

## Londonderry Conservation Commission Tuesday, March 27, 2012 Minutes Page 1 of 3

Present: Deb Lievens, Mike Considine, Paul Nickerson, and Truda Bloom
 Also present: Resident Marge Badois

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

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American Tire Distributor Warehouse site plan, 17-45-3- At the March 13, 2012 meeting, the LCC reviewed this site plan as part of the Town's Design Review Committee (DRC). Project engineer Kevin Riggs of Cole & Associates, Inc. was joined at this meeting by Certified Wetland Scientist Bruce Gilday to address the concerns expressed by the Commission in their DRC comments. Those remarks and the associated responses are as follows:

- "Cons Comm notes there will be a Dredge and Fill permit for wetland northwest of the building; Cons Comm cannot recommend final approval until we are sure what the State requires for a D+F. We feel the applicant should have a meeting with Cons Comm. The footnote says no jurisdictional wetlands on the property. See subdivision plan='"open water'"
- o B. Gilday explained that when surveyors create the "existing conditions" map as part 16 17 of the larger site plan, they note general features of the property along with the 18 dimensions of the lot. In this case, an area of standing water was observed and noted 19 on the plan, however surveyors are not qualified to make any determination regarding 20 wetlands. What was identified as "open water" on the plan was reexamined by B. 21 Gilday, a botanical expert, and a certified soil scientist. Their conclusion was that the 22 area was a portion of upland that was excavated during the 1930's and 40's when the 23 site was used as a practice track for harness racing. B. Gilday submitted a report to the 24 Commission (see attached) which details the determination that the soils in the 25 depressed area do not have the soil and hydrology characteristics associated with a 26 iurisdictional wetland.
- "The Conservation Commission would like to see storm water infiltration plans; Given the proximity to wetland, will the management plan prohibit the use of salt?"
- O The Commission reviewed the closed drainage system with K. Riggs, who detailed the various forms of stormwater treatment that are designed to exceed the requirements of the NH Department of Environmental Services (DES). He also alerted members to correspondence from DES stating the Alteration of Terrain permit for the project has been issued.
- "Where is the snow storage for concrete and asphalt paving northwest of the building?"
  - K. Riggs identified the snow storage areas that have been coordinated with the landscaping plan. He illustrated how the melted snow will be treated just as the stormwater will be.
- "Is the dedicated area considered to be part of the open space?"
- 39oThe dedicated area is an easement that will be deeded entirely to the Town for40purposes of water quality management for Clark Road and Jack's Bridge Road. It is41therefore completely separate from the proposed project.



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42 The consensus of the Commission was to supplement their original DRC comments in order to 43 indicate the resolution by the applicant of the aforementioned issues.

44

45 Sunnycrest Phase I- The deed reassigning the Sunnycrest Phase I easement to the Rockingham County 46 Conservation District has been signed by the Town Manager and notarized. At their February 14, 47 2012 meeting, the Commission voted to approve the deed. When the signed deed is mailed back to 48 RCCD, a one-time donation of \$7,319 to RCCD's stewardship fund will accompany it and the transfer 49 will be complete. P. Nickerson made a motion to authorize the Chair to expend an amount not to 50 exceed \$7,319 from the Open Space fund to cover the stewardship fee associated with the 51 reassignment of the Sunnycrest Phase I easement to the Rockingham County Conservation District. 52 M. Considine seconded. The motion was approved, 4-0-0.

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54 <u>Joint Negotiating Committee</u>- Two Commissioners have been appointed to this committee that will 55 review all future land transactions. Two Town Councilor positions have yet to be filled. The Town 56 Manager informed D. Lievens that he would be placing the issue on one of the Council's April meeting 57 agendas. An At-Large position remains vacant as well.

58

59 <u>Trail work days</u>- M. Considine stated that a trail work day in the Musquash is scheduled for April 14 60 from 8 AM to 12 PM at the Hickory Hill trailhead. Maintenance tasks will include bridging, blazing, 61 and rerouting trails.

