



Londonderry Conservation Commission
Tuesday, October 11, 2022
Minutes

1 **Present:** Marge Badois, Chair; G Harrington, Vice Chair; Deb Lievens, member; Bob Maxwell, member;
2 Susan Malouin, member; and Mike Speltz, alternate member

3

4 **Absent:** David Heafey, member; open position (vacant position)

5

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

8

9 Marge Badois called the meeting to order at 7:33 pm. M Badois appointed M Speltz to vote for D
10 Heafey.

11 **DRC – Vista Ridge East & West Subdivision – Map 15, Lots 051, 059, 060, 060-2 & 064 – Vista Ridge Dr**
12 **& Route 28:** Jason Lopez, from Keach-Nordstrom Associates, LLC, 10 Commerce Park N., Suite 3B,
13 Bedford, NH, addressed the Commission. He also introduced Jean Gagnon, owner and applicant. He
14 started with an overview of the project noting that they have five lots located off Vista Ridge Drive,
15 across from the park and ride off Exit 5 of I-93. He went on stating that 191 and 179 Rockingham Road
16 on the west side of Vista Ridge Drive encompass approximately 17.7 acres of land. He reviewed the
17 three lots on the east side of Vista Ridge Drive, 171 and 175 Rockingham Road and 75 Perkins Road,
18 which total approximately 29 acres of land. He said that the project totals about 47 acres of land, which
19 is all located in the Mixed-Use-Commercial (MUC) District. He noted that the parcels are currently
20 undeveloped, but have municipal water, sewer and gas available to them. He stated that there is
21 frontage on Rockingham Road. He pointed out that they are proposing a residential town home
22 development. He explained that back in 2011, the properties on the east side of Vista Ridge Drive, had a
23 proposal for a commercial development, which included 100,000 SF of retail space, a 2,200 SF bank and
24 7,000 SF of restaurant pad sites. He mentioned that this project included 9,990 SF of wetland impact and
25 had a fairly significant amount of buffer impact for drainage. He commented that this proposed plan
26 never received final approval. He remarked that since 2011, the land has been for sale. He discussed
27 that last October they had a conceptual meeting with the Planning Board for townhomes and
28 incorporating commercial use into the project, since it is in the MUC District. He explained that the plan
29 they presented to the Planning Board had 149 units, but the plan currently in front of the Commission
30 has 130 units, which will be townhomes rented as apartments, with two-story high buildings with
31 garages underneath. He pointed out that they need to discuss the subdivision, site plan, wetland permit
32 and a conditional use permit (CUP) for buffer impact. He stated that they surveyed the property, flagged
33 the wetlands, and filed with the Natural Heritage Bureau, which did not find any endangered species on
34 the property. He mentioned that they submitted a minimum impact expedited wetland application for
35 1,342 SF of wetland impact, which is on the west side of Vista Ridge Drive, as well as a CUP for 3,592 SF
36 of buffer impact on the west side.



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37 He passed out an 11 x 17 plan, Exhibit 1, consisting of four pages, which is attached hereto for the
38 Commission to reference during the discussion. He reviewed the five parcels as they exist today with the
39 Commission, noting there is a 15.6 acre lot, a 2.1 acre lot, a 1.4 acre lot, a 0.3 acre lot and a 27.6 acre lot.
40 He explained that they want combine the two parcels on the west side to create one lot, which will be
41 one of the parcels for the site plan application. He mentioned that since they are in the MUC District,
42 they are required to have a commercial component, but Jean Gagnon is primarily a residential
43 developer, so they are proposing to separate a 3.5 acre commercial lot that will be reserved for future
44 commercial use. He went on stating that they are creating a 2.6 acre parcel at the corner of Vista Ridge
45 Drive and Perkins Road that Jean Gagnon will retain ownership for future use, which will then be
46 excluded from the project. He summarized that they are taking five parcels and making four parcels,
47 noting they will go through the Planning Board process for subdivision and lot line adjustments, but this
48 will not be formalized and recorded until they know they have site plan approval. M Badois asked where
49 the access will be for the commercial lot. J Lopez illustrated where the access point would be on Exhibit
50 1. M Speltz asked if the small wetland, on the 1.4 acre parcel, was subject to the Conservation Overlay
51 District (COD). J Lopez replied that it is not subject to the COD. He added that there are other small
52 wetlands that are under the half acre threshold for the COD located in the project. M Speltz asked if
53 they have to cross a wetland by bringing in access off Vista Ridge Drive. J Lopez replied that is correct
54 because in order to develop the commercial property, they would need to seek filling most of the
55 wetlands. M Speltz asked about the narrow portion of land between the 1.4 acre parcel and the 0.3 acre
56 parcel. J Lopez replied that this is going away, referencing Exhibit 1, noting it all becomes incorporated
57 into a 3.5 acre commercial lot. D Lievens asked if the Commission can hope that there will not be more
58 development than the commercial lot can handle. J Lopez replied that they need a commercial
59 component for this application and having the parcel have frontage on Rockingham Road would make
60 the most sense for a commercial property. D Lievens voiced her understanding of this, but reiterated
61 that developers will try to put too much into a lot. J Lopez replied that he understood what she was
62 saying, but most developers try to maximize the land, stating that land and development costs are high,
63 which are off-set by increasing the square foot area. M Speltz asked what the structure on the eastern
64 side of the 1.4 acre parcel is. J Lopez asked J Gagnon if they are mobile homes. J Gagnon replied that
65 there were two houses and a trailer. M Speltz asked if the structures are gone. J Lopez replied that the
66 buildings are gone. G Harrington asked why they are proposing giving up a 2.1 acre commercial lot that
67 is to the west of Vista Ridge Drive and move it to the east, as the one to the west does not have a
68 wetland. J Lopez replied the land is too steep. He added that in order to create a commercial pad site,
69 they would want to have it flat, so it makes sense to move it all the east site. G Harrington remarked
70 that in order to do this, they are threatening the wetlands to the east of Vista Ridge Drive. M Speltz
71 asked why they would not locate the eastern bound of the commercial lot far closer to the proposed
72 sewer easement since they are drawing new parcel bounds. J Lopez replied that they are providing all
73 the frontage they can on Rockingham Road and 3.5 acres was a round number. He went on stating that
74 if they brought the lot line closer they would be sacrificing residential units. G Harrington asked why not
75 make it a 3.0 acre parcel or 3.1 acre parcel. J Lopez responded that he is just doing what they discussed
76 with the Planning Board. He added that if the Commission wants to recommend they make this a 3.0



