



Londonderry Conservation Commission
Tuesday, May 26, 2009
Minutes
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1 **Present: Deb Lievens, Gene Harrington, Mike Considine, Ken Henault (late), Paul Nickerson,**
2 **Truda Bloom, Ben LaBrecque, Mark Oswald (late), and Mike Speltz**

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4 Call to order; 7:30 P.M.

5
6 D. Lievens appointed M. Speltz to vote for Ken Henault (who arrived approximately ten minutes later)

7
8 PSNH D+F- Nick Golan of TFMoran was joined by Laura Games and Alison McLean of Public Service
9 of New Hampshire to review a Dredge and Fill application regarding the ongoing expansion of their
10 Scobie Pond substation. The existing yard will be expanded to accommodate a new transformer being
11 installed for anticipated needs. Using photographs (see attached), N. Golan identified that on the
12 northeast end of the existing yard, approximately 75 feet of wooded area will be cleared heading in a
13 northerly direction. An adequate buffer will remain between PSNH's lot and the abutting neighbor to the
14 northwest.

15
16 M. Oswald arrived.

17
18 A second expansion will occur on the southwest end of the yard where discharge from an existing
19 storm water pipe has created a wetland. N. Golan described the resulting D+F request as the filling of
20 2,150 square feet of a wetland mostly created by PSNH, which he noted has a lower function than the rest
21 of the wetland. The intention of the design is to try and balance the cut fills needed for the site while
22 maintaining the necessary height of a nearly 200-foot long modular block retaining wall which nearly
23 splits the area of wet in half. He explained that the required 12 foot height of the wall is stabilized by
24 structural fabric called a geo-grid that cannot extend into the containment area of the new transformer and
25 therefore adds to the wetland infringement. Beyond the wall area, the remainder of the outside edge will
26 mostly be a 3:1 slope. An adequately sized area has been prepared for the construction zone so as not to
27 further impact the wetland while building the wall.

28 M. Speltz asked where the fill would be coming from for the construction. N. Golan said that
29 Hunter Construction would have to provide the exact details but he believed the goal was to use local
30 materials, including the ledge that is anticipated to be found there.

31
32 K. Henault arrived.

33
34 The existing pipe will discharge into the containment pad. A new design involving "imbiber
35 beads" will soak up oil in case of a catastrophic failure of the transformer. Normal water runoff will pass
36 through the beads and drain to adjacent wetlands. Once the beads come into contact with that oil, they
37 need to be disposed of immediately and replaced but unless that happens, they can remain in place
38 indefinitely. M. Speltz inquired as to the failure history of the transformer system. A. McLean replied
39 that she did not know of any failures to date. K. Henault asked how the beads would be affected by
40 pollen and other natural debris from the abutting tree line. N. Golan said his understanding was that there
41 was adequate void space to preclude any such issues. Questions arose regarding what other New
42 Hampshire towns are utilizing the new system, the size of the beads, who manufactures them, and details
43 on necessary maintenance. Since the time allowed for a letter of intervention had passed, it was decided
44 that if a motion to recommend approval was made, a request be added for specifications on the plan (see
45 below). The Commission's consensus was that aside from those questions, they would be able to vote on
46 their overall recommendation to the Wetlands Bureau.



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47 Because the growth of this substation has entailed several D+F permits over the years, M. Speltz
48 asked if the individual impacts would be counted separately by the Department of Environmental Services
49 and therefore not require any mitigation. N. Golan stated that the impacts are cumulative, however the
50 total for this substation is still under the 5 year-10,000 sf threshold that necessitates mitigation. Doing the
51 project in phases, he explained, is simply the most cost effective way for PSNH to expand the substation.

52 **K. Henault made a motion to support the D+F with the recommendation to the Planning**
53 **Board that their approval include the requirement that a detailed maintenance instruction of the**
54 **imbiber bead system be added to the plan. P. Nickerson seconded. The motion was approved,**
55 **7-0-0.**

56 Construction is tentatively set to begin in the first half of August.

57
58 Aviation Park Drive D+F- Todd Connors of Sublime Engineering and Eric Skinner, owner of Trimmers
59 Landscaping, presented a D+F request involving wetland impacts on 3 Aviation Park Drive (14-29-10).
60 E. Skinner is proposing a 16,600 sf building on the site for both his business as well as several other
61 future tenants. Impacts to the wetland in the middle of the lot would total 9,600 sf due to a portion of the
62 building footprint and the loading area behind it (see attached plan). The jurisdictional wetland in the
63 northeast corner will not be affected. Town Planner Tim Thompson made the determination that these
64 wetlands, although part of the general Little Cohas watershed, are actually separate from it. This results
65 in the eastern wetland only necessitating a 50-foot buffer (as opposed to 100-feet) and the central wetland
66 not requiring any buffer since it less than a half acre in size.

