



Londonderry Conservation Commission  
Tuesday, March 28, 2017  
Minutes

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

4  
5 **Absent:** Mike Byerly, member; and Margaret Harrington, alternate member

6  
7 **Also present:** Casey Wolfe, Recording Secretary; Jim Petropulos; Vlad Harris

8  
9 Marge Badois called the meeting to order at 7:30 pm. Mike Speltz was appointed to vote for Mike  
10 Byerly.

11 **DRC**

12 **Poultry Products Northeast (PPNE):** Jim Petropulos introduced himself as the engineer for the proposed  
13 distribution facility and Vlad Harris as a representative of PPNE. J Petropulos submitted both site plan  
14 and subdivision design review applications. He explained that the company was founded in 1959. PPNE  
15 distributes all over the Northeast and has over 2,000 customers. The company has over 4,000 products,  
16 primarily protein products. No live animals would be on site. Including all three shifts, the site would  
17 staff 190 employees. The site is at 31 Jack's Bridge Road, off of exit 5. J Petropulos pointed out the  
18 wetland areas, all of which have been flagged. These wetlands were initially mapped in 2009 for a  
19 different customer; however, these maps are typically only valid for five years. Upon delineating them  
20 again, it was discovered that the wetland situation is even "worse" than before. The distribution facility  
21 will use a shared driveway with American Tire. J Petropulos pointed out the 12 loading docks, the  
22 parking for employees, and the parking for the box trucks. He also described the storm water basins. He  
23 pointed out the four wetland impact areas. There would be at total of 35,678 square feet of impact to  
24 the wetlands and 106,241 square feet of impact to the buffer. J Petropulos has not filed with the NH  
25 Wetlands Bureau at this time. He highlighted how he would avoid, minimize, and mitigate the impacts.  
26 M Speltz asked if he has considered mitigation on another Londonderry parcel. J Petropulos said that he  
27 has been in contact with DES about this.

28 J Petropulos further explained the parking situation. There would be a total of 190 employees over three  
29 shifts. 160 of these employees work during the two most popular shifts. Because of the overlap between  
30 these two shifts, there has to be enough parking to accommodate 160 employees. On the plans, there  
31 are 180 proposed parking spots for employees. This is only 20 extra parking spots. M Speltz felt that this  
32 facility needs a larger tract of land for a project this size. D Lievens made a comment about storm water  
33 management structures in the buffer. J Petropulos admitted that the wetland impacts do work against  
34 the project; however, the project does satisfy most other dimensional requirements. D Lievens said that  
35 the lot is not very buildable without impact to the wetlands. J Petropulos mentioned that he has been in  
36 contact with Laurie Sommer at NH DES about contributing to the ARM fund. In addition, M Speltz would



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37 like to see impacts mitigated in Londonderry. He will get in touch with Laurie Sommer about this. M  
38 Badois asked about the subdivision application. J Petropulos explained that eight acres are going to be  
39 subdivided off of the parcel for Mr. Even's future plans. There was some more discussion about  
40 mitigation. J Petropulos summarized that he needs to address keeping the northeast corner in its natural  
41 state, minimize the wetland impacts, and look into mitigation elsewhere in Londonderry. M Speltz  
42 brought up talking to other companies to ask them how they stagger their shifts to reduce the amount  
43 of employee parking needed. There was also a discussion about pervious pavement. J Petropulos felt  
44 that there would need to be better quality soil underneath to make that a viable option. J Petropulos  
45 and V Harris left at 8:07 pm.

46 **New Business**

47 **Saving Special Places:** The Commissioners looked at the sessions offered for the Saving Special Places  
48 conference that will be in Alton, NH on Saturday April 8<sup>th</sup>. The members discussed carpooling to the  
49 event.

50 **Training:** M Badois passed around a document from town attorney Ramsdell that describes how to  
51 receive legal counsel during a meeting.

52 **Volunteer Training:** M Badois passed around a booklet from the Stewardship Network on how to work  
53 with volunteers. This book could be helpful for when they get a summer intern.

54 **Girl Scouts:** M Badois got a call from a Girl Scout leader in town asking for help planning their "Wonders  
55 of Water" lesson. They are looking for someone to do a short presentation on the importance of water  
56 to a group of third grade girl scouts. M Badois and D Lievens will work on this.

57 **Legislative Update:** Lawmakers passed a bill to give local officials more authority to regulate outdoor  
58 water use. This bill is on its way to the Senate now. There was a brief discussion about a Senate Bill that  
59 would limit the percentage of federally conserved land per community.

60 **Old Business**

61 **Bioblitz:** D Lievens discussed planning a bioblitz with the New England Entomological Society, a day  
62 where both professionals and volunteers would go out and inventory both rare and endangered species.  
63 D Lievens suggested doing this in the Musquash Conservation Area in 2018 and the group loved the  
64 idea. D Lievens mentioned that the New Hampshire Botany Club may be interested in participating in  
65 the event.



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66 **Town Center:** M Badois was copied in an email about the Kent Allen's work at the town center. M  
67 Badois wrote back that the Commission requests that the 50 foot buffer around the frog pond is  
68 respected.