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77 acre parcel, they will change it and put some land back into the site plan for Vista East. He went to the
78 map and asked if he wanted to keep the wetlands he discussed on Vista East. M Speltz replied that was
79 correct to keep it from being proposed for development. J Lopez said he would look at moving the lot
80 line. M Speltz asked what the structure is on the proposed 2.6 acre parcel. J Lopez replied that it is water
81 booster station for the apartments there. M Speltz asked if the water booster station needs to stay. J
82 Lopez replied that it does, noting it is on an easement serving the other apartments. D Lievens made a
83 motion to suggest moving the eastern lot line of commercial lot to keep the wetland and small buffer on
84 the Vista East lot. M Speltz seconded the motion. The motion passed, 6-0-0. The Commissioners
85 recommend approval if the lot line is adjusted.

86 **DRC – Vista Ridge East & West Site Plan – Map 15, Lots 051, 059, 060, 060-2 & 064 – Vista Ridge Dr &**
87 **Route 28:** Jason Lopez, from Keach-Nordstrom Associates, LLC, 10 Commerce Park N., Suite 3B,
88 Bedford, NH, addressed the Commission. J Lopez discussed that Vista East will have 68 units comprised
89 of six-unit and eight-unit buildings with garages underneath. He noted that because the grades fall from
90 Vista Ridge Drive down towards the wetlands, they will place all the units parallel to Vista Ridge Drive.
91 He pointed out that there are no wetland impacts proposed for Vista East, but they do have a 3,592 SF
92 impact to the conservation 50-foot buffer. He commented that there will be 62 units on Vista West, on
93 top of the hill and maintain a large, natural buffer between Rockingham Road and the apartments. He
94 said that these will have the appearance of three story buildings. He said that they have proposed a cul-
95 de-sac for fire, mail deliveries and local traffic, which has a 1,342 SF of wetland impact. He reviewed
96 where the storm water flows noting it ultimately all enters the Route 28 drainage system. He mentioned
97 that they have the CUP and wetlands permit with the site plan application. M Speltz asked what
98 happens to the water after they pave it.

99 D Lievens remarked that she was concerned about the wetland delineation on the site. She explained
100 that on the day they walked, there was a lot more water out there, noting it was after it had rained. She
101 reiterated that she has concerns about the wetland delineation from the wetland scientist. J Lopez told
102 the Commission that they had Gove Environmental delineate the wetlands, stating that the flags were
103 placed in April of 2021. He said that there has been a passage of time and there might be some that
104 need to get replaced. D Lievens mentioned that she cannot sign the wetland permit given what she saw
105 on the site. J Lopez noted her concern and said that he can have the wetland consultant do a site walk
106 with her to voice her concerns. D Lievens commented that she was concerned about the total square
107 footage noted on the wetland application. M Badois mentioned that the water was flowing the day they
108 walked the site and could picture the water flowing to the back of the units. She asked where the water
109 was going to go. J Lopez reiterated that the flags were placed a long time ago and might need to be
110 refreshed, as well as having the wetland consultant go back out to the site. M Badois added that it
111 would have been easier if the stonewalls were indicated on the plans as well. J Lopez said that he would
112 have to discuss this with the surveyor to get them on the plan set.