67 T. Connors provided documentation of the Natural Heritage Bureau Inventory, which identified
68 several species within the vicinity of the project area: Banded sunfish, Blanding's turtles, Spotted turtles,
69 Eastern Hognose snakes and New England Cottontail. Fish and Game has been contacted as is required.
70 In addition, he supplied research done by the NH Division of Historical Resources which concluded that
71 no historic sites would be impacted.

72 Two detention ponds would be incorporated into the design, one on the western end near the
73 intersection of Aviation Park Drive and Harvey Road and the other between the eastern end of the
74 proposed building and the wetland in the northeast corner. T. Connors described both as being of a new
75 design developed in accordance with updated State standards for storm water control. Of the four foot
76 depth of the shallow ponds, the top two feet will act as storm water detention for pavement runoff while
77 the last two feet will not only allow sediment to fall out, but will permit the added wetland vegetation to
78 absorb the nutrients and the ground water to recharge. They will be identified as either "wet ponds,"
79 "pocket ponds" or "created wetlands," depending on the final classification by DES. Roof runoff will be
80 collected separately as it is cleaner than pavement runoff and either discharged to the impacted wetland or
81 infiltrated underground. M. Considine asked if filling the wetland will force it onto the abutting
82 neighbor's property. Because of the created drainage and storage ability of runoff, T. Connors said that
83 should not be an issue.

84 Although the Londonderry Public Works Department does not allow the aforementioned use of
85 underground filtration to be considered in the overall drainage calculations, T. Connors noted that the
86 State now requires a set degree of groundwater recharge which may result in a leachfield-like area under
87 the parking lot. The design of system would ensure that its breakdown would not necessitate the
88 Londonderry DPW from having to repair or maintain it. He also reviewed erosion controls for the site,
89 including catch basins and silt fencing. Snow will be stored around the perimeter of the lot and eventually
90 removed from the site if it exceeds those areas.

91 No Conditional Use Permit will be required for the slope of the eastern pond towards the wetland
92 as it is actually dug into the ground and the natural grade of the berm runs through the COD buffer. A



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93 CUP will be needed, however, for the outfall of that pond which is only needed to impact the buffer in
94 order for the pond to function as a created wetland.

95 A landscape plan is forthcoming to fulfill Town requirements and provide native species,
96 including drought and salt tolerant species. D. Lievens asked if the Birdsfoot Trefoil seed mix noted on
97 the plan is still the required by DES for erosion control since it is a non-native species. T. Connors said
98 he would check the most recent publication to ensure that it is still part of their best management
99 practices. She also inquired as to whether space has been allocated on the plan for trucks to maneuver
100 around the backside of the building. T. Connors said that area was included but that it still needs Fire
101 Department approval.

102 D. Lievens then asked why the plan identifies 12 more parking spaces than the Town requires.
103 Parking for this project, T. Connors explained, is related directly to the use of the building. Aside from
104 the parking needed for the separate tenants in the building, E. Skinner's landscaping business relies
105 heavily on outside workers who park their personal vehicles on site and then take company vehicles to job
106 sites. Extra spaces were therefore integrated into the plan, however T. Connors noted that like the
107 building itself, the thirty six spaces closest to the intersection would be constructed in phases once their
108 need is determined. M. Speltz asked if a variation of the plan had been considered where the building
109 would sit closer to the Harvey Rd/Aviation Park Dr., especially since constructing the parking in phases
110 might reveal less of a need in the end. T. Connors explained that trying to squeeze some of the parking
111 along with the building in that corner would eliminate the possibility of the loading area. He also noted
112 that the chosen location of curb cut off Aviation Park Drive would be difficult to rearrange as it just meets
113 the Town's sight distance requirements. M. Considine pointed out a discrepancy in the written description
114 of the plan that identified only 40 total parking spaces. T. Connors said he would double-check the
115 numbers but was fairly certain the total would be the 64 drawn on the diagram.