62

63 <u>Target Practice in the Musquash</u>- M. Considine reported to LCC members at the February 14 meeting 64 that individuals using an abandoned trailer in the Musquash Conservation Area for target practice 65 were subsequently shooting in the direction of the Betty Mack trail (see February 14 and March 13 66 minutes). As the Musquash land was purchased in part with Land and Water Conservation Fund 67 grant money, P. Nickerson investigated what party is responsible for safety on that property. He 68 reported that the "local entity," i.e. the Town, is responsible.

69

70 <u>Musquash Management Plan</u>- D. Lievens will contact Town Forester Charlie Moreno about the 71 completion of this plan. She also hopes to follow up with him regarding potential sites in the 72 Musquash where the State can attempt to establish habitat for the endangered New England 73 Cottontail.

74

75 Membership- D. Lievens reported that full member George Herrmann will be resigning in the near 76 future, as he can no longer devote sufficient time to the Commission. Commissioners spoke with 77 Marge Badois about the possibility of her joining as an alternate member. If she is interested, D. 78 Lievens will forward her a copy of the Handbook for New Hampshire Municipal Conservation 79 Commissions published by the NH Association of Conservation Commissions (NHACC). P. Nickerson 80 made a motion to authorize the Chair to expend an amount not to exceed \$40 from the line item 81 budget to cover the cost of two NHACC handbooks (one for M. Badois and another for a future 82 member). T. Bloom seconded. The motion was approved, 4-0-0.



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83	
84	<u>DRC- Elliot Medical Phase 4 &amp; 5 Site Plan Amendment (ground sign), Map 6, Lot 31:</u>
85	No comments.
86	
87	Litchfield Road routine roadway and railway maintenance- The Commission reviewed three NH DES
88	applications from the Town for routine roadway and railway maintenance activities near 11, 19, and
89	22 Litchfield Road. A culvert pipe will be replaced to provide proper drainage flow and headwalls
90	with stone aprons will be installed. The Commission had no comments.
91	
92	March 13, 2012 minutes- T. Bloom made a motion to approve the minutes of the March 13, 2012
93	public session as written. P. Nickerson seconded. The motion was approved, 4-0-0.
94	
95	T. Bloom made a motion to go into <u>Non-Public Session</u> per RSA 91-A:3 for the purpose of discussing
96	the potential release of portions of non-public minutes regarding possible land acquisitions. M.
97	Considine seconded.
98	
99	Roll call vote: Aye, Truda Bloom; Aye, Paul Nickerson; Aye, Mike Considine, and Aye, Deb Lievens.
100	
101	T. Bloom made a motion to go out of <u>Non-Public Session</u> . P. Nickerson seconded. The motion was
102	approved, 4-0-0.
103	
104	T. Bloom made a motion to seal the minutes of the Non-Public Session indefinitely. P. Nickerson
105	seconded. The motion was approved, 4-0-0.
106	
107	T. Bloom made a motion to release the previously redacted portions of the non-public minutes as
108	discussed in the non-public session. P. Nickerson seconded. The motion was approved, 4-0-0.
109	
110	T. Bloom made a motion to adjourn. P. Nickerson seconded. The motion was approved, 4-0-0.
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112	The meeting adjourned at 8:50 PM.
113	
114	Respectfully submitted,
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116	
117	
118	Jaye Trottier
119	Secretary

Londonderry Conservation Commission meeting minutes - Attachment #1



March 27, 2012

Deb Lievens, Chair Londonderry Conservation Commission 269 Mammoth Road – Town Hall Londonderry, NH 03053

RE: American Tire Distributors Clark & Jack's Bridge Roads [Map 17; Lot 45-3]

Dear Madame Chair:

SUBJECT: ONSITE JURISDICTIONAL WETLAND STUDIES

I have traversed and studied the above-referenced property on numerous occasions over the past two (2) years and more importantly over the past three (3) months.

