



Londonderry Conservation Commission
Tuesday, January 24, 2023
Minutes

Present: Marge Badois, Chair; G Harrington, Vice Chair; Bob Maxwell, member; David Heafey, member; Deb Lievens, member; Tiffany Macarelli, member; and Mike Speltz, alternate member

Absent: S Malouin, member

Also present: Amy Kizak, GIS Manager/Comprehensive Manager; and Beth Morrison, Recording Secretary

Marge Badois called the meeting to order at 7:30 pm. M Badois appointed M Speltz to vote for S Malouin

DRC – Chase Bank Site Plan – Map 7, Lot 66 – 66 Gilcreast Rd.: Randy Miron, P.E., from Bohler Engineering, 352 Turnpike Road, Southborough, MA, addressed the Commission. R Miron reviewed the site with the Commission noting it is an approximately 5,500 SF lot with an existing commercial building that has access on Gilcreast Road. He explained that they are proposing a 3,100 SF Chase Bank with a drive-through and maintaining access on Gilcreast. He noted that they are increasing the size of the landscape buffers from what is currently there now, which makes a decrease in impervious surfaces of approximately 10,000 SF. He pointed out that they are adding a water quality unit to collect all stormwater runoff and proposing to reuse the existing stormwater basin that is already on site. He mentioned that they have new lighting, new erosion sediment controls, and fresh landscaping. He said that they want to reuse some existing trees on the site and reviewed those with the Commission. He added that they are supplementing with additional trees and shrubbery on site. M Speltz asked if the existing building would be demolished. R. Miron replied that is correct. M Speltz asked about the parking, as there are 11 required parking spaces and they are proposing 24 parking spaces. R Miron replied that Chase Bank typically wants 30 parking spaces for both customers and employees, but they are proposing 24 parking spaces. He remarked that there are currently 55 parking spaces on the site today, so in his opinion, 24 parking spaces is a big decrease. M Speltz asked if the area on the north side of the plan that is marked "future parking" would be turf grass or landscaping. R Miron replied that it is being proposed to just be grass. M Speltz asked if a new site plan would be required when they added the future parking. A Kizak replied that she is not sure at this point, but would check and get back to the Commission. R Miron mentioned that he believes the Planning Board will ask this same question and he is unsure what the process will be as well. G Harrington commented that their base and seed mix specification is called a "native detention mix," but it calls out Pennsylvania variety eco-types, which is not native to this region. R Miron replied that this could just be the name of the mix, but it is intended to be used in wet or dry and is preferred for stormwater basins. M Badois asked about snow storage. G Harrington replied that there is snow storage on the plan. M Speltz asked why they have two-way circulation except through the drive-throughs versus one-way circulation. R Miron asked if he meant one-way circulation all the way surround the site. M Speltz replied that is correct. R Miron replied that it



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is more convenient for customers with two-way circulation and easier for the trash pickup. D Lievens asked when this was scheduled for construction. R Miron replied that he believes construction would start in the spring of 2024. D Lievens remarked that the intersection where they are proposing to have the bank is interesting these days. R Miron mentioned that they reached out to the New Hampshire Department of Transportation (NHDOT) and they do not need to file a driveway permit, as it almost a less intense use than is there now. The Commission had no comment for the DRC.

Charlie Moreno: M Badois informed the Commission that Charlie Moreno would like to postpone until the next meeting, which is February 14, 2023. D Lievens commented that she spoke to C Moreno and he is flexible. M Badois asked if D Lievens would want to be here when C Moreno presents. D Lievens replied that she would not, but wanted G Harrington and M Speltz to be there. M Speltz noted that the next meeting he can attend is the February 28, 2023, meeting. M Badois said that she would put C Moreno on the February 28, 2023 agenda.

Meeting date change: M Badois asked if the Commission wanted to change the date of the meeting from February 14, 2023, to another date given that it is Valentine's Day. A Kizak pointed out that a developer has requested to come to the February 14, 2023, meeting, so she would not want to cancel it. M Badois asked if the day can be changed or moved within the same week. A Kizak replied that it does not look like there are any meetings on February 13, 2023, or February 16, 2023. The Commission's consensus was to change the meeting to February 13, 2023. A Kizak said that she will make sure the Commission can change the date to February 13, 2023, and email them with confirmation.

Unfinished Business

Signs: M Badois told the Commission that the estimate from FASTSIGNS totaled \$5036 for both signs, with Moose Hill at \$2854 and Kendall Pond at \$2682. She pointed out that is without customizing the pedestal for Kendall Pond. She said that she is going to go there and look at what would be needed. M Speltz asked if this is how the sign is installed. M Badois replied that this does not include the installation. B Maxwell mentioned that the ground slopes from the viewing platform and felt that if the sign is not tied to the pedestal that it is a concern. He noted the vandalism there as well. M Badois mentioned that is why she liked the idea of the sign up high and away from the deck. B Maxwell stated that the deck structure is pretty solid and they could possibly use that. M Badois added that she did not want anyone to bump their head on it. M Speltz asked how the prices compare to the other sign company. M Badois replied that they never received any estimates from the other sign company and that is why she went with FASTSIGNS. M Speltz asked who does Trailways signs. M Badois replied FASTSIGNS. M Speltz made a motion to obligate up to \$6000 for the purpose of acquiring signs for the Mack property and Robie donation from the Conservation Fund. B Maxwell seconded the motion. The motion passed, 7-0-0.

