



Londonderry Conservation Commission
Tuesday, October 24, 2006
Minutes
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Present: Deb Lievens; Gene Harrington (late); Mike Speltz; Mike Considine; Ken Henault; Paul Nickerson; George Herrmann (late) and Mark Oswald, Town Council Liaison

Call to order

D. Lievens appointed M. Oswald to vote for the empty seat.

Christmas trees, Pillsbury Road- Kit Plummer spoke with the LCC about using up to 15 acres of map and lot 6-102 to develop a 'cut your own' Christmas tree farm. Lot 102 has a conservation easement on it which allows for agricultural use. K. Plummer said the easement deed states that 30 days notice is required on his part to notify the LCC of his intentions.

While he is only in the initial planning stages, K. Plummer anticipates his first planting to take place in the spring of 2008. His research has shown that he would potentially need a parking area of 60 x 120 to accommodate traffic during times of peak sales. Gravel would be used for the parking lot surface.

P. Nickerson asked if a significant amount of pesticides would be needed for the trees. K. Plummer replied that he did not expect there would be, particularly since he believes the better the management of any crop, the less need there is for pesticides. M. Speltz suggested contacting the UNH Cooperative Extension to learn the management practices they employ since they will most likely be the guidelines used when the easement is monitored.

K. Plummer will provide the required notice to the LCC and a sketch of his plan once he reaches that stage.

October 10, 2006 minutes- **K. Henault d made a motion to approve the minutes of the October 10, 2006 public session as written. M. Considine seconded. The motion was approved 5-0-1. (P. Nickerson abstained as he had not attended the October 10th meeting).**

NHACC dues- **D. Lievens entertained a motion to authorize the Chair to expend an amount not to exceed \$825.00 from the from the line item budget to pay the LCC's yearly dues as a member of the New Hampshire Association of Conservation Commissions. M. Speltz so moved. P. Nickerson seconded. The motion was approved, 6-0-0.**

Saving Special Places conference- D. Lievens provided follow up on some specifics of this April 14, 2007 event. The Londonderry School Administration is willing to co-sponsor the event and merely charge for such basic costs as janitorial services. She also informed Dorothy Taylor of the Center for Land Conservation Assistance that they might want to make sure the parking at the Middle School will be sufficient for the typical number of attendees. M. Oswald suggested having someone videotape the event and also offered to provide D. Lievens with a list of caterers that she can pass onto D. Taylor.

CTAP meeting- G. Harrington will represent the LCC at this informational workshop to be held October 26th. M. Speltz said he will also attend.

National Grid- D. Lievens spoke with her National Grid contact again regarding a connection from the Sawmill Brook section of the Musquash to the newly acquired George property through National Grid's lot. The response was that they are still reviewing the possibility. She also told D. Lievens that they have examined the documentation submitted detailing the boundary line between their property and the George piece and are satisfied with the survey results. A document will be forthcoming from their legal department verifying their acceptance.



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Continental Paving easement/I-93 mitigation- In reviewing Town owned properties and easements with Carolyn O'Connor and Andre Garron, D. Lievens was able to review with the LCC the location of the 39 acre easement on Continental Paving's property, along with the 79 acres now protected by the State as part of I-93 mitigation. These pieces add onto the Musquash Conservation Area.

Colby Litchfield property- D. Lievens noted that this piece is the State's first choice to purchase for mitigation for the Exit 4A project.

Budget- D. Lievens updated that the LCC's current balance according to the Town Financial Administrator is \$2,444,135.82.

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

Roll call vote: Aye, Mike Considine; Aye, Deb Lievens; Aye, Mark Oswald; Aye, Mike Speltz; Aye, Paul Nickerson; Aye, Ken Henault.

P. Nickerson made a motion to go out of Non Public Session. K. Henault seconded. The motion was approved, 6-0-0.

P. Nickerson made a motion to seal the minutes of the Non Public Session indefinitely. K. Henault seconded. The motion was approved, 6-0-0.

G. Herrmann arrived. D. Lievens appointed him to vote for G. Harrington who had not yet arrived.

Doxon Realty Trust D+F/CUP- Paul Morin of Tarkka Homes returned with Todd Connors of Sublime Civil Consultants regarding this conceptual site plan for Cider Mill Crossing, a 44 unit elderly housing complex on lot 15-215-1. (See October 10th minutes).

