



Londonderry Conservation Commission
Tuesday, July 24, 2012
Minutes
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1 Present: Deb Lievens; Gene Harrington; Mike Considine; Ben LaBrecque; Truda Bloom; Mike
2 Speltz; and Marge Badois

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4 D. Lievens called the meeting to order at 7:33 PM. She appointed M. Speltz to vote for the
5 empty seat and M. Badois to vote for Paul Nickerson.

6
7 Town Planner- Town Planner Cynthia May, who joined Town staff in the fall of 2011, was
8 formally introduced to Commissioners. She informed them that the Planning Board recently
9 charged staff with developing a Request for Proposals to solicit qualifications and bids from
10 engineering firms to provide third party review of submissions to the Planning Board. The goal
11 is not only to keep the process open, but to keep costs down through a competitive bidding
12 scenario while maintaining the high standards of the Town. In addition, the Planning Board is
13 considering shortening the time frame allotted to the Design Review Committee for submission
14 evaluation from 30 calendar days to 15 working days. There was some concern that depending
15 on the submission date, the Commission might not be able to meet the deadline for comments
16 when there is a fifth Tuesday in the month and there are three weeks in between meetings
17 instead of two. C. May stated that staff could investigate whether a 17 day review period
18 would be acceptable. She added that during initial discussions with applicants, staff has and
19 will continue to look for issues pertinent to both the Conservation and Heritage Commissions so
20 applicants can be informed early on in the process whether they need to meet with either or
21 both. She also offered to attend LCC meetings to assist in situations where developers want to
22 encroach excessively into the Conservation Overlay District (COD) buffer for the purpose of
23 maximizing their project. M. Speltz noted that Commissioners could also attend Planning Board
24 meetings when there are particular concerns they would like the Board to consider.

25 D. Lievens provided C. May with a written explanation/illustration the Commission
26 developed regarding ways to minimize the impacts of drainage ways in the COD buffer (see
27 attached). G. Harrington asked for clarification regarding the size of wetlands on a property
28 where development is proposed. He explained that interpretations have varied in the past over
29 whether the size of the wetland includes the overall square footage if it crosses onto other
30 properties or if it is restricted to that portion within the confines of the lot. C. May replied that
31 the wetland is viewed as a whole and therefore proposed impacts to the wetland and/or a COD
32 buffer are viewed in that light. M. Speltz inquired about the development by staff of both an
33 Aquifer Protection Ordinance and Transfer Development Rights zone as recommended by the
34 2011/2012 Open Space Task Force report. Staff is currently focused on the Comprehensive
35 Master Plan Update, she explained, adding that the most effective time to introduce new
36 zoning ordinance language and address other OSTF plan recommendations would be after it is
37 approved and its implementation begins.

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39 Invasive plant species (Phragmites)- D. Lievens reported that she continues to try to obtain
40 written permission from the owners of map 6, lots 110-4 and 110-5 to access the areas of their
41 lots where the invasive species Phragmites is believed to have spread from the wetland on map
42 and lot 6-113 (see July 10, 2012 minutes).

43
44 Kendall Pond Conservation Area (KPCA)- M. Considine recently visited the KPCA because of
45 concerns from residents regarding a lack of maintenance (see July 10 minutes). He reported
46 that there were no major issues but that some trails are slightly overgrown, signage along the
47 trails are somewhat worn, and that the bridge in the "low area" has signs of rot. All of these
48 things, he said, could be taken care of fairly easily. Complaints have also been made regarding
49 illegal activities taking place there, particularly in the parking area. The police are investigating,
50 but M. Considine suggested cutting back some of the brush around the entrance so visitors are
51 not as veiled as they are now. He added that he will bring these maintenance issues to the
52 attention of Londonderry Trailways when they meet in August, along with creation of both a
53 stewardship/public outreach subcommittee and a comprehensive Londonderry trail guide as
54 discussed at the LCC's June 26 and July 10 meetings. The Commission had also been
55 considering a Request for Proposals (RFP) to locate a professional who can produce the trail
56 guide and review files of conserved properties to identify what is accessible to the public and
57 what activities are allowed and/or prohibited. M. Considine told M. Speltz to wait on creating a
58 draft RFP until after the August Trailways meeting.

59
60 Monitoring- T. Bloom had volunteered earlier in the year to coordinate the annual monitoring
61 efforts of the Ingersoll, Plummer, and Moose Hill Orchard easements. D. Lievens noted that the
62 requisite reports will be due in the fall. T. Bloom indicated that she would begin organizing the
63 efforts and report at the next meeting.

64
65 July 10, 2012 minutes- **G. Harrington made a motion to approve the minutes of the July 10,**
66 **2012 public session as written. B. LaBrecque seconded. The motion was approved, 6-0-1**
67 **with M. Speltz abstaining as he had not attended the meeting.**

68 **G. Harrington made a motion to approve the minutes of the July 10, 2012 non-public**
69 **session as written. T. Bloom seconded. The motion was approved, 6-0-1 with M. Speltz**
70 **abstaining as he had not attended the meeting.**

71
72 **G. Harrington made a motion to go into Non-Public Session per RSA 91-A:3 for the purpose of**
73 **discussing possible land acquisitions. M. Considine seconded.**

74
75 **Roll call vote: Aye, Gene Harrington; Aye, Mike Speltz; Aye, Truda Bloom; Aye, Marge Badois;**
76 **Aye, Ben LaBrecque; Aye, Mike Considine; and Aye, Deb Lievens.**



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78 **G. Harrington made a motion to go out of Non-Public Session. M. Speltz seconded. The**
79 **motion was approved, 7-0-0.**

80

81 **G. Harrington made a motion to seal the minutes of the Non-Public Session indefinitely. M.**
82 **Speltz seconded. The motion was approved, 7-0-0.**

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84 The meeting adjourned by consensus at 8:35 PM.