I have studied the depressions onsite and recorded the vegetative species with the assistance of botanical expert Chris Kane, Concord, NH.

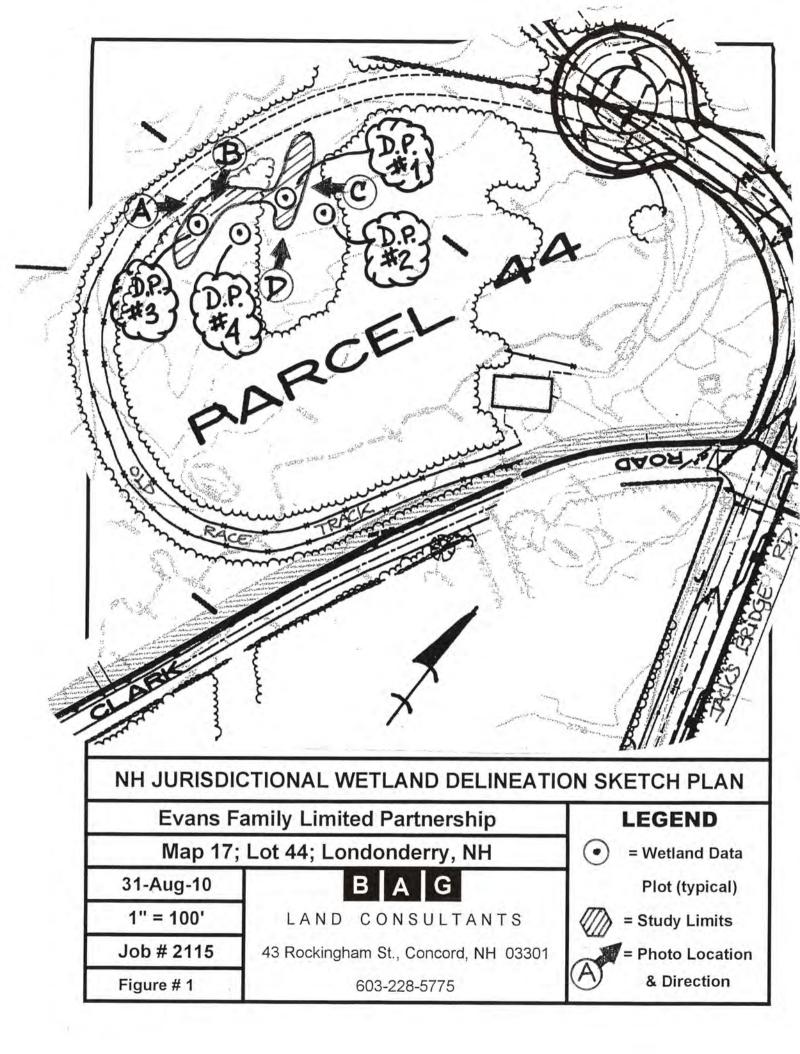
I have studied the soils and hydrology onsite with the assistance of certified soil scientist and wetland scientist Randall Shuey, Epsom, NH.

Utilizing the Army Corps data sheets we have all been drawn to the conclusion that the depressions in the topography are man-made excavations that took place in naturally occurring uplands. The soils that are in the depressions have not taken on the hydric soil characteristics and seasonal water that collects after snow melt and rain falls does not stay for long durations during the growing season in Rockingham County.

We all conclude that these depressions are not jurisdictional wetlands in the State of NH.