113 J Lopez circled back to the question M Speltz asked about the drainage. He explained that coming from
114 the water towers, valley forms and starts to channelize, which is ultimately what the wetland scientist



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115 flagged as a jurisdictional wetland. He went on noting the drainage eventually heads out to the Route 28
116 drainage system. M Badois asked if he is cutting off the water before it gets to the development. J Lopez
117 replied that is correct and noted they are running it around the development. M Badois asked if the
118 water would flow back into its current course. J Lopez showed her where the outlet is on the side of the
119 pond noting it would eventually flow into the Route 28 drainage system. M Badois asked if this was the
120 same place the water flows now. J Lopez replied it is not, as they are picking up the water and moving it
121 around the development. He asked if she was asking about the hydrologic connection. M Badois replied
122 that he is showing the impact where he is paving, but she believes he is cutting off the flow to wetland,
123 which she thinks is unfortunate. J Lopez replied that the reason the water flows into the pond is that
124 they are picking up untreated run-off, so they would have to run parallel pipes to take what is essentially
125 off-site clean run-off to the outlet to keep the hydrologic connection. D Lievens asked for the page
126 number of the plan set he was referring to. A Kizak replied it was sheet 27 of 75. M Badois reiterated
127 that she does not think the impact was only 1,342 SF as they are impacting the whole stream. J Lopez
128 stated that he understands her comment and would have to take a look at it. M Speltz offered a solution
129 to take out two units there, so it can function how it is now. M Badois suggested that they could divide
130 the buildings, which would not cause him to lose any units, but instead have bigger buildings. J Lopez
131 replied that he would have to look at this with Jean Gagnon.

132 G Harrington asked if there was a walking trail on Vista East. J Lopez replied that they need to provide
133 access to the detention ponds for maintenance, so those are gravel drives access roads for both
134 drainage easements. D Lievens voiced her opinion that Vista East looks like a good approach, except for
135 the buffer impact. She asked if there were wetland impacts. J Lopez replied that they do not have
136 wetland impacts. M Badois asked if it was just grading impacts. J Lopez replied that they have grading
137 impacts and utility pipes along the detention pond. M Speltz asked if he meant the buffer. J Lopez
138 replied that the pipes are just outside the buffer, but for the installation of the pipes, they will have
139 temporary impact. M Speltz asked if the area will be regraded. J Lopez replied that it will be dug up, the
140 pipe installed and the area will be regraded and allowed to revegetate. M Speltz commented that it will
141 be permanent in the sense that it will be graded, but asked if it required any maintenance. J Lopez
142 replied that there is no need to do maintenance and after the work is done the Conservation Overlay
143 buffer signs could be placed to prevent people from landscaping, or mowing. G Harrington asked if there
144 was a landscape plan. J Lopez replied that there is in the full site plan, which are sheets 45-52. M Speltz
145 asked about the stormwater management on the east side. J Lopez responded that this it is going to be
146 curbed, so they will have a closed drainage system for the developed area, noting most drainage will be
147 picked up in the catch basin system. He illustrated where there will be pocket ponds on the plan set,
148 noting the ponds will have anywhere from three-feet to five-feet of water on the bottom, which is
149 required for the Alteration of Terrain (AOT) permit. M Speltz asked if they would have infiltration. J
150 Lopez replied that they would not. He added that the soil on the site is pretty poor, so infiltration is not
151 required by AOT. He explained that they will need an AOT permit and will go through Stantec's review
152 for compliance. He corrected himself noting that there is some infiltration on the hill. M Speltz asked if
153 all the stormwater that falls on the roofs of Vista Ridge Drive is added to this project. J Lopez replied that



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154 is correct. He said that the full drainage system mitigates the peaks and addressed the volume. M Speltz
155 asked if both projects, Vista West and Vista East, eventually end up in the Route 28 system. J Lopez
156 replied that Vista West does, but there is a 36-inch pipe that runs under the park and ride and heads
157 towards Jack's Bridge Road. M Speltz asked if the climate changed, would the stormwater system he is
158 proposing be overwhelmed. J Lopez replied that is what the engineering standard for drainage analysis
159 looks at. He noted that they are designing the stormwater system based on best practices, what has
160 been adopted by Londonderry's ordinances and The New Hampshire Department of Environmental
161 Services (NHDES). M Speltz asked if they used a 500-year event. J Lopez replied that Londonderry
162 requires a 25-year event and that AOT requires a 2-year, 10-year and a 50-year event. He added that
163 they do not have any wetland crossings for roadways, which would require a 100-year event. B Maxwell
164 asked about snow storage. J Lopez replied that they have this on the full site plan set. M Badois asked if
165 the Commission wanted a comment regarding reconfiguring the buildings to restore the natural
166 drainage. J Lopez asked if the Commission would be looking to take three units from each building to
167 have two nine-unit buildings. D Lieven suggested taking two-units from the southwest building and
168 adding them to the other buildings and moving the circle. J Lopez pointed out that he has a buffer
169 requirement and cannot add any more units in that particular place. M Badois reviewed where she
170 proposed taking the units and adding them. The Commissioners had the following comments for the
171 DRC:

- 172 1. Suggest reconfiguring buildings in Vista West to allow the brook to flow through its natural
173 course.
174 2. Original buffer to be revegetated and marked with buffer signs at original location.

