



Londonderry Conservation Commission
Tuesday, February 14, 2012
Minutes
Page 1 of 4

1 Present: Deb Lievens, Gene Harrington, Mike Considine, Truda Bloom, Ben LaBrecque, and Mike
2 Speltz

3
4 D. Lievens called the meeting to order at 7:30 PM and appointed M. Speltz to vote for P.
5 Nickerson.

6
7 Akira Way Roadway Extension subdivision CUP- Keith Coviello of Long Beach Development
8 Associates presented an updated request for a Conditional Use Permit (CUP) regarding a
9 subdivision on map and lot 28-31. To create the required road frontage, a cul de sac is
10 proposed off the adjacent paper street in order to access and connect several abutting
11 industrial properties. Doing so would avoid crossing the wetland to the south. When the
12 original plan was presented at the September 27, 2011 meeting (see minutes), the
13 embankment slope off the pavement of the cul de sac would result in 3,315 square feet of
14 Conservation Overlay Buffer District impact. K. Coviello explained that because of the need of
15 Manchester Water Works to maintain the length of their water main running down the
16 embankment, an access road has been added on the east side of the proposed cul de sac. This
17 results in an additional 1,250 sf of buffer impact. He noted that he will seek permission from
18 both Manchester Water Works and the Department of Public Works to have the access way
19 loamed and seeded. M. Speltz inquired about shifting the cul de sac to remove the buffer
20 intrusion. K. Coviello explained the various restrictions of the site, including roadway geometry
21 and the location of a compass shed, that preclude him from doing so.

22 **M. Speltz made a motion to recommend approval of the Conditional Use Permit to the**
23 **Planning Board. M. Considine seconded. The motion was approved, 6-0-0.**

24 K. Coviello also provided a response to M. Speltz's inquiry at the September 27, 2011
25 meeting about existing sedimentation issues in the area of the proposed cul de sac. He stated
26 that after investigation, the problem is limited to the area referred to and there is no evidence
27 of disturbance further upstream. He referred the LCC to a note on the subdivision plan that
28 requires the stabilization and restoration of the disturbed soils.

29
30 Bauchman's Towing CUP- At the April 12, 2011 meeting, a CUP application was presented for
31 6,235 sf of COD buffer impact on map and lot 15-62-2, something which the LCC declined to
32 support. A revised plan was submitted and reviewed at the September 27, 2011 meeting,
33 showing only 1,665 sf of buffer impact for grading and sloping to the west of the proposed
34 building. A further revision was forwarded by the applicant's engineer, Meisner Brem
35 Corporation, for review at this meeting. It not only reflects the changes described at the
36 September 27 meeting, (e.g. removal of the impound lot from the buffer area), but also
37 illustrates changes in the parking layout and in the location and size of retaining walls, which



Londonderry Conservation Commission
Tuesday, February 14, 2012
Minutes
Page 2 of 4

38 eliminate any need for a CUP in those areas. Finally, the replacement of arborvitae with more
39 shade tolerant Boxwood bushes on the north side of the building are now identified on the plan
40 as requested by the LCC. There were no comments from the Commission.

41
42 Musquash Field Day- Just over 100 people attended the annual event held on February 12.

43
44 Land Use Change Tax- A citizen's petition has resulted in a warrant article on the 2012 Town
45 Meeting ballot which seeks to redirect a portion of the Land Use Change Tax (LUCT) to the
46 general fund. It calls for the first \$100,000 of the tax collected to be placed in the Conservation
47 fund and for 40% of any amount accumulated beyond that to be put in the general fund. D.
48 Lievens and M. Speltz attended the deliberative session on February 6 and reported that no
49 amendments were made to that request. M. Speltz recently presented a slide show on a local
50 cable program explaining the importance of using 100% of the tax for conservation purposes.
51 He also had an editorial on the subject published in the local newspaper.

52
53 2012 Task List- At the January 10 meeting, D. Lievens distributed a list of tasks the LCC will be
54 taking on during the course of 2012. She asked Commissioners to review it and determine
55 which subjects they would be willing to oversee. T. Bloom stated her willingness to manage the
56 annual monitoring efforts of the LCC.

57
58 Exit 4A mitigation- Ian Broadwater of Normandeau Associates contacted D. Lievens in 2010
59 concerning possible mitigation sites for wetland impacts associated with the construction of
60 Exit 4A. She informed the LCC that she has provided I. Broadwater with several possibilities for
61 him to investigate.