116 When asked if gravel could be used instead of pavement, T. Connors replied that concern over
117 aesthetic presentation of the site at the corner resulted in the choice of pavement. D. Lievens then asked if
118 the pavement used could be of a pervious material but T. Connors stated that it would not effectively
119 handle the amount of debris associated with a landscaping business. M. Speltz asked that T. Connors
120 check with the University of New Hampshire Storm Center regarding the amount of debris and the
121 potential for using pervious pavement.

122 Andre Garron, Director of Community Development, spoke in support of the project, asking the
123 LCC to recommend approval to the Wetlands Bureau. He verified that Town staff reviewed several
124 iterations of the plan and that the current layout best represents E. Skinner's proposed use. M. Considine
125 added that the proposal fits with the Town's goal to add industry to this area of Londonderry.

126 M. Speltz noted that the wetland impacts were just 400 sf short of the 10,000 sf that would prompt
127 a mitigation requirement by the State. While acknowledging that the aforementioned wet ponds would
128 provide some compensation, he asked if further mitigation could still be considered to offset the impacts.
129 T. Connors responded by explaining that the ponds will be recreating wet areas equal to the amount to be
130 filled and will be more active in their treatment of runoff. This topic as well as permeable pavement and
131 other issues raised can be revisited with the forthcoming CUP application CUP and design review
132 process.

133 **K. Henault made a motion to draft a letter to the Wetlands Bureau in support of the D+F**
134 **application, acknowledging the plans for phased parking and with the recommendation of the use**
135 **of permeable pavement in that area of phased parking. M. Considine seconded. The motion was**
136 **approved, 7-0-0.**

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138 Eagle project; Russell Saur- Boy Scout Russell Saur offered to perform work in the Musquash
139 Conservation Area, particularly concerning signage, as a project to obtain his Eagle Scout badge. A loop
140 trail is being created between Alexander Road and Faucher Road on May 30th. He proposed adding
141 blazes and signage for the new trail, including a kiosk and map, along with any other signage needed in
142 the Musquash. M. Considine added that a bridge may be a possibility as well.

143 M. Speltz asked if the LCC had a design standard for its Musquash signage. A brief discussion
144 ensued and it was asked if R. Saur could perform a review of past signage and propose a standard,
145 particularly since he has access to a sign router. He will return with more specifics at a later date and M.
146 Considine offered to assist him. D. Lievens said his efforts would be a great contribution. She asked that
147 M. Considine let her know the cost of the materials for the bridge before the end of the fiscal year in June.

148 **P. Nickerson made a motion to approve R. Saur's proposed Eagle Scout project. B.**
149 **LaBrecque seconded. The motion was approved, 7-0-0.**

150
151 Pettengill Road D+F- Stantec Consultants reviewed this project on behalf of the Town at the LCC's April
152 28th meeting. A D+F permit is required for work to be done on Pettengill Road just west of the
153 intersection with Industrial Drive. A 36-inch culvert will be removed and filled in, resulting in 2,800 sf of
154 permanent impact (50 sf of which would be temporary). A 12' x 6' box culvert will then be installed
155 approximately 200 feet further west and will eventually cause a rechanneling the existing stream and
156 drainage. Its location will be within a wildlife corridor reserved by DOT as Airport access road
157 mitigation but will not inhibit wildlife movement.

158 **Following some discussion, G. Harrington made a motion to approve the Town's D+F**
159 **application for Pettengill Road (14-45-2 and 28-18-3). M. Considine seconded. The motion was**
160 **approved, 7-0-0.**

161
162 M. Oswald left the meeting.

163
164 DRC- Gulf South Addition, 14-25.

165 Comments: Calculation of open space should not include the existing conservation easement.
166 Per the email, the LCC needs to get some questions answered in a meeting. We have not
167 received the mentioned D+F. It appears there is construction planned in the easement area.

168 D. Lievens will email the Town Planner to request that the applicant attend an LCC meeting to
169 discuss the LCC's questions and potential issues.

170
171 Aquatic Resource Mitigation Fund- D. Lievens reported that the owners of the LCC's first choice for an
172 ARM project, map and lot 13-20, have opted not to pursue possible wetlands restoration on their property.
173 The second choice is a large wetland on Town owned property at 62 Adams Road (6-113). Tracy Degan
174 of the Rockingham County Conservation District had provided D. Lievens and M. Speltz with some
175 methods the Town might use to match the ARM funds that could aid in obtaining the grant.