175 **Wetland Permit – Vista Ridge East & West – Map 15, Lots 051, 059, 060, 060-2 & 064 – Vista Ridge Dr**
176 **& Route 28:** Jason Lopez, from Keach-Nordstrom Associates, LLC, 10 Commerce Park N., Suite 3B,
177 Bedford, NH, addressed the Commission. J Lopez explained that if the Commission chooses not to sign
178 off on the application, it would then move to the standard process, which has an increased timeline for
179 NHDES to review. He noted that they have 1,342 SF of permanent impact for the placement of the cul-
180 de-sac. M Speltz expressed his opinion, that the Commission cannot sign off on the wetland impact and
181 will have to let it go through standard process. J Lopez asked if D Lievens wanted an onsite meeting with
182 the wetland scientist. D Lievens reiterated that she did not understand the wetland delineation on the
183 site. J Lopez stated that the flags may have to be placed again, as they may be missing since they have
184 been up for more than a year. D Lievens noted that the square footage needs to be clarified. J Lopez
185 asked what the Commission wanted as the next steps, such as walking the site with the wetland
186 scientist, having the wetland scientist come talk to the Commission or to move forward with the
187 standard application. M Speltz commented that he believes this needs to be a standard application as
188 there are other concerns. He added that he believes it is worth going on a site walk as well. G Harrington
189 noted that the flags should be remarked and have the site walk. J Lopez suggested that they can do the
190 site walk and if the Commission is comfortable they can sign off on the application and if not, they will
191 go through the standard process. M Speltz mentioned that the Commission has another meeting in two
192 weeks. J Lopez explained that they utilized Gove Environmental at the start of the project, but now Chris



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193 Danforth has since joined the firm as the wetland consultant. He said that he would reach out to M
194 Badois to schedule a meeting.

195 M Speltz asked how the 2.6-acre lot is zoned. J Lopez replied it is zoned MUC. He pointed out that they
196 are going to retain this parcel for future use and exclude it from this development. J Gagnon replied that
197 he would like to put residential. M Speltz asked if it is a newly created lot. J Lopez replied that they are
198 taking five lots and making four lots out of it, so essentially it is. M Speltz asked if he could redraw the
199 boundary of the 2.6-acre lot to exclude the buffer. J Lopez replied that when dealing with the drainage
200 there, he needs to be able to outlet closer to the wetland. He added that there is need for a CUP for an
201 outlet to the drainage system.

202 **CUP – Vista Ridge East & West – Map 15, Lots 051, 059, 060, 060-2 & 064 – Vista Ridge Dr & Route 28:**
203 Jason Lopez, from Keach-Nordstrom Associates, LLC, 10 Commerce Park N., Suite 3B, Bedford, NH,
204 addressed the Commission. S Malouin pointed out that number four on the CUP application mentions
205 sale price, but he stated that they would be rentals, so this should be adjusted. J Lopez replied that he
206 has to take out sale price and replace it with rental price. M Speltz commended him on being the first
207 person before the Commission that admitted the CUP is for economic advantage. He stated that he
208 understood his argument that the economic advantage will also limit the environmental impact. He
209 asked for him to explain why there is no alternative route for access. J Lopez replied that on Vista East
210 there are no other ways through or around this site that will minimize the buffer impact. He added that
211 he did not know how to reconfigure this without losing an entire building, which touches on the
212 economic point. D Lievens voiced her opinion that the CUP should be edited before sending this to the
213 Planning Board. J Lopez said he would edit this on the CUP. M Badois noted that one of the comments
214 will be that section four needs to be revised. M Speltz agreed with J Lopez that since they are allowing
215 the impacted area to naturalize, it is not a significant impact to the buffer, but recommended planting in
216 this area to speed the process along. M Speltz made a motion to recommend the CUP to the Planning
217 Board with the following comments:

- 218 1. Section four of the CUP application needs to be revised to reflect “rental” prices not “sales
219 price.”
220 2. Recommend adding woody plantings to speed up revegetation of buffer impact.

221 G Harrington seconded the motion. The motion passed, 6-0-0.

222 **Unfinished Business**

223 **Financial update:** D Lievens informed the Commission that she did not get any reports because her
224 contact person is no longer listed on the town’s webpage. She asked A Kizak for an update. A Kizak
225 replied that she was not aware of any changes and would look into this. D Lievens mentioned that she
226 emailed Justin Campo, Finance Director, and is awaiting a reply.



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227 **Articles:** D Lievens told the Commission that she was contacted by Paul Margolin about having a hard
228 time getting articles published in the Londonderry Times. She suggested taking some time off. She said
229 that they might send their articles to the Derry news. She added that she is now the administrator of the
230 Facebook page.

