



Londonderry Conservation Commission
Tuesday, June 22, 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; Mike Malaguti, Town Solicitor; and Beth Morrison, Recording Secretary

Marge Badois called the meeting to order at 7:30 pm with a roll call vote.

DRC – Daigle Pool Site Plan – Map 006, Lot 035-19 – 3 Mohawk Dr – Nick Loring, P.E., from Benchmark, LLC, 1 F Commons Drive, Unit 35, Londonderry, NH, 03053, addressed the Commission. N. Loring presented a schematic to the Commission noting the existing building and where the proposed addition would be. He said that they want to use the addition for storage. He noted that they are shifting the parking at the site. J Demas asked why they are shifting the parking. N. Loring replied that it would not be compatible with the new addition, so they are shifting it over. He explained that there will be no drainage increase associated with the proposed project. He pointed out that Nancy Rendall from Blue Environmental flagged the wetlands, which he reviewed with the Commission. He said that they are maintaining at least 10 feet from a wetland. M Badois asked if the wetland had a buffer. N Loring replied that it does not. M Speltz asked if it was a manmade wetland. N Loring replied that is correct, as the drainage flows through the area, as it is a natural depression. J Demas asked if the new construction was on the old pavement. N Loring answered that is not and reviewed where the proposed addition would be constructed. M Speltz asked if they had to perform a functions and values for the wetland. N Loring replied that they did not, but instead just had the wetlands flagged. M Speltz asked his opinion on the wetland. N Loring responded that in his opinion, it is not a high functioning wetland. M Speltz asked why they are providing more parking than required. N Loring replied that they have extra employees they use during the summer and noted that some pools are out for display in the parking spots. D Lievens asked if there is sufficient room for snow storage. N Loring responded that there is enough room for snow storage and reviewed where that would be on the site plan. M Speltz asked if there was a site plan requirement that storage areas are treated differently than parking. A Kizak replied that she would have to look at the zoning ordinance and check with Town Planner Mailloux. M Speltz said that the plan does not show the difference between the parking and storage areas. N Loring commented that is why they would like to build the addition, to take what is being stored outside now inside and off the parking area.

Unfinished Business

Moose Hill Update: M Malaguti told the Commission that the closing is set for next Friday, noting they might be able to close a day early, but everything is progressing as planned.



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114 Pillsbury (Mack's Apples) Acquisition Update and Closing Logistics: M Malaguti stated that there was a question/observation that the lease prohibits the removal of rocks and gravel, and noted that it might be beneficial to be able to remove rocks from an orchard. M Speltz mentioned that he believed this relates to gravel mining. M Malaguti noted that another question was regarding the language that reads: "on an annual basis for the duration of the Lease Agreement, Lessee shall sell (for its own account) agricultural or horticultural crops produced on the Property having a value of no less than \$2,500." He said the reason for this language is for an additional exception, which is as long as the property has sold \$2,500 of revenue a year based on crops they have grown, it should not be imposed a land use change tax. M Noone asked about the name change. M Malaguti replied that going forward Kyle's operation will be known as Moose Hill, but they are purchasing from Apple Core Inc.

Camera: B Maxwell informed the Commission he has a new camera and will work with Officer Aprile on the best location.

New Business

Old Home Days: M Badois informed the Commission that The Green Team, Trail Ways and Beautify Londonderry would like to have a booth with them at the event. She asked if the Commission was interested in doing this. J Demas asked when Old Home Days is this year. M Badois replied that it is the third Saturday in August. She reviewed past years and what the Commission did for the event.

Trail Maintenance: M Badois commented that people have emailed her with trees that are blown across the trail and B Maxwell has graciously taken care of them. She asked if the Commission should investigate on why the trees are falling down. B Maxwell commented that as long as people keep informing the Commission where they are, he will continue to clear them. He noted that there are other people who are removing the trees as well.

Rail Trail: M Speltz told the Commission that a few of the signs are up on the project with Trail Ways in north Londonderry. He explained that you use your phone to scan the QR code to read about what is on the placard. M Badois asked if this was part of grant. M Speltz told the Commission that he donated his time. B Maxwell asked if this could be linked to the website. A Kizak said that she would make a pamphlet like the outdoor recreation guide.

Other Business

Minutes: The Commissioners went over the public minutes of May 25, 2021. D Lievens made a motion to approve the minutes as presented. G Harrington seconded the motion. The motion passed, 7-0-0.

Adjournment: G Harrington made a motion to adjourn the meeting at 7: 56 p.m. B Maxwell seconded the motion. The motion passed, 7-0-0.

Respectfully Submitted,
Beth Morrison



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