



Londonderry Conservation Commission
Tuesday, February 13, 2024
Draft Minutes

1 **Present:** Marge Badois, Chair; Gene Harrington, Vice Chair; Bob Maxwell, member; Susan Malouin,
2 member

3
4 **Absent:** Deb Lievens, member; Tiffani Macarelli, member; David Heafey, member; Michael Speltz,
5 alternate member; Jim Leary, alternate member

6
7 **Also present:** Michael Bazegian, GIS Manager/Comprehensive Planner; Glenn Aprile, Conservation
8 Ranger

9 M. Badois called the meeting to order at 7:31 p.m.

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12 **Rainy's Way Townhomes – 14 Mohawk Lane – Map 6 Lot 35-8**

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14 A representative appeared before the Commission to review this project, which is a condo development.
15 He noted they appeared before the Commission last year with an eight-unit development and were
16 given comments. In the process of addressing these comments, the lot density has changed, as they
17 originally calculated it using state regulations instead of the more strict Town regulations. This has
18 resulted in a reduced project, which is beneficial to buffers and setbacks. They also reduced the size of
19 the detention pond and changed the landscape plan. Stantec is reviewing their revised plan.

20

21 M. Badois asked who will be inspecting and maintaining the detention pond. The representative said the
22 condo association will do this. The developer will own the condos for the foreseeable future. A gravel
23 road has been added for pond access. M. Badois asked if there will be signs along the buffer. The
24 representative said the wetland is smaller than Town regulations, so there is no buffer. Snow storage has
25 been identified on the plan.

26

27 The Commission had no comments.

28

29 **High Cube Warehouse - 60 Pettengill Road – Map 14 Lot 49-2**

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31 Nick Golon of TFMoran and certified wetlands scientist Chris Danforth appeared before the Commission
32 by Staff request. The layout of the project is unchanged from that presented to the Commission in
33 October 2023, during the design review process.

34

35 M. Badois questioned the value of the wetlands that they propose to fill. C. Danforth explained this area
36 was previously a gravel pit and the wetlands have appeared recently. He said they hoped to recreate the
37 vernal pools onsite, but lacked sufficient area. So, the mitigation is a payment to the ARM fund for the
38 impacts.

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40 M. Badois asked how they are limiting the effect of the lighting on the adjacent Fish & Game property. N.
41 Golon said the lighting is downcast and dark-sky compliant. He said they are incorporating avoidance and
42 minimization techniques requested by Fish & Game.

43
44 M. Badois asked if vernal pools are being filled and they confirmed this. N. Golon said a wildlife habitat
45 assessment was completed on the property and no species of concern were found. The Commission
46 expressed concern over filling the wetland; however, N. Golon explained it is located in the center of the
47 property and it is not practical to avoid it and still build on the land. C. Danforth noted the productivity of
48 the vernal pools was not high. The Commission expressed concern over filling in a wetland of this size.

49
50 B. Maxwell asked about snow storage and N. Golon identified the locations, noting excess amounts will
51 be removed from the site.

52
53 N. Golon noted the nature of the application being presented to the Planning Board is a conditional use
54 permit (CUP) for the impacts to the buffers. They are appearing before the Commission for review of the
55 CUP. He said it is somewhat of a misnomer, as no buffer would remain.

56
57 ***G. Harrington moved to not recommend a CUP to destroy the buffer. B. Maxwell seconded the motion.***
58 ***A vote was taken. All were in favor.***

59
60 **Village at Technology Hill – 5 Kitty Hawk Landing - Map 17 Lot 5-5**

61
62 Nick Golon of TFMoran appeared before the Commission regarding a minimum impact expedited permit
63 for a project that will impact approximately 950 square feet of manmade wetland. This project was
64 presented to the Commission in the past and a site walk was conducted at that time.

65
66 M. Badois asked how they are responding to the Commission's request to improve wildlife passage. N.
67 Golon said they are incorporating a wildlife seed mix to create a transitional buffer zone along the limits
68 of construction. They are also installing a bridge instead of a road and culvert that will provide
69 unobstructed wildlife passage.

70
71 G. Harrington asked about buffer impact. N. Golon noted that as this is a planned unit development,
72 there are modifications to the zoning ordinance, including no buffer being associated with the wetlands.
73 There will be retaining walls and slopes to prevent wetland impact. No CUP will be associated with this
74 project.

75
76 G. Harrington asked how many electric charging stations will be installed. N. Golon said they will plan for
77 the infrastructure to support them and if the need arises, chargers will be installed. He noted there will
78 be solar arrays on the buildings.

79



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80 S. Malouin asked for a landscape plantings list. N. Golon said this plan will be submitted to the Town in
81 the next day or so.

82

83 **Old Business**

84

85 **Hickory Parking**

86 M. Badois said a bill has been received from Stantec for \$450, as they continue to work on the permit.
87 She noted they have submitted the application to New Hampshire Fish & Game three times, with no
88 response.

89

90 **Beaver Control**

91 M. Badois reported an article appeared in the paper after the last Commission meeting regarding beaver
92 control. There was misinformation in the article, stating that the beaver lodge was destroyed. She
93 clarified that the lodge was not disturbed. A professional wildlife manager removed three beavers and
94 part of the dam, to allow the water to flow through. They have no problem with the presence of beavers;
95 they needed to control the volume of the dam.

96

97 **Musquash Field Day**

98 Musquash Field Day will be held from 10:00 am to 2:00 pm on Saturday, February 17, 2024. M. Badois
99 reviewed the planned activities.

100

101 **Lithia Springs**

102 M. Badois said the Commission needs to authorize payment to West Environmental for preparing the
103 baseline and monitoring for five years of \$4,600.

104

105 ***G. Harrington moved to appropriate \$4,600 from the land protection fund for West Environmental for***
106 ***baseline and monitoring for five years. B. Maxwell seconded the motion. A vote was taken, all were in***
107 ***favor. The motion passed unanimously.***

108

109 **Approval of Minutes**

110

111 ***G. Harrington moved to approve the minutes from the January 23, 2024, meeting as presented. B.***
112 ***Maxwell seconded the motion. A vote was taken, all were in favor except S. Malouin, who abstained.***
113 ***The motion passed 3-0-1.***

114

115 **Public Comment**

116

117 Ray Breslin, 3 Gary Drive, expressed concern regarding the Village at Technology Hill. He noted the
118 property is a watershed for Cohas Brook. He said if this development moves forward, they believes they
119 will blast all the rock and fill in the property on the side, which will have a striking impact. He said the



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120 view from Kitty Hawk Landing is beautiful and this property would be a nice place for a park. He said they
121 have tried to save the beautiful vistas in town, but most are now gone. He wishes everyone had more
122 input in the decision-making process. He believes the developers have too much sway. He said the
123 Planning Department is supposed to follow the Master Plan and zoning, but it seems the Master Plan has
124 been set on the shelf for 10 years and the zoning continues to be changed. He said the first point of law
125 regarding a project being done for the benefit of the Town is being stepped over. He hopes everyone will
126 do what they can to protect the Town and the citizens. He said the recommendations made in the 2013
127 Master Plan need to be reviewed and addressed. He thanked the Commission for what they do and
128 stressed the need to make responsible decisions for the future.

129

130 **Adjournment**

131 ***G. Harrington moved to adjourn the meeting. B. Maxwell seconded the motion. A vote was taken, all***
132 ***were in favor. The motion passed unanimously.***

133

134 The meeting was adjourned at 8:20 p.m.

135

136 Respectfully submitted,

137

138 Beth Hanggeli

139 Recording Secretary