231 **Hunting:** B Maxwell mentioned that he put a listing of hunting dates up at Hickory Hill. M Badois noted
232 that if you go on the New Hampshire Fish & Game website there is a nice graphic for deer hunting
233 season.

234 **Eversource/Exit 4A:** M Badois said that J Trottier asked for a little time to go on site walk with
235 Eversource as he is working on something with them. She noted that she is waiting for J Trottier to get
236 back to her.

237 **Mountain bike Trail:** M Badois told the Commission that she went out with three people from the
238 mountain bike club, noting that one is a professional trail creator. She reviewed the picture of the trail in
239 their packet, stating that it is a lovely trail. B Maxwell mentioned that this is a legitimate trail. He asked if
240 this goes from junction eight to junction five. M Badois replied that is correct. B Maxwell said that he
241 would not have any objection to this trail. M Speltz asked if the red on the plan was what is being
242 proposed. M Badois replied that is correct. She mentioned that she asked them to email her with a work
243 day and hopefully the Commission can help. She added that they are proposing a name of "Steep No
244 More."

245 **ARM grant Lithia Springs site visit:** M Speltz informed the Commission that the site visit is on October
246 20, 2022, from 1:30 p.m. to 2:30 p.m. at Lithia Springs.

247 **Sign for Mack property:** M Badois mentioned that she would be surprised if the Commission received
248 the sign before the end of the year. M Speltz asked if there was an alternative vendor. M Badois replied
249 that she would email him and check his schedule.

250 **Charlie Moreno:** M Badois asked if anyone could remember where they were with this process. D
251 Lievens replied that she would look into this.

252 **Buffer mitigation policy:** M Speltz asked if there were any more comments. A Kizak explained that was
253 approved at the last meeting and it has been passed out by J Trottier to some developers.

254 **New Business**

255 **Cohas dam:** M Badois mentioned that she received an email from M Byerly noting that a beaver has
256 blocked the dam. G Harrington commented that he believes this is managed by New Hampshire Fish &
257 Game. M Speltz asked if this is on the north or south side of the Rail Trail. M Badois replied that she
258 thought the north side. M Speltz pointed out that there is a dam on the south side and it is a constant
259 battle with the beaver. M Badois noted that this is the natural cycle.



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260 **White Trail:** M Badois pointed out that the mountain bikers said that there was a tree down on the
261 White Trail. B Maxwell commented that if it is still an issue in a couple of weeks, he would take care of it
262 then.

263 **2023 Meeting Dates:** A Kizak reviewed the proposed 2023 meeting dates with the Commission. She said
264 that this would be published on the website.

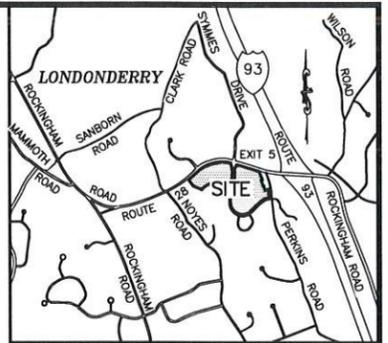
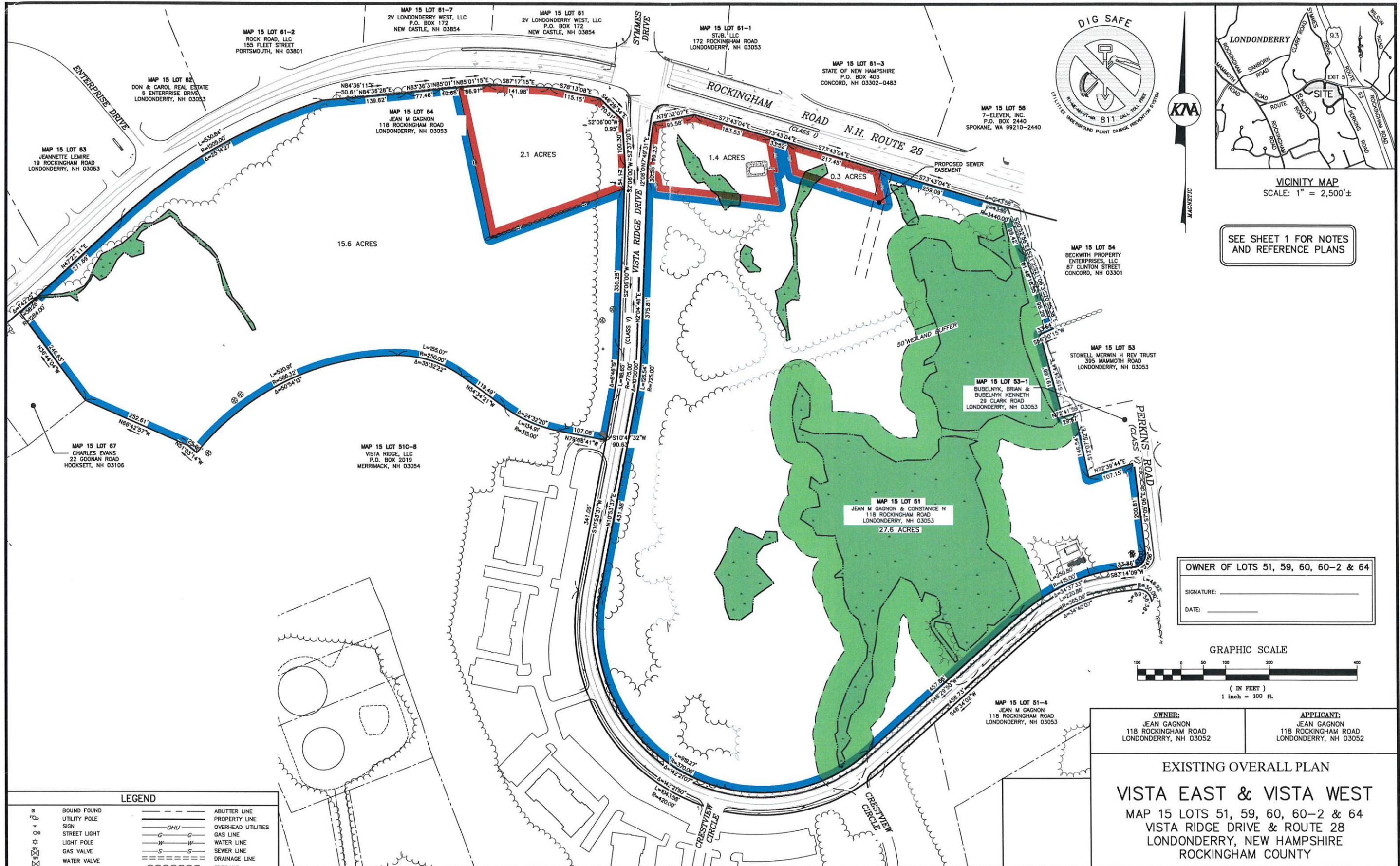
265 **NHACC dues:** M Badois informed the Commission that the dues are \$1050 and the conference is on
266 November 5, 2022. D Lievens made a motion to pay the NHACC dues of \$1050 out of the line item
267 budget. G Harrington seconded the motion. The motion passed, 6-0-0.

