



Londonderry Conservation Commission  
Tuesday, July 9, 2013  
Minutes

1 Present: Deb Lievens; Gene Harrington; Mike Considine; Paul Nickerson; Truda Bloom; and Marge Badois

2

3 D. Lievens called the meeting to order at 7:30 PM.

4

5 Mill Pond Subdivision Walking Trails and Recreation Fields (Brook Hollow Corp)- Builder Bob

6 LaMontagne and Dana Finn of LaMontagne Brothers (a/k/a/ Brook Hollow Corporation) presented a  
7 request and petition from the residents of the Mill Pond Subdivision (Map 18 Lot 13) regarding removal  
8 of the walking trails and recreational fields from the recorded subdivision plan. When the plan was  
9 signed in 1999, the Planning Board requested that non-public walking trails be included for the benefit  
10 of the residents. Trails associated with Phase I of the development were created, but re-vegetated  
11 over time due to lack of use by the residents. When LaMontagne Builders announced to residents in  
12 2012 that construction of additional trails as well as the recreation fields would commence, opposition  
13 came from the Homeowner's Association based on privacy and security issues (see Attachment #1).  
14 Residents were also not in favor of an increase in their association fees for an unused amenity. B.  
15 LaMontagne noted that in his experience while walking trails were a common addition to subdivision  
16 plans at the time Mill Pond was approved, they are rarely used in those developments. After  
17 presenting the concept to the Town Planner, it was suggested that the applicant meet with the  
18 Commission since the approved 1999 plan noted that "The nature trail construction location and  
19 operation shall be coordinated with the Conservation Commission." M. Considine confirmed with B.  
20 LaMontagne and D. Finn that the trails and fields were not requested by the Planning Board as a form of  
21 mitigation to offset other impacts within the subdivision, nor were any concessions (e.g. waivers for  
22 density or other requirements) given to the developer for construction of the trails and fields. D.  
23 Lievens stated that she hoped the residents would at least come to view the northernmost recreational  
24 field as an asset.

25 **G. Harrington made a motion to recommend to the Planning Board that Brook Hollow**  
26 **Corporation be relieved from having to develop and maintain the walking trails and recreational fields**  
27 **associated with the approved 1999 Mill Pond subdivision plan, but the Commission strongly**  
28 **encourages retaining the northern internal recreational field. P. Nickerson seconded. The motion**  
29 **was approved, 6-0-0.**

30

31 Dog Park (proposed site on map and lot 5-62)- At their June 25, 2013 meeting, Commissioners  
32 reviewed a draft proposal from the Town's Dog Park Study Committee for placement of a portion of  
33 the .55 acre dog park within the deed restricted area on map 5 lot 62. After reviewing the terms of  
34 the deed, Commissioners agreed that several conditions would be violated by construction of a dog  
35 park within the restricted area (see June 25, 2013 minutes). Since the goal of the easement is to  
36 preserve wildlife corridors and habitat, it was decided that a dog park would arguably frustrate that  
37 intent. Scott Benson, Planning Board representative to the Study Committee, attended this meeting  
38 to discuss those comments. Consensus from the Commission was that while the site would be a  
39 good location for a dog park, chiefly due of the distance from residential homes, any obstruction of



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40 the wildlife corridor would be detrimental to the purpose of the deed restriction. D. Lievens noted  
41 that the construction of additional recreational fields on West Road did not occur because of  
42 endangered wildlife habitat located there. There was no objection, however, to the perimeter  
43 fencing of a dog park abutting the edge of the restricted area. The Commission suggested the Study  
44 Committee meet with the Town GIS Manager to devise a different shape to the dog park which would  
45 remove it entirely from the restricted area.

46  
47 CIP- Commissioners reviewed a draft submission and worksheet created by Commissioner Mike Speltz  
48 for the FY 2015-2020 Capital Improvements Plan (see Attachments #2 and #3). There were no  
49 objections or suggested amendments. **G. Harrington made a motion to authorize the Chair to sign**  
50 **the Capital Improvements Plan submission as prepared. P. Nickerson seconded. The motion was**  
51 **approved, 6-0-0.**

52  
53 Outdoor Recreation Guide & Management Plan- D. Lievens reported that she and Commissioner Mike  
54 Speltz met with the Planning Department's third party Economic Development consultant, Stuart Arnett  
55 of the Arnett Development Group (ADG), to gauge whether he and his colleagues could develop the  
56 Commission's Outdoor Recreation Guide & Management Plan. The outcome was for ADG to propose a  
57 pilot for both the guide and management plan, and to scope out the required skills and budget for each.  
58 A second meeting on July 8 took place with Planning Staff and ADG members, which resulted in the idea  
59 of creating a beta-test guide for the conservation and recreational areas south and east of Gilcreast and  
60 Mammoth Roads respectively. The next meeting between Staff and ADG will take place on July 18, at  
61 which time the beta-test planning will begin. Results will then be forwarded to the Commission for  
62 their review.

63  
64 Target shooting in the Musquash- M. Considine reported that he has encountered four additional  
65 groups of target shooters in the Musquash Conservation Area over the last two weeks, two of which  
66 were not from Londonderry and therefore not familiar with the area and its numerous trails. As  
67 before, some of the target shooters were firing in close proximity to trails. He said he has left a  
68 message with the Acting Town Manager so the two can meet and discuss possible next steps to curtail  
69 or stop target shooting activity in the Musquash.

70  
71 Monitoring- T. Bloom reviewed results of her ongoing organization of monitoring efforts of conserved  
72 lands in town. While some additional work still needs to be done, it was anticipated that monitoring  
73 of lands not already performed by other entities such as the Rockingham County Conservation District  
74 can begin this fall.

75  
76 Hicks appraisal- D. Lievens stated that the appraisal for the Hicks property on map 6 lot 2-1 has been  
77 submitted by McManus & Nault Appraisal Company. Copies were distributed for Commissioners to  
78 review during the meeting. Joint Negotiating Commission representative P. Nickerson stated that the



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79 JNC will be meeting soon to discuss the results of the report. An invoice for \$2,400 was also received.  
80 **G. Harrington made a motion to authorize the Chair to expend an amount not to exceed \$2,400 from**  
81 **the Open Space Protection Fund for the appraisal prepared by McManus & Nault Appraisal Company,**  
82 **Inc. P. Nickerson seconded. The motion was approved, 6-0-0.**  
83

84 DRC- Londonderry Fish + Game Site Plan Amendment (Outdoor 200 & 400-yard shooting ranges) Map  
85 8 Lots 12 & 13-

86 Comments: Note please: The Conservation Overlay District is marked on sheet 2. It appears  
87 that there is no impact to the COD buffer (i.e. no need for a Conditional Use Permit of any kind)  
88 because the wetland narrows down to become less than half an acre at the site.  
89

90 D+F - Londonderry Fish + Game Site Plan Amendment- There were no objections from Commissioners  
91 regarding this Dredge and Fill application associated with the Londonderry Fish and Game proposal to  
92 build two outdoor shooting ranges on map 8 lots 12 and 13. The proposed 995 square feet of  
93 permanent wetland impact would take place when a timber plank bridge is constructed to enable full  
94 access to the 400-yard range. **G. Harrington made a motion to authorize the Chair to write a letter**  
95 **to the State Wetlands Bureau indicating that the Commission had no objections to or comments**  
96 **regarding the Minimum Impact Dredge and Fill application submitted by Londonderry Fish + Game.**  
97 **M. Considine seconded. The motion was approved, 6-0-0.**  
98