176 **K. Henault made a motion that: 1) the LCC expend an amount not to exceed \$2,000 from the**
177 **conservation account to hire the Rockingham County Conservation District to prepare an Aquatic**
178 **Resource Mitigation Fund application on site 6-113; 2) as the Town match for the effort, the LCC**
179 **conduct "before, during and after" meetings with surrounding neighbors as well as other interested**
180 **citizens; 3) the LCC supply "before, during and after" photography to enhance said efforts; and 4)**
181 **the LCC budget for years 3, 4 and 5 an additional \$1,000 per year from the conservation account to**
182 **complete any needed follow up restoration actions. G. Harrington seconded. The motion was**
183 **approved, 7-0-0.**



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KPCA sign- In October of 2008, K. Henault had offered to try to repair the sign at the entrance to the Kendall Pond Conservation Area. When P. Nickerson noted that the sign is still not upright, K. Henault reported that after investigating the situation, he realized he would not be able to repair it himself. D. Lievens said she would contact George Herrmann to see if some of the Londonderry boy scouts could take it on as a project.

Sunnycrest monitoring reports- The Natural Resources Conservation Service has written the LCC, stating that monitoring reports going back several years for the Sunnycrest easements are missing. Since RCCD owns the easements and has been filing annual reports with the LCC, D. Lievens said she would follow up to see if it is perhaps a simple oversight.

May 12, 2009 minutes- **M. Considine made a motion to approve the minutes of the May 12, 2009 public hearing as written. G. Harrington seconded. The motion was approved, 5-0-2 (P. Nickerson and B. LaBrecque abstained as they had not attended the meeting).**

G. Harrington made a motion to approve the minutes of the May 12, 2009 public session as written. T. Bloom seconded. The motion was approved, 5-0-2 with the same abstentions noted above.

P. Nickerson made a motion to go into Non-Public Session for the purpose of discussing possible land acquisition per RSA 91-A:3. K. Henault seconded.

Roll call vote: Aye, Deb Lievens; Aye, Ben LaBrecque; Aye, Mike Considine; Aye, Paul Nickerson; Aye, Gene Harrington; Aye, Truda Bloom; Aye, Ken Henault and Mike Speltz present.

G. Harrington made a motion to go out of Non-Public Session. K. Henault seconded. The motion was approved, 7-0-0.

G. Harrington made a motion to seal the minutes of the Non-Public Session indefinitely. K. Henault seconded. The motion was approved, 7-0-0.

The meeting adjourned at 10:05 PM.

