



Londonderry Conservation Commission
Tuesday, October 23, 2012
Minutes

1 Present: Deb Lievens; Gene Harrington; Mike Considine; Paul Nickerson; Truda Bloom, and Mike Speltz

2
3 D. Lievens called the meeting to order at 7:32 PM. She appointed M. Speltz to vote for B. LaBrecque.

4
5 Hickory Woods subdivision (2-27 & 27-1) and site plan (2-27)- Joe Maynard of Benchmark Engineering
6 presented both a subdivision and site plan for a 98 unit 55+ housing development on map 2-27. The
7 subdivision will merge lots 2-27 with 2-27-1 as well as subdivide off two commercial lots along the frontage on
8 Route 102 (one 1.7 acres and the other 6.8). The property is zoned C-II but the Route 102 Performance
9 Overlay located there allows for elderly housing. An evaluation of the overall layout of the site plan shows
10 the entrance to the residential portion that will lie in between the two commercial lots, directly across from
11 Avery Road. The design is also impacted by an existing cell tower's requisite 190 foot fall radius. J.
12 Maynard reviewed the phasing and overall drainage plan, noting that a Conditional Use Permit (CUP) will be
13 required for approximately 5,000 square feet of Conservation Overlay District (COD) buffer intrusion related to
14 grading and an outfall pipe. Municipal water is being extended from Hudson to the site by the developer.
15 The drainage design meets State requirements for groundwater recharge under the recently amended
16 Alteration of Terrain regulations. Verification of this is currently taking place through a review at the State
17 level.

18 The majority of existing lot 2-27-1 is comprised of wetlands and associated COD buffer. The named
19 wetland, i.e. the Nesenkeag, will have a 100 foot buffer, while the remaining unnamed wetlands would
20 instead be afforded a 50 foot buffer. Unnamed wetlands are given a 50 foot buffer under Town regulations
21 and those in this plan are considered unnamed because of a point in their connection to the Nesenkeag that
22 narrows to less than 50 feet. There was some question, however, as to whether another point to the east
23 was at least 50 feet across if not more. In that event, the aforementioned unnamed wetland would be
24 considered a continuation of another named wetland known as Lythia Springs. The resulting increase to a
25 100 foot buffer would most likely cause the number of units to be reduced in that area. J. Maynard said he
26 would ask the wetland scientist associated with the project to verify that width. The question was made part
27 of the Design Review Committee (DRC) comments regarding the site plan (see below).

28 The plans are currently under design review and J. Maynard will return with the request for the
29 Commission's recommendation to the Planning Board of the CUP once the plans are formally submitted to the
30 Town.

31
32 DRCs- 1. Hickory Woods subdivision (2-27 & 2-27-1)

33 Comments: No comments.

34
35 2. Hickory Woods site plan (2-27)

36 Comments: Concerns; Is the (S)E wetland a continuation of Lythia Springs? If so, a
37 greater buffer allowance would be required.

38
39 New England Cottontail- At the June 12, 2012 meeting, Heidi Holman of New Hampshire Fish and Game (F&G)
40 and Town Forester Charlie Moreno had presented a proposal to create the kind of early successional habitat



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41 the endangered New England Cottontail relies on in a 60 +/- acre section of the Musquash Conservation Area
42 (see also minutes of the June 26, August 14, September 11, and September 25 Conservation Commission
43 meetings). D. Lievens reported that C. Moreno is moving forward with the project. The Commission
44 discussed methods of educating the public about the impending change in the appearance of portions of the
45 Musquash that will be clear cut. M. Considine requested that C. Moreno not use any of the Musquash trails
46 during the logging project and instead only cross at specific perpendicular points. Bob Saur of Londonderry
47 Trailways presented a draft informational flyer he developed with the help of M. Considine and the Town GIS
48 Manager that can be posted at various locations in the Musquash to explain the reasons behind the clear
49 cutting, (i.e. to create the necessary dense shrubbery; see Attachment #1). Minor corrections were
50 discussed and B. Saur said once he makes the final draft, he will have them printed on a special plastic
51 material that will preserve them when posted on both trail kiosks and trees in other strategic places along
52 certain trails. The final document will also be posted on the Town website. There was consensus that it
53 was not necessary for B. Saur to return with the final product, so long as he addressed the items that were
54 discussed (the consistent spelling of "Cottontail" through the document; the change in the names of the three
55 locations of impact from "NEC" to Phases A, B, and C; and the verification with NH Fish & Game of the
56 particulars regarding source materials).