99 June 25, 2013 minutes- **G. Harrington made a motion to approve the minutes of the June 25, 2013**  
100 **public session as written. M. Considine seconded. The motion was approved, 4-0-2 with P.**  
101 **Nickerson and T. Bloom abstaining as they had not attended the meeting.**  
102

103 **P. Nickerson made motion to adjourn the meeting. T. Bloom seconded. The motion was approved,**  
104 **6-0-0.**  
105

106 The meeting adjourned at approximately 8:50 PM.  
107

108 Respectfully submitted,  
109

110  
111  
112 Jaye Trottier  
113 Associate Planner

Brook Hollow Corp.  
317 South River Road  
Bedford, NH 03110  
603 668-7933

June 26, 2013

Town of Londonderry  
Conservation Commission  
268B Mammoth Rd.  
Londonderry, NH 03053

Dear Members of the Commission,

Brook Hollow Corp (BHC) is the developer of the Mill Pond Subdivision located off Old Derry Road. The subdivision was originally approved by the Londonderry Planning Board in November of 1999. The subdivision was approved as a Planned Residential Development with open space common areas. In total there are 121 lots in Mill Pond, and 114 lots will be members of the Mill Pond of Londonderry Homeowners' Association and will share an equal undivided interest in the common areas. As part of the original approval, Nature Trails were included on the Plan (RCRD plan #D-27677), and this plan stipulated in note #5 "The nature trail construction location and operation shall be coordinated with the Conservation Commission". At the time of approval, many planning boards around the state were incorporating trails (fitness, recreation, nature, etc.) into their requirements for new subdivisions. It is BHC's experience that these trails are seldom used and not looked upon favorably by homeowners and their owners' associations. Mill Pond is no exception.

At the annual meeting of the Mill Pond Homeowners' Association on May 23, 2012, BHC announced that it hoped to work on trails and build the general use field located on Manter Mill Road later that year. Homeowners were unanimously opposed to the nature trail and the field, and they requested that BHC not build them. The nature trail depicted on the plan running behind homes on Hunter Mill Way between Old Derry Road and the Cohas Brook Bridge on Hunter Mill Way was of greatest concern. It was viewed as a privacy and security issue and a possible disruption to the wildlife along the Brook. Homeowners expressed these same concerns to the Planning Board at a meeting on August 8, 2012. Due to delays in opening Phase II, no construction on trails or fields was done in 2012. At the May 21, 2013 association meeting homeowners reiterated their objections to the trails and fields. After the annual meeting homeowners wrote up and signed a petition which shows virtually unanimous opposition to trails and the Manter Mill Field (copy of petition enclosed). A special meeting of the association was held June 25, 2013 in order to further discuss the trails and fields. In this meeting a resolution requesting the Declarant (BHC) petition the town for removal of trails and fields was unanimously approved by association members (copy of resolution attached).

On June 13, 2013 representatives from BHC met with the Cynthia May, Town Planner, to discuss removing the fields and trails from the plans, and she did not have an issue with bringing it before the planning board for approval. Since the Conservation Commission has involvement in the trails, she directed us to bring the trail removal before the commission for approval, and for BHC to review documents to see if they were supposed to be public or private. From our review of the plans and association documents, we believe that the trails and fields in Mill Pond are intended for private use, and there were no concessions (waivers of impact fees or density) given to BHC for their construction.

Attached are four pages from the approved Mill Pond Subdivision Plan (pages 2, 36, 48, & 49 of 100). Page 2 is the only page that depicts the Nature Trails, and there are no construction specifications. I have highlighted the trails in blue on page 2 and approximated where they would be (in blue) in the other three pages. The trails of most importance are the two on the south side of the Cohas Brook. The trail behind the homes on Hunter Mill opens onto Old Derry Road at one end and on a steep slope behind a guardrail on the other end near the brook. Homeowners see this trail as welcoming in people walking along Old Derry Road, and that this poses a security risk and additional cost to the association for cleaning up of litter. The north end of the trail near Cohas Brook would also have to be built in wetlands to avoid traversing lot #13-106. The trail on Manter Mill would go behind the general use field. Both this trail and the field are separated from the Mill Pond Community by Cohas Brook and wetlands. The location lends itself better for non-Mill Pond resident use with the expense of upkeep to be borne by the association.

After listening to the concerns of the homeowners and meeting with Londonderry Planning, BHC requests that the conservation commission approve the removal of the trails from the recorded plan. The open space south of Cohas Brook will remain in its natural state, and association homeowners will not have to bear the costs associated with a field that is not likely to be used. The open space in the north end of the project where the other field and its surrounding trails would go has been mostly cleared and will be loamed and seeded. All the open space can still be used by the owners of Mill Pond, and they could, at some point in the future, decide as an association to clear trails (in appropriate areas) for residents' use. We believe that is preferable to installing trails and increasing maintenance costs for something that is opposed and not likely to be used.

We look forward to meeting with you on July 9<sup>th</sup>. Should you have any questions before then, please contact us at your convenience.

Sincerely,



Robert LaMontagne

President – Brook Hollow Corp.

# Mill Pond of Londonderry Homeowners Association

Special Meeting – June 25, 2013; 6:00 PM

Held at 17 Hunter Mill Way, Londonderry, NH 03053

**Resolution** – The Mill Pond of Londonderry Homeowners' Associations (MP HOA) formally requests Brook Hollow Corp. (Declarant) to petition the Town of Londonderry Planning Board and Conservation Commission for the removal of all Nature Trails and General Use Fields as shown and/or identified on the Mill Pond Subdivision Plans approved by the Town of Londonderry Planning Board. The individual homeowners/members of the Association have requested that Brook Hollow Corp. NOT construct such fields and trails. Be it resolved that the members of The Mill Pond of Londonderry Homeowners Association vote as follows regarding removal of the Nature Trails and General Use Fields from the Mill Pond Subdivision:

(a YES is a vote in favor of Brook Hollow Corp. NOT constructing the trails and fields and the removal of the trails and fields from the subdivision plans)

## **Subject 1: Opposition to the proposed Nature Trails to be located behind the even numbered houses 2 through 16 in the Mill Pond Crossing development.**

## **Subject 2: Opposition to the placement and maintenance responsibility of the proposed Recreation Field.**

### **Petition Background, Subject 1 (Preamble):**

As development of Phase II of the Mill Pond Crossing Development begins, the Nature Trails that were incorporated into the original design of the neighborhood are set to begin construction. While the undersigned can appreciate the concept of the Nature Trails, the placement of these trails right behind, and in some cases directly on the rear and side property boundaries, is problematic for a number of reasons:

- The proposed placement will create a significant privacy issue for the neighborhood with its placement in such close proximity to the backyards of the homes of a number of residents.
- The proposed placement also creates a significant safety issue, as it will allow direct rear access to the properties it abuts, creating safety concerns for the children in the area, as well as providing an easy access point for those looking to break into homes.
- Although hunting may or may not be allowed (there are no signs posted), armed hunters could utilize these Trails, posing safety concerns again due to the close proximity of the Trail to the houses.
- The Trails may serve as an attractive place for teenagers to hang out at night or for those looking to find a place to easily "dump" trash because of the open access to Old Derry Road.
- The open access from Old Derry Road may also invite unwanted ATV and snowmobile use.
- The trail design funnels people from outside of the neighborhood smack into the middle of the neighborhood, with no place to go.
- Old Derry Road is not equipped to handle parked cars for those outside of the neighborhood looking to utilize the Trail.
- There is also concern that the Trail will degrade the already narrow wildlife and stream corridor in which it will be placed, disturbing wildlife, degrading the buffer strip along the stream, and increasing opportunities for wildlife to be preyed upon by pets.