Respectfully submitted, HAA NEW HAN BRUCE BRUCE A. A. Bruce A. Gilday GILDAY GILDAY Certified Wetland Scientis **Certified Soil Scientist** No. 012 ED SOIL

43 Rockingham Street . Concord, New Hampshire 03301 . 603/228-5775



CVANS Madel 1320 Sentering	ANSECT:	PLOT: D	.P.#1
VEGETATION Stratum and Species Hepb Spirace Latifolia (Meason Sweet) Populus teemula (Quaking Aspen) Onoclea sensibilis (Sensitive Fern) Panic Grass Reed Canary Grass Soft Rush Hair Cap Moss	Dominance Ratio 10.5/16.5 3/16.5 3/16.5 TRACE TRACE TRACE		NWI Statu
Sheild. Alnus incana (Alder) Hex verticillata (Winterbergey) Saplings None Recorded.	TRACE TRACE		
OBL FACW FAC *OTHER FAC- Hydrophytes Subtotal (A): 1 Non-hy PERCENT HYDROPHYTES (100A/A+B)	/drophytes Subtotal (E		
HYDROLOGY RECORDED DATA Stream, lake, or tidal gage Aerial photography Identification: Other Identification:	TRENCH	*	
	Drift Lines Sed	osits P	orainage atterns vithin Wetla

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SOILSketch landscape position of this plot. Indicate relative position of other plot(s) and the wetland flag if not on plan EXCAVATED DP#2 DP#1 DITCH -DP#1 Submission of photo of plot is encouraged. HORIZON MATRIX COLOR DEPTH REDOXIMORPHIC COMMENTS (USDA texture, nodules, FEATURES (color, concretions, masses, pore linings, restrictive layers, root distribution, soil water, etc.) abundance, size, contrast) 0-1'' A 10yr 3/31-30'' C 2.5Y -5/3Weak Fine GRANNAR: Fine SAMAY LOAM; Key FRIAble TATY; FINES. LOAM; FIRM Glacial Till" HYDRIC SOIL INDICATOR(S): REFERENCE(S): REDOX OBSERVED @30 OPTIONAL SOIL DATA REFERENCE(S): Montaul Soil series Taxonomic subgroup: Soil drainage class: MODERATE Well Derived Rochingham Coun Depth to active water table: NTCHS hydric soil criterion: CONCLUSIONS YES NO **REMARKS:** Hydrophytic vegetation criterion met? X Hydric soils criterion met? X Wetland hydrology criterion met? IS THIS DATAPOINT IN A WETLAND? ENAE-CO-R-PT Version 7/1/00 Page 2 D.P.#1 PROJECT TITLE: EVANS PARCEL 44: LONDON DEEDY TRANSECT: PLOT:

PROJECT TITLE: EVANS PARel (44); LONDONDERRY TRANS	SECT:	PLOT: D	P#1				
DELINEATOR(S): BAG LAND CANDITONS DATE: 8-5-10							
VEGETATION Stratum and Species	Dominance Ratio	Percent D Dominance O M	NWI Status				
Herb							
Celastrus orbiculatus (Bittersweet)	10.5/165	64% Y	UpL				
VACCINIUM ANGUSTIFOlium (Lowbush Bure)	3/16.5	13% N	$\left(\frac{1}{1+\frac{1}{2}}\right) = \left(\frac{1}{1+\frac{1}{2}}\right)$				
ARONIA MELANOCARDA (Choleberry)	3/16.5	10% N	* <u></u>				
CAREX debilis (Sedge)	TRACE						
MAIANTHEMUM CANAdense (Wild Lily)	TEACE						
Mitchella repens (Paetriogeberey)	TEACE						
Ribus Plagellaris (Prickly Deutoprey	TRACE						
White Ash	TRACE						
Red Oak	TRACE						
White Pine	TRACE						
HYDROPHYTES NON-HYD	ROPHYTES 1		4				
OBL FACW FAC *OTHER FAC-	FACU UPL						
Hydrophytes Subtotal (A): Non-hydrop PERCENT HYDROPHYTES (100A/A+B):	ohytes Subtotal (E	3):					
	<u> </u>						
HYDROLOGY							
RECORDED DATA     Stream, lake, or tidal gage Identification:     Aerial photography Identification:							
Other Identification:							
OBSERVATIONS:							
Depth to Free Water:							
Inundated Saturated in Water Marks Drift Lines Sediment Drainage upper 12"							
OTHER (explain): within Wetland							
CENAE-CO-R-PT Version 7/1/00 Page 1			C. S. Carro				

