



Londonderry Conservation Commission  
Tuesday, August 14, 2012  
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1 Present: Deb Lievens; Gene Harrington; Mike Considine; Ben LaBrecque; Truda Bloom; and  
2 Marge Badois

3

4 D. Lievens called the meeting to order at 7:34 PM. She appointed M. Badois to vote for Paul  
5 Nickerson.

6

7 Commons Drive D+F (10-1 & 1C)- Joe Maynard of Benchmark Engineering presented a Permit  
8 by Notification Dredge and Fill (D+F) application to impact 5,100 square feet of wetland on  
9 Commons Drive (map 10, lots 1 and 1C). As Commons Drive approaches Buildings C, D, E, and F  
10 of that office park, two wetland areas within the drainage ditches on either side of the road  
11 would be affected, one totaling 2,500 sf and the other 2,600 sf. J. Maynard explained that  
12 when constructed in the mid 1980's, the ditches were poorly graded, resulting in the ongoing  
13 accumulation of water rather than its designed flow through the drainage system. This has  
14 accelerated the deterioration of the road itself, although no upgrade to the road can occur until  
15 the drainage ditches are re-graded. Commissioners reviewed the application and its photos,  
16 and determined a site walk was not necessary. **M. Considine made a motion to authorize the  
17 Chair to sign the Permit by Notification Dredge & Fill as submitted. T. Bloom seconded. The  
18 motion was approved, 6-0-0.** D. Lievens and G. Harrington signed all the requisite copies.

19

20 Monitoring- T. Bloom has initiated the process to coordinate the annual monitoring of the  
21 Ingersoll, Plummer, and Moose Hill Orchard easements. D. Lievens directed her to use the  
22 Federal Farm and Ranch Land Protection Program monitoring form for the Moose Hill  
23 easements as they were purchased in part with Federal grant monies. Similarly, a form from  
24 the NH Office of the Energy and Planning must be used for the Plummer easement because of  
25 Land Conservation Investment Program (LCIP) funds used to conserve it. The Rockingham  
26 County Conservation District will be providing D. Lievens with their annual estimate to monitor  
27 the Ingersoll property. T. Bloom will continue to prepare for the site walks of the other  
28 easements that will tentatively take place in September.

29

30 Evans Family Ltd Partnership D+F (17-45-4)- Bruce Gilday of BAG Land Consultants presented a  
31 Standard D+F on behalf of property owner Evans Family Limited Partnership. Map and lot 17-5-  
32 4 is a 13.73 acre industrially zoned parcel on which the applicant is proposing a 43,000 sf  
33 manufacturing building. Access for the site would come from Page Road and would cause  
34 5,821 sf of impact to the wetland located there. G. Harrington noted that the location chosen  
35 for the crossing is at the narrowest point of that wetland. Another 1,910 sf on wetland  
36 intrusion would occur on the eastern corner of the proposed building to allow for emergency  
37 vehicle access behind the structure. B. Gilday noted the owner's intent to keep the  
38 development on the periphery of the entire mother lot 17-45 lot and leave the interior,



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39 including wetlands, undisturbed. He added that that no rare/threatened species or historic  
40 structures have been found on the lot.

41 At the aforementioned crossing, 18,932 sf of Conservation Overlay District buffer would  
42 be impacted along with the wetland. D. Lievens asked B. Gilday to convey to the applicant her  
43 advisement that they meet with the Commission in a timely fashion regarding the required  
44 Conditional Use Permit to avoid complications in their timeline with the Planning Board.

45 **D. Lievens entertained a motion to authorize the Chair to send a letter to the**  
46 **Wetlands Bureau stating that the Commission reviewed the D+F application and had no**  
47 **comments or concerns with it as proposed. G. Harrington so moved. T. Bloom seconded.**  
48 **The motion was approved 6-0-0.**

49  
50 Outdoor Recreation guide- Prior to this meeting, Mike Speltz forwarded a draft Statement of  
51 Work (SOW) regarding a stewardship-oriented Londonderry Trails & Recreation Guide (see  
52 Attachment #1). Trailways President Bob Saur was present to formally request that Trailways  
53 be involved with creation of the guide. M. Speltz's email indicated that not only was the SOW  
54 done in preparation of such a discussion, but also to initiate development of a Request for  
55 Proposals (RFP) to hire a professional who will document from Town conservation records all  
56 recreation opportunities and monitoring requirements. He asked for the Commission's input  
57 and if possible, their endorsement that would allow him to approach Town staff regarding the  
58 RFP. Commissioners made several comments:

- 59 1. "Trailhead parking" should be included in item 1.a;
- 60 2. Item 1.c needs clarification to define what the word "facilities" is referring to;
- 61 3. The degree of detail described in item 1.d may be problematic when trying to provide  
62 updated trail maps to the public;
- 63 4. Item 2.a should include hunting as a limited use of a property;

64 D. Lievens will communicate these comments to M. Speltz. B. Saur suggested  
65 Commission members meet with Trailways members on a date to be determined in September.  
66 He will coordinate a meeting date with M. Considine. **G. Harrington made a motion that the**  
67 **Commission endorse the proposed Statement of Work so that M. Speltz may pursue**  
68 **development of an RFP with Town staff. T. Bloom seconded. The motion was approved, 6-0-**  
69 **0.**

70  
71 New England Cottontail- Trailways President Bob Saur asked if he could comment on the  
72 proposed 60 +/- acre portion within the Musquash Conservation Area that NH Fish and Game  
73 (F&G) has suggested be used to create habitat for the endangered New England Cottontail. He  
74 asked that consideration be given to the unique qualities of that particular part of the  
75 Musquash and proposed that some portions be left intact for the sake of visitors that use the



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76 trail system. D. Lievens invited B. Saur to attend an upcoming meeting when the Commission  
77 will revisit the issue with F&G. She will notify him when F&G chooses a meeting date.

78

79 Autumn Musquash Field Day- At their June 26 meeting, Commissioners discussed the idea of  
80 having a Musquash Field day in the fall in addition to the annual event held in February. M.  
81 Considine stated at this meeting that because of his schedule, will not be able to coordinate the  
82 event. Unless another member volunteers to take on the project, the consensus was to  
83 attempt a field day for the fall of 2013.

84

85 July 24, 2012 minutes- **T. Bloom made a motion to approve the minutes of the July 24, 2012**  
86 **public session as written. G. Harrington seconded. The motion was approved, 6-0-0.**

87 **G. Harrington made a motion to approve the minutes of the July 24, 2012 non-public**  
88 **session as written. T. Bloom seconded. The motion was approved, 6-0-0.**

89

90 **G. Harrington made motion to adjourn the meeting. T. Bloom seconded. The motion was**  
91 **approve, 6-0-0.**

92

93 The meeting adjourned at 8:50 PM.

94

95 Respectfully submitted,

96

97

98 Jaye Trottier

99 Secretary

## Outdoor Recreation Planning SOW

1. Create a "Londonderry Outdoor Recreation Guide" suitable for electronic and hard copy publication and provide the following information:
  - a. Location and directions to get there by vehicle, bike, and on foot.
  - b. Types of permitted activities and applicable rules
  - c. Facilities to include trails
  - d. Trail descriptions similar in detail to the AMC's White Mountain Guide
  - e. Photographs of points of interest for each recreation area, including the entrance area(s)
  - f. Maps of each area
2. Include in the above guide all conserved land, whether town held or held by others, as long as public access is permitted. Pay particular attention to the limits placed on privately held land under a conservation easement that provides for limited public access. Emphasize the limits on use of the property during the growing season or timber harvest.
3. Include in the above guide all lands managed by the Londonderry Recreation Department and LAFA.
4. Create a "Londonderry Town Management Plan" that serves as a capstone to the existing forest management plans, the Trailways master plan, and the town's recreation master plan (if any). This plan should fully support the draft Londonderry Master Plan and should include the following elements:
  - a. A requirements section that estimates the need for outdoor recreation amenities over time when the town reaches its expected buildout
  - b. An assessment of existing recreation assets that identifies gaps in the projected requirements
  - c. A detailed facilities assessment, similar to a Capital Improvements Plan, that specifies improvements needed on existing and future outdoor recreation assets
5. Develop a voluntary survey instrument, similar to that undertaken by the Open Space Task Force that assesses Londonderry residents' preferences in types and availability of outdoor recreation assets.