85

86 Respectfully submitted,

87

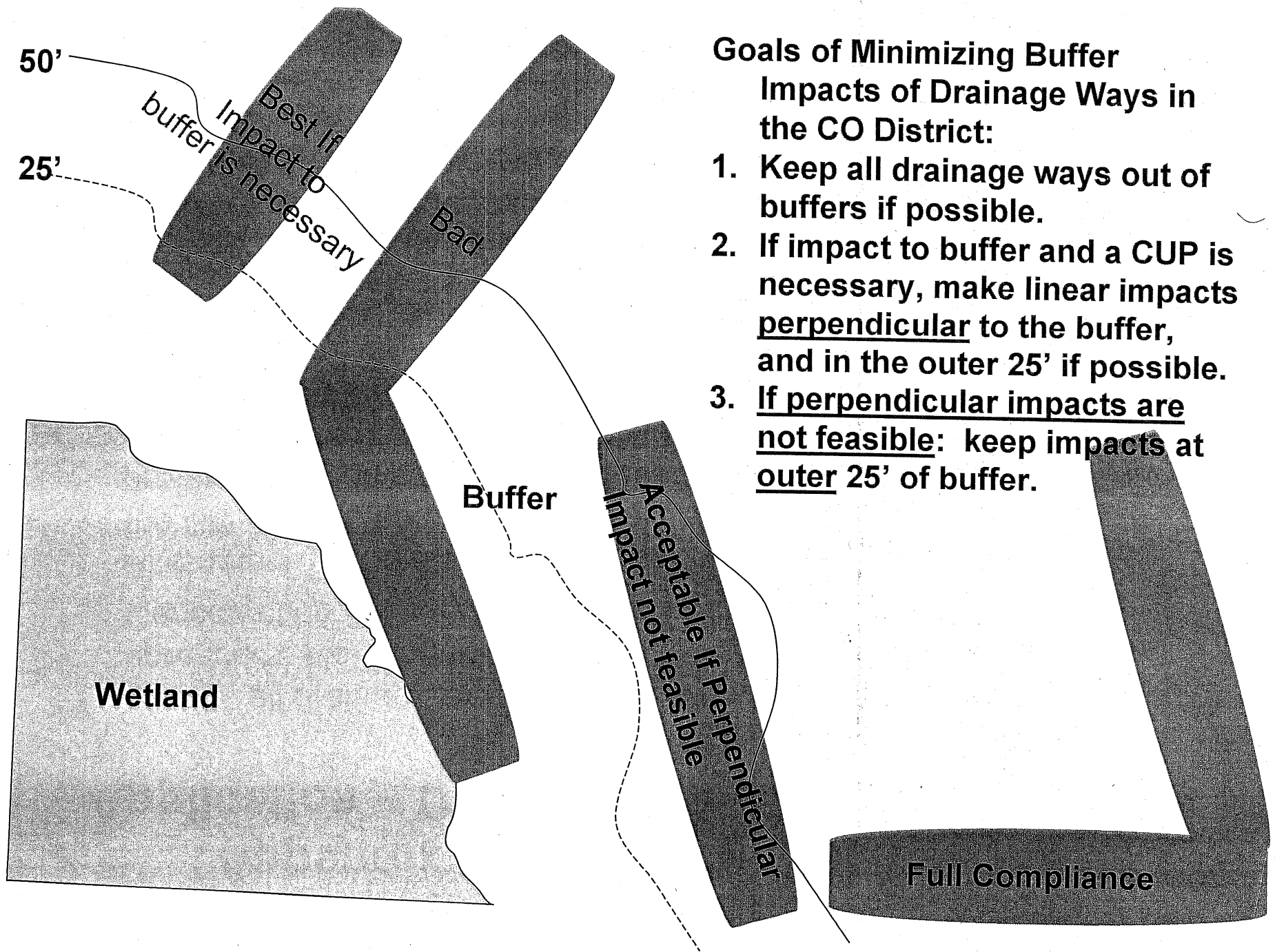
88

89 Jaye Trottier

90 Secretary

Appendix to Conditional Use Permit Application – Drainage Ways in the CO District

- Ideally, all drainage ways (detention basins, treatment swales, level spreaders, etc.) should be designed not to impact areas within the Conservation Overlay District.
- Alternative 1 - If a drainage way cannot be designed to be outside the CO District, and a Conditional Use Permit is necessary, the preferred design alternative of the Conservation Commission is to design the drainage way so that it is perpendicular to the buffer, impacting the least amount of CO District area as possible.
- Alternative 2 – If a perpendicular impact is not possible, as described in Alternative 1, the impacts of the drainage way should be limited to the outer 25 feet of the buffer as much as possible.
- Please see the attached graphic for an illustration of these alternatives.



Goals of Minimizing Buffer

Impacts of Drainage Ways in the CO District:

1. Keep all drainage ways out of buffers if possible.
2. If impact to buffer and a CUP is necessary, make linear impacts perpendicular to the buffer, and in the outer 25' if possible.
3. If perpendicular impacts are not feasible: keep impacts at outer 25' of buffer.