



Londonderry Conservation Commission
Tuesday, April 11, 2023
Minutes

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

Absent: Tiffani Macarelli, member and Jim Leary, alternate member

Also present: Amy Kizak, GIS Manager/Comprehensive Planner and Glenn Aprile, Conservation Ranger

Marge Badois called the meeting to order at 7:30pm. M Badois appointed M Speltz to vote for T Macarelli.

John Rokeh, Rokeh Consulting LLC, on behalf of Rainy's Way: This is an 8-unit townhouse style condominium development. The owner wants to rent them in perpetuity but wants to establish a condominium style ownership just in case. There will be two buildings, and each will have a garage and two parking spaces outside. The property has an open drainage system, with no catch basins. The parking lot drains down the middle into a swale, into a micropool-extended detention pond. The wetland cuts off the rear of the property and is smaller than the minimum size to require a wetland setback. From Mohawk Drive, everything drains down and away from the road into the wetland. D Lievens asked how large the wetland is, because the minimum size in Londonderry to require a setback is half an acre. J Rokeh said the total lot size is 2.14 acres. M Speltz asks how far to the east the wetland extends. J Rokeh replies that the wetland closes off right at the edge of the property line at a paper street right-of-way. On the west, it ends at the parking lot of the abutting commercial development, so their wetland scientist says that it does not connect to a larger system. D Lievens asked who the wetland scientist was. J Rokeh replied it is Bruce Gilday.

J Rokeh reports that site will connect to municipal water from Mohawk Dr. Will have two septic systems in front lawn area in front of each building. M Speltz looked at the utilities plan, and the eastern building shows the septic field in the wood. J Rokeh says that the proposed tree line on the plan is inaccurate and was corrected on another page. M Speltz says that they should include the stipulation to correct the tree line in their comments. J Rokeh states the project is in the design phase with the town and this is the first meeting they have had on it. Because Mohawk Drive is a local road, the developer needs a driveway permit and the state septic permit. There are no wetland impact or state permits required. D Lievens asks about the vegetation list and landscaping plan. J Rokeh says they have a general landscaping plan but no specific work done yet. D Lievens would like to see the list of what they are putting in. M Speltz asked if it was all wooded now. J Rokeh replied that it is and it does not appear to have been cut before. M Speltz asked how this parcel escaped development to this point. D Lievens says that another nearby parcel had been ruled unbuildable. J Rokeh replies that it had been previously approved to be commercially developed. M Speltz asked if he had any idea what the rent would be. J Rokeh was unsure but believes that they will be higher end units and at least two bedrooms with a square footage around 1000-2000 square feet, including the garage and two stories above, like the condominiums nearby on Button Drive.



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John Noonan with Fieldstone Land Consultants, PLLC on behalf of Patriot Holdings, LLC: J Noonan is requesting a conditional use permit application. The design review was submitted and plan set a year ago. The plan has changed from the original one, which had two buildings to a single building for light industrial on Planeview Drive. The conditional use permit is needed to cross wetlands for the sewer connection. The overall site plan is very similar to what was submitted before. Overall drainage is the same on the site. There is light asphalt pavement surrounding the building and loading docks on the east side of the building. The parking has been adjusted to remove perimeter parking along Planeview Drive. The grading plan shows all water will sheet drain from the west to the east into catch basins, outletting to sediment forebays and into a wet pond, which would have a permanent pool. The sewer will run out to connect to an existing line. The sewer line will come out from the building, follow an existing woods road, and then connect to the existing municipal sewer on the west end of the property. This connection will cross the wetland buffer. The sewer will be following the woods road that is 10-12 feet wide. The woods road extends from Harvey Road all the way down to the area where the municipal sewer is. There is a stub out of the existing sewer manhole that the sewer will connect to. There is no wetland impact along the woods road, but the developer will be crossing the wetland buffer to make the sewer connection. In the future, this sewer line would be available for connection by abutting properties, which could avoid future wetland impacts. There is an overall 3700 square foot temporary impact to the buffer along the gravel road, which would be restored with gravel that is already there. Silt fence will be installed on either side as well as a trench box. M Speltz asked what a trench box is and how it works. J Noonan explains that an excavator needs to dig 4-6 feet down, and the trench box allows the trench to be narrower with less need to dig out the sides, reducing the impact of the excavator. Long pieces of vertical steel are connected on the top and the bottom, which keeps the sides of the trench from collapsing and keeps it safe for people working in the trench. M Speltz pointed out that the property sits on a low-level aquifer and asked J Noonan to speak about the AOT permit and how it relates to infiltration. J Noonan says because there is over 100,000 square feet of impact, it will have an alteration permit, where they will review all stormwater management, stormwater reports, and erosion control measures. Roof drainage will run into roof drains, then catch basins on the east side of the property. That will spill out into sediment forebays on either side, then into the permanent detention basin. Sediment filters out through this process. At the higher elevation of the pond, there will be staging for different storm events, 2-year, 10-year, and 50-year as required by the Alteration & Terrain to provide treatment of the storm water and then control the outflow from that pond. This mitigates stormwater runoff velocity and volume. M Speltz asked if J Noonan had a feel for how much infiltration as opposed to release. J Noonan thinks there will probably be very little infiltration because it is a high groundwater table so it will be a wet pond and because of the type of soil that is there. M Badois asked if there had been any thoughts about limiting the salt use on the property. J Noonan said that as part of Alteration & Terrain, there will be an inspection and maintenance report where they have to keep track of anything used for deicing in a log, but as far as limiting, they would probably end up salting in the area. The stormwater management system is designed to mitigate and treat for deicing agents. M Speltz asks how



