



Londonderry Conservation Commission
Tuesday, June 9, 2020
Minutes

Present: Marge Badois, Chair; Gene Harrington, Vice Chair; Deb Lievens, member; Mike Noone, member; Mike Byerly, member; Bob Maxwell, member; Susan Malouin, alternate member; Jocelyn Demas, alternate member; and Mike Speltz, alternate member

Absent: Richard Floyd, member

Also present: Deb Paul, Town Council liaison member; Amy Kizak, GIS Comprehensive Manager, and Beth Morrison, Recording Secretary

Marge Badois called the meeting to order at 7:30 pm with a roll call vote. She appointed S Malouin for G Harrington until he arrives and J Demas for R Floyd

DRC – 33 Londonderry Rd Site Plan Amendment – Map 10, Lots 87 & 148: Mike Malynowski, P.E. from Allen Major & Associates, 400 Harvey Road, Manchester, NH addressed the Commission. M Malynowski reviewed the existing site plan noting he is proposing parking lot upgrades to the current site. He explained that the existing facility consists of a one-story block building, which was built in the late 1990's, with 16 condominium units that have various commercial businesses. He pointed out that they are going before the Planning Board to get a new site plan recorded because there was some land taking that happened in the back of the property along interstate 93, as well as historic encroachment issues with existing paving. He commented that they are looking to remove some pavement along the front of the building as well as another location to maintain the front setback buffer requirements. He said that the existing pavement has been shaded in gray on his plan and as been in existence since mid-1990's, which was recently seal coated. He stated that they are going to be restriping parking spaces, make sure there are adequate handicap spaces along the front, as well as some reallocation of pavement to display areas for some of the businesses. He mentioned some of the minor improvements to the site noting there is an existing concrete pad that they are proposing to put a chain link fence around with some privacy slats. (M Speltz and G Harrington entered the meeting at this point.) He said that there is no earth moving at the site and no new pavement to be put in. J Demas asked if they are proposing to remove some of the pavement and putting up a chain link fence. M Malynowski responded that was correct. D Lievens asked if their snow removal would stay the same. M Malynowski replied that was correct. He noted that they are not affecting any wetlands. M Speltz asked about parking, what is there versus what is required. M Malynowski stated that there are more spaces provided than what is needed. He pointed out there is an auto repair shop and they are taking parking spaces and giving them some more general display areas as part of the site plan approval. M Speltz asked why they feel it is necessary to provide more spaces than what is required by the town's zoning ordinance. M Malynowski replied that the pavement is existing and has been striped historically for the number of spaces and rather than having a free for all with parking, they want to restripe to gain order and conformity. M Badois asked how many cars would fit in the vehicle display areas. M Malynowski said that he is not sure, as they are going before the Planning Board for site plan approval. D Lievens commented that she does not see any



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39 objections to the proposal, as they are not changing much. B Maxwell agreed with her. The Commission
40 had no objections to DRC.

41 **DRC – 33 Londonderry Rd Site Plan Amendment – Map 10, Lot 87:** Mike Malynowski, P.E. from Allen
42 Major & Associates, 400 Harvey Road, Manchester, NH addressed the Commission. M Malynowski noted
43 that they are proposing to realign the property lines to provide an additional buffer area for 33
44 Londonderry Road and there is a propane tank that is over the property line on 23 Londonderry Road,
45 which will be fixed with this lot line adjustment. He said that the lots are equal in size, therefore, there is
46 no change in the overall parcel areas for both properties. J Demas asked if the properties were both
47 zoned the same. M Malynowski replied that was correct. M Speltz asked M Malynowski to clarify where
48 the 100-year flood plane hazard areas is on the map. M Malynowski reviewed the 100-year flood plane
49 hazard area on the computer with the Commission. The Commission had no objections to the DRC.

50 **DRC – Temporary Outdoor Event Venue – Map 28, Lot 23 – 1 Airport Rd:** A Kizak told the Commission
51 that this NH Live is a temporary outdoor drive in venue for concerts, festivals, movies and more. She said
52 that the applicant is Events United out of Derry NH and the owner is Manchester Airport authority. She
53 explained that they are proposing to use existing parking lot C at the airport. She said that they are
54 looking to use this venue through Labor Day. She noted that the venue can hold up to 400 vehicles with
55 designated seating outside of the vehicle parking spot to maintain social distancing. She said that there
56 is a special remote meeting on June 16, 2020 at 7 p.m., by the Planning Board for this special project. M
57 Badois asked if the airport was eliminating the cell phone lot. A Kizak responded that they are not and
58 reviewed the c current parking at the airport with the Commission. She presented the proposed vehicle
59 arrangement for this project with the Commission. The Commission had no objection to the DRC.

60 **Unfinished Business**

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62 **Island donation:** M Badois told the Commission that this was not brought up at the June 1, 2020, Town
63 Council meeting, as it has to be publicly noticed prior to the meeting. She said that it will be on the July
64 15, 2020 Town Council meeting.

65
66 **Maps:** M Badois told the Commission that she is waiting to hear back from the printer regarding the
67 delivery of the maps.

68
69 **Stream Brochure:** A Kizak told the Commission that she sent out the latest draft to the Commission for
70 them to review and make some changes. M Speltz said that he noticed some typos and would send an
71 email regarding this. M Noone asked if the Commission wanted to send this out to residents who abut a
72 stream or hand this out at Old Home Days. M Byerly responded that this will be costly to print and
73 maybe suggested sending an email to abutters with a link to the brochure. M Noone agreed that it might
74 be costly, but thought the brochure would be more effective.

75 **Formal Submissions:** A Kizak informed the Commission that there have been no more formal
76 submissions that have come to the Planning Department since the last meeting.



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77 **Articles:** D Lievens asked for more volunteers to write an article. M Badois suggested doing an article on
78 turtle crossings or what to do if you find a baby animal. J Demas said that she would work on an article.

79 **LCHIP application:** M Speltz said that he is submitting an application that requires very specific
80 GIS/mapping requirements and asked if A Kizak could help him. M Speltz said he would send the
81 application to A Kizak noting the points where he needs help. A Kizak told him she would be happy to
82 help him.

83 **New Business**

84 **Pollinator gardens:** M Badois informed the Commission that Andy Mack is allowing a garden group to
85 put a pollinator garden right behind the Town Forest where they planted the nut trees and in between
86 the orchard. She said that people have gotten together and will be presenting an initial design on July
87 15, 2020, at the Town Council meeting. D Paul said that if anyone else is interested with this group to
88 send her an email at DPaul@nutpub.net.

89 **Improvements:** M Byerly said that the boardwalk at Adams Pond was replaced and upgraded last
90 Saturday. M Speltz asked how many volunteers were there. M Byerly replied that there were 12
91 volunteers.

92 **Non-public session:** M Speltz asked if the Commission could convene an executive session in a remote
93 meeting. A Kizak replied that the next meeting would still be remote and would find a way to work it
94 out.

95 **Minutes:** The Commissioners went over the public minutes of May 26, 2020. D Lievens made a motion
96 to approve the minutes as amended. J Demas seconded the motion. The motion passed by a unanimous
97 roll call vote, 7-0-0.

98 **Adjournment:** M Byerly made a motion to adjourn the meeting at 8:17 p.m. D Lievens seconded the
99 motion. The motion passed, 7-0-0, by a unanimous roll call vote, M Badois, G Harrington, D Lievens, B
100 Maxwell, M Byerly, M Noone, M Speltz, J Demas and S Malouin.

101 Respectfully Submitted,
102 Beth Morrison
103 Recording secretary
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