SOILSketch landscape position of this plot. Indicate relative position of other plot(s) and the wetland flag if not on plan. NATURAL DPHA UPLAND DITCH DP#2  $\odot$ Submission of photo of plot is encouraged. HORIZON DEPTH MATRIX COLOR REDOXIMORPHIC COMMENTS (USDA texture, nodules, FEATURES (color, concretions, masses, pore linings, restrictive abundance, size, contrast) layers, root distribution, soil water, etc.) Weak Five GRANLAR; Fine SANDY LEAM; VERY FRIADE Verth Frie GRADULAR - F.S. LOAM leey traiable Wesk F. GRANULAR; F.S. K. leey Friab Weak F. GRADUAR: F.S.L. eey Triabb liu HYDRIC SOIL INDICATOR(S): REFERENCE(S): on observed. OPTIONAL SOIL DATA Montaul soil series REFERENCE(S): Taxonomic subgroup: Mozarate Well Dealine Rochinghom County Depth to active water table: NTCHS hydric soil criterion: CONCLUSIONS YES NO REMARKS: X Hydrophytic vegetation criterion met? Hydric soils criterion met? X Wetland hydrology criterion met? IS THIS DATAPOINT IN A WETLAND? CENAE-CO-R-PT Version 7/1/00 Page PROJECT TITLE: EVANS FARCE LONDONCERY TRANSECT: PLOT: D.P.#2

PROJECT TITLE: EVANE PARCEL (44); LONDOLDGARY	TRANSECT:	PLOT: T	D#2
DACIN A Ht 1	DATE: 8-5-10	)	2,1, 5
VEGETATION Stratum and Species	Dominance Ratio	Percent D Dominance M	) NVVI Status
HERB			
Scirpus cyperinus (Wool-grass) Onlocker sensibilits (Sensitive FEEN)	20,5/44	47% Y	FACW+
ONOCKA SENSIBILE (SENSITIVE FEED)	20.5/44	47% X	FACW
Bideos p. (Beggar-Ticks)	3/44	6% N	A
Fiernees	TRACE		
LADYSThumb	TRACE		
GIRBEN FOXTAIL	TRACE		
Others (>5" RADius)			
REED CANARY Prickly Derderpry	TR	-	
Interedipted FERN	TR	TE	
HYDROPHYTES NON	I-HYDROPHYTES	II	
OBL FACW FAC *OTHER FA Hydrophytes Subtotal (A): Non-	C- FACU UPL hydrophytes Subtotal (E		
PERCENT HYDROPHYTES (100A/A+	B): <u>100</u>		
HYDROLOGY			
RECORDED DATA         Stream, lake, or tidal gage         Aerial photography         Identification:         Other         Identification:			
NO RECORDED DATA OBSERVATIONS: Depth to Free Water: > 30 <sup>11</sup>	đ		
Depth to Saturation (including capillary fringe): Altered Hydrology (explain):	ch/TRENCH		
In undated Saturated in Water Marks upper 12" OTHER (explain): HAEDDAD PERCHOS WA		osits ,	Drainage Patterns within Wetland
CENAE-CO-R-PT Version 7/1/00 Page 1	ILC ICLEVING ON	nkaino.	