The original residents of this community have been opposed to these Trails and that opposition was stated during the course of the Homeowner's Association meetings in the past. It was also verbally agreed in earlier Homeowner Association annual meetings by a member of LaMontagne in response to the opposition, that these trails would be taken off the future plans. Unfortunately, none of the residents in the neighborhood were aware of the steps that were necessary to remove the Trails from the plans until recently or official action would have been initiated years ago by the original residents.

### **Petition:**

We the undersigned ask the Town of Londonderry and LaMontagne Builders to remove the Nature Trail from the plan or to reconsider the placement of it elsewhere where it would not create conflict and the intended use can be appreciated. We believe that the negative potential impact on our community outweighs any benefit this Trail may bring, and the merits and design of the Trail need to be re-evaluated.

**Petition Background, Subject 2 (Preamble):**

As development of Phase II of the Mill Pond Crossing Development begins, the Recreation Field that was incorporated into the original design of the neighborhood is set to begin construction. While the undersigned are not opposed to the idea of a Recreation Field, we are opposed to 1) the location of this field on Manter Mill Road as it relates to the Mill Pond Crossing neighborhood and 2) the additional cost to each Homeowner for the upkeep of a Recreation Field outside of the neighborhood. There will be no easy access to this field for the majority of the Mill Pond Crossing residents (both current and future) and there is no way to monitor or control who uses this field and the potential destruction that unauthorized users would create.

**Petition:**

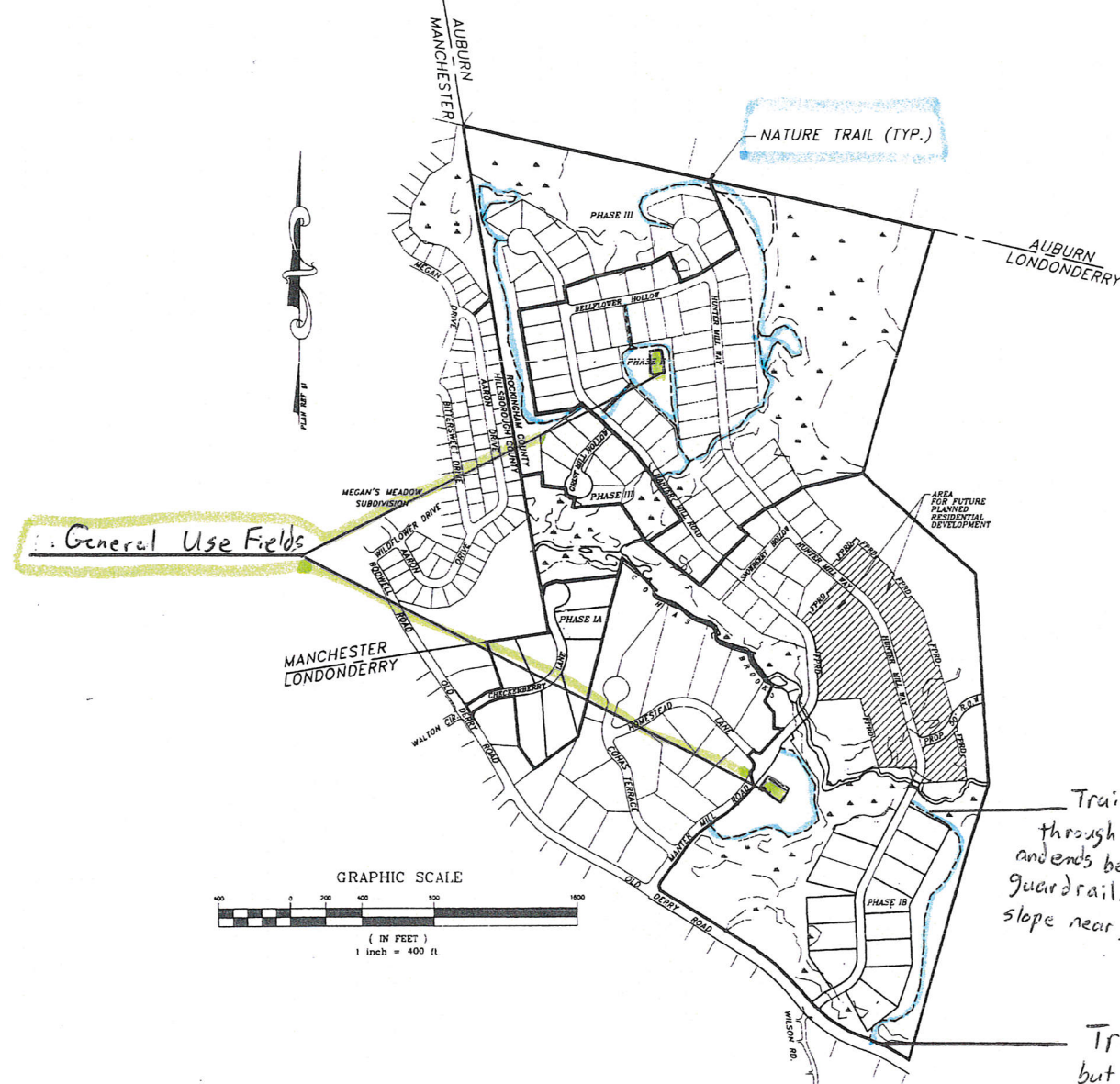
We, the undersigned, ask the Town of Londonderry and LaMontagne Builders to devise a reasonable plan to secure the field for access, use and control by neighborhood residents only. If this cannot be achieved, we then ask that the cost to maintain this field not fall on the responsibility of the Mill Pond Crossing homeowners.



Opposition to Subjects  
(YES or NO)

House#	Owners (Print name)	Owners (Sign name)	#1	#2
1	MAURO J. SCALI	<i>Mauro Scali</i>	✓	✓
	Darla L. Scali	<i>Darla Scali</i>	✓	✓
2	PAUL SILVA	<i>Paul Silva</i>	YES	YES
	Kerry Silva	<i>Kerry Silva</i>	YES	YES
3	Joe Moriarty	<i>Joe Moriarty</i>	Yes	Yes
	Aimee Moriarty	<i>Aimee Moriarty</i>	yes	yes
4	Danene Dawson	<i>Danene Dawson</i>	YES	
	Stephen Dawson	<i>Stephen Dawson</i>	YES	
5	Terri Parent	<i>Theresa Parent</i>	Yes	Yes
	Stephan Beaudoin	<i>Stephan Beaudoin</i>	Yes	yes
6	<del>Stephen</del> Kurt Kennedy	<i>Kurt Kennedy</i>	Yes	Yes
7				
8	Eric Teittinen	<i>Eric Teittinen</i>	Yes	Yes
	Barbara Teittinen	<i>Barbara Teittinen</i>	Yes	Yes
9	Colleen Monks	<i>Colleen Monks</i>	Yes	Yes
	LAM MONKS	<i>Lam Monks</i>	Yes	Yes
10	Wayne M. LaMalva	<i>Wayne M. LaMalva</i>	Yes	Yes
	Judith LaMalva	<i>Judith LaMalva</i>	YES	yes
11	Rakesh Patel	<i>Rakesh Patel</i>	Yes	Yes
	Hetal B Patel	<i>Hetal B Patel</i>	Yes	Yes
12	TODD C. KAPLAN	<i>Todd Kaplan</i>	YES	YES
	Lianne Kaplan	<i>Lianne Kaplan</i>	YES	Yes
14	Chris Jackson	<i>Chris Jackson</i>	Yes	Yes
	Joanne Jackson	<i>Joanne Jackson</i>	Yes	Yes
16	Karen S Patterson	<i>Karen S Patterson</i>	yes	yes
	Michael J. Patterson	<i>Michael J. Patterson</i>	YES	YES

