



Londonderry Conservation Commission
Tuesday, March 11, 2008
Minutes
Page 1 of 3

Present: Deb Lievens, Mike Considine, Ken Henault, Paul Nickerson and Truda Bloom

Call to order; 7:35 P.M.

Wallboard Supply CUP- Tony Marcotte of Bedford Design Consultants presented an updated site plan for map and lot 3-131, where Wallboard Supply formerly existed. The owner's proposed plan for a new landscaping business as well as a building supply company necessitated a new site plan based on a change in use. Since the last site plan done in 1981 was never validated, the Planning Board is requiring the owner create a new one that reflects all improvements made since that 1981 plan.

Approximately 4,800 square feet of pavement currently exists within the 100 foot Conservation Overlay District buffer to the centerline of the brook running along the southern border of the property. The Fire Department will require that some of that pavement remain in order to maintain emergency access around the building near the southwest corner of the lot. A portion of pavement, however, will be removed which will cause some temporary disturbance but will ultimately convert roughly 1,500 sf back to its natural state. (Another 6,000+/- sf of pavement will also be removed from other parts of the site outside of the COD).

A detention pond required by the Town Engineer will be added to hold and direct runoff where presently no treatment exists. This will add 4,100 sf of impact to the same buffer just to the east of the aforementioned pavement. T. Marcotte noted that after his request to keep the drainage structures out of the buffer was denied, the location of the pond was chosen to minimize disturbance. When asked if it could be moved further north and out of the buffer, he stated that topography and the position of the driveway prevents him from doing so.

T. Marcotte also mentioned that a more environmentally beneficial bio-detention pond is planned on the northwest corner, despite the fact that such a design is not currently recognized by the Town's ordinance. (In this instance, he explained that there were no other alternatives available for treatment). If the Town did find bio-retention acceptable, he explained, the buffer impact of the detention pond and swale would be avoided altogether. K. Henault asked that the Chair convey to the Planning Board the LCC's desire that they strongly support and encourage the use of bio-retention ponds throughout Londonderry.

P. Nickerson made a motion to recommend approval of the CUP as presented to the Planning Board, with the comment that the LCC strongly supports the use of the bio-retention pond. K. Henault seconded. The motion was approved, 5-0-0.

DRC- Bernard Filion site plan, 3-131 (4 Old Nashua Road)

Comments: Label snow storage. Support the bio-retention pond. We recommend native plants. Replace the "coral berry" with a native plant, maybe winterberry holly.

Cheshire Court lot- The owners of map and lot 3-45-97 have plans to install a pool on their property and had sought the LCC's advice pertaining to its location, given that Long Swamp borders their back yard (see February 26, 2008 minutes). After speaking with the project's engineer, Commissioner Mike Speltz advised the LCC that they simply convey that the pool's location must be outside of the 100 foot wetland buffer to Long Swamp and that if an intermittent stream exists as the engineer suspected, that it should not be compromised by the project. (See further information affecting this issue in the March 25, 2008 minutes).



Londonderry Conservation Commission
Tuesday, March 11, 2008
Minutes
Page 2 of 3

February 26, 2008 minutes- **T. Bloom made a motion to approve the minutes of the February 26, 2008 public session as written. M. Considine seconded. The motion was approved 3-0-2 (P. Nickerson and K. Henault abstained as they had not attended the meeting).**

M. Considine made a motion to approve the minutes of the February 26, 2008 non-public session as written. T. Bloom seconded. The motion was approved 3-0-2 with the same abstentions noted above.

PSNH; guy wire in buffer- D. Lievens was contacted by a representative from Public Service of New Hampshire asking if a CUP would be required for the repair of a guy wire on an existing facility located within the COD. After speaking with the Town Planner and considering the small scale of the work, D. Lievens suggested to the LCC that PSNH simply be asked to supply a description of their work in writing. The other members concurred.

PSNH; marking wetland boundaries- Following the above discussion, M. Considine noted that PSNH has done an excellent job marking the wetland boundaries on their land with appropriate signage.

Comcast volunteers- The Director of the Londonderry Access Center had inquired as to whether the LCC would have any tasks for Comcast employees to do when they volunteer their efforts to the town on May 3rd (see February 26, 2008 minutes). While some ideas had been discussed, mainly involving trash pickup at the Ingersoll and Kendall Pond conservation areas, D. Lievens asked that an LCC member volunteer to coordinate the effort when the ideas become more solidified.

P. Nickerson made a motion to go into Non-public Session for the purpose of discussing possible land acquisitions per RSA 91-A:3. M. Considine seconded.

Roll call vote: Aye, Deb Lievens; Aye, Mike Considine; Aye, Paul Nickerson; Aye, Truda Bloom; Aye, Ken Henault.

Paul Nickerson made a motion to go out of Non-public Session. K. Henault seconded. The motion was approved, 5-0-0.

P. Nickerson made a motion to seal the minutes of the Non-public Session indefinitely. K. Henault seconded. The motion was approved, 5-0-0.

K. Henault made a motion to authorize the Chair to proceed as discussed with all the conditions mentioned regarding the first property presented in non-public session. M. Considine seconded. The motion was approved, 5-0-0.

K. Henault made a motion to authorize the Chair to convey the information and offer as discussed regarding the second property presented in non-public session. P. Nickerson seconded. The motion was approved, 5-0-0.

Beaver Brook Estates- With the recent purchase of map and lot 11-11 by the Town for open space, Town Counsel Bart Mayer has asked whether or not the LCC would like to invest in title insurance for the property. A brief discussion ensued, after which the LCC agreed that spending an amount that will



Londonderry Conservation Commission

Tuesday, March 11, 2008

Minutes

Page 3 of 3

probably be less than a \$1,000 and may only be a few hundred dollars is worth the protection of an investment of over a million dollars.

T. Bloom made a motion to authorize the Chair to research the cost of title insurance for map and lot 11-11 and potentially expend an amount not to exceed \$1,000 from the Open Space Protection Fund for said insurance. P. Nickerson seconded. The motion was approved, 5-0-0.

The meeting adjourned at 8:45 PM.

Respectfully submitted,

Jaye Trottier
Secretary