57 D. Lievens said a question has been posed by members of the public about the hunting of NE
58 Cottontails in the Musquash, assuming they establish themselves there. G. Harrington said he believed NH
59 no longer has a rabbit hunting season, only a specific snowshoe hare season. B. Saur said he had confirmed
60 that it is illegal to hunt NE Cottontails.

61 **G. Harrington made a motion to authorize the Chair to expend an amount not to exceed \$50.00 from**
62 **the line item budget to support the publication of the informational signs for the New England Cottontail**
63 **Habitat Restoration Project. P. Nickerson seconded. The motion was approved, 6-0-0.**

64
65 Target practice in the Musquash- M. Considine reported his observations that target practice has increased
66 in the Musquash. The Town Council has discussed whether the activity is considered objectionable due to
67 the noise and potential safety issues, although no decision has been made to date. M. Considine has also
68 recently approached Town Councilor Jim Butler about the issue. It was decided to wait and see if the Council
69 revisits the issue soon and if it is not, to make a formal request to do so through the Commission's Town
70 Council liaison Tom Dolan.

71
72 Trail day- M. Considine stated that a Kendall Pond Conservation Area (KPCA) trail day will take place will take
73 place on October 27. Activities will include trail maintenance, removal of trash items that have accumulated
74 in the parking area, and removal of a dilapidated 50 foot bridge. Londonderry Boy Scouts will assist him and
75 Londonderry Trailways member Bob Saur. He conveyed that the Police Department has made some progress
76 in discouraging illegal activities that were reportedly occurring on the site. It was also decided that M.
77 Considine would speak with the Public Works Department about the possibility of cutting back some of the
78 trees to make the parking area more visible and yet retain a narrow access point with an impediment such as
79 boulders. An abutter has also made claims of gun use within the KPCA and G. Harrington suggested NH Fish
80 and Game be made aware so they can monitor any such activity.



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81 **M. Speltz made a motion to authorize the Chair to expend an amount not to exceed \$1,000 from the**
82 **Open Space Protection Fund in support of repair of the bridge in the KPCA being performed in conjunction**
83 **with Londonderry Trailways. G. Harrington seconded. The motion was approved, 6-0-0.** D. Lievens will
84 first verify with the Town Finance Director that non-bonded monies in the Open Space Protection Fund can be
85 used for this specific kind of land stewardship project. The Commission was informed of the use of those
86 non-bonded account funds for general land stewardship ability earlier in the year by Town Counsel.
87

88 Outdoor Recreation guide- M. Speltz continues to work on the Statement of Work (SOW) for a
89 stewardship-oriented Outdoor Recreation Guide (See August 14, August 28, and September 11 minutes).
90 The SOW has now become a Request for Proposals and M. Speltz has forwarded a draft document to the
91 Town Planner for her input.
92

93 Monitoring- The Rockingham County Conservation District will be soon be performing the annual monitoring
94 of the Ingersoll property. The cost to do so is \$650. At the September 11 meeting, the Commission had
95 voted to expend an amount not to exceed \$700 from the line item budget to do so. T. Bloom continues to
96 organize the monitoring of all Town held conservation easements. She and M. Considine will arrange a time
97 to monitor the Moose Hill Orchard easements, while D. Lievens and P. Nickerson will monitor the Plummer
98 easement on map and lot 8-1.
99

100 American Chestnut presentation- D. Lievens announced that on January 31, 2013, Wildlife Biologist Curt Laffin
101 will give a presentation on the rebirth of the American Chestnut tree at the Leach Library. The Commission
102 will co-sponsor the event. D. Lievens will pass the information along to Conservation Commissions in
103 surrounding communities.
104

