



Londonderry Conservation Commission
Tuesday, July 25, 2006
Minutes
Page 1 of 3

Present: Deb Lievens, Mike Speltz, Ken Henault and Paul Nickerson

Call to order

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, Ken Henault; Aye, Paul Nickerson; Aye, Mike Speltz; Aye, Deb Lievens.

P. Nickerson made a motion to go out of Non Public Session. K. Henault seconded. The motion was approved, 4-0-0.

P. Nickerson made a motion to seal the minutes of the Non Public Session indefinitely. K. Henault seconded. The motion was approved, 4-0-0.

CIP- M. Speltz mentioned that he had submitted the LCC's request under Capital Improvement Plan process for \$1 million per year over the next 4 years for land acquisition.

MPV Trailers CUP- Lynn Zabrowski from Keach Nordstrom reviewed this site plan that was originally brought before the LCC on June 13th. The existing site on Rockingham Road is used for the sale and storage of trailers. A reconfiguration of the pavement and parking is part of the larger goal to comply with Town regulations. At the first presentation, this was described as part of the process to sell the property but L. Zabrowski described it as a new business that has recently come to occupy that location. Although the work to be done in the Conservation Overlay District buffer will actually remove pavement and restore the buffer afterwards, a Conditional Use Permit is still required. According to L. Zabrowski, the Public Works Department has given their approval of the project.

A jurisdictional wetland occupies the southeast corner of the lot, as does the associated 50 foot buffer which stretches along to the southwest. Seven thousand, five hundred sf of pavement will be extracted from the buffer, although no new impacts will be incurred and 3,300 sf of buffer will be added to the site as a result.

A long, shallow treatment swale will begin in the northeast corner and bend at a right angle to follow the eastern border and direct its treated storm water runoff to the aforementioned wetland. Currently, no such treatment exists. The swale will fall within parts of the buffer. M. Speltz reiterated his request to remove the swale completely from the buffer and simply reduce the amount of parking. Economic reasons, he argued, cannot be considered solely as a reason to recommend a CUP. Following some discussion with fellow members, however, **P. Nickerson made a motion to recommend approval of the CUP to the Planning Board, stating that while the LCC does not ordinarily recommend approval based solely on economic considerations, they recognize the overall improvements to an existing site by way of a reduction in pavement and the addition of stormwater runoff treatment and request that no snow be stored near the swale and that salt use be minimized. K. Henault seconded. The motion was approved, 4-0-0.**



Londonderry Conservation Commission
Tuesday, July 25, 2006
Minutes
Page 2 of 3

Gagnon retail site- George Chadwick from Eric Mitchell and Associates reviewed a plan for a retail/office development on lot 15-128 between Mammoth Road and Smith Lane that he originally presented on June 27th. As requested at that meeting, he has relocated the snow storage away from the buffer and made a note on the plan stating that no snow is to be stored along the 24 parking spaces to the southeast that abut the wetland. Hay bales and silt fencing will be in place during construction.

A temporary wetland buffer impact of 1,598 sf would occur on the eastern side of the property (where the gas pipeline easement runs through) for grading purposes associated with drainage and sewer. No pavement will be added there, although a CUP is still required. The result would be to channel stormwater runoff away from the wetland, to the northwest corner, under Mammoth Road and onto a larger wetland on the other side. Though runoff will still be directed to a wetland, it was decided that with the treatment it will receive via the plan, it would be better than the alternative of lessening the 5 foot wide band of impact along the site's wetland, thereby dumping untreated water into it.

M. Speltz questioned whether the five foot width could be take from somewhere else on the site (e.g. parking/pavement) or from the building itself to prevent the impact. G. Chadwick stated that the it is not a matter of the building's square footage per se but the fact that the site must be lifted on the eastern side to direct and treat runoff. While he admitted he could attempt to reconfigure the building and/or parking to 'squeeze' everything in, the parking is set to required Town standards. After discussing the options, **M. Speltz made a motion to recommend to the Planning Board that they consider a relief from the parking standards to allow parallel parking in order to remove the impact to the wetland buffer. P. Nickerson seconded. The motion was approved, 4-0-0.**

MacGregor cut D+F- This plan for a 152 unit elderly housing development on lot 12-120 (Stonehenge Road) will require 5,980 sf of wetland dredging. While reviewing the plans, LCC members found it difficult to understand the impacts to wetlands or buffers, particularly since no Conservation Overlay District was shown. It was decided to contact the applicant and request that they or their representative attend an LCC meeting to explain the design.

DRC's (2)-

1) Hillside Elderly Housing site plan, 10-92

Comments: Reminder: LCC requested engineer to limit salt use on emergency road to Beacon Street.
Where is the drainage plan?
Where is the landscaping plan?
The [above] are relevant to wetland issues.

2) Sanborn Road salon, site plan, 15-168

Comments: No comments.

July 11, 2006 minutes-

K. Henault made a motion to approve the minutes of the July 11, 2006 public session as written. D. Lievens seconded. The motion was approved 2-0-2. (M. Speltz and P. Nickerson abstained as they had not attended the meeting).

K. Henault made a motion to approve the minutes of the July 11, 2006 nonpublic session as written. D. Lievens seconded. The motion was approved 2-0-2. (M. Speltz and P. Nickerson abstained as they had not attended the meeting).



Londonderry Conservation Commission
Tuesday, July 25, 2006
Minutes
Page 3 of 3

Ammunition rounds on Ingersoll- M. Speltz provided evidence of gun use that was collected by Forest Society staff in the area of a woods road connecting Griffin Road to Bockes Road on the Ingersoll property. Although much of it was found on the Hudson side of the property, he demonstrated with a small bag full of shells that not only have shotguns been used but also produced casings from high powered rifle rounds. Considering the threat to the safety of surrounding abutters, the LCC will ask their Town Council liaison, Mark Oswald, if it would be possible to meet with a representative of the Londonderry Police Department to discuss the issue.

George property- Despite the inconclusive results of the survey of the boundary between the George land and National Grid property which arose recently, Town counsel Bart Mayer has given his approval for the closing to proceed. Afterwards, the Town can follow up with National Grid concerning the exact placement of that boundary line. The closing may take place as soon as July 31st but if it does not, another agreement on an extension may be required.

Musquash; grants/bollards/gate- D. Lievens reminded LCC members about a property owner at the end of Alexander Road who expressed concern last fall over whether enough brush would be cleared by the Town as to not impede his use of his snowmobile in the Musquash. (At that time he was told that the Town was only interested in cutting enough to ensure non-motorized traffic). With a new gate about to be put into place at the Alexander Road access point, the owner is again concerned about his ability to enter the Musquash. LCC members agreed that the abutter should not be granted any special ability to access the Musquash simply because it is Town owned property and the Town has the right to place a gate on that land.

D. Lievens also shared a map composed by Mike Considine showing recommended locations for bollards at different access points.

Voting- M. Speltz informed fellow members that after reviewing a specific State RSA, the LCC should be more conscientious in voting on all recommendations made during a meeting. While they do regularly vote on CUP, D+F and other recommendations, he stated that voting should also apply to DRC recommendations, on which they typically do not vote.

The LCC has also recently learned that they can request that their Town Council liaison be appointed as a full member. This would aid the LCC whenever they are shy of a quorum.

Respectfully submitted,

Jaye Trottier
Secretary