268 **Other Business**

269 **Minutes:** The Commissioners went over the public minutes of September 27, 2022. B Maxwell made a
270 motion to approve the minutes as amended. G Harrington seconded the motion. The motion passed, 5-
271 0-1, with M Speltz abstaining.

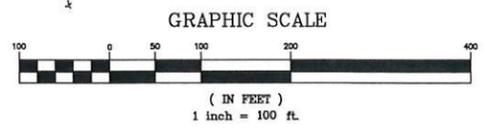
272 **Adjournment:** D Lievens made a motion to adjourn the meeting at 9:18 p.m. M Speltz seconded the
273 motion. The motion passed, 6-0-0.

274 Respectfully Submitted,
275 Beth Morrison
276 Recording Secretary



SEE SHEET 1 FOR NOTES AND REFERENCE PLANS

OWNER OF LOTS 51, 59, 60, 60-2 & 64
 SIGNATURE: _____
 DATE: _____



OWNER: JEAN GAGNON, 118 ROCKINGHAM ROAD, LONDONDERRY, NH 03052
 APPLICANT: JEAN GAGNON, 118 ROCKINGHAM ROAD, LONDONDERRY, NH 03052

EXISTING OVERALL PLAN
VISTA EAST & VISTA WEST
 MAP 15 LOTS 51, 59, 60, 60-2 & 64
 VISTA RIDGE DRIVE & ROUTE 28
 LONDONDERRY, NEW HAMPSHIRE
 ROCKINGHAM COUNTY

LEGEND

BOUND FOUND	ABUTTER LINE
UTILITY POLE	PROPERTY LINE
SIGN	OVERHEAD UTILITIES
STREET LIGHT	GAS LINE
LIGHT POLE	WATER LINE
GAS VALVE	SEWER LINE
WATER VALVE	DRAINAGE LINE
HYDRANT	TREELINE
WATER SHUT OFF	10' CONTOUR
SEWER MANHOLE	2' CONTOUR
DRAINAGE MANHOLE	BUILDING SETBACK
CATCH BASIN	SINGLE WHITE LINE
EDGE OF PAVEMENT	SINGLE YELLOW LINE
VERTICAL GRANITE CURB	BROKEN WHITE LINE
CHAIN LINK FENCE	DOUBLE YELLOW LINE
STONEWALL	

