



Londonderry Conservation Commission
Tuesday, September 26, 2017
Minutes

1 **Present:** Marge Badois, Chair; Mike Byerly, member; Bob Maxwell, member; Roger Fillio; Mike Noone,
2 member; Julie Christenson-Collins, alternate member; and Mike Speltz, alternate member

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4 **Absent:** Gene Harrington, Vice Chair; Deb Lievens, member; Margaret Harrington, alternate member;
5 and Ted Combes, Town Council Member

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7 **Also present:** Beth Morrison, Recording Secretary; and Kevin Anderson

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9 Marge Badois called the meeting to order at 7:30 pm. M. Badois appointed J Christenson-Collins to vote
10 for D Lievens and M Speltz to vote for G Harrington.

11 **Lymo Construction** - Kevin Anderson, PE, Chief of Engineering with Meridian Land Services, Inc., 31 Old
12 Nashua Road, Suite 2, Amherst, NH 03031 addressed the Commission. K Anderson stated that Tim
13 Ferwerda, the wetland scientist for the project who has presented to the Commission previously, is on
14 vacation and he is here in his place. He stated that he is here tonight to review the changes to the
15 project that were submitted to DES. He explained that the changes are mostly related to parking due to
16 staff and third party review comments. He noted that the Commission had requested 6 parking spaces
17 be moved and he was able to move them to different places showing the Commission on the map he
18 brought with him. He stated there were some minor grading changes and some edits to the storm water
19 design also. He stated that the developer has resubmitted the application to the Town, to the state's
20 Wetland Bureau and the Alteration of Terrain Bureau with the edits he has explained to the Commission
21 tonight. He noted that at this point he would like to open it up to the Commission for questions or
22 concerns. M Badois stated that the edits were pretty much what the Commission asked for. M Speltz
23 asked what the distance is between the edge of the paved area and the created wetland. K Anderson
24 stated they "were talking feet". He explained the reason for the pavement behind the building is in
25 regard to the length of the material on the flatbed trucks, noting that he could not remove the 8 feet of
26 pavement the Commission requested because of this. He noted that the storm water design is made up
27 of a pocket pond or wet pond that is ideal for this site. He explained that it will be planted with wetland
28 species and in the long term it will become a wetland. M Badois asked if the natural flow coming from
29 the top of the site was diverted to the wet pond. K Anderson stated that it was not and almost the
30 entire site flows to a specific corner pointing to the map before the Commission. M Noone asked if the
31 snow would be pushed into the wet pond. K Anderson explained that with vegetation and landscaping
32 they want to enforce no snow piling there. He stated that area would be off limits to snow storage and
33 snow storage would be along the exterior edges of the site, but noted that there is no calculation to
34 guarantee there would be enough of an area for snow storage. M Speltz asked how K Anderson
35 accounted for the turning radius of the trucks when there were parking spaces there. K Anderson stated
36 he has to design according to what the building is and what the requirements tell him to provide, so the
37 parking spaces were intentionally put there and were never going to be occupied but rather to fulfill site



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38 plan regulations. M Speltz asked K Anderson using his best engineering judgement what the distance
39 between the edge of the embankment and the pavement. K Anderson stated that the embankment
40 goes up to the edge of the pavement and thought he could answer where the pond is in relation to the
41 pavement better. He stated that the pond is just under 30 feet from the edge of the pavement. K
42 Anderson asked what the concern is regarding the distance. M Speltz explained that the Commission
43 does not like to have any disturbance in the buffer, in this case a newly created wetland, and would like
44 it to be 50 feet. M Speltz asked if the Commission was approving a conditional use permit (CUP) tonight.
45 K Anderson stated the Commission was not, but merely commenting on the revised design. K Anderson
46 stated this application has been submitted to DES for the resubmission of the wetlands application and
47 stated DES's only comment was to address the Commission's comments. K Anderson stated that he
48 addressed the moving of the parking spaces, but could not cut the pavement as he could not fit the
49 trucks and forklifts. He informed the Commission that he would like to go over the zoning ordinance and
50 welcomed feedback from the Commission. He stated that there is an exception for all wetlands less than
51 0.5 acres in size, to which this proposed wetland would be less than 0.5 acres and would fall under the
52 exemption. He noted that looking further into the ordinance it talks about dredge and fill permits
53 through NHDES and states the district boundary is applied from the new edge of wetland and there are
54 uses in the buffer permitted by conditional use, in which the uses are drainage ways. He reached out to
55 Colleen Mailloux, Town Planner, and Richard Canuel, Code Enforcement Officer, for clarification who
56 stated that storm water basins fall under drainage ways. He concluded that when he prepared this
57 proposal, he was meeting the intent of the ordinance. M Speltz asked what was in the draft write up for
58 the CUP. K Anderson stated that he had a copy with him and noted that at the last meeting with Tim
59 Ferwerda the Commission went over this. He then read the 6 criteria from the CUP to the Commission.
60 He noted that the square footage of wetland impact was 3406 SF and the square footage of buffer
61 impact was 19,425 SF. He stated that the Planning Board will review the CUP and make a decision if it is
62 warranted. He informed the Commission that the state's Alteration of Terrain Bureau had reviewed the
63 design and agreed with his storm water model design. M Speltz stated that he felt it was fair to say that
64 given the size of the facility K Anderson has been asked to design for, he has minimized the damage to
65 the environment, but it does not change the fact that the facility is too large for the site. K Anderson
66 explained that this is not a new business or a second facility, this is the developer's only facility and has
67 incorporated what he needs now with room for growth, and is very comfortable with the footprint. M
68 Speltz stated that the developer may be comfortable with it, but the Commission is not. K Anderson
69 stated that even if there was a smaller building in this location, he would still be designing the wet pond
70 with the storm water management system. M Speltz asked if the Commission was taking a vote tonight.
71 K Anderson stated that there was no vote and the Commission had already made a recommendation to
72 DES, but it would not hurt to write another recommendation. K Anderson noted that he wanted the
73 Commission to understand the logistics of the site from an engineering point of view tonight. M Speltz
74 recommended the following comments for the Commission as follows: the site is not well suited for the



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75 size of the building being proposed, which is what is causing the construction of a storm water facility in
76 the buffer; however, should the Planning Board choose to approve the plan, the Commission would
77 recommend posting Conservation Overlay District signs at the southern edge of the paved area and that
78 if it is not already included there be a note on the plan and in the site management plan prohibiting
79 snow storage along the south and western side of the paved area. The Commission asked if the
80 impervious area on the south side could be reduced, but it was not per reasons that the engineer
81 explained at tonight's meeting. The Commission concluded that was their consensus.

82 **Old Business**

83 **Email:** M Badois stated that she had forwarded an email from Lisa Drabik to the town emails. M Badois
84 proceeded to read the email to the Commission. M Byerly informed the Commission that there in an
85 app you can download to install on your phone and he would be happy to stay after the meeting to help
86 people with this. M Byerly stated that with this app, you get a notification when you have email and can
87 read and send email with it.

88 **Procedures:** M Byerly stated he would have a draft version for next meeting.

89 **Trail signage:** M Noone stated that he had broken up the Musquash into 4 zones. He stated that he had
90 zone A and had put up signs on Saturday. He noted that David Ellis has zone C, M Byerly has zone B and
91 B Maxwell has zone D. He noted that there is a disparity between the map and the trails, where the
92 trails do not intersect where the map says they do. He stated that he has talked to Amy Kizak as she has
93 access to the maps and can change them. M Byerly stated that they would update the website as well.
94 M Noone stated it would be helpful to have a dispenser for the maps that was waterproof. M Speltz
95 stated that the Commission should think about putting up blazes on the trails. M Noone stated that the
96 trails had blazes on them already but that many are faded.

97 **Kendall Pond:** M Noone stated that he met with DPW and got a standard trash barrel and standard
98 recycling barrel that one of the neighbors puts out every week to be collected. He noted that there is a
99 bit of paper trash in the parking lot and he asked DPW if they could pick it up once a month, but DPW
100 does not do sanitation.

101 **Newsletter/walk:** M Byerly stated the newsletter will go out tomorrow and the walk is Saturday,
102 September 30th, at 9 a.m. at Bockes/Ingersoll.

103 **New Business:**



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104 **Monitoring:** M Noone stated that Mack's and the Plummer property should be done every year, but do
105 not have a date set for it yet. M Speltz asked if there was a contract for Ingersoll. M Badois stated she
106 thought that was already done and she would check on it.

107 **Airport:** M Badois asked if the Commission had seen the land proposed for sale to Fish and Game and if
108 the Commission had an opinion. M Badois noted that the Commission had until October 20, 2017, for
109 comments.

110 **NHACC:** M Badois noted that they had finally posted their topics.

111 **Dedication:** M Speltz stated he has been in contact with all the agencies that have been involved with
112 the Doyle and Mathes projects and they are all willing to have a dedication put together. M Badois
113 asked if they would set the date. M Speltz stated they will set the date and he is awaiting notification.

114 **Minutes:** The Commissioners went over the public minutes from September 12, 2017. R Fillio made a
115 motion to accept the minutes as presented. B Maxwell seconded the motion. The motion passed, 6-0-1,
116 with J Christenson-Collins abstaining.

117 **Non-Public Session**

118 M Byerly made a motion to go into non-public session per RSA 91-A:3 for the purpose of discussing a
119 matter related to property acquisition. The motion was seconded by M Noone. The motion was passed
120 by a unanimous roll call vote. R Fillio made a motion to leave non-public session and to seal the minutes
121 of the non-public session indefinitely per RSA 91-A:3. M Noone seconded the motion. The motion
122 passed, 7-0-0.

123 **Adjournment:** M Speltz made a motion to adjourn the meeting at 9:30 p.m. R Fillio seconded the
124 motion. The motion passed, 7-0-0.

125 Respectfully Submitted,
126 Beth Morrison
127 Recording Secretary