Improvement Plan. The top 129 does not include the 50 or so lots that should not require title fee or easement because they are lots such as those owned by PSNH that have little or no risk of development. It also does not include the roughly 2,400 parcels that are eight acres or less whose owners could be approached through some sort of outreach program in order educate them about conserving the open space on their property.

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

Respectfully submitted,

Jaye Trottier  
Secretary