# MILL POND SUBDIVISION

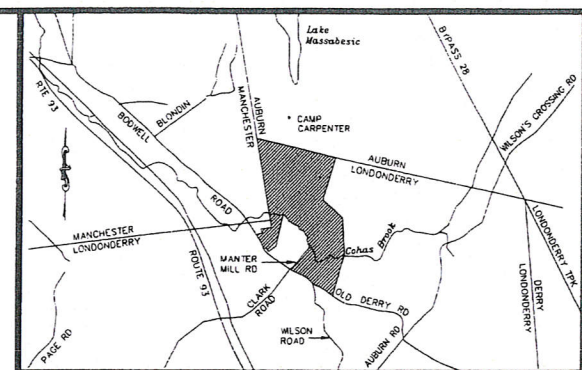


### PHASING NOTES

- The proposed phasing of lot development under the Town of Londonderry's growth management ordinance, as based upon a meeting of the planning board held MAY 5, 1998 is as follows:  
 year 1: 40 building permits  
 year 2: 0 building permits  
 year 3: 22 building permits  
 year 4: 22 building permits  
 year 5: 21 building permits  
 \*\* Years 1 - 5 are calendar years and year 1 is considered to be the year in which the project is approved.
- Unused building permits may be carried over to subsequent years and accumulate for future years. The applicant may seek and is allowed the cumulative total permits allowed to date.
- The intent of the phasing is for the applicant to build the phase 1B roadway as a minimum to create two means of access as required by the planning board. The applicant is allowed 40 building permits out of the total available lots under phase 1A and phase 1B. Nothing will preclude the developer from constructing improvements in future phases, however no lot may be transferred until improvements are either built or bonded.
- Phasing shall be discontinued once the requirements of the growth management ordinance make it unnecessary, however the phasing set forth in paragraph 1 shall be binding in any applicable year in which a growth management ordinance is in effect.
- The nature trail construction location and operation shall be coordinated with the Conservation Commission.
- Construction of Hunter Mill north of Snowberry Hollow during the months of April and May shall be limited as much as possible in order to minimize disturbance of the heron rookery.
- The water main on Grist Mill hollow shall be constructed as part of Phase II.
- It is understood that the developer and contractor shall take whatever steps necessary in connecting utilities so that these phases may be serviced properly, regardless of the graphic representation of these lines.
- The Wilson Road intersection shall be reconstructed in Phase 1B.
- Future PRD lots are subject to growth and other applicable ordinances and regulations in effect at the time of future application for approval. See note #16 sheet 2.
- The realignment of Manton Mill Road shall be completed as part of Phase 1B.

Trail passes through wetland and ends behind the guardrail. Steep slope near guardrail

Trails are for association use (not public) but trail head comes out on Old Derry Rd. Homeowners are concerned about security and privacy



VICINITY PLAN SCALE: 1"=2,500'

LAND OWNER OF RECORD - BROOK HOLLOW CORP.

OWNER OF RECORD SIGNATURE: [Signature] DATE: 11/16/99  
 DEED REFERENCE: ROCKINGHAM COUNTY REGISTRY OF DEEDS  
 BK 3042 PG 2906, BK 3180 PG 2957  
 BK \_\_\_\_\_ PG \_\_\_\_\_

APPROVED BY THE TOWN OF LONDONDERRY, NH PLANNING BOARD, PHASE 1A ONLY, ON \_\_\_\_\_

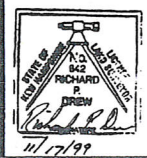
CHAIRMAN: [Signature] DATE: 11/17/99  
 SECRETARY: [Signature] DATE: 11-17-99

MILL POND SUBDIVISION  
 TAX MAP 18 - LOT 13  
 OLD DERRY ROAD LONDONDERRY, NH  
 PHASING PLAN

OWNER OF RECORD:  
 BROOK HOLLOW CORP.  
 317 SOUTH RIVER ROAD  
 BEDFORD, NH 03110  
 1" = 400'  
 FEBRUARY 11, 1998

DRAWN BY: RAP CHECKED BY: DATE:

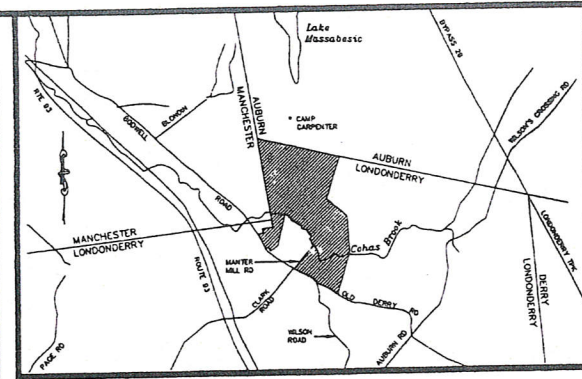
NO.	DATE	DESCRIPTION OF REVISION	BY	APP.
1	1/16/98	TOWN ENGINEERS COMMENTS	CMW	TNT
2	4/17/98	PRD PERIMETER, LOT NUMBERING/CALCS & FRONTAGE, DRAIN & MAINTENANCE EASEMENTS	RPO	TNT
3	11/3/98	RELOCATE AND RECLASSIFY TO PRD LOTS 13-101, 13-114	RAK	TNT
4	1/18/99	GENERAL CHANGES	TJC	TNT
5	4/7/99	MHW, VOLLMER, & TOWN COMMENTS/GENERAL CLEAN-UP	DPC	TNT
6	7/2/99	REVISED PER VOLLMER'S COMMENTS	DPC	TNT
7	8/23/99	GENERAL REVISIONS	DPC	TNT
8	10/13/99	REVISED PHASE I INTO PHASE 1A & 1B	DPC	TNT
9	10/23/99	REVISED PHASE LINE & O.S. LINE	TNT	TNT
10	11/16/99	REVISED NOTE 9, CHANGE TO ROMAN NUMERALS	DEL	TNT



**TRUE**  
 ENGINEERING & SURVEY INC.

360 Route 101, Suite 802  
 Bedford, New Hampshire 03110  
 ph: (603) 471.0075  
 fax: (603) 471.9268

Upper field and Trails



**VICINITY PLAN** SCALE: 1"=2,500'

**PROPOSED GUARDRAIL LOCATIONS:**

- WANTER HILL ROAD  
STA 412+45 TO 4+25 LT & RT  
STA 18+40 TO 21+00 LT
- BELFLOWER HOLLOW  
STA 208+50 TO 208+00 LT
- HUNTER HILL WAY  
STA 119+00 TO 121+00 LT  
STA 108+45 TO 108+25 LT & RT  
STA 501+25 TO 501+75 LT & RT  
STA 513+00 TO 515+50 RT  
STA 511+75 TO 518+00 LT  
STA 517+35 TO 518+75 LT

**SITE DEVELOPMENT INDEX**

**NOTES:**

- ALL CATCH BASINS & PIPE OUT FALLS SHALL HAVE APPROPRIATE EROSION CONTROL PER SHEET 90 OF 100.
- SEE SHEET 90 OF 100 FOR RIP RAP AND SWALE SCHEDULES.
- SEE SHEET 12 OF 100 FOR HORIZONTAL GEOMETRY SCHEDULE.
- GUARD RAIL SHALL BE INSTALLED WITH AS LITTLE IMPACT ON EXISTING AND PROPOSED UTILITIES AS POSSIBLE.
- THE SITE CONTRACTOR SHALL NOTIFY THE LONDONDERRY CONSERVATION COMMISSION PRIOR TO STARTING CONSTRUCTION IN OR ADJACENT TO THE WETLAND IMPACT AREAS. SHOULD ADDITIONAL NOTIFICATION BE REQUIRED BY THE CONSERVATION COMMISSION, THE SITE CONTRACTOR SHALL COMPLY WITH THESE ADDITIONAL NOTIFICATION REQUIREMENTS.