Respectfully submitted,

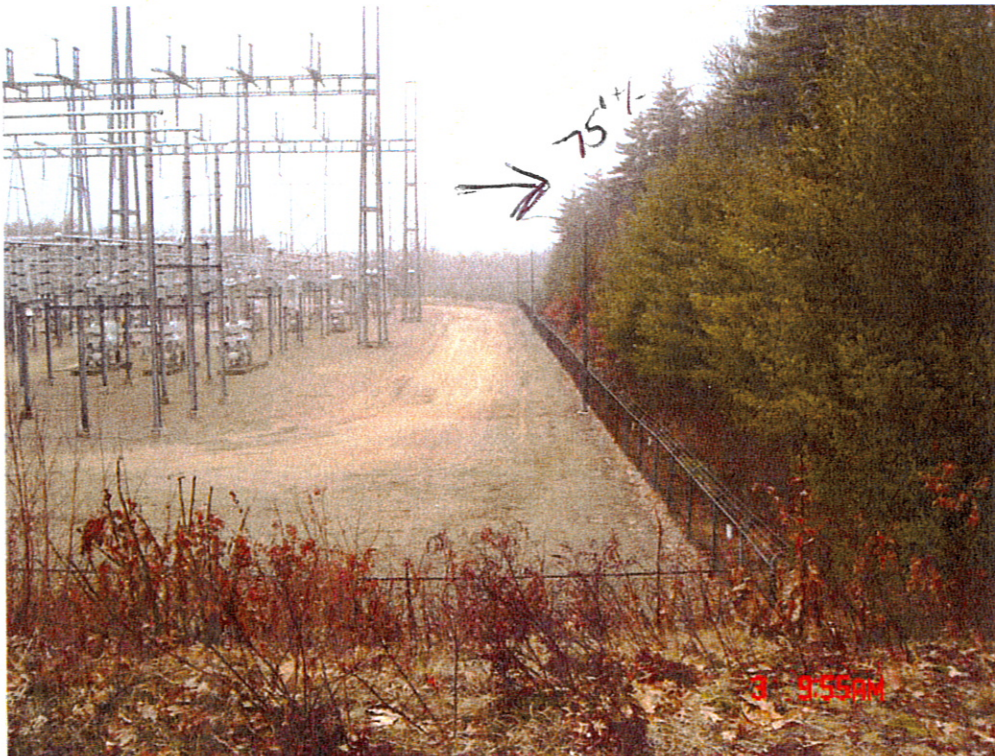
Jaye Trottier
Secretary

PSNH



3 9:10AM

Area of Scobie Pond Substation Expansion (Southwest End)



3 9:55AM

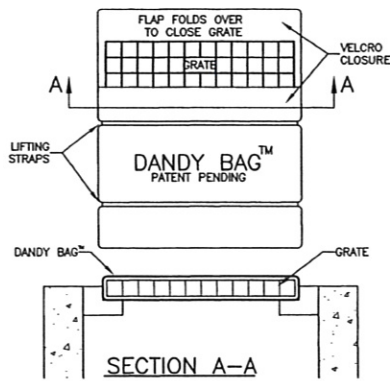
Area of Scobie Pond Substation Expansion (Northeast End)

3 AVIATION PARK DR.

EROSION CONTROL NOTES:

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED:

1. INSTALLATION OF CHECK DAMS AND SILTATION FENCES SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY GIVEN AREA. PREFABRICATED SILTATION FENCES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. CHECK DAMS AND SILTATION FENCES SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES HAVE A HEALTHY STAND OF VEGETATIVE COVER. EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL.
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
4. AT NO TIME SHALL MORE THAN TWO ACRES OF LAND BE LEFT DISTURBED. NO AREAS OF LAND SHALL BE LEFT DISTURBED FOR MORE THAN 30 DAYS. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF FINAL GRADING.
5. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A) BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - B) A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C) A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
 - D) EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
6. ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4.0" OF LOAM INSTALLED WITH NOT LESS THAN 1.1 POUNDS OF SEED MIX PER 1,000 SQUARE FEET. SEED MIXTURE SHALL BE:
 - PERMANENT
 - TALL FESCUE - 0.45 LBS.
 - CREeping RED FESCUE - 0.45 LBS.
 - BIRDSFOOT TREFLOIL - 0.20 LBS.
 - TEMPORARY
 - ANNUAL RYEGRASS - 1.1 LBS.
7. LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO OR AT THE TIME OF SEEDING. A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS. PER ACRE OF 10-20-20 FERTILIZER SHALL BE APPLIED. SEEDING PRACTICES SHALL COMPLY WITH LOCAL USDA SOIL CONSERVATION SERVICES RECOMMENDATIONS.
8. JUTE OR EXCELSIOR EROSION CONTROL MATTING SUCH AS SHALL BE USED ON ALL SLOPES STEEPER THAN 3:1. MATTING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
9. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDING AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCH, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20TH OR FROM AUGUST 15TH TO SEPTEMBER 15TH. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS. PLANT ANNUAL RYEGRASS PRIOR TO OCTOBER 15TH.
10. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO INSPECT AND PROPERLY MAINTAIN ALL EROSION CONTROL MEASURES FOR THIS PROJECT.



INSTALLATION:

1. STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. ROLL GRATE OVER SO THAT OPEN END IS UP.
2. PULL UP SACK.
3. TUCK FLAP IN. PRESS VELCRO STRIPS TOGETHER. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT WORK PROPERLY.
4. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME.

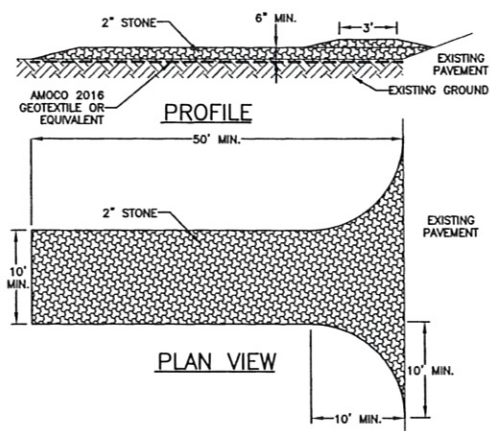
MAINTENANCE:

WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL REMOVE SILT & OTHER DEBRIS OFF SURFACE AFTER EACH EVENT. REMOVE FINE MATERIAL FROM INSIDE ENVELOPE AS NEEDED.