Field Day: M Badois mentioned that the mountain bikers are coming and they are going to have a pop-up tent and bikes. M Speltz asked if the mountain bikers would set up on the landing. M Badois replied



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that is correct. She added that she would do the shopping, but fire wood is an issue. B Maxwell noted that the bin is still full, but it is mostly cut branches. He suggested that Officer Aprile can help with this. M Speltz asked for the date again. M Badois replied that it is February 18, 2023. She asked people to post the flyer wherever they can to get the word out.

Treasurer's Report: D Lievens informed the Commission that the maps probably should have been taken out of the conservation fund because the line item budget is down to about \$400. M Badois mentioned that the dues, monitoring and maps are usually taken out of the line item budget. D Lievens remarked that she does not think the monitoring has been paid, which is \$650. She added that she has not received a monitoring report either. M Badois said that the reports seem to be going to Officer Aprile. D Lievens explained that there is a lot of land use change tax coming in with a recent deposit of \$214,000. She stated that there is now a little over a million in the conservation fund currently. She noted a pending deposit amount of \$170,000 for more land use change tax. She stated that the Commission is encumbered to take out \$182,514 as part of the 40/60 division of land use change tax that was voted in several years ago. M Badois pointed out that the Commission committed to the Lithia Springs money. D Lievens asked for the figure and said she has not put this on the report. M Speltz replied that it is about \$700,000 for the fee interest and most of the expenses have been paid as things such as the survey, environmental report, and the appraisal come due. He added that there might be an additional survey bill based on the small triangle piece of land, but most of all the other stuff has been paid. D Lievens asked if the grant money awarded to the Commission would be coming into the conservation fund. M Speltz replied that he thought it would go directly to the sale. M Badois asked how D Lievens came up with the figure of \$182,514 to go to the town's general fund. D Lievens replied from the Finance Department's report. M Badois remarked that she thought it seemed backwards in her opinion, as the Commission is supposed to receive the first \$100,000 with a 40/60 split after that. G Harrington explained that the Commission should get the first \$100,000 and then the town receives 40% of the next \$100,000 with the Commission receiving the majority. M Badois said that it appears as if the majority is going to the town. D Lievens stated that the town receives 60%. M Speltz agreed with D Lievens that the town does indeed get 60%. D Lievens said that she would double check this and get back to the Commission.

Lithia Springs: M Speltz informed the Commission that they have submitted draft deeds to the agencies; however, the deeds have to have the grant agreement attached to them and they do not have the ARM agreement. He went on noting that the ARM agreement is still being worked on, but they have told him they will not give him such agreement until the causeway is worked out. He pointed out that they alerted on the removal of the causeway and needed to check with the historical division. He said that he, David Ellis and David Trubee, from the Historical Division went out to look at the causeway. He mentioned that David Trubee's position was that the causeway contributed to the historic value of the lithia springs arrangement. He remarked that the Wetlands Bureau was told the causeway was going to be removed to enhance the wetland habitat and now is questioning the reversal of the proposal. He said that the Wetlands Bureau met with Army Corps of Engineers today and asked for more information and did not make a decision. He commented that now there is a dead stop which is unfortunate as they are



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113 slated to close February 24, 2023. B Maxwell asked would culverts through the causeway provide
114 similar benefit to the wetland as removing the causeway. M Speltz replied that they discussed
115 having a breach in the causeway, but the wetland scientist thought this was a limited solution. He
116 expressed his position that the Commission should do whatever the experts recommend. He said that
117 he will keep everyone updated.

118 **New Business**

119 **Upcoming Training from NHACC:** M Badois informed the Commission that this Friday January 27, 2023,
120 is the first training session and you can only sign up through the email, not the website. She noted that
121 the next session is February 24, 2023. M Speltz added that you do not have to go all of them, but can
122 pick and choose. M Badois said that she emailed to get handbooks, but has not received a response.

123 **Election of Officers:** M Badois told the Commission that it is time to elect officers for this year.

124 M Speltz made a motion to keep the existing officers in their current positions as follows: M Badois,
125 Chair, G Harrington Vice Chair and D Lievens, Treasurer. B Maxwell seconded the motion. The motion
126 passed, 7-0-0.

127 **Other Business**

128 **Minutes:** The Commissioners went over the public minutes of January 10, 2023. G Harrington made a
129 motion to approve the minutes as presented. B Maxwell seconded the motion. The motion passed, 6-0-
130 1, with T Macarelli abstaining.

131 **Non-Public Session**

132 G Harrington made a motion to go into non-public session per RSA 91-A:3 to consider the acquisition,
133 sale or lease of real or personal property which for discussion purposes be likely done to the party or
134 parties interested are adverse to the general community and consideration of legal advice. The motion
135 was seconded by M Speltz. The motion was passed by M Badois, D Lievens, G Harrington, M Speltz, B
136 Maxwell, D Heafey, and T Macarelli with a roll call vote. D Lievens made a motion to leave non-public
137 session and to seal the minutes of the non-public session indefinitely per RSA 91-A:3. M Speltz seconded
138 the motion. The motion passed by M Badois, D Lievens, G Harrington, M Speltz, B Maxwell, D Heafey,
139 and T Macarelli with a roll call vote.

140 **Adjournment:** G Harrington made a motion to adjourn the meeting at 8:41 p.m. M Speltz seconded the
141 motion. The motion passed, 7-0-0.

142 Respectfully Submitted,
143 Beth Morrison
144 Recording Secretary