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 50 ft.

**LAND OWNER OF RECORD - BROOK HOLLOW CORP.**

OWNER OF RECORD SIGNATURE: *[Signature]* DATE: *[Date]*

DEED REFERENCE: ROCKINGHAM COUNTY REGISTRY OF DEEDS  
BK 3042 PG 2906, BK 3180 PG 2957  
BK \_\_\_\_\_ PG \_\_\_\_\_

**MILL POND SUBDIVISION**  
TAX MAP 18 - LOT 13  
OLD DERRY ROAD LONDONDERRY, NH  
SITE DEVELOPMENT PLAN - (5 OF 21)

OWNER OF RECORD:  
BROOK HOLLOW CORP.  
317 SOUTH RIVER ROAD  
BEDFORD, NH 03110

1"= 50'  
FEBRUARY 11, 1998

DRAWN BY: RAP DATE: 8/23/99 CHECKED BY: JUT

<b>L</b> STONE OR CONCRETE BOUND (TO BE SET)	<b>W</b> WETLAND BOUNDARY	<b>C</b> CATCH BASIN (EXIST)	<b>□</b> BENCHMARK DATUM
<b>E</b> STONE OR CONCRETE BOUND (FOUND)	<b>W</b> WETLANDS SYMBOL	<b>C</b> CATCH BASIN (PROP)	<b>□</b> ELEVATIONS ARE BASED ON USGS DATUM. SEE TABLE OF BENCH MARKS ON SHEET 3 OF 100.
<b>G</b> IRON PIPE (TO BE SET)	<b>W</b> BUILDING SETBACK LINE	<b>H</b> HYDRANT (PROP)	
<b>E</b> IRON PIPE (FOUND)	<b>W</b> STREET ADDRESS EASEMENTS	<b>V</b> WATER VALVE	
<b>N</b> STONEWALL	<b>W</b> NO CUT ZONE	<b>M</b> SEWER MANHOLE (EXIST)	
<b>D</b> EDGE OF WATER	<b>W</b> 100 YEAR FLOOD LINE	<b>M</b> SEWER MANHOLE (PROP)	
	<b>W</b> SILT FENCE	<b>D</b> DRAIN MANHOLE (EXIST)	
	<b>W</b> MATBALE/SILT FENCE	<b>D</b> DRAIN MANHOLE (PROP)	
	<b>W</b> WETLAND IMPACT		
	<b>W</b> CASEMENTS		

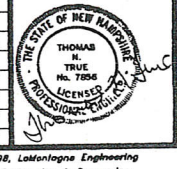
**BENCHMARK DATUM**

ELEVATIONS ARE BASED ON USGS DATUM. SEE TABLE OF BENCH MARKS ON SHEET 3 OF 100.

**LEGEND**

- PROPOSED SEWER LINE
- PROPOSED GAS LINE
- PROPOSED WATER LINE
- PROPOSED DRAIN LINE
- PROPOSED UNDER DRAIN
- PROPOSED ELECTRIC CABLE
- TELEPHONE
- EXIST. 3' CONTOUR
- EXIST. 10' CONTOUR
- PROP. 3' CONTOUR
- PROP. 10' CONTOUR
- PROPOSED 10' RAIL
- PROPOSED TREE LINE
- EXISTING TREE LINE

NO.	DATE	DESCRIPTION OF REVISION	BY	APP.
1	1/16/98	TOWN ENGINEERS COMMENTS	CWN	TNT
2	4/17/98	PRO PERIMETER, LOT NUMBERING/CALCS & FRONTAGE, DRAIN & MAINTENANCE EASEMENTS	RPD	TNT
3	11/5/98	RELOCATE AND RECLASSIFY TO PRO LOTS 13-101, 13-114	RAK	TNT
4	1/16/99	GENERAL CHANGES	TJG	TNT
5	4/7/99	WWW, YOLLMER, & TOWN COMMENTS/GENERAL CLEAN-UP	DPC	TNT
6	8/22/99	GENERAL REVISIONS	DPG	TNT



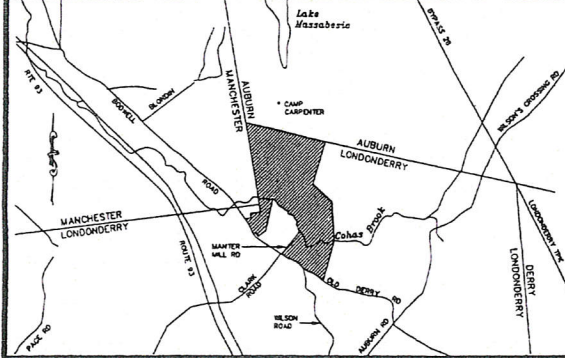
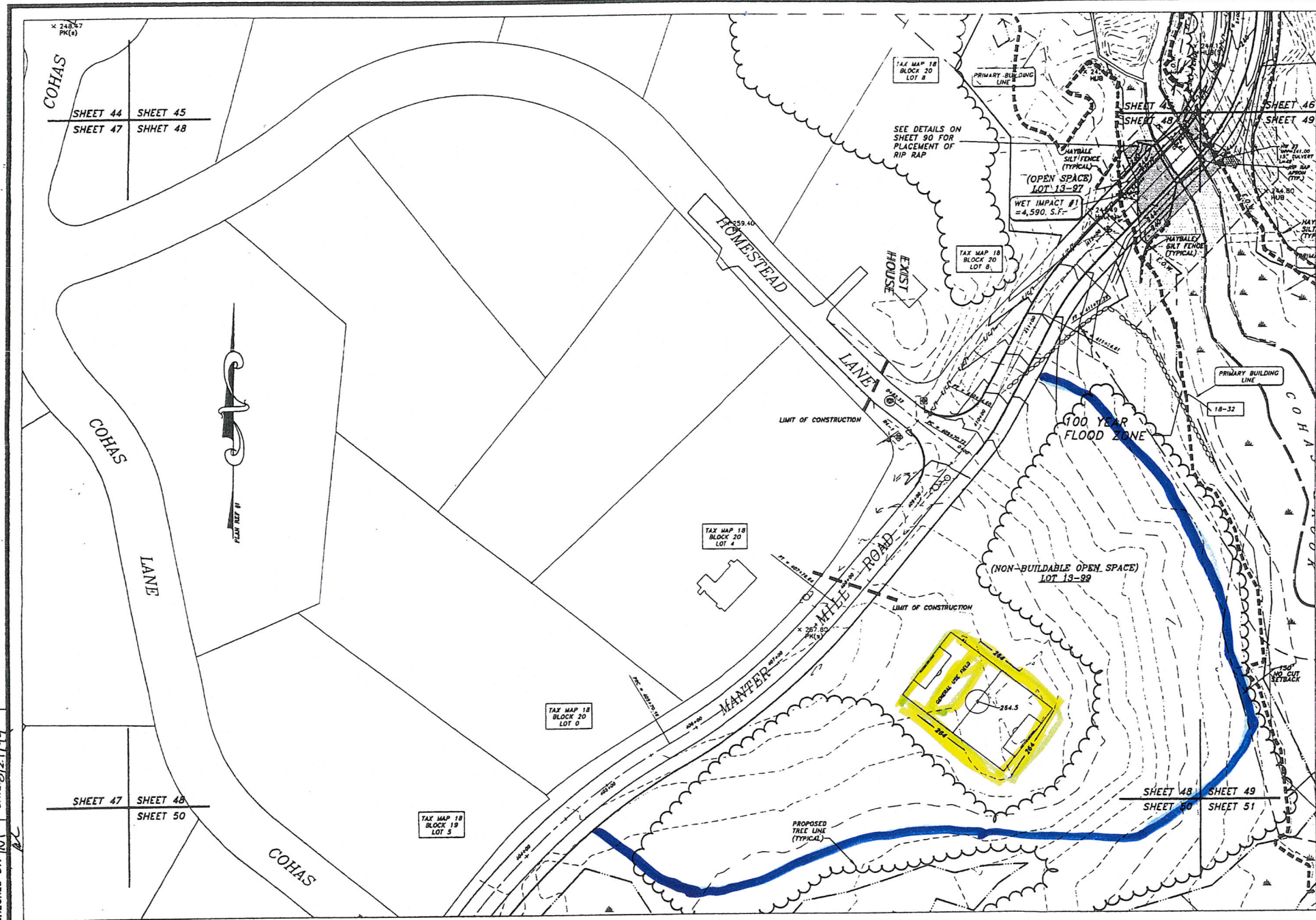
**TRUE**  
ENGINEERING & SURVEY INC.