Wetland impacts were assessed at the October 10th meeting and reviewed again. T. Connors submitted the Conditional Use Permit application and outlined the Conservation Overlay buffer impacts which will total 25,760 sf. The majority of this will occur because of the access way off of Mammoth Road. The rest will be due to drainage, grading and work to be done involving a sewer force main. D. Lievens noted that while the plan now reflects additional impact at the rear of units 1-1 and 1-3, at least now a no cut zone is well defined for construction crews, future owners and maintenance workers. T. Connors acknowledged the LCC's request that conservation boundary markers be placed along all no cut zones in a manner making it obvious to anyone that the area must remain undisturbed. M. Speltz asked if the buffer impact associated with the temporary wetland impact at the sewer connection on Grenier Field Road could also be considered temporary. T. Connors agreed that a note could be added to the plan to ensure the buffer, like the wetland, is not maintained and is allowed to naturalize.

Some discussion ensued over economic advantage versus buffer impact. M. Speltz asked why some individual units could not be removed to lessen the intrusions since it appeared that economic advantage was the sole force driving the buffer impacts to the south and east of unit 7-1. T. Connors stated that much of the impact is on the outer 25 feet of the buffer as the LCC prefers. In addition, requirements by the Planning Board and Department of Public Works have inhibited alternatives. Sixteen acres of open space will be provided per zoning regulations (half upland and half wetland) and 81% of the site will be green space where only 33% is required. As stated previously, density was also decreased to 44 units versus the 55 that would have been allowed on this lot. He added that all buffer impacts related to grading will be replanted and stabilized. It was



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eventually agreed that in addition to these items, buffer impact area "E" would be replanted and vegetation would also be added to the area beginning at the southeast corner of unit 7-1, adjacent to the buffer and continuing south along the driveway so that natural woody vegetation would be allowed to return to the area.

The design of the twin culverts replacing the single existing culvert under the proposed roadway was also discussed. It was agreed that two 18 inch elliptical culverts would be used and that the culverts would be located 6 inches below grade and filled with stable natural material.

M. Speltz made a motion to recommend approval of the CUP to the Planning Board with the conditions that 1) buffer impact area "F" be labeled as temporary and allowed to naturalize, 2) buffer impact area "E" be replanted and 3) plantings be added to the area beginning at the southeast corner of unit 7-1 in between the driveway and wetland, continuing to the southernmost lot line and that the area be marked as a no-cut zone; as well as with the recommendation that 1) two 18 inch elliptical culverts with 6 inches of natural material at the bottom be used to support animal movement in the area and 2) the developer be granted a waiver from the Planning Board for the 20 foot wide roadway because it will minimize wetland and buffer impacts. K. Henault seconded. The motion was approved, 7-0-0.

G. Harrington arrived.

M. Oswald left the meeting.

D. Lievens appointed G. Herrmann to vote for the empty seat.

Regarding further discussion of the Dredge and Fill permit application for Cider Mill Crossing, **M. Speltz made a motion to recommend approval of the D+F permit to the Wetlands Bureau, subject to the addition of two 18 inch elliptical culverts to replace the single existing culvert. K. Henault seconded. The motion was approved, 7-0-0.**

PSNH D+F- Dick Perron of Public Service of New Hampshire reviewed this D+F application to replace utility poles along their easement stretching from Scobie Pond, west/southwest across Londonderry and into Hudson. Four wetland impacts would occur in Londonderry. M. Considine volunteered to perform a site walk of all four. Since two LCC members are needed to sign off on a Minimum Impact Expedited permit such as this, K. Henault offered to inspect one on Wiley Hill Road and P. Nickerson will check the remaining three.

Monitoring- D. Lievens reviewed that the phase of the Sunnycrest easement that the LCC is required to monitor will be done by the Rockingham County Conservation District since they will soon be taking ownership of that easement. The RCCD will also be hired to monitor Ingersoll. G. Harrington, D. Lievens and M. Considine will independently examine the three parts of the Moose Hill easement and D. Lievens and P. Nickerson will walk the Plummer property sometime in December.

DRC-

1. Elizabeth Meadows subdivision (see "Hall Road D+F"), 15-3
No comments.

Respectfully submitted,

Jaye Trottier
Secretary