69 **LCHIP:** M Badois mentioned a letter from LCHIP about an incentive payment of \$400 from them. This  
70 went into the Open Space Fund.

71 **SELT mailing:** M Speltz asked if any other the other commissioners have been asked about the mailing  
72 that went out from SELT for fundraising purposes. M Speltz has received a couple calls from folks asking  
73 the legitimacy of the organization.

74 **Town Council Liaison:** Since the most recent election, the Commission needs to a new liaison from Town  
75 Council. There was some discussion about whether the Commission should request a specific individual.  
76 There has been a lack of communication between the Commission and the Council in recent years.

77 **Trail Signs:** M Noone and B Maxwell felt that some new signs on particular trails in Town would be  
78 helpful to people using the trails. There are currently some posts without anything on them. There was a  
79 discussion about blazing the trails and creating a standardized color scheme.

80 **Monitoring:** M Noone updated the Commission about the Kamco Conservation area. They should be  
81 working on fixing the encroachments and afterwards they want to walk the property with M Noone. He  
82 is currently trying to schedule a time to do this.

83 **Non Public Minutes:** M Speltz brought up getting something in writing from Attorney Ramsdell about  
84 releasing portions of the nonpublic minutes from previous meetings. M Badois will ask Town Manager  
85 Kevin Smith about this.

86 **Water Extraction Signs:** DPW put up the sign forbidding water extraction up at Kendall Pond. Hopefully  
87 the rail trail one will be up soon. M Badois has also found two more places where this sign could go.  
88 There was some discussion about how this should be a permanent ordinance.

89 **Stantec:** The Commission is still looking for some deliverables from Stantec. They are missing the  
90 drawings and the cost breakdowns on the last two properties.

91 **Summer intern:** M Badois mentioned the *Trail Maintenance for Volunteers* Booklet again. There was a  
92 discussion about pinning down the job description (the pay, the hours) so that it can be advertised. This  
93 intern would be working on marking trails, cleaning trails, creating trails, and maintaining the kiosks.  
94 They should run this position by Human Resources to make sure they meet all of their legal  
95 requirements. There was also a conversation about supervising the intern.



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96 **Kendall Pond:** M Speltz brought up that there was a 2:1 majority vote to spend money on the Rail Trail  
97 and 1:2 minority vote to spend money on Kendall Pond. There was some discussion about the parking  
98 situation at the Musquash Conservation Area trail head on Hickory Hill Drive and the parking situation at  
99 Scobie Pond. There was a consensus to work on parking. They will wait to get the last two bits from  
100 Stantec and then make a decision weighing the pros and the cons.

101 **Minutes:** G Harrington made a motion to approve the minutes as amended. R Fillio seconded the  
102 motion. The motion passed 6-0-1 with M Noone abstaining.

103 **DRC**

104 **Cross Farm:** M Badois looked at the Planning Board minutes of the conceptual review. The  
105 Commissioners reviewed the plan set. M Speltz that for the size of the land, there shouldn't be so many  
106 wetland impacts. D Lievens pointed out a spelling error that was on several sheets, "site" should be  
107 "sight." M Speltz mentioned that the plans do not delineate the wetlands. G Harrington pointed out that  
108 the snow storage is right in front of each house, on top of the septic area. M Speltz felt the plans should  
109 include a master phasing plan and a master storm water management plan. The Commissioners pointed  
110 out that there are no sidewalks and that one of the cul-de-sacs is more than 1200 feet from the access.

111 **Penney Fence:** Sweet Landscaping has approached the Town regarding the use of Penny Fence's  
112 property at 270 Nashua Road (Map 2 Lot 7) for their landscaping operation. There will be no additional  
113 encroachment on the Conservation Overlay District and the Zoning Administrator has determined that  
114 this is not a change of use. M Badois couldn't imagine that runoff isn't going to happen. G Harrington  
115 wanted to know where the 100-year floodplain was. M Speltz felt that by storing fencing materials,  
116 adding storage of bulk materials, a shipping container, and a salt shed directly next to the wetland, that  
117 this should be a change of use. The Commissioners looked at photos of the material bins. G Harrington  
118 did not think that this site was zoned for small engine repair and maintenance.

119 **PPNE CUP:** M Badois added comment to the PPNE Site Plan Comment Sheet addressing the requested  
120 conditional use permit. G Harrington made a motion to not recommend that the planning board grants  
121 the CUP as drafted because the plans do not meet criteria one and four for a conditional use permit. The  
122 applicant needs to look into changing the area of impact. M Speltz seconded the motion. The motion  
123 passed 7-0-0.

124 G Harrington made a motion to go into non-public session per RSA 91-A:3 for the purpose of discussing a  
125 matter related to property acquisition. The motion was seconded by M Noone. The motion was passed  
126 by a unanimous roll call vote. G Harrington made a motion to leave non-public session and to seal the  
127 minutes of the non-public session indefinitely per RSA 91-A:3. R Fillio seconded the motion. The motion  
128 passed 7-0-0.



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129 G Harrington made a motion to adjourn the meeting at 10:24 PM. D Lievens seconded the motion. The  
130 motion passed 7-0-0.

131 Respectfully Submitted,  
132 Casey Wolfe  
133 Recording Secretary