360 Route 101, Suite 802  
Bedford, New Hampshire 03110

ph: (603) 471.0075  
fx: (603) 471.9268

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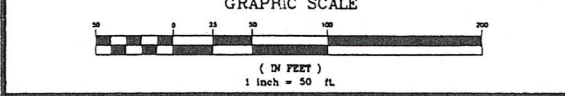
Manter Mill field appears to benefit non-mill pond residents. Homeowners are concerned about outside use, littering, and location across cohas brook or wetlands from their homes. They see increase association costs with little benefit



**PROPOSED GUARDRAIL LOCATIONS:**

MANTER MILL ROAD	STA 412+45 TO 4+25 LT & RT
	STA 18+40 TO 21+00 LT
BELLFLOWER HOLLOW	STA 206+50 TO 208+00 LT
HUNTER MILL WAY	STA 119+00 TO 121+00 LT
	STA 108+43 TO 109+75 LT & RT
	STA 501+25 TO 501+75 LT & RT
	STA 513+00 TO 515+50 RT
	STA 511+75 TO 518+00 LT
	STA 517+35 TO 518+75 LT

- NOTES:**
1. ALL CATCH BASINS & PIPE OUT FALLS SHALL HAVE APPROPRIATE EROSION CONTROL PER SHEET 90 OF 100.
  2. SEE SHEET 90 OF 100 FOR RIP RAP AND SWALE SCHEDULES.
  3. SEE SHEET 12 OF 100 FOR HORIZONTAL GEOMETRY SCHEDULE.
  4. GUARD RAIL SHALL BE INSTALLED WITH AS LITTLE IMPACT ON EXISTING AND PROPOSED UTILITIES AS POSSIBLE.
  5. THE SITE CONTRACTOR SHALL NOTIFY THE LONDONDERRY CONSERVATION COMMISSION PRIOR TO STARTING CONSTRUCTION IN OR ADJACENT TO THE WETLAND IMPACT AREAS. SHOULD ADDITIONAL NOTIFICATION BE REQUIRED BY THE CONSERVATION COMMISSION, THIS SITE CONTRACTOR SHALL COMPLY WITH THESE ADDITIONAL NOTIFICATION REQUIREMENTS.



**LAND OWNER OF RECORD - BROOK HOLLOW CORP.**

OWNER OF RECORD SIGNATURE: *[Signature]* DATE: 8/16/99

DEED REFERENCE: ROCKINGHAM COUNTY REGISTRY OF DEEDS  
BK 3042 PG 2906, BK 3180 PG 2957

**MILL POND SUBDIVISION**  
TAX MAP 18 - LOT 13  
OLD DERRY ROAD LONDONDERRY, NH  
SITE DEVELOPMENT PLAN - (17 OF 21)

OWNER OF RECORD:  
BROOK HOLLOW CORP.  
317 SOUTH RIVER ROAD  
BEDFORD, NH 03110

1" = 50'  
FEBRUARY 11, 1998

DRAWN BY: RAP DATE: 9/21/99 CHECKED BY: TWT

L	STONE OR CONCRETE BOUND (TO BE SET)	WETLAND BOUNDARY	CATCH BASIN (EXIST)
E	STONE OR CONCRETE BOUND (FOUND)	WETLANDS SYMBOL	CATCH BASIN (PROP)
G	IRON PIPE (TO BE SET)	BUILDING SETBACK LINE	HYDRANT (PROP)
E	IRON PIPE (FOUND)	STREET ADDRESS	WATER VALVE
N	DRILL HOLE (FOUND)	EASEMENTS	SEWER MANHOLE (EXIST)
D	STONEWALL	NO CUT ZONE	SEWER MANHOLE (PROP)
	EDGE OF WATER	100 YEAR FLOOD LINE	DRAIN MANHOLE (EXIST)
	UTILITY POLE	SILT FENCE	DRAIN MANHOLE (PROP)
	FUTURE PLANNED RESIDENTIAL DEVELOPMENT	HAYBALL/SILT FENCE	
		WETLAND IMPACT	
		EASEMENTS	

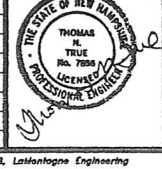
**BENCHMARK DATUM**

ELEVATIONS ARE BASED ON USGS DATUM. SEE TABLE OF BENCH MARKS ON SHEET 3 OF 100.

**LEGEND**

PROPOSED SEWER LINE	---
PROPOSED GAS LINE	---
PROPOSED WATER LINE	---
PROPOSED RAIN LINE	---
PROPOSED UNDER DRAIN	---
PROPOSED ELECTRIC CABLE	---
PROPOSED TELEPHONE	---
EXIST. 2' CONTOUR	---
EXIST. 10' CONTOUR	---
EXIST. 2' CONTOUR	---
EXIST. 10' CONTOUR	---
PROPOSED C. & G. RAIL	---
PROPOSED TREE LINE	---
EXISTING TREE LINE	---

NO.	DATE	DESCRIPTION OF REVISION	BY	APP.
1	1/16/98	TOWN ENGINEERS COMMENTS	CWM	TNT
2	4/17/98	PRO PERIMETER, LOT NUMBERING, CALCS & FRONTAGE, DRAIN & MAINTENANCE EASEMENTS	RPD	TNT
3	11/5/98	RELOCATE AND RECLASSIFY TO PRO LOTS 13-101, 13-114	BAK	TNT
4	1/18/99	GENERAL CHANGES	TJO	TNT
5	4/7/99	WWW, VOLLMER, & TOWN COMMENTS/GENERAL CLEAN-UP	DPG	TNT
6	7/5/99	RIE RAP NOTE	TNT	DPG
7	8/1/99	MECHANICAL TEXT EDITS	KD	TNT
8	8/22/99	GENERAL REVISIONS	DPG	TNT