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you treat for soluble salts. J Noonan says that the water is held for enough time, so some settles out in the deeper sumps, and then the state requires you to keep track of how much salt you are putting down over the total area. M Speltz still does not understand how you take dissolved salt out of water. J Noonan says that there will be salts in that basin. As long as it sits there long enough, the sediments will settle out. D Lievens says that the salts will still be there. M Speltz says that you can't settle out dissolved salts. J Noonan says that it is correct that it will never entirely go away. The state has set out requirements to deal with salts settling out of the water and there will still be some dissolved salts on the property, if salt is used. There is no state restriction and the applicant has not looked at reducing salt, but that could be discussed. M Badois points out that this could build up to quite a lot of salt. M Speltz asks why the property is providing so many more parking spaces than the town requires. J Noonan says the applicant will construct the building and the site and then look for someone to lease it, so they are looking to maximize parking. M Speltz recommends that, on the comments for the conditional use permit, the Commission makes a recommendation to develop a low-salt program for their ice controls and that the applicant consider phasing the parking spaces provided down to the town required minimum until such time that plans require more parking be made available. M Speltz moves to approve the permit. G Harrington seconds. Motion passes, 7-0-0.

Old Business

Moose Hill Lease: M Badois says that they are still in limbo and still checking with legal.

Signs: M Badois has officially ordered them and it required a 50% deposit, so she ordered the check, and she will follow up with finance. D Lievens states that she is not sure that it has come out of the Conservation Commission account yet. M Speltz asks if M Badois was given a delivery date. M Badois replies that the vendor said it will take a couple of months to fabricate, and they had to redesign some of it. The Commission had wanted the sign at Kendall Pond to be on a tall post off of the observation deck. Because it would be so high up off the ground, the amount of post that would need to be in the ground to keep it from flopping over would have made it very expensive. The fabricator went out to Kendall Pond to look at it and M Badois provided him with pictures of the observation deck. The vendor will create a structure that will extend from the observation deck to hold the sign up that will be significantly less expensive than a tall sign. M Badois had a concern with the height of the deck, because people walk down to the water there and she didn't want anyone hitting their heads. She thinks that if they put a couple of 4x4 posts to force people to walk around the deck, she is confident that it will be fine. When the vendor is done, the Commission has the option of installing the signs themselves or paying the vendor to do them. She does not have an estimate of how much the installation will cost, but Bob Rimol from Londonderry Trailways said that Trailways installed their signs themselves and didn't have any trouble. She suspects that Ricky, the person who built the deck, could also install the sign. M Badois suggests that they plan an event once they have the signs ready to install. M Speltz asked if the signs will be delivered together. M Badois replies that they should be.



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110 **Other Old Business:** M Badois reports that NHACC Saving Special Places had two virtual sessions. D
111 Lievens went to both of them. She reports that the keynote speaker was magnificent and upbeat, and
112 she will likely watch again. M Speltz reports that there was a lot of good data. D Lievens said that she
113 has been thinking about the concepts of decolonization presented in the other session, and it was
114 interesting. M Badois informs that Saturday, April 15 is the in-person session, which is a sold-out event.
115 G Harrington has a hard copy of the forest management plan for the Plummer property if anyone wants
116 to review it.

117 **New Business**

118 **Monitoring:** M Badois suggests that it is a good time to be out in the woods so it might be an excellent
119 time to schedule some group monitoring. M Badois will come up with suggestions for some properties
120 they can walk.

121 **Proposed Piper Trail:** M Badois and D Lievens went out with the mountain bikers to see where they
122 were thinking of putting the trail. Once the Commission tells them to make the plan, they will go out and
123 walk it to see where the best place to put the trail present it to the Commission before they do anything.
124 B Maxwell says that he remembers that when they did the Bunny cut, they blocked some of the Piper
125 Trail with some of the trees they took down. M Badois replies that they did. Her sign stating that the
126 trail was closed by order of Fish & Game is still up. B Maxwell is shocked because multiple signs had
127 been destroyed. M Badois says that the sign is right by where the stone wall was and that it has clearly
128 been respected. The part of the Piper Trail that they walked on had clearly not been tread upon in quite
129 a while. B Maxwell's concern is that people will try to recreate the old Piper Trail, because Fish & Game
130 was not happy when that happened before. M Badois thinks that creating the new trail will give the
131 mountain bikers the same type of terrain that they used to have but away from the Fish & Game land.