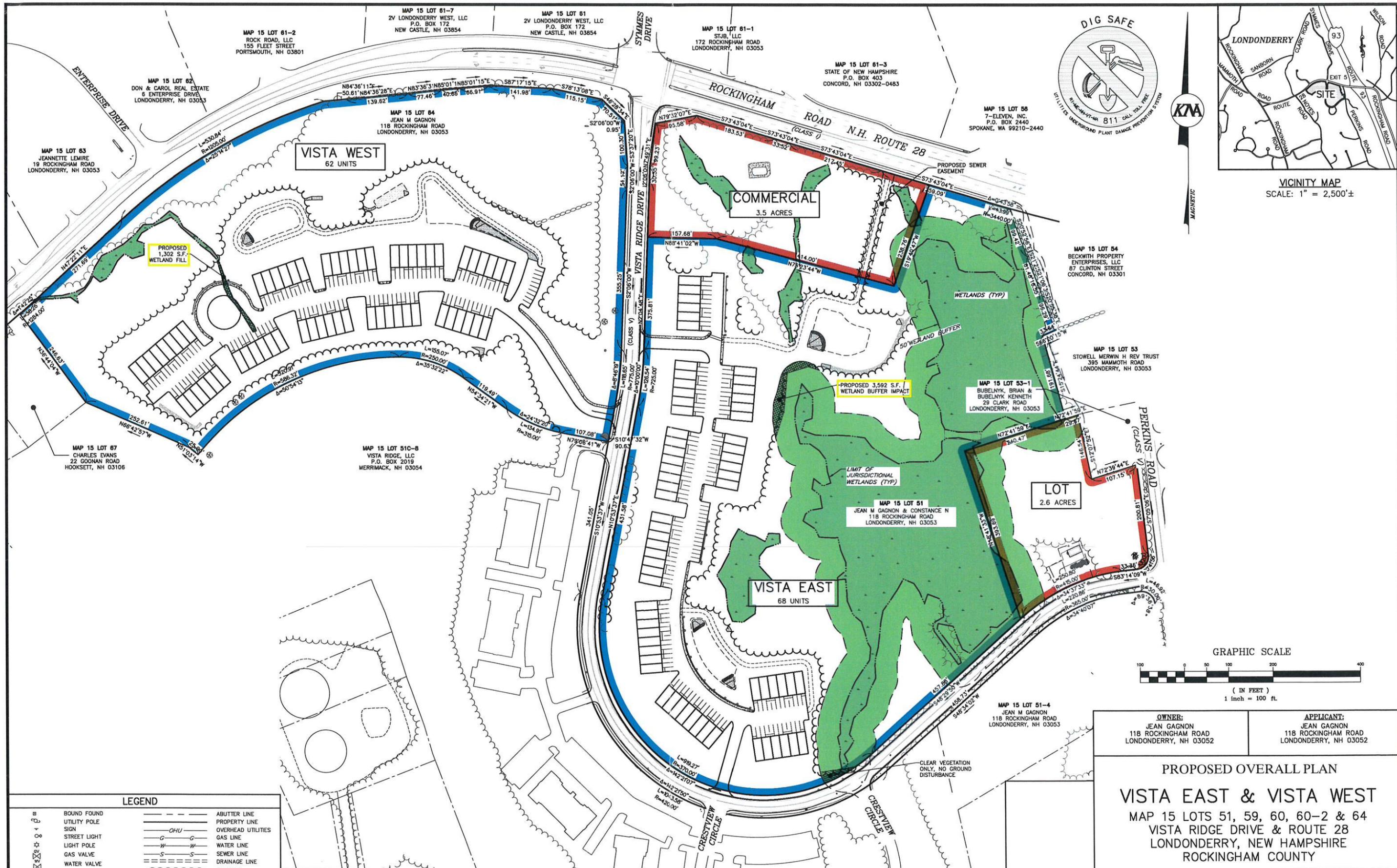
BENCHMARK DATA

LOCATION	DATUM	DESCRIPTION	ELEVATION	NO.	DATE	REVISIONS	BY
N 152008.9088 E 1060089.8190	NAVDBB	N.H. HIGHWAY BOUND	315.73				
N 152071.2851 E 106237.8543	NAVDBB	MAGNAIL #3	336.55				
N 15164.3449 E 161202.9442	NAVDBB	4"x4" GRANITE BOUND	368.09				
N 151903.0439 E 1062476.8173	NAVDBB	MAGNAIL #14	345.51				
N 150700.2742 E 1061629.1129	NAVDBB	MAGNAIL #10	372.22				

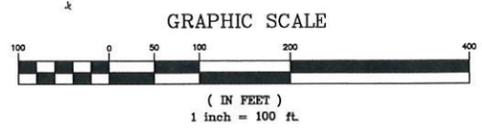
Exhibit 1

KMA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 887-8881

PROJ. NO: 15-0221-1
 DATE: AUGUST 12, 2022
 SCALE: 1" = 100'
 FILE NO.:
 SHEET NO. 1 OF 2



VICINITY MAP
SCALE: 1" = 2,500'±



OWNER:
JEAN GAGNON
118 ROCKINGHAM ROAD
LONDONDERRY, NH 03052

APPLICANT:
JEAN GAGNON
118 ROCKINGHAM ROAD
LONDONDERRY, NH 03052

PROPOSED OVERALL PLAN
VISTA EAST & VISTA WEST
MAP 15 LOTS 51, 59, 60, 60-2 & 64
VISTA RIDGE DRIVE & ROUTE 28
LONDONDERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 687-8681