(CONTACT DANDY PRODUCTS INC. 1-800-591-2284)

DANDY BAG

D2-03 N.T.S.



USDA-SCS STABILIZED CONSTRUCTION ENTRANCE

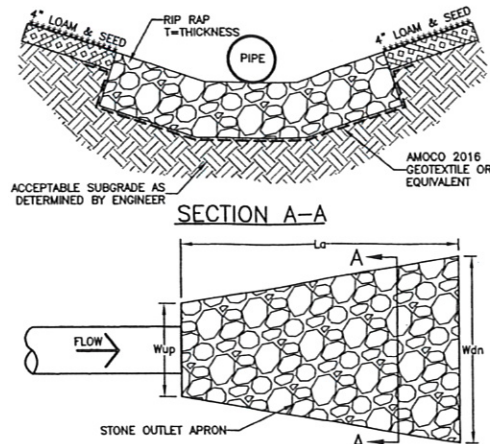
D2-02 N.T.S.



CONTACT DIGI-SAFE 72 HOURS PRIOR TO CONSTRUCTION (888) DIGI-SAFE

CONSTRUCTION SEQUENCE NOTES:

1. INSTALL STRAW BALES, CHECK DAMS, SILTATION FENCE, STABILIZED CONSTRUCTION ENTRANCE, AND DANDY BAGS IN LOCATIONS SHOWN ON PLANS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING. WETLAND BUFFERS SHOULD BE MARKED BEFORE, DURING AND AFTER CONSTRUCTION. THE REQUIRED MARKERS CAN BE OBTAINED FROM THE TOWN PLANNING DEPT.
2. INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A DAILY BASIS.
3. THE WORK AREA SHALL BE GRADED, SHAPED AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE CHANNELS, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE OF THE WORK AREA. SILT FENCES AND CHECK DAMS WILL BE NECESSARY TO ACCOMPLISH THIS END.
4. CUT AND CLEAR TREES; DISPOSE OF DEBRIS.
5. STRIP AND STOCKPILE TOPSOIL. TOPSOIL SHALL BE STOCKPILED, WITHOUT COMPACTION, AND STABILIZED AGAINST EROSION.
6. CONSTRUCT ALL DITCHES, SWALES, AND STORMWATER PONDS.
7. ALL DITCHES, SWALES, AND STORMWATER PONDS SHALL BE STABILIZED PRIOR TO DIRECTING ANY FLOW INTO THEM.
8. ROUGH GRADE SITE OR PHASED WORK AREA. DISTURBED AREAS SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE EROSION CONTROL NOTES.
9. INSTALL DRAINAGE STRUCTURES, CULVERTS, HEADWALLS, RIP RAP APRONS, AND OTHER DRAINAGE FACILITIES.
10. INSTALL ALL UNDERGROUND UTILITIES.
11. CONSTRUCT BUILDINGS.
12. FINISH GRADING TO PREPARE FOR PAVEMENT, LOAMING AND SEEDING. ALL DISTURBED AREA SHALL BE STABILIZED WITHIN 72 HOURS OF FINAL GRADING.
13. FINISH PAVING ALL PARKING AREA AND DRIVES.
14. PERMANENT SEEDING AND LANDSCAPING SHALL BE PERFORMED UPON COMPLETION OF DRIVE AND PARKING AREA PAVING.
15. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED AND HAVE A HEALTHY VEGETATIVE COVER.
16. CLEAN ALL DRAINAGE STRUCTURE SLUMPS OF SEDIMENT AND DEBRIS (INCLUDES ALL STRUCTURES WITHIN THE LIMIT OF WORK).
17. DUST SHALL BE CONTROLLED DURING CONSTRUCTION BY ADEQUATE USE OF WATER.



RIP RAP GRADATION CHART

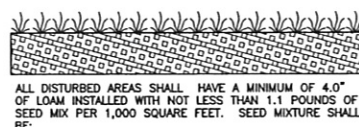
% PASSING	100	85	50	15
STONE SIZE FOR D ₅₀ = 4"	8"	6"	4"	2"
STONE SIZE FOR D ₅₀ = 6"	12"	9"	6"	3"
STONE SIZE FOR D ₅₀ = 8"	16"	12"	8"	4"
STONE SIZE FOR D ₅₀ = 12"	24"	18"	12"	6"

OUTLET APRON

	L _a	W _{up}	W _{dn}	D ₅₀	T
DRAINAGE SWALE	X'	X'	X'	X'	XX"
PIPE OUTLET	X'	X'	X'	X'	XX"

RIP RAP APRON

D2-15 N.T.S.