105 September 25, 2012 minutes- **G. Harrington made a motion to approve the minutes of the September 25,**
106 **2012 public session as written. M. Considine seconded. The motion was approved, 4-0-2 with T. Bloom**
107 **and M. Speltz abstaining as they had not attended the meeting.**
108

109 P. Nickerson left the meeting at approximately 9:10 PM.
110

111 NHACC dues- **D. Lievens entertained a motion to authorize the Chair to expend an amount not to exceed**
112 **\$865.00 from the line item budget to pay the 2013 dues for annual membership in the New Hampshire**
113 **Association of Conservation Commissions. T. Bloom so moved. M. Considine seconded. The motion**
114 **was approved, 4-0-1** with G. Harrington abstaining as he is President of the NHACC Board of Directors.
115

116 NHACC meeting- D. Lievens reminded LCC members that the annual meeting of the NH Association of
117 Conservation Commissions will take place Saturday, November 3. Commissioners are encouraged to attend
118 and will be reimbursed through the line item budget if they sign up before the deadline.
119

120 Local Source Water Protection Grant- Documentation concerning this grant, which is made available through



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121 the State Department of Environmental Services (DES), was provided to D. Lievens from the Planning and
122 Economic Development GIS Manager John Vogl. His department is offering to apply for the grant which
123 would lead to creation of a source water protection plan for the town, however they would like a letter of
124 support from the Commission. M. Speltz offered to contact David Preece of the Southern New Hampshire
125 Planning Commission to discuss this along with other water resource issues. He will also draft a letter of
126 support for the Chair to sign.

127
128 Auburn Road routine maintenance D+F- This Dredge and Fill application was submitted to the Commission to
129 notify them of routine maintenance being performed by the Town on Auburn Road. There were no
130 objections from Commissioners.

131
132 Planeview Drive D+F (14-13-4) - This D+F application pertains to construction of a single story 39,000 square
133 foot building which would result 9, 639 sf of wetland impact on map and lot 14-13-4, 75% of which will be
134 permanent. The application describes the plan as the scenario which will cause the least amount of impact.
135 After reviewing the plan, **G. Harrington made a motion to authorize the Chair to send a letter to the DES
136 Wetlands Bureau stating that the Commission does not support the D+F application because the size of the
137 building and its associated parking appears to be incompatible with the legally contiguously buildable area
138 on the lot, and because filling this wetland will have the potential to diminish the possibility of the named
139 endangered species populating the area. T. Bloom seconded. The motion was approved, 5-0-0.**

140
141 ATV activity- B. Saur noted apparent ATV use on map and lot 15-4-1, a conserved property owned by the
142 State. He offered to notify the Department of Transportation since the Commission verified that it is an
143 illegal activity on that location. (M. Speltz added that use of an ATV on any property is only allowed by law
144 with the owner's written permission).

145
146 **G. Harrington made motion to adjourn the meeting. T. Bloom seconded. The motion was approved,
147 5-0-0.**

148
149 The meeting adjourned at approximately 9:35 PM.

