



Londonderry Conservation Commission  
Tuesday, February 28, 2017  
Minutes

1 **Present:** Marge Badois, Chair; Gene Harrington, Vice Chair; Deb Lievens, member; Roger Fillio, member;  
2 Bob Maxwell, member; and Mike Speltz, alternate member

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4 **Absent:** Mike Noone, member; Mike Byerly, member; Julie Christenson-Collins, alternate member; and  
5 Margaret Harrington, alternate member

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7 **Also present:** Laura Gandia, Associate Planner; and Joe Decarolis.

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9 Marge Badois called the meeting to order at 7:30 pm. Mike Speltz was appointed to vote for Mike  
10 Noone.

11 **7 Litchfield Road Senior Affordable Housing – Joe DeCarolis:** J. DeCarolis returned at the request of the  
12 Commission. J. DeCarolis presented the Commission with an existing conditions plan and a concept plan  
13 2 for its review. He discussed the wetlands' encroachment and pointed to a manhole that currently  
14 exists which expels into Little Cohas. He added that there were little contours that he could not remove  
15 from the outer 25 feet of the buffer. He commented that there is very little encroachment noting that  
16 the encroachment involves swales for drainage and not detention ponds. M. Speltz pointed to the  
17 criteria of a Conditional Use Permit noting that economic advantage is not a criterion to be considered,  
18 and discussed the number of units. J. DeCarolis commented that NH Housing authority prefers 40-50  
19 units and described the build out of the project with 2 buildings (44 units) being built in 2018 for phase 1  
20 and one building (22 units) being built in 2019 for phase 2.

21 M. Badois asked about reconfiguring the location (rotating it) the northern most building. J. DeCarolis  
22 commented on access needed for the fire department.

23 M. Speltz reiterated his concerns over meeting the criteria for a Conditional Use Permit and discussed  
24 the natural vegetative buffer. J. DeCarolis asked about the concern over having drainage in the buffer  
25 area. M. Speltz noted the importance of staying outside of the buffer and putting the drainage outside  
26 of the buffer. J. DeCarolis commented that the whole field area is grass and noted that he is actually  
27 removing a significant encroachment, the barn, from the wetland buffer. M. Speltz commented that  
28 removing the barn is a good but he wants the overall effect of wetland impact to be the same or less  
29 than what currently exists. D. Lievens noted that J. DeCarolis made a good effort in responding to the  
30 Commission's concerns.

31 M. Speltz asked about reorienting the northern most building. J. DeCarolis realized his earlier statement  
32 about fire department access to the southernmost building. J. DeCarolis stated he does not have an  
33 answer as to whether or not the northernmost building can be reoriented but he would check with Kent,  
34 his engineer. M. Speltz offered as a suggestion reorienting the building while moving it to the east  
35 which would allow more room for the drainage swale. M. Speltz summarized three issues on which to



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36 focus: (1) reorienting the northern most building; (2) the significance of the barn removal; and (3)  
37 reviewing the Conditional Use Permit criteria as it relates to economic advantage.

38 R. Fillio asked how long the project would remain affordable elderly housing and J. DeCarolis responded  
39 that he believes it is 40 years. M. Speltz asked about the calculation of the parking spaces. J. DeCarolis  
40 believed that he has more than what is required. M. Speltz commented that the removal of some of  
41 those extra spaces may allow for movement of the buildings and/or drainage out of the buffer. J.  
42 DeCarolis said he is required to provide 1.25 spaces per unit for elderly housing and he believes the  
43 design has 1.5 spaces per units. B. Maxwell pointed out the current design has 1.7 parking spaces per  
44 unit, so there may be room to reduce. J. DeCarolis expressed concern over the Planning board's desires.  
45 He discussed the requirement of a 28 feet width road and how that width may be reduced if the fire  
46 department feels that it has appropriate access which may give him some more room. M. Speltz asked  
47 about the contouring to the east of one of the buildings which contains the swale. J. DeCarolis stated  
48 that his engineer would need to comment on that issue. J. DeCarolis ended his presentation.

49 **Business**

50 **Summer Intern:** M. Badois stated that this matter will be moved to the next meeting for further  
51 discussion.

52 **Field Day:** M. Badois commented on how successful the day was. She commented on portions of M.  
53 Bylery's e-mail such as the great job by Julie. The Commission discussed the issues with the grill, the  
54 amount and kind of food and concessions, the need to go out to the site the day before, and the need  
55 for increased signage. D. Lievens commented on the need to keep track of the monies spent. R. Fillio  
56 made a list of concerns which included avoiding using skinless hot dogs, the need for only 2 five quarts  
57 jars of water, cookies were more popular than brownies, only two packages of marshmallows were  
58 used, the need for an additional table, and excess condiments. M. Badois informed the Commission that  
59 it received \$143 in donations compared to \$56 last year. She also noted the nice coverage the event  
60 received in the Londonderry Times. D. Lievens suggested a separate accounting for expenses and  
61 commented on the appropriate account to deposit the donations. The members also discussed  
62 changing the start time and the possibility of a summer field day and a road race.

63 **Correspondence**

64 M. Badois discussed the process of handling non-public minutes and the direction she received from J.  
65 Vogl. M. Speltz stated that a different direction was given by the previous town attorney. The members  
66 felt that they needed further direction from the town attorney.



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67 M. Badois discussed an e-mail received from Chris Bowler dated 2/24/17 informing the Commission that  
68 work for the wetland permit for NHDOT project 14633 will commence on March 13, 2017 by Weaver  
69 Brothers.

70 M. Badois also discussed a letter received from Kent Allen regarding work being performed to expand  
71 the Musquash by SELT in conjunction with the NH Fish and Game. She also discussed concerns with the  
72 Town Forest and any clearing or impact to the frog pond and its buffer. M. Badois also discussed an e-  
73 mail from Heidi to Charlie regarding the next phase in Musquash.

74 M. Badois discussed an e-mail concerning the proposed Penny Fence application and the storage of  
75 materials on the property as it relates to the wetlands. She stated that she e-mailed the Planning  
76 Department with a request to review the plans as the Commission has concerns not only of salt storage  
77 but other materials.

78 She then discussed a correspondence from Peter Curro who requested that the Commission conserve  
79 land. M. Speltz spoke of monies spent for water quality and quantity analysis. He suggested a CIP  
80 submission for next year noting that the improvement may not be considered a capital one.

81 R. Fillio asked about the bidding process for logging. M. Speltz stated that the bidding is coordinated by  
82 the Town Forester Charlie Moreno.

83 M. Badois informed the Commission of programs conducted by Saving Special Places.

84 M. Badois asked for an update on Stantec and its work. D. Lievens stated she will request from Stantec a  
85 copy of its reports.

86 **Minutes:** G. Harrington made a motion to approve the minutes as amended. D. Lievens seconded the  
87 motion. Motion passed 4-0-1. G. Harrington made a motion to approve the non-public minutes of  
88 February 14, 2017 as amended. R. Fillio seconded the motion. Motion passed, 4-0-1.

89 **DRC:** The Commission reviewed the JMJ Properties Change of Use – 118 Rockingham Road, Map 16 Lot  
90 82. The Commission expressed concern over the abandonment of the residential use.

91 **Other:** M. Speltz informed the members that he is still working on his assignment and will report any  
92 progress.

93 The Commission discussed the ownership of the Kendall Pond islands.

94 **Adjournment:** M. Speltz made a motion to adjourn at 9:10 PM and D. Lievens seconded the motion.  
95 The motion was granted, 4-0-0.

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97 Respectfully Submitted,  
98  
99 Laura Gandia  
100 Associate Planner