62
63 Open Space Task Force letters- M. Speltz will be drafting a letter for the LCC to review that will
64 be distributed to the owners of the 210 priority parcels listed in the 2010/2011 Open Space
65 Task Force Report. The letter will convey the Town's interest in purchasing the properties.

66
67 Wild Turkey presentation- Resident Kathy Wagner is attempting to coordinate a presentation
68 regarding wild turkeys. She asked D. Lievens if the LCC would be interested in co-sponsoring
69 the event. The consensus was to tell K. Wagner that the LCC would act as co-sponsor and to
70 contact the Library about holding the presentation there.

71
72 American Chestnut presentation- G. Harrington suggested contact Wildlife Biologist Curt Laffin,
73 about giving a presentation on the rebirth of the American Chestnut tree.

74



Londonderry Conservation Commission
Tuesday, February 14, 2012
Minutes
Page 3 of 4

75 Target Practice in the Musquash- M. Considine reported to LCC members a recent incident in
76 the Musquash where two individuals were using an abandoned trailer off Old Alexander Road
77 for target practice. He had informed the two that they were shooting in the direction of the
78 Betty Mack Trail and advised them to at least find a sand pit where they could fire harmlessly
79 into the banks. Because of the serious safety threat, M. Considine offered to email the Town
80 Manager and then attend an upcoming Town Council meeting to present photos and explain
81 the situation to Councilors.

82
83 Musquash Kiosk (Tanager Landing)- M. Considine also reported that materials placed on the
84 kiosk at the Tanager Landing entrance to the Musquash have been removed repeatedly, to the
85 point of removing the Plexiglas and tamper resistant screws. He will report the vandalism to
86 the Police.

87
88 January 10, 2012 minutes- B. LaBrecque noted that his name was missing from the list of LCC
89 members present at the January 10 meeting. **G. Harrington made a motion to approve the**
90 **minutes of the January 10, 2012 public session as amended. M. Speltz seconded. The motion**
91 **was approved, 5-0-1 with M. Considine abstaining as he had not attended the meeting.**

92 **G. Harrington made a motion to approve the minutes of the January 10, 2012 non-**
93 **public session as written. T. Bloom seconded. The motion was approved, 5-0-1 with M.**
94 **Considine abstaining as he had not attended the meeting.**

95
96 January 24, 2012 minutes- **G. Harrington made a motion to approve the minutes of the**
97 **January 24, 2012 public session as written. M. Speltz seconded. The motion was approved,**
98 **4-0-2 with M. Considine and B. LaBrecque abstaining as they had not attended the meeting.**

99
100 Sunnycrest Phase I- M. Speltz reported that once the Rockingham County Conservation District
101 (RCCD) approves the requisite documents, the Town Manager can sign the deed reassigning the
102 Sunnycrest Phase I easement to them. He asked that the LCC take an official vote on the
103 easement deed. **G. Harrington made a motion to approve the deed assigning the Sunnycrest**
104 **Phase I conservation easement to RCCD. T. Bloom seconded. The motion was approved, 6-0-**
105 **0.**

106
107 Camera- T. Bloom stated she would be testing a new Nikon camera, which includes a GPS
108 system and a compass. If she finds it satisfactory, she recommended the LCC obtain one. M.
109 Speltz noted it would be especially useful when performing easement monitoring and baseline
110 studies.

111



Londonderry Conservation Commission
Tuesday, February 14, 2012
Minutes
Page 4 of 4

112 DRC- Derry Plaza site plan, map 10, lot 139;
113 No comments.

114
115 **G. Harrington made a motion to go into Non-Public Session per RSA 91-A:3 for the purpose of**
116 **discussing possible land acquisition per RSA 91-A:3. Ben LaBrecque seconded.**

117
118 **Roll call vote: Aye, Deb Lievens; Aye, Gene Harrington; Aye, Ben LaBrecque; Aye, Mike**
119 **Considine; Aye, Mike Speltz; Aye, Truda Bloom.**

120
121 **G. Harrington made a motion to go out of Non-Public Session. Truda Bloom seconded. The**
122 **motion was approved, 6-0-0.**

123
124 **G. Harrington made a motion to seal the minutes of the Non-Public Session indefinitely.**
125 **Truda Bloom seconded. The motion was approved, 6-0-0.**

126
127 **G. Harrington made a motion to cancel the February 28, 2012 meeting of the Conservation**
128 **Commission. T. Bloom seconded. The motion was approved, 6-0-0.**

129
130 The meeting adjourned by consensus at 9:10 PM.

131
132 Respectfully submitted,

133
134
135
136 Jaye Trottier
137 Secretary