



Londonderry Conservation Commission
Tuesday, February 9, 2021
Minutes

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

Absent: Mike Byerly, member; and George Herrmann, alternate member

Also present: Amy Kizak, GIS Manager/Comprehensive Planner; Deb Paul, Town Council Liaison; and Beth Morrison, Recording Secretary

Marge Badois called the meeting to order at 7:30 pm with a roll call vote. M Badois appointed J Demas to vote for M Byerly.

Lorden Commons LLA – Map 016, Lots 038-126 & 038-127 – Jason Lopez: Jason Lopez, Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3, Bedford, NH, addressed the Commission. J Lopez informed the Commission that he is here tonight for a lot line adjustment between two parcels, Map 16 Lot 38-126 and Map 16 Lot 38-127, in the approved subdivision. He explained that they are looking to adjust the lot line by moving it over about seven and half feet to open up more of a buildable area on one of the parcels. He reviewed the plan on the screen, noting that parcel, Map 16 Lot 38-127, has frontage on both Clover Lane and Calla Lane, which means it has to comply with two front setbacks. He added that since it has two front setbacks this pinched the buildable envelope down to 25-feet and the developer currently only has one model home to fit on a lot with a buildable area of that size. He pointed out that that by adjusting the lot line by seven and a half feet it would provide a 32-foot buildable area for parcel, Map 16 Lot 38-127, and cut the buildable area down from 40-feet to 32.5-feet on parcel, Map 16 Lot 38-126. He remarked that there are more house options on a lot by increasing the buildable lot size to 32.5-feet. He said that the wetlands are on the rear of the property and told them the buffer signs are in place. He concluded his presentation and asked if the Commission had any questions. The Commissioners had no comment/objections to the DRC this evening.

Woodmont Commons Medical Office Subdivision – Map 010, Lot 041-0 – Jeff Kevan: Jeff Kevan, P.E., TF Moran Inc., 48 Constitution Drive, Bedford, NH, addressed the Commission. D Lievens recused herself from this DRC. J Kevan presented the Commission an existing plan set on the screen of the overall Planned Urban Development (PUD), noting that they are looking to change out what was previously approved as residential with a medical office building. He explained that they would subdivide a parcel of 2.3 acres, which would encompass the medical office. He noted that the medical office is similar to the previously approved site plan as far as impervious coverage, stating the run-off all goes to the ponds that were created on Michels Way, ultimately flowing to Duck Pond. He said that right now the ponds have a plugged outlet, which is pumped through a flocked system when needed. He concluded his presentation and asked for questions. The Commissioners had no comment/objections to this DRC.



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37 **Woodmont Commons Medical Office Site Plan – Map 010, 041-0 – Jeff Kevan:** Jeff Kevan, P.E., TF
38 Moran Inc., 48 Constitution Drive, Bedford, NH, addressed the Commission. D Lievens recused herself
39 from this DRC. J Kevan explained that they are proposing a two-story, just under 20,000 SF building, a
40 little sidewalk along Michels Way and a berm to landscape and screen. He pointed out that there are
41 143 parking spaces with additional parking next to the retail building on Main Street. He added that all
42 the utilities are in the street adjacent to the proposed medical office and proposed drainage pipe system
43 is tied into the side street and Michels Way discharged across to the ponds. M Badois asked how many
44 stories the medical office would be. J Kevan replied that it was a two-story building. G Harrington asked
45 where snow storage would be. J Kevan replied that there is not a lot of snow storage within the
46 development today, so they will have to collect and remove it legally elsewhere for any significant
47 amount of snow. A Kizak noted that there was someone from the public that was having troubling
48 signing into the meeting, but it was confirmed that it was not a problem with the meeting itself;
49 therefore, the meeting can continue. J Demas asked for the difference in impervious coverage from the
50 previously approved plan to this new plan. J Kevan replied that there is actually a slight decrease in
51 impervious coverage than originally planned. M Badois asked if the previously approved residential
52 building would have been condominiums or townhouses. J Kevan responded that they were a
53 townhouse style. M Speltz asked about parking, specifically noting that they are over what is required
54 for parking spaces. J Kevan replied that they are not over parking spaces, noting that with a medical
55 office building you are allowed four parking spaces per thousand, which would be roughly 90 to 100
56 parking spaces and this medical office has 58 parking spaces proposed. He commented that there are
57 143 parking spaces on the previously approved site plan plus the on street parking, which would total
58 172 parking spaces. He mentioned that when they calculated parking they are expecting some cross use
59 with a development of this type. M Speltz asked if the plans give a specific number of required and
60 provided parking spaces. J Kevan replied that they do and they are right on the number required for this
61 particular block. M Speltz said he had given J Kevan questions prior to tonight's meeting and asked for
62 his response. J Kevan stated that the outlet from Duck Pond has a channel that goes down to a
63 manmade or irrigation pond next to Gilcreast Road and is shown to have a 50-foot buffer. He went on to
64 note that there is a stone box culvert that leaves Duck Pond, so the size of the wetland from the culvert
65 down to Gilcreast Road is small enough to only require a 50-foot buffer. He mentioned that he would
66 check in with Planning if someone feels that this should be a 100-foot buffer and they would change this
67 on the plan, as it does not affect their proposed development either way. M Speltz commented that he
68 believes the unnamed stream, which was number 8-2, as Indian Brook is 8-1, is considered one of the
69 perennial streams that qualifies for the 100-foot buffer. J Kevan reiterated that he would verify this and
70 adjust the plan accordingly. He added that the outlet structure to the irrigation pond is considered a
71 dam and they are looking into removing the structure so it would no longer be considered a dam. M
72 Speltz asked about pond water testing. J Kevan replied that they have not specifically tested for nitrogen
73 or phosphates, noting that the ponds are acting as construction basins right now with the outlet being
74 plugged so there is no normal flow in and out. He commented that if they know a storm is coming and it
75 is full, they will pump it down and test it for turbidity, which the state requires. He stated that if the level
76 is below the threshold then they just pump it through the tanks without adding any flock material and if