SOILSketch landscape position of this plot. Indicate relative position of other plot(s) and the wetland flag if not on plan. NP#3 OTTA D.P#7 DITCH Submission of photo of plot is encouraged. HORIZON MATRIX COLOR DEPTH REDOXIMORPHIC COMMENTS (USDA texture, nodules, FEATURES (color. concretions, masses, pore linings, restrictive abundance, size, contrast) layers, root distribution, soil water, etc.) Weak Fine GRANULAR; FSL 10 YR 3/2 Very Friable Modelate F. GRANDAR; F.S.L FRIADE 2.5Y 5/3 7.5YR 3/4 MANY/PROMINAN LATY; TIME SANDY GlAciAl TILL HYDRIC SOIL INDICATOR(S): REFERENCE(S): JON OBSERVEN. OPTIONAL SOIL DATA REFERENCE(S): MONTAUK SOI SERVES Taxonomic subgroup; Soil drainage class: MoD. Well DRAINED Depth to active water table: Rockingham County NTCHS hydric soil criterion: CONCLUSIONS NO REMARKS: YES No shrubs, saplings, or Tree species observed in Excavation Ditch. No hyproby indicators of paim-Hydrophytic vegetation criterion met? Hydric soils criterion met? Wetland hydrology criterion met? IS THIS DATAPOINT IN A WETLAND? hypere soils preser CENAE-CO-R-PT Version 7/1/00 Page 2 DP#3 PROJECT TITLE: EVANS PARcel 44; LONDONDERDY PLOT:

PROJECT TITLE: EVANS PARCEL 44: LONDANDEREY TRANSECT: PLOT: DELINEATOR(S): BAG LAND CONSULTANTS DATE: 8-5-10 VEGETATION Dominance Percent NWI Status Stratum and Species 0 Ratio Dominance M Rubus hispidus (Beistle Deubleperg 38/54.5 69% VACCINIUM angustifolium (Lowbush Blue) Rulaus Alleghenienists (Blackberry) 19% Rientalis borealis (Startlower Theps: Peickly Ventberry, RED OAK, W. Ach Birch, Rep Raspersey, Fat ROOS 29209 HYDROPHYTES NON-HYDROPHYTES OBL FACW FAC \*OTHER FAC-FACU UPL Hydrophytes Subtotal (A): Non-hydrophytes Subtotal (B): 100 PERCENT HYDROPHYTES (100A/A+B): HYDROLOGY RECORDED DATA Stream, lake, or tidal gage Identification: Aerial photography Identification: Other Identification: NO RECORDED DATA **OBSERVATIONS:** Depth to Free Water: Depth to Saturation (including capillary fringe): Altered Hydrology (explain): Water Marks Drift Lines Inundated Saturated in Sediment Drainage upper 12" Deposits Patterns within Wetland OTHER (explain): CENAE-CO-R-PT Version 7/1/00 Page 1

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SOILSketch landscape position of this plot. Indicate relative position of other plot(s) and the wetland flag if not on plan. Ditch DP Dit Submission of photo of plot is encouraged. HORIZON MATRIX COLOR DEPTH REDOXIMORPHIC COMMENTS (USDA texture, nodules, FEATURES (color, concretions, masses, pore linings, restrictive abundance, size, contrast) layers, root distribution, soil water, etc.) Weak Fine GRANNIAR; FINE 0-6 SANDY LOAM; Very Friable F. GRAD; FSL, V.FE 6-1' GRAD; HSL :V.FP Weak F.GRAND; FSL: V. FR. GIACIAL TIL HYDRIC SOIL INDICATOR(S): REFERENCE(S): observed OPTIONAL SOIL DATA REFERENCE(S): MONTAUK SOILSERIES Taxonomic subgroup: Soil drainage class: MoD, Well Dealwed Depth to active water table: odungham Count NTCHS hydric soil criterion: CONCLUSIONS YES NO REMARKS: Uplow Noticeal setting with four (4) recent the strups Hydrophytic vegetation criterion met? Hydric soils criterion met? Wetland hydrology criterion met? of W, PINE & R, MADE IS THIS DATAPOINT IN A WETLAND? CENAE-CO-R-PT Version 7/1/00 Page: PROJECT TITLE: EVANS FARCEL 4 D.P#4 LONDOND PUTRANSECT: PLOT:



