



Londonderry Conservation Commission
Tuesday, September 27, 2016
Minutes

1 **Present:** Marge Badois, Chair; Deb Lievens, Member; Mike Byerly, Member; Roger Fillio, Member; Julie
2 Christenson-Collins, Alternate Member; Laura Gandia, Associate Planner

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4 **Absent:** Gene Harrington, Vice Chair; Mike Noone, Member; Mike Speltz, Alternate Member; Jamie
5 Mantini, Member; Margaret Harrington, Alternate Member

6
7 Chair Badois called the meeting to order at 7:30 pm. and appointed alternate member Christenson-
8 Collins to vote in place of Mike Noone, member.

9
10 **Woodmont Commons:** Ari Pollack and Jeff Keven presented to the Commission their application for a
11 Conditional Use Permit. Member, Deb Lievens recused herself and noted that she was participating as a
12 member of the public for this presentation. J. Kevan stated that there were some adjustments made to
13 the plan involving some of the area located on the back left side of the property, the shifting of the
14 location a detention pond and the utilization of an existing culvert as an outlet to the pond. He
15 provided the Commission with a background, discussed the value of Duck Pond, and cited the addition
16 of the storm water detention pond as part of the walkability aspect of the trail path. He also noted the
17 pervious material that would be utilized as well as commented on the wooded coverage area. He
18 explained that that the previously approved Conditional Use Permit allowed for 84,800 sf encroachment
19 into the buffer and that this phase will add an additional 41,300 sf of encroachment into the buffer with
20 the path/walk within the buffer (permitted use in buffer) 660 ft x 6 ft wide = 3960 SF and the new
21 encroachment is for 41,300 – 3960 = 37,340 SF. A. Pollack noted that they used the most conservative
22 estimate in just including the footprint of the path. J. Kevan noted that the impact is into the buffer and
23 not the actual wetlands and then reviewed the four criteria as outlined in section 2.6.3. of the Zoning
24 Ordinance and Section 2.1.4. of the Woodmont common PUD Master Plan as outlined in his September
25 26, 2016 letter to Colleen Mailloux (See attached). He stated that the encroachment within the buffer
26 will be for the construction of the detention pond and recreational walkable path.

27
28 M. Badois asked for questions from the commission. R. Fillio asked about the slope and J. Kevan stated
29 that there is approximately a 5% slope off of Pillsbury and the high grade is located near the proposed
30 hotel. He also added that this walkable development is unique to New Hampshire having housing
31 above retail and office space. He added that the designers are seeking to have 900-1200 feet of
32 walkable street with added bends (points of interest (gathering spots)) which in turn dictated the
33 location of Michels Way. R. Fillio also asked about the water source and J. Kevan explained that
34 Pennichuck is the source consisting of a 12 in water line from Route 102 and a high pressure system
35 across Gilcreast with the two systems will tying together. He stated that there is also a proposed water
36 tower to be located on top of a hill in a future phase.

37
38 J. Kevan concluded his presentation.

39
40 M. Byerly made a motion to recommend to the Planning Board approval of the Conditional Use Permit
41 application as presented.



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43 R. Fillio seconded the motion.

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45 The motion passed 4-0-0.

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47 D. Lievens returned to the Commission as a voting member.

48

49 **Old Business:**

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51 **Monitoring:** Chair Badois provided the Commission with an update on the parcel Cooper Parcel Tax Map
52 11 Lot 11 and the involvement of the Londonderry Police Department for further enforcement action.
53 She noted that she, Richard Canuel, Senior Code Enforcer, Police Prosecutor Kevin Coyle and another
54 police officer, J. Archambault, visited the site to observe the violations. She asked for volunteers to
55 work on developing a set policy for violations. D. Lievens and J. Christenson-Collins volunteered to
56 review the matter.

57

58 **Newsletter:** There were no new ideas for the newsletter at his time. The members discussed the
59 possibility of a future walk through at Cohas Brook/Musquash.

60

61 **Timber Cut:** Chair Badois informed the Commission that all contracts were signed, and the plan is to
62 start next week with a completion date of no later than November 30, 2016. She discussed that the
63 confusion regarding the timber tax and discussed the method of calculation of the tax.

64

65 **Drought:** Chair Badois noted that there was a Town Council public hearing occurring at the same time
66 and numerous members of the public were in attendance. She stated that there was also discussion
67 about adding a restriction of removing water from Town properties. She stated that this situation is
68 occurring more often than what people realize. She noted that DOT for was removing water from
69 Beaver Brook for dust control. There were also complaints of similar activities by other
70 individuals/companies at Kendall Pond and other areas.

71

72 **CIP:** Chair Badois stated that M. Speltz attended the CIP meeting and reported that the Planning Board
73 was supportive but wanted more information regarding the Stantec studies. The public hearing for CIP
74 is October 12. The Commission discussed the limited amount of parking and the Kendall Pond study and
75 concluded that these two items were top priority. The Commission also discussed the possibility of a
76 special meeting or committee to prepare for the CIP hearing.

77

78 **New Business:**

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80 **North School Grant opportunity:** Chair Badois stated that M. Speltz was contacted about a grant for
81 North School (Principal Paul Dutton) that would involve the rail trail and associated wetlands.

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83 **Additional grant:** Chair Badois stated that Sandy Lagueux received a grant to help with the costs of signs
84 for points of interest along the rail trails and asked for the Conservation Commission to weigh on ideas



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85 for these points of interest. The Commission identified certain wetlands, historical markers, old train
86 system, rail posts, etc. as possible points of interest.

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88 **NH Association of Conservation Commissions Annual Conference:** Chair Badois informed the
89 Commission of the upcoming training and the October 14, 2016 registration deadline. She also
90 mentioned other upcoming training opportunities such as the Municipal Law Lecture on October 14, a
91 conservation easement training, and a managing for extremes training.

92
93 **Trail ways:** Chair Badois spoke of the need of tidying up and maintaining the trails and her ongoing
94 discussions with Sandy Lagueux as well as the possibility of hiring an intern with the assistance of Trail
95 Link or UNH.

96
97 **Plummer Property:** Chair Badois stated that the owner of the property (Kit) wants to do logging on the
98 property but according to the deed/easement restrictions he needs a forestry plan approved by the
99 Town. The owner is working with Dick Lewis on that plan.

100
101 D. Lievens made a motion to approve for the owner's request to consult with Dick Lewis for the
102 foresting plan to be reviewed by the Conservation Commission.

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104 M. Byerly seconded the motion.

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106 The motion was granted 5-0-0.

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108 **Watts Family:** There was a brief follow-up discussion regarding a town-owned parcel on Kendall Pond
109 donated by the Watts family about the need to check the deed restrictions and to ensure that the land is
110 committed for its donated purposes. There was also a discussion about creating a Watts family sign and
111 the cost and payment of it as well as the location.

112
113 **Minutes:** D Lievens made a motion to approve the minutes of September 13, 2016 as corrected. R Fillio
114 seconded. J. Christenson-Collins abstained. The motion passed 4-0-1.

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116 M. Byerly made a motion to adjourn the meeting at 9:15 p.m. J. Christenson-Collins seconded the
117 motion. The motion was granted 5-0-0. Meeting was adjourned at 9:15 pm.

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119 Respectfully Submitted,
120 Laura Gandia, Associate Planner