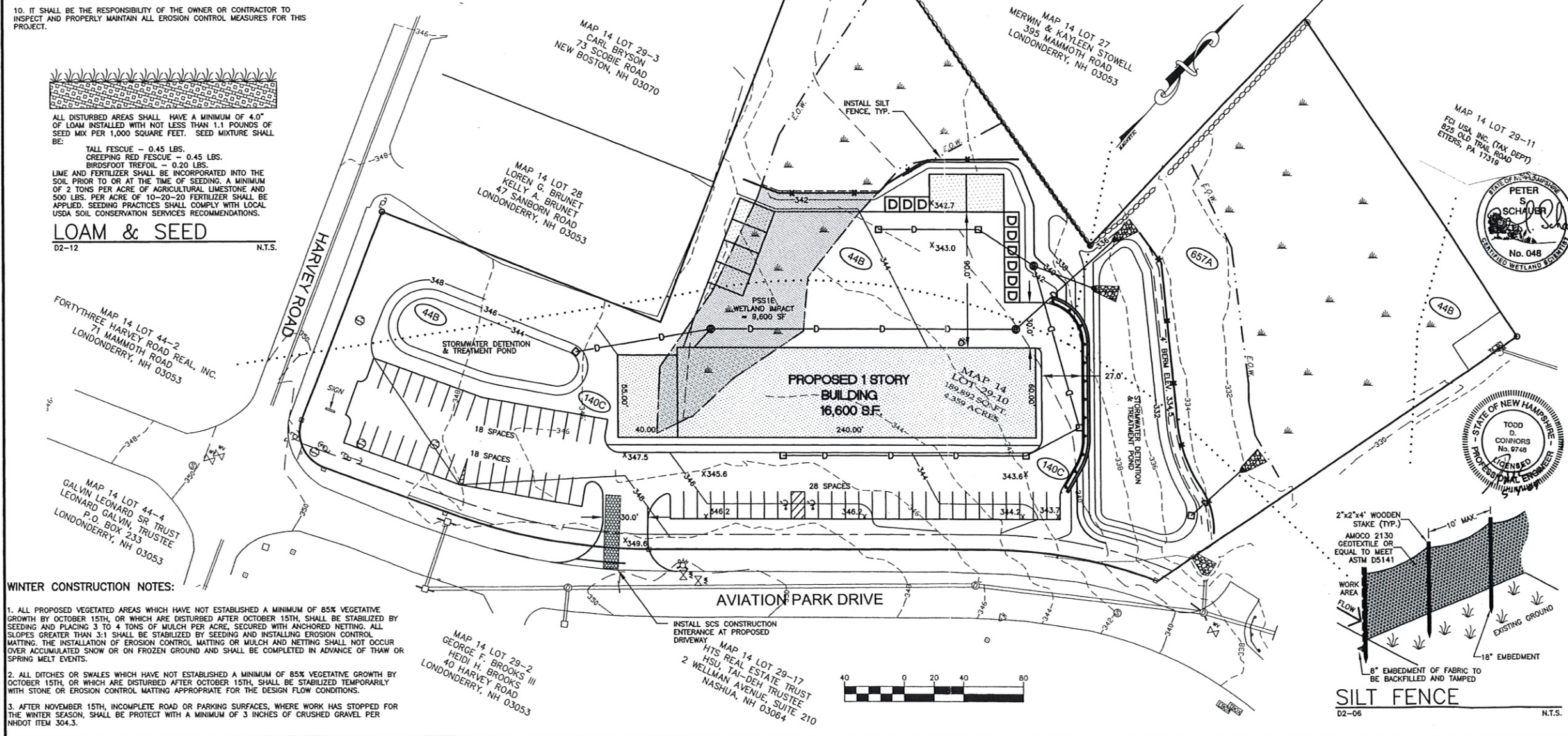
ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4.0" OF LOAM INSTALLED WITH NOT LESS THAN 1.1 POUNDS OF SEED MIX PER 1,000 SQUARE FEET. SEED MIXTURE SHALL BE:

- TALL FESCUE - 0.45 LBS.
- CREeping RED FESCUE - 0.45 LBS.
- BIRDSFOOT TREFLOIL - 0.20 LBS.

LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO OR AT THE TIME OF SEEDING. A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS. PER ACRE OF 10-20-20 FERTILIZER SHALL BE APPLIED. SEEDING PRACTICES SHALL COMPLY WITH LOCAL USDA SOIL CONSERVATION SERVICES RECOMMENDATIONS.

LOAM & SEED

D2-12 N.T.S.



WINTER CONSTRUCTION NOTES:

1. ALL PROPOSED VEGETATED AREAS WHICH HAVE NOT ESTABLISHED A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING. ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL MATTING. THE INSTALLATION OF EROSION CONTROL MATTING OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH HAVE NOT ESTABLISHED A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL MATTING APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECT WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER WDOT ITEM 304.3.

SITE NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DETAIL CONSTRUCT OF AN INDUSTRIAL BUILDING WITH ASSOCIATED PARKING, LOADING/OUTSIDE STORAGE AREA, AND DRAINAGE IMPROVEMENTS.
2. THIS PROPERTY WILL BE SERVED BY MUNICIPAL WATER AND SEWER.
3. IN THE EVENT THAT THE SNOW STORAGE AREA PROVIDED ON THE SITE IS COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH N.H.D.E.S. REGULATIONS.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
5. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY MUNICIPAL CONSTRUCTION PERMITS AND ARRANGING FOR INSPECTIONS. THE CONTRACTOR TO CARRY COSTS FOR APPLICATION FEES AND ANY INSPECTION FEES.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY SUBLIME CIVIL CONSULTANTS INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
8. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
12. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS. NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
13. EXISTING CONDITIONS ARE THE RESULT OF ACTUAL ON THE GROUND FIELD SURVEY BY PROMISED LAND SURVEY, LLC. HORIZONTAL DATUM IS NHPSC 1983/92 AND VERTICAL DATUM IS NGVD 1929.
14. ZONING REQUIREMENTS FOR THE INDUSTRIAL (I-2) ZONING DISTRICT:
 - MIN. LOT SIZE 43,560 S.F.
 - MIN. LOT WIDTH 150'
 - MIN. FRONT SETBACK 30'
 - MIN. SIDE SETBACK 20'
 - MIN. REAR SETBACK 20'
 - MIN. WETLAND SETBACK 50'
 - * DES WETLAND DREDGE & FILL PERMIT REQUIRED
15. PARKING CALCULATIONS:
 - PARKING REQUIRED: INDUSTRIAL: 16,600 S.F. X 1 SP./600 S.F. = 28 SPACES
 - PARKING PROVIDED: 40 SPACES (INC. 2 HC)

WETLAND SCIENTIST CERTIFICATION:

PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #48, OF SCHAUER ENVIRONMENTAL CONSULTANTS, LLC OF LONDON, NH PERFORMED THE WETLAND MAPPING ON DECEMBER 13, 2008 AND APRIL 17, 2009 ACCORDING TO THE TECHNICAL CRITERIA OF THE "CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL" (TECHNICAL REPORT Y-87-1, JANUARY 1987).

THE HYDRIC SOILS WERE IDENTIFIED USING THE "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND" PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, VERSION 3, APRIL 2004.

HYDROPHYTIC VEGETATION WAS IDENTIFIED USING THE "NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS OF NEW HAMPSHIRE" PUBLISHED BY THE UNITED STATES FISH AND WILDLIFE SERVICE, MAY 1998.



PETER S. SCHAUER, CWS #48 DATE

NO.	DATE	REVISION DESCRIPTION	BY

OWNER:
SHPINDLER NIR
21 BENNINGTON ROAD
NASHUA, NEW HAMPSHIRE 03064

APPLICANT:
ERIC SKINNER
P.O. BOX 1068
LONDONDERRY, NEW HAMPSHIRE 03053

**MAP 14 LOT 29-10
WETLAND IMPACT SITE PLAN
3 AVIATION PARK DRIVE
LONDONDERRY, NEW HAMPSHIRE 03053**

6 West Broadway
Derry, NH 03038
ph: (603) 437-5777
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Construction Administration • Septic Design • Lighting Design

DATE: 05-04-09 SCALE: 1" = 40'
JOB #: 08817 SHEET #: 1 OF 1