



Londonderry Conservation Commission
Tuesday, September 28, 2021
Minutes

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

Absent: Jocelyn Demas, alternate member

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

Marge Badois called the meeting to order at 7:30 pm. She appointed M Speltz to vote for a vacant full member position.

DRC – Trend Moving & Storage Minor SP – Map 016, Lot 060-5 – 14 Liberty Dr – Ross Tsantoulis: Ross Tsantoulis, P.E., from Dubois & King, Inc., 15 Constitution Drive, Bedford, NH, addressed the Commission. R. Tsantoulis reviewed the drainage and wetlands on the site with the Commission. He explained that the purpose of the plan is to construct two loading docks, associated stormwater drainage improvements and box truck vehicle parking. He said that they are doing some minor regrading and clearing a berm area on the east side of the property. He noted that they have designed a subsurface chamber system to tie into an existing culvert on site, the specification of which has been provided to the town. He noted that they want to plant Norway Maples on the site. G Harrington interjected that Norway Maple trees are not allowed to be planted in New Hampshire. D Lievens asked if the site was paved and what the plans would be for snow storage in the winter. R. Tsantoulis replied that it is paved and snow storage would be located around the perimeter of the site. D Lievens mentioned that they encourage applicants to not place salty snow near the wetlands. R. Tsantoulis said he would take this comment back and review what could be done. M Speltz asked him to explain the flow of drainage on the site. R. Tsantoulis asked if they received the drainage analysis. A. Kizak replied that the Commission have the plans on the screen. R. Tsantoulis reviewed the drainage flow on the plans he had with him. M Speltz asked if the wetland buffer is not shown on the plan because the wetlands are less than half an acre. R. Tsantoulis responded that they did not show them on the plan because the work they are doing is outside of the 50-foot buffer area. M Speltz recommended the wetlands buffer be shown on the plan. He asked if the existing conditions are compliant with the wetland boundary. R. Tsantoulis replied that they are in compliance with what was approved on the site plan in 1998. M Speltz commented that he thought this site plan was approved before the wetland ordinance. A. Kizak mentioned the wetland ordinance was established in 2001. M Speltz asked if the truck parking is in the wetland buffer. R. Tsantoulis replied that this was approved by administrative review, they were asked to regrade the swale and also depict the truck parking, as this was essential to the operations. M Speltz asked if it was already a parking area. R. Tsantoulis replied that it is. M Speltz asked if there was impervious surface being added, other than the loading docks. R T responded that there were some concrete pads that the owner is in the process of removing and replacing it with



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pavement. D Lievens asked what a 2-1/2-inch caliper would be. R. Tsantoulis replied that he believed it was a typographical error, and thought it should be 2-1/2 inch caliper, but he would double check with his landscape architect. The Commissioners comments to the DRC are as follows:

1. Do not plant Norway Maple as it is an invasive species that is illegal to plant.
2. Please indicate snow storage areas – not near wetlands.
3. Indicate current wetland boundaries and reevaluate based on the location.

Unfinished Business

Maps: M Badois mentioned that they need more trail maps and suggested the Commission approve up to \$1,000 for more maps. D Lievens commented that she has not received anything from Finance since June and does not know the balances in the accounts. B Maxwell noted that he is going through 30 to 50 maps a week. M Badois asked if anything needed to be updated on the maps. A Kizak replied that there is nothing to update and noted that they use Colonial Printing in Manchester. G Harrington made a motion to approve up to \$1,000 for maps from the line item budget. B Maxwell seconded the motion. The motion passed, 7-0-0.

Adams Pond: M Badois noted it is still flooded. B Maxwell mentioned that he found it flooded two days before. He added that he has not seen this happen twice in one year. He pointed out that Mike Malaguti, Town Solicitor, told him that Kyle Christensen has no intent of clearing it again or meeting with anyone. He said that he was there today and was able to get through it, and it is flowing. He said that the culvert is 4-feet under water with another 2-feet of water below it. He stated that it makes the trail very wet. He asked if the Town can clear it or if Trailways would be able to make a boardwalk like they had talked about. M Badois commented that she spoke also spoke to Mike Malaguti and he was going to talk to Mike Cross, Manager at Mack's, and ask how it was cleared. She said that she was not sure if Kyle Christensen would let them do this. B Maxwell mentioned that Kyle Christensen noted that the Town has a right to clear the path. M Badois noted that once this freezes it is going to be treacherous. M Speltz said that a foot bridge might help make this problem occur just once a year instead of more frequently. M Byerly asked if the Town can look at this and see if there is anything from an engineering standpoint that might help this problem. B Maxwell commented that he thinks it might be debris from Macks and maybe a cage structure would help. M Byerly suggested a grate. M Badois said she would check in with Mike Malaguti and get back to the Commission.

Rail Trail: M Badois informed the Commission that there was a ribbon cutting for "Nature on the Trail" today. M Speltz commented that this is a modernized nature trail with a total of 29 plaques and each plaque has a QR code to scan on your phone that brings up a photo and a narrative of what the person is looking at on the trail. He mentioned that Chris Paul from the Londonderry Times was there, so there should be a write up in the paper. B Maxwell suggested this might be something to consider for the Musquash.



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73 **RCCD:** D Lievens informed the Commission that she contacted Ariana at Rockingham County
74 Conservation District (RCCD) about the monitoring of Ingersoll. She said that Ariana was told by Mike
75 Noone to go out with Officer Aprile. M Badois asked if Ariana has been in touch with Officer Aprile. D
76 Lievens replied that she has not. She read from the estimate she received noting the cost is \$650.00. She
77 asked how the Commission wanted to pay for this. M Speltz asked if the Commission can wait until D
78 Lievens hears back from Finance on how much money is in the accounts. D Lievens replied that she
79 thought that was okay. M Speltz asked if M Badois signing the form would obligate the Commission and
80 if so, then they need to vote on this. M Speltz made a motion to authorize the chair to accept the
81 estimate from RCCD for monitoring Ingersoll. D Lievens seconded the motion. The motion passed, 7-0-0.
82 D Lievens added that she thought there needs to be a new point of contact since Mike Noone has
83 resigned.

84 **Finance:** M Speltz asked if D Lievens can go on the computer and access the finance information. D
85 Lievens answered that she receives reports at the end of the month. M Speltz suggested having a
86 finance discussion as a standing agenda item. M Badois asked what the frequency should be. M Speltz
87 suggested once per month, since the Finance Department updates the Commission once per month.

88 **New Business**

89 **Upcoming item on Planning Board Agenda:** A Kizak told the Commission that on the October 6, 2021,
90 Planning Board meeting there will be a non-binding review and discussion about an airport cargo facility
91 and relocation of Green Drive. She said that she would send out the information to them and if they
92 have any comments they should go the Planning Board meeting. M Speltz asked if anyone would be
93 coming to the Commission about this. A Kizak replied that they would not as it is a non-binding
94 discussion and the airport has the authority.

95 **Walk:** M Byerly asked if the Commission would like to do a guided walk on October 16, 2021, in the
96 Musquash. The Commission agreed.

97 **Other Business**

98 **Minutes:** The Commissioners went over the public minutes of September 14, 2021. M Speltz made a
99 motion to approve the minutes as amended. G Harrington seconded the motion. The motion passed, 5-
100 0-2, with M Byerly and B Maxwell abstaining.

101 **Adjournment:** M Byerly made a motion to adjourn the meeting at 8:21 p.m. G Harrington seconded the
102 motion. The motion passed, 7-0-0.

103 Respectfully Submitted,
104 Beth Morrison
105 Recording Secretary