PROJ. NO: 15-0221-1
DATE: AUGUST 12, 2022
SCALE: 1" = 100'
FILE NO.:
SHEET NO. 2 OF 2

LEGEND

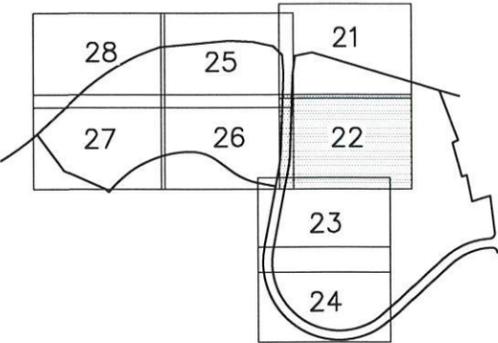
	BOUND FOUND		ABUTTER LINE
	UTILITY POLE		PROPERTY LINE
	SIGN		OVERHEAD UTILITIES
	STREET LIGHT		GAS LINE
	LIGHT POLE		WATER LINE
	GAS VALVE		SEWER LINE
	WATER VALVE		DRAINAGE LINE
	HYDRANT		TREELINE
	WATER SHUT OFF		10' CONTOUR
	SEWER MANHOLE		2' CONTOUR
	DRAINAGE MANHOLE		BUILDING SETBACK
	CATCH BASIN		SINGLE WHITE LINE
	EDGE OF PAVEMENT		SINGLE YELLOW LINE
	VERTICAL GRANITE CURB		BROKEN WHITE LINE
	CHAIN LINK FENCE		DOUBLE YELLOW LINE
	STONEWALL		

BENCHMARK DATA

LOCATION	DATUM	DESCRIPTION	ELEVATION
N 152008.9668	NAVD88	N.H. HIGHWAY BOUND	315.73
E 1062088.8190			
N 152071.2951	NAVD88	MAGNAIL #3	336.55
E 106237.6543			
N 15164.3449	NAVD88	4"x4" GRANITE BOUND	368.09
E 161202.9442			
N 151203.0436	NAVD88	MAGNAIL #14	345.51
E 1062478.8173			
N 150700.2742	NAVD88	MAGNAIL #10	372.22
E 1061629.1129			

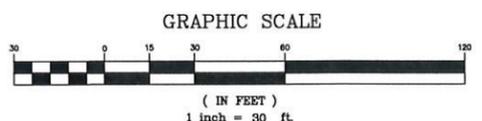
REVISIONS

NO.	DATE	DESCRIPTION	BY



KEY PLAN
SCALE: 1" = 1,500'

LOAM & SEED ALL
DISTURBED AREAS (TYP.)



OWNER:
JEAN GAGNON
118 ROCKINGHAM ROAD
LONDONDERRY, NH 03052

APPLICANT:
JEAN GAGNON
118 ROCKINGHAM ROAD
LONDONDERRY, NH 03052

GRADING & DRAINAGE PLAN
VISTA EAST & VISTA WEST
MAP 15 LOTS 51, 59, 60, 60-2 & 64
VISTA RIDGE DRIVE & ROUTE 28
LONDONDERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

LEGEND

●	REBAR FOUND	---	PROPERTY LINE
○	IRON PIPE FOUND	---	ABUTTER LINE
○	UTILITY POLE	---	TREELINE
○	SIGN	---	EDGE OF PAVEMENT
○	GAS VALVE	---	EDGE OF GRAVEL
○	WATER VALVE	---	CONCRETE
○	HYDRANT	---	BUILDING SETBACK
○	WATER SHUT OFF	---	BUFFER LINE
○	SEWER MANHOLE	---	FLOOD LINE
○	CATCH BASIN	---	ZONE LINE
○	WETLAND	---	STONEWALL
OHU	OVERHEAD UTILITIES	---	PROP. EDGE OF PAVEMENT

BENCHMARK DATA				REVISIONS			
LOCATION	DATUM	DESCRIPTION	ELEVATION	NO.	DATE	DESCRIPTION	BY
N 152008.9088	NAVDB8	N.H. HIGHWAY BOUND	315.73				
E 1060089.8190	NAVDB8	MAGNAIL #3	336.55				
N 152071.2851	NAVDB8	4"x4" GRANITE BOUND	368.09				
E 106237.8543	NAVDB8	MAGNAIL #14	345.51				
N 15164.3449	NAVDB8	MAGNAIL #10	372.22				
E 161202.9442	NAVDB8						
N 151203.0438	NAVDB8						
E 1062478.8173	NAVDB8						
N 150700.2742	NAVDB8						
E 1061629.1129	NAVDB8						

KMA
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

PROJ. NO: 15-0221-1
DATE: AUGUST 12, 2022
SCALE: 1" = 30'
FILE NO.:
SHEET NO. 22 OF 75

