



Londonderry Conservation Commission  
Tuesday, February 13, 2023  
Minutes

1 **Present:** Marge Badois, Chair; G Harrington, Vice Chair; David Heafey, member; Deb Lievens, member;  
2 Susan Malouin, member; Tiffani Macarelli, member; and Jim Leary, alternate member

3

4 **Absent:** Bob Maxwell, member; and Mike Speltz, alternate member

5

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

8

9 Marge Badois called the meeting to order at 7:30 pm. M Badois appointed T Macarelli to vote for B  
10 Maxwell.

11 **Winni Estates – Map 6, Lots 58-2 & 53:** Jeffrey Brem, P.E., from Meisner Brem Corp., 202 Main Street,  
12 Salem, NH, addressed the Commission. J Brem told the Commission that they met with staff and  
13 received their DRC comments, and he is here this evening to make sure they are all on the same page.  
14 He reviewed the plan set with the Commission. He pointed out where the wetlands are on the site,  
15 noting that they will be working on a wetland that is on the other side of the existing driveway at 20  
16 Young Road. He mentioned that the existing house on 20 Young Road will be torn down, and he  
17 purchased the parcel to have access off Young Road. He commented that they want to put a stormwater  
18 facility where they will be tearing down the existing house, which will be right next to the isolated  
19 wetland. He said that the wetland is isolated because of the driveway. He noted that the Commission  
20 wanted them to reconnect the wetland, and at the time it was not in their proposal, as they want to use  
21 the roadway to access recreation field, but the developer agreed to reconnect the wetland. He  
22 explained that they are proposing to reconnect the wetland, take out the driveway, plant some buffer  
23 plantings and construct the stormwater basin. He pointed out that they would like to do the work first  
24 without a Conditional Use Permit (CUP) as it less than half an acre. He went on stating that when the  
25 stormwater basin is established, they will come back, take out the roadway and reconnect the two  
26 wetland areas, at which time they will go for a CUP. He said that they spoke to staff and they did not see  
27 an issue with this, but he did not want to go forward with this until he spoke to the Commission. He  
28 mentioned that their botanist has left the company and they are still working on hiring a new botanist,  
29 so they do not have a complete planting plan. He reviewed the wetland restoration plan on the screen  
30 with the Commission. He added that the plants can be picked later when they come in for the CUP. D  
31 Lievens asked if this was written on the notes in the plan. J Brem replied that this would be a condition  
32 of approval. He remarked that when you are working in the R-III zone, and are within 50-feet of a  
33 boundary or within 100-feet of a residential boundary, there has to be a buffer of an undisturbed area.  
34 He said that the area of the existing house on 20 Young Road was disturbed so they are offering to plant  
35 here to create a buffer between them and the residents of Copperfield Lane. He asked if the  
36 Commission had any comments on their landscape plan. D Lievens stated that catmint could be replaced  
37 with something else to stave off any possible problems with cats. J Brem noted that he has catmint all  
38 over his house and his cats love it. M Badois explained that is the point, they love it. S Malouin remarked



Londonderry Conservation Commission  
Tuesday, February 13, 2023  
Minutes

39 that the landscape plan looks okay, but pointed out there are a lot of non-native plants. The  
40 Commissioners had no comment for the landscape plan.

41 **Wetland Permit – Moose Hill Estates Subdivision – Map 9, Lot 42 – 11 Sargent Rd:** George Chadwick,  
42 P.E., from Bedford Design Consultants, 592 Harvey Road, Manchester, NH, addressed the Board. G.  
43 Chadwick told the Commission that he is back before the Board because the state informed him that he  
44 cannot submit an expedited wetland permit for any subdivision over three lots. He explained that he  
45 then filed out a minor wetland permit, noting that nothing changed, except the form that he filled out.  
46 He said that this is why he is here before the Commission this evening. M Badois asked if the state  
47 recently made changes or has it always been this way. G. Chadwick replied that he is not sure. D Lievens  
48 mentioned that she believes this might have been one of the things that recently changed. M Badois  
49 asked if she would need to email that state. A Kizak replied that she did not think M Badois needed to  
50 email, but wanted to bring this to the Commission’s attention.

51 Ray Breslin, Three Gary Drive, addressed the Board. R Breslin thanked the Commission for all the work  
52 that they do. He remarked that the Commission has an effect on what happens in town. He said that he  
53 is concerned with the protection of fresh water in town. He said that when developers buy a piece of  
54 land, they have the right to develop it, but there is a lot of the proposed infrastructure that needs to  
55 come to town and he is not seeing it. He asked where the town plan is moving forward. He added that  
56 there is a lot of federal money available in regard to water.

57 **Unfinished Business**

58 **Field Day:** M Badois mentioned that this Saturday is Field Day at Musquash. She confirmed that the  
59 mountain bikers will be coming. D Heafey asked when they should arrive. M Badois replied that she  
60 thought 9 a.m. would be best to get everything set up.

61 **Lithia Springs:** M Badois noted that there is a little hiccup with the grant money as they had to sort out  
62 what to do with the causeway. She mentioned that they are supposed to do another site visit to do a  
63 partial removal of the causeway, but this sets them back and they would need to do an extension. She  
64 pointed out that the LCHIP grant is funded and is in escrow, but the ARM grant is being held up. She  
65 explained that they are looking to see if there is enough money in the conservation fund to close and  
66 then get a refund from ARM. D Lievens asked if the Commission received an email from her with an  
67 updated report. M Badois replied that she did not receive it. D Lievens commented that the report  
68 illustrated that she thought they might be able to do this. She asked M Badois to send her the exact  
69 amount. M Badois replied that she thought it was approximately one million dollars. She said that Mike  
70 Malaguti, Town Manager, is looking into this to see if there are other ways to help with this.

71 **New Business**

72 **Eversource:** M Badois informed the Commission that Eversource is going to be working on the lines in  
73 Hickory Hill and they will need to close the entrance for a day or two when they do they work.



Londonderry Conservation Commission  
Tuesday, February 13, 2023  
Minutes

74 **Saving special places:** M Badois told the Commission that the in-person event is April 15, 2023, and  
75 there will be two Zoom presentations, one on March 3, 2023, and one on April 7, 2023. She added that  
76 this is put on by UNH Cooperative Extension and is worthwhile to attend.

77 **Other Business**

78 **Minutes:** The Commissioners went over the public minutes of January 24, 2023. G Harrington made a  
79 motion to approve the minutes as presented. D Heafey seconded the motion. The motion passed, 6-0-1,  
80 with S Malouin abstaining.

81 The Commissioners went over the non-public minutes of January 24, 2023. G Harrington made a motion  
82 to approve the minutes as presented. T Macarelli seconded the motion. The motion passed, 6-0-1, with  
83 S Malouin abstaining.

84 **Adjournment:** G Harrington made a motion to adjourn the meeting at 8:03 p.m. D Heafey seconded the  
85 motion. The motion passed, 7-0-0.

86 Respectfully Submitted,  
87 Beth Morrison  
88 Recording Secretary