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it is above the threshold, then flock is added to settle out the particulates. He mentioned that they have not tested for nitrates and phosphates, as he is not sure where they would be coming from. He added that the nitrates and phosphates could be coming from the wildlife using the pond or coming off the natural soils. He noted that he is unaware of any requirements to test for this. M Speltz suggested that the Commission should recommend that the pond be tested for nitrates and phosphates. J Kevan said that he is not sure what they would do to mitigate or rectify it, but if the Commission wants it, they would do it. S Malouin asked if the Chanticleer Pear shown on the landscape plan was considered invasive. J Kevan replied that he is not sure and would check with his landscape architect. S Malouin commented that even if this pear is not invasive, it does smell quite badly when flowering. J Kevan stated that he would take that into consideration. The Commission commented that they would like to have the basins created next to Michels Way tested for nitrogen and phosphorus.

Unfinished Business

Musquash Field Day: M Badois told the Commission that the snowstorm that was supposed to come on Friday is not coming. She explained that Officer Aprile spoke to Fish & Game and unfortunately, they cannot send anyone out this weekend, as it is the Winter Derby for them. She noted that M Byerly would have the total number of people signed up for each walk. D Lievens asked if she knew if anyone signed up for Kendall Pond. M Badois replied that there are at least two people signed up for Kendall Pond. A Kizak mentioned that M Byerly sent an email today stating that there are 13 people signed up for Faucher Road, 12 people for Preserve Drive and two people for Kendall Pond. D Lievens asked about the walking surface on the trails, specifically if people would need snowshoes or spikes. B Maxwell replied that it is mostly packed snow with not that much ice at Musquash. M Speltz suggested having people with snowshoes go in front and then people wearing boots would not have a hard time following along. J Demas commented that she has been out at Preserve Drive and it is pretty well packed.

Moose Hill Purchase: M Badois informed the Commission that the surveyors were out there on Monday. She noted that the soil test has been completed as well as the update to the appraisal. She noted that they have an additional \$550 for the update to the appraisal. A Kizak remarked that she thought the Commission had already authorized this payment. M Badois replied that the Commission had authorized the first part of it and this is an additional cost. M Speltz mentioned that he believed they would be splitting this with the Town, but thought it would be prudent to authorize up to \$550 in the hopes that it would only cost \$275. G Harrington made a motion to authorize up to \$550 for the appraisal of the Moose Hill parcel (Map 9 Lot 49-0) from the Conservation Fund. B Maxwell seconded the motion. The motion passed, 7-0-0, by a roll call vote.

New Business

WRMPP: M Badois noted that there is going to be a water resource update given at the Planning Board meeting tomorrow and suggested tuning in to see what is discussed.



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112 **Encroachments:** M Noone mentioned that he sent an email regarding monitoring potential
113 encroachment issues and asked for feedback by this Friday. M Speltz said that he looked at those and
114 agree all are worth looking into. He commented that the potential encroachment that involves the fence
115 line at the gravel pit, will involve looking through the file to see what is exactly going on there. M Noone
116 remarked that the encroachment he just spoke of is not part of the email that he sent out on Monday
117 night. M Speltz clarified that M Noone is not talking about the four encroachments that resulted from
118 the aerial photography. M Noone replied that was correct. M Speltz said he would look for the email and
119 get back to him.

120 **Other Business**

121 **Minutes:** The Commissioners went over the public minutes of January 26, 2021. B Maxwell made a
122 motion to approve the minutes as presented. G Harrington seconded the motion. The motion passed, 5-
123 0-2, with M Noone and J Demas abstaining.

124 **Adjournment:** D Lievens made a motion to adjourn the meeting at 8:06 p.m. J Demas seconded the
125 motion. The motion passed, 7-0-0, by a unanimous roll call vote.

126 Respectfully Submitted,
127 Beth Morrison
128 Recording secretary
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