150
151 Respectfully submitted,

152
153
154 Jaye Trottier
155 Secretary

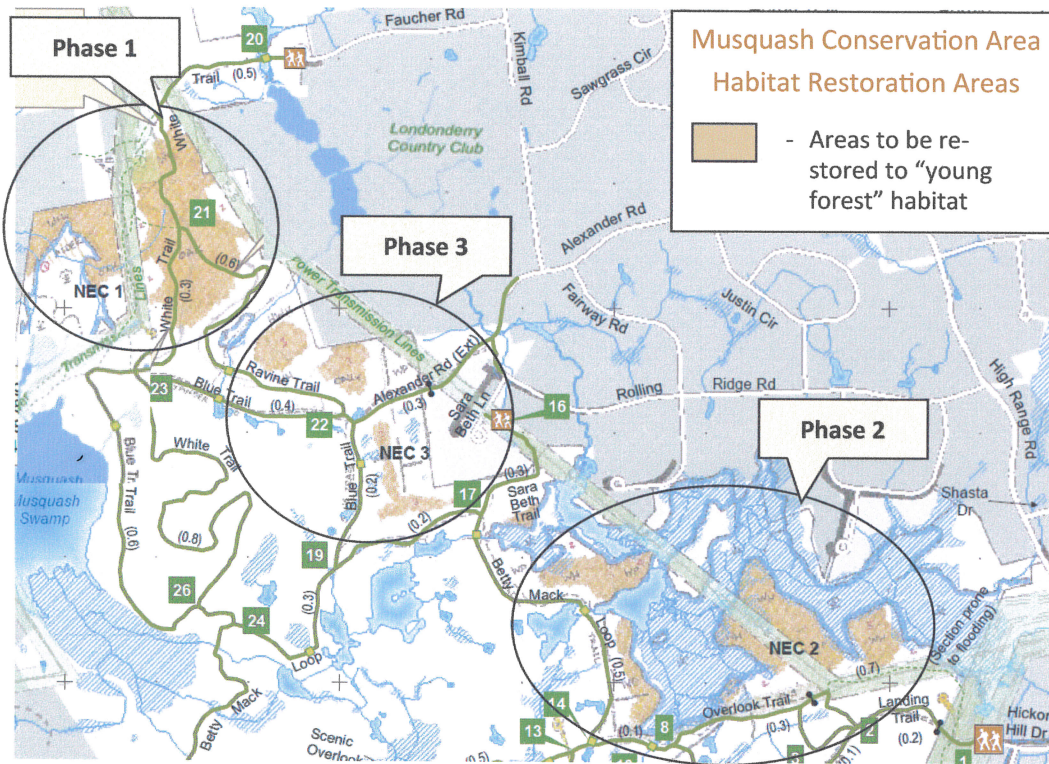
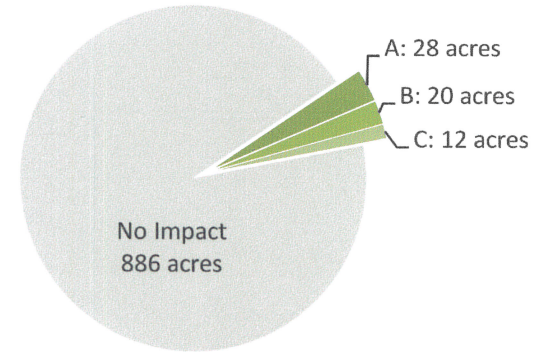
New England Cotton Tail Habitat Restoration Project



The Londonderry Conservation Commission, in cooperation with the NH Department of Fish and Game, is working on a New England Cottontail Habitat Restoration project to help protect this NH endangered species. The project, which will be done in three phases, will involve returning sections of the Musquash a to 'young forest' environment of brush, shrubs, and densely growing trees. The initial result of this program will be a timber harvest project which will remove trees from the areas indicated in brown on the map. The project is self-funding as the sale of timber will provide the ongoing costs of the restoration.

The restoration will happen in three Phases (A, B, & C) over the next few years. Phase A will begin in early 2012 with forestry work. Phases B & C will follow in future years.

Planned Habitat Restoration Compared to Total Musquash Acreage



Map prepared by Londonderry Community Development Dept. John Vogl, GIS Manager

Did you know?

In the 1800's the Musquash was used for farming. Deeds referred to the area as the "Musquash Meadow" - likely a popular habitat for rabbits!



Distribution of the New England Cottontail (Londonderry in red.)
Source: NH Fish & Game

The most critical threat to the cottontail is a loss of habitat – the places where rabbits can find food, rear young, and escape predators. Many thousands of acres that used to be young forest have grown up into mature woods, where cottontails can't live. New England cottontails need brush, shrubs, and densely growing young trees, habitats described by the general term young forest. In the past, natural factors created plenty of young forest. But today we no longer have enough of this habitat for New England cottontails and the dozens of other wild animals that need similar habitat.

Source: Newenglandcottontail.org

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