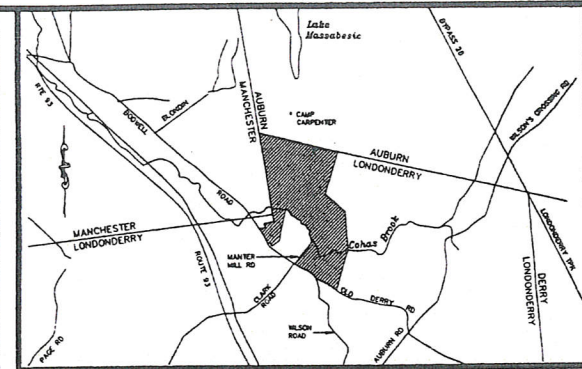
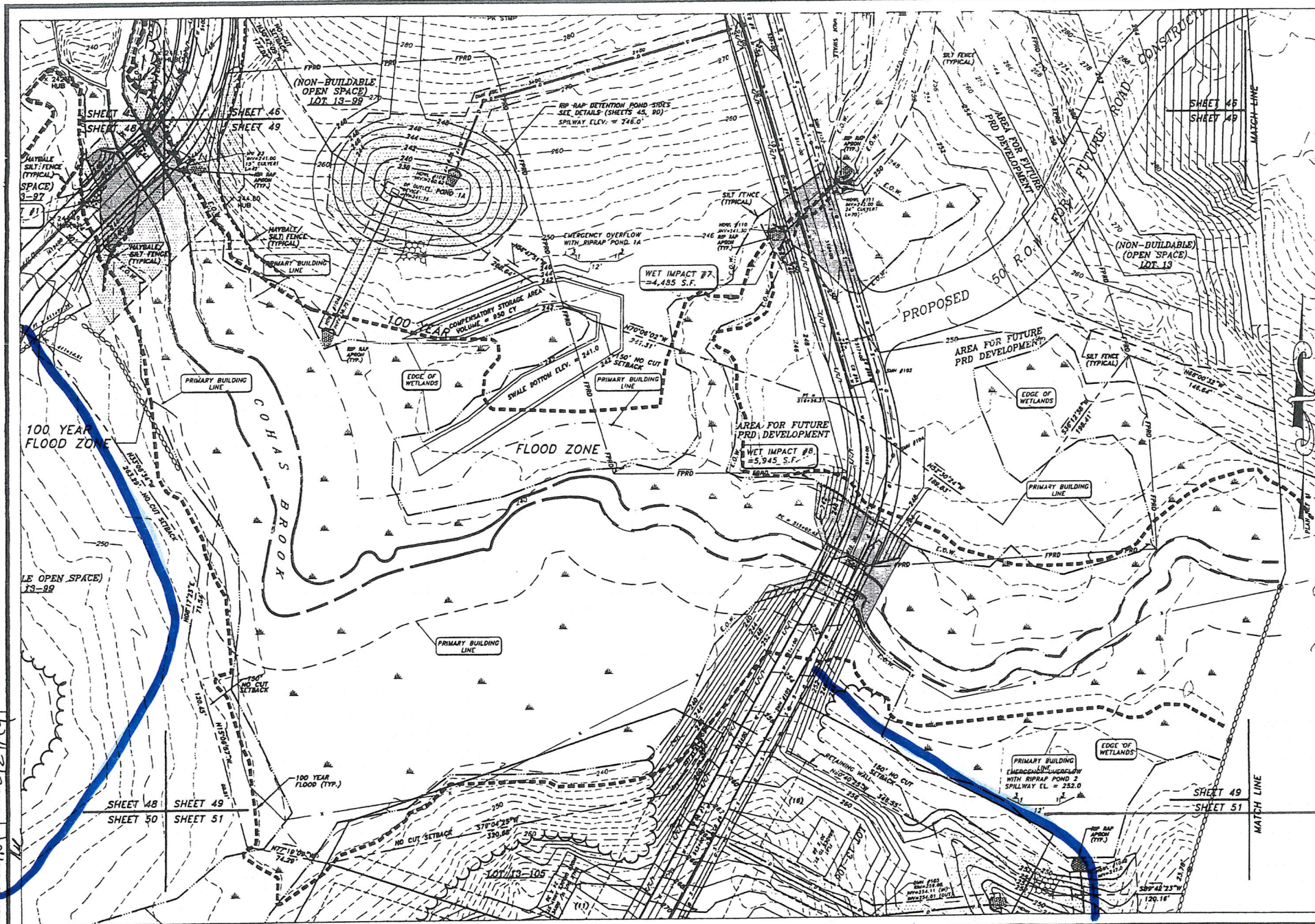


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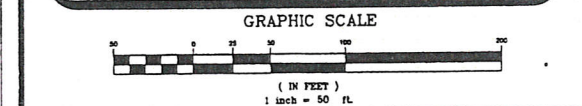


**PROPOSED GUARDRAIL LOCATIONS:**

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	STA 18+40 TO 21+00 LT
BELLFLOWER HOLLOW	STA 206+50 TO 208+00 LT
HUNTER HILL WAY	STA 119+00 TO 121+00 LT
	STA 108+43 TO 109+75 LT & RT
	STA 501+25 TO 501+75 LT & RT
	STA 515+00 TO 515+50 RT
	STA 511+75 TO 518+00 LT
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**NOTES:**

1. ALL CATCH BASINS & PIPE OUT FALLS SHALL HAVE APPROPRIATE EROSION CONTROL PER SHEET 90 OF 100.
2. SEE SHEET 90 OF 100 FOR RIP RAP AND SWALE SCHEDULES.
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**LAND OWNER OF RECORD - BROOK HOLLOW CORP.**

OWNER OF RECORD SIGNATURE: *[Signature]* DATE: *[Signature]*

DEED REFERENCE: ROCKINGHAM COUNTY REGISTRY OF DEEDS  
BK 3042 PG 2906, BK 3180 PG 2957  
BK \_\_\_\_\_ PG \_\_\_\_\_

THE 150' COHAS BROOK SETBACK EXCLUDES CLEARING FOR ROADWAY AND DRAINAGE RELATED STRUCTURES.

**MILL POND SUBDIVISION**

TAX MAP 18 - LOT 13

OLD DERRY ROAD LONDONDERRY, NH  
SITE DEVELOPMENT PLAN - (18 OF 21)

OWNER OF RECORD:  
BROOK HOLLOW CORP.  
317 SOUTH RIVER ROAD  
BEDFORD, NH 03110

1"= 50'  
FEBRUARY 11, 1998

- walking trail would have to go through designated wetlands to avoid crossing lot 13-106's lot line.

- Trail also goes over steep slope and starts/ends at a guardrail

- Trail not feasible in this area

<b>LEGEND</b>	<b>BENCHMARK DATUM</b>	<b>LEGEND</b>
<p>STONE OR CONCRETE BOUND (TO BE SET)</p> <p>STONE OR CONCRETE BOUND (FOUND)</p> <p>IRON PIPE (TO BE SET)</p> <p>IRON PIPE (FOUND)</p> <p>DRILL HOLE (FOUND)</p> <p>STONEWALL</p> <p>EDGE OF WATER</p> <p>FUTURE PLANNED RESIDENTIAL DEVELOPMENT</p>	<p>ELEVATIONS ARE BASED ON USGS DATUM. SEE TABLE OF BENCH MARKS ON SHEET 3 OF 100.</p>	<p>PROPOSED SEWER LINE</p> <p>PROPOSED GAS LINE</p> <p>PROPOSED WATER LINE</p> <p>PROPOSED DRAIN LINE</p> <p>PROPOSED UNDER DRAIN</p> <p>PROPOSED ELECTRIC CABLE</p> <p>EXIST. 3" CONTOUR</p> <p>EXIST. 10' CONTOUR</p> <p>PROP. 2" CONTOUR</p> <p>PROP. 10' CONTOUR</p> <p>PROPOSED GUARD RAIL</p> <p>PROPOSED TREE LINE</p> <p>EXISTING TREE LINE</p>