132 M Badois says that you can barely see the white blazes on the Porcupine Trail because they are only a
133 few years old. She suggests repairing them using a small paint roller instead of a stencil and spray paint.
134 M Speltz replies that they can be touched up with spray paint without the stencil. M Badois wants to
135 figure out if other trails have blazes that have faded or if it is just the Porcupine. B Maxwell says that the
136 White Trail has not faded but there are sections that are not particularly well marked. M Badois suggests
137 waiting until the Piper Trail is created to repair blazes because that will need to be blazed as well. D
138 Heafey asked if they could nail some sort of reflective material to the trees. G Harrington says that the
139 nail is the problem if the tree later gets cut for lumber. D Lievens points out that they have aluminum
140 nails that have been used for conservation signs, but that she hasn't seen many reflective signs. M Speltz
141 says he has seen those signs, but with the mileage and the people they have, it is faster and less
142 expensive to use paint. M Badois asks the Committee to pay attention to what blazes need to be redone
143 and they will keep a list. B Maxwell says that a couple of months ago after the ice storm, he walked all
144 the trails and the blazes seemed pretty much okay, but he didn't walk the Porcupine Trail.



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Financials: D Lievens reports they have about \$400 left in the line item budget that can be spent between now and the middle of June. M Badois attended a seminar with the New Hampshire Municipal Association, and she says that anything that is in the line item budget that has not been used can be transferred to the open space at the end of the fiscal year. D Lievens that the basic management fund has no changes, just more interest. D Lievens reviewed the fund with Finance and determined that the Committee is owed \$294,676 in land use change tax. The remaining \$292,000 in land use change tax went to the town. M Speltz asked if that money is reflected in the totals. D Lievens says that it is. D Lievens pointed out that there might be some more land use change tax, but it is unlikely. She is confident that the final fund balance is \$1,009,848. M Speltz asked if that reflects all the Lithia fees collected to this date. D Lievens believes it does.

M Speltz says that there is a discussion between their wetland scientists and DES over whether a wetland permit is needed to take up the portion of the causeway that is going to go away. DES says that one is needed, and Mark West, wetland scientist, says no because they are not going to touch the wetlands. M Speltz thinks that they will probably end up needing one and they will know within a few days. If one is needed, Mark West estimates it will cost \$1000. M Speltz thinks that there is also an additional survey cost of \$1000 to address the line with the Eversource easement on the west side. M Speltz is trying to get information from Eversource. He thinks the Executive Council has the DES grant on the docket for their next meeting near the end of April. M Speltz asked for help from Don Schute, the Eversource representative, who responded quickly but with the incorrect information.

Other Business

Conservation Ranger Report on Video Activity: G Aprile says that the gate on Hickory Hill is still open. He has approached Eversource a couple of times about it. If it isn't locked, he will put a lock on it. M Badois asked if the Eversource work is done. G Aprile replies that all the work is done and he hasn't seen any workers. M Badois says that Eversource was going to work on the parking lot on the way out. G Aprile points out that there were several different contractors working on the project, so they may need to reach out to see the status.

G Aprile states that they pulled the footage from the three cameras at the Kendall Pond Conservation area for January through March, and he reviewed 10,800 images from those three months. One was very concerning from February, showing a man with a long rifle firearm. There were two photos of him entering and two photos of him exiting 30 minutes later. G Aprile states that there is nothing to be hunted there. He could not match up the person with a vehicle.

Londonderry Trailways: M Badois shares that Londonderry Trailways is putting in a trail at the LAFA fields on Saturday, April 15th and are looking for volunteers to help from 9-12. The rain date is Sunday. They are looking for people to meet in the upper parking lot behind the Leach Library with tools.



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179 **Town Council Meeting:** Emily DiFranco from Comprehensive Environmental gave a presentation about
180 septic system risks at the Town Council meeting on Monday, April 11th. M Badois has a printout of her
181 PowerPoint but Ms. DiFranco is also willing to come and give the same presentation to the Commission.
182 D Lievens asks if they could get more members of the public to attend, and in the past, they had held
183 joint informational meetings with Commissions in other towns. D Lievens requests that they schedule
184 her early in the meeting and invite the public. A Kizak states that Ms. DiFranco is not available for the
185 next meeting, but would be for the first one in May and has it on her calendar, and she can be first on
186 the agenda.

187 **Farm and Fair Expos 2023:** M Badois announces that the Farm and Fair Expo will be held on May 5th and
188 6th at the Deerfield Fairgrounds. The State Nursery will be there giving out seedlings. There will be an
189 invasive plant ID class. She suggests that the Commission members look at the other offerings.

190 **Minutes:** The Commissioners went over the public minutes of March 28, 2023. B Maxwell made a
191 motion to approve the minutes as amended. G Harrington seconded the motion. The motion passed, 7-
192 0-0.

193 The Commissioners went over the non-public minutes of March 28, 2023. B Maxwell made a motion to
194 approve the minutes as amended. M Speltz seconded the motion. The motion passed, 7-0-0.

195 **Adjournment:** G Harrington made a motion to adjourn the meeting at 8:40 p.m. D Lievens seconded the
196 motion. The motion passed, 7-0-0.

197 Respectfully Submitted
198 Kirsten Hildonen
199 Interim Recording Secretary