NO.	DATE	DESCRIPTION OF REVISION	BY	APP.
1.	1/16/98	TOWN ENGINEERS COMMENTS	CMW	TNT
2.	4/17/98	PRD PERIMETER, LOT NUMBERING/CALCS & FRONTAGE, DRAIN & MAINTENANCE EASEMENTS	RPD	TNT
3.	11/3/98	RELOCATE AND RECLASSIFY TO PRD LOTS 13-101, 13-114	RAK	TNT
4.	1/18/99	GENERAL CHANGES	TJC	TNT
5.	4/7/99	M/W, VOLLMER, & TOWN COMMENTS/GENERAL CLEAN-UP	DPG	TNT
6.	7/2/99	GENERAL REVISIONS, ADDED 100 YR. FLD	DPG	TNT
7.	8/2/99	GENERAL REVISIONS	DPG	TNT
8.	8/22/99	GENERAL REVISIONS	DPG	TNT
9.	8/26/99	REVISED GRADING AT SLOPE	DPG	TNT

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ph: (603) 471.0075  
fax: (603) 471.9268

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Londonderry Capital Improvement Plan  
Capital Project Worksheet & Submission Form



<b>Department:</b>	Department Priority:  1__ of 1 ___ projects
<b>Type of Project:</b> (check one)	<b>Primary Effect of Project is to:</b> <input type="checkbox"/> Replace or repair existing facilities or equipment <input type="checkbox"/> Improve quality of existing facilities or equipment <input checked="" type="checkbox"/> Expand capacity of existing service level/facility <input type="checkbox"/> Provide new facility or service capacity
<b>Service Area of Project:</b> (check one)	<input type="checkbox"/> Region <input type="checkbox"/> Town Center <input checked="" type="checkbox"/> Town-wide <input type="checkbox"/> Street <input type="checkbox"/> School District <input type="checkbox"/> Other Area <input type="checkbox"/> Neighborhood
<p>Project Description: This project implements one of the six “targets” of the 2012 Master Plan to “Fund the Town’s Conservation Fund for purchasing land or securing conservation easements that preserve key water resources, agricultural land, natural areas, or scenic view sheds identified in the Open Space Task Force Final Report. Provide at least \$500,000 per year for six years to fund purchases and maintain grant matching funds. The funds requested will be used to maintain the natural services and benefits provided by open spaces. The land proposed for protection will enhance water quality and quantity, provide flood storage, protect habitat, enhance recreation potential by linking open lands, promote agriculture, protect historic structures, preserve scenic views, and preserve the natural landscape.</p>	
<p><b>Rationale for Project:</b> (check those that apply, elaborate below)</p>          	
<p>Narrative Justification: With the recession ending and major development projects either in process or before the Planning Board,, the town stands to lose significant amounts of its remaining, unprotected open space. For the first time in many years the NH Land &amp; Community Heritage Program (LCHIP) has been approved for full funding. By ensuring that the towns Conservation Fund remains solvent, the town will be able seize opportunities to protect additional open space and, with matching funds in hand, will have a competitive advantage in competing for roughly \$8,000,000 in LCHIP funds. Several federal, state and foundation grant programs are available to assist in open space protection; nearly all require secure, previously authorized match funding. Since the land proposed for protection under the Open Space Plan is currently zoned residential, over the long term, additional open space will slow the growing demand for town services. By enhancing the livability of the town, a network of connected and distributed open spaces will attract business owners wishing to live and do business in such a town. More frequent extreme weather events and more impervious surface have combined to make the town more vulnerable to flooding. Open space reduces the risk.</p>	

<p><b>Cost Estimate:</b> (Itemize as Necessary)</p> <p>NOTE: Funding follows the 2012 CIP Committee recommendation to propose a \$600K/year level effort funding stream.</p>	<p><b>Capital Costs</b></p> <p>Dollar Amount (In current \$)</p> <p>\$ _____ Planning/Feasibility Analysis</p> <p>\$ _____ Architecture &amp; Engineering Fees</p> <p><b>\$3,000,000</b> Real Estate acquisition (fee or CE)</p> <p>\$ _____ Site preparation</p> <p>\$ _____ Construction</p> <p>\$ _____ Furnishings &amp; equipment</p> <p>\$ _____ Vehicles &amp; capital equipment</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p><b>\$3,000,000</b> Total Project Cost</p>
--	--

<b>Source of Funding:</b>		
Grant From: LCHIP, FRPP, etc.	\$ <b>600,000</b>	(show type)
Loan From: _____	\$ _____	(show type)
Donation/Bequest/private	\$ _____	
User Fees & Charges	\$ _____	
Capital Reserve Withdrawal	\$ _____	
Impact Fee Account	\$ _____	
Current Revenue	\$ _____	
General Obligation Bond	<b>\$2,400,000</b>	
Revenue Bond	\$ _____	
Special Assessment	\$ _____	
_____	\$ _____	
_____	\$ _____	
<b>Total Project Cost:</b>	<b>\$3,000,000</b>	

<b>Form Prepared By:</b>	
Signature:	_____
Title:	<u>Chair</u>
Dept./Agency:	<u>Conservation Commission</u>
Date Prepared:	<u>July 8, 2013</u>



**Londonderry Capital Improvement Plan  
Capital Project Scoring Sheet**



<b>Department: Conservation Commission</b>	<b>Project Name: Open Space Acquisition</b>
--	---

<u>Evaluation Criteria</u>	<u>Point Score</u>
• Addresses an emergency or public safety need	5 4 3 2 1 <span style="border: 1px solid black; padding: 0 2px;">0</span>
• Addresses a deficiency in service or facility <sup>1</sup>	5 4 3 <span style="border: 1px solid black; padding: 0 2px;">2</span> 1 0
• Provides capacity needed to serve existing population or future growth <sup>2</sup>	5 <span style="border: 1px solid black; padding: 0 2px;">4</span> 3 2 1 0
• Results in long-term cost savings <sup>3</sup>	<span style="border: 1px solid black; padding: 0 2px;">5</span> 4 3 2 1 0
• Supports job development/increased tax base <sup>4</sup>	5 <span style="border: 1px solid black; padding: 0 2px;">4</span> 3 2 1 0
• Furthers the goals of the 2012 Master Plan <sup>5</sup>	<span style="border: 1px solid black; padding: 0 2px;">5</span> 4 3 2 1 0
• Leverages the non-property tax revenues <sup>6</sup>	5 4 3 2 <span style="border: 1px solid black; padding: 0 2px;">1</span> 0
• Matching funds available for a limited time <sup>7</sup>	5 <span style="border: 1px solid black; padding: 0 2px;">4</span> 3 2 1 0

**Total Project Score: 25 of a possible 40 points**

Footnotes:

- <sup>1</sup> Not all residents have access to nearby open space; goal is a 10-minute walk to 10 acres.
- <sup>2</sup> The draft CIP predicts significant population growth that will lead to increased demand for outdoor recreation, and increased need for the protection of water quality and quantity. Currently proposed dense developments may increase the build-out population beyond projections, thereby creating additional requirements for open space.
- <sup>3</sup> Avoided residential development reduces demand for town and school services.
- <sup>4</sup> Promotes “Business is good, life is better” marketing strategy by providing scenic views and outdoor recreation.
- <sup>5</sup> Directly implements one of the six targets identified in the 2012 Master Plan.
- <sup>6</sup> Makes timber tax revenue more likely; encourages rooms & meals tax receipts.
- <sup>7</sup> LCHIP funds in particular have had a history of unreliable funding, but \$8,000,000 should be available in FY14-15. Federal funds available for conservation are largely in decline, but there is still pre-sequester funding in the “pipeline.”