



Londonderry Conservation Commission  
Tuesday, October 10, 2023  
Draft Minutes

**Present:** Marge Badois, Chair; Gene Harrington, Vice Chair; Deb Lievens, member; Susan Malouin, member; Dave Heafey, member; Bob Maxwell, member

**Absent:** Tiffani Macarelli, member

**Also present:** Michael Bazegian, GIS Manager/Comprehensive Planner; Glenn Aprile, Conservation Ranger

M. Badois called the meeting to order at 7:33 p.m.

**1. Design review - site plan 6 and 8 Rear Roundstone Drive (Map 28 Lots 15 and 16). Pepperidge Holdings, LLC, owner, and Lansing Melbourne Group (LMG), applicant.**

Tom Burns, senior project manager, and Jay Aube, wetland scientist, with TFMoran appeared before the Board. T. Burns presented a proposal for an industrial development on four lots totaling 25 acres. They plan to build two warehouses of 104,000 and 114,000 square feet that can accommodate multiple tenants. He reviewed the proposed drainage system, terrain, landscaping, and parking spaces.

There is a 30,000 square foot wetland area that would be filled in. They have coordinated with New Hampshire Fish & Game and a wildlife assessment was done, which determined there would be no impact on species of concern. They have met with DES regarding a dredge and fill permit.

J. Aube described the property, which is a former gravel pit. The existing wetland was originally a wash pond, which is surrounded by invasive species and is being filled in by surrounding materials. The functions and values of the wetland were examined. There are no wildlife corridors on the property. There are conservation easements that will be left undisturbed. He described a large ravine that is sending untreated stormwater into Little Cohas Brook. This project will rectify this situation, retaining and treating the stormwater onsite and improving the water quality of Little Cohas Brook.

D. Lievens asked about impact fees for the wetland impact. J. Aube said the project does require mitigation but they plan to use the ARM fund in lieu of fee payment, which is roughly \$250,000.

S. Malouin asked why they are seeking waivers from the landscaping requirements. T. Burns said this is to meet the parking demand, although he will discuss this with the landscape architect to see if more plantings can be added.

The Commission noted that additional plantings have been requested.

**2. Design review - site plan 60 Pettengill Road (Map 14 Lot 49-2), Zoned Gateway Business District, Pepperidge Holdings, LLC, owner, and Lansing Melbourne Group (LMG), applicant.**



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Tom Burns, senior project manager, and Chris Danforth, wetland scientist, with TFMoran appeared before the Board. T. Burns presented a proposal for an industrial development consisting of one 175,000 square foot warehouse. It is designed to house one to two tenants. The developer for this project is the same as 6 Roundstone Drive and they intend to develop these projects concurrently. The Roundstone site will be an export site in terms of taking material offsite; this site will be an import site to achieve the proposed grading.

He described the project, including the parking, landscaping, terrain, and proposed drainage system. There is an emergent wetland area of approximately 34,000 square feet on the site. The site has been assessed by a wildlife biologist, who determined there is no habitat or endangered species located on the site. They have met with DES and decided there is not an area onsite for suitable mitigation. Therefore, their intent is to make an ARM payment of over \$200,000 for mitigation of this impact.

M. Badois noted there is no indication of snow storage locations on either sets of plans. T. Burns described the locations, saying they were noted on another set of plans. If there is not adequate storage space, it will be taken offsite.

C. Danforth described the wetlands on the site, which include three vernal pools. He does not believe the wetlands are highly productive.

D. Lievens asked if there is a ranking for the ecological integrity. C. Danforth said it is relatively low, although the wetland to the south is a conservation easement.

#### **Old Business**

##### **Hickory Hill**

M. Badois said the Hickory Hill report came out and the grass was found in the work area. The Commission needs to make recommendations before the report is sent to Heritage.

##### **Location of Sign**

M. Badois spoke with Danny Hicks, who suggested the sign could be placed on Mammoth Road. She recommended not placing it in a concrete foundation, so it can be moved. She suggested placing pavers around it to deter weed growth. She will speak with M. Malaguti.

##### **Wolf/Coyote Presentation**

M. Badois said the wolf/coyote presentation was held last week and went very well. Unfortunately, the attendance was low.

#### **New Business**



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61 The Commission received correspondence from Nevins seeking to cut down trees, saying they are hazard  
62 trees. D. Lievens asked who gives permission for trees to be removed. M. Badois noted the Nevins board  
63 is required to approve some items and the Commission would approve others. The Commission noted  
64 clarification is need on this issue.

65 The annual NHACC meeting will be held on November 4, 2023. She reviewed the topics being covered.  
66 The Commission will pay for new members to attend.

67 Members have been asked to complete talent bank forms to supply current information. The Town  
68 Council is deciding if they will be interviewing current/potential Board and Commission members.

69 **Financial Report**

70 D. Lievens stated there is \$560,661.43 in the account. There are outstanding items that that may have  
71 been forgotten. She hasn't received the September statement yet. She reported the bank system has  
72 changed and one of the grants went into another account. She will follow up on this.

73 **Conservation Ranger Report**

74 G. Aprile reported kids were harassing the rail trail volunteers. They placed logs in front of the  
75 lawnmower and threw rocks and sticks at the volunteers. He has identified the kids and has issued a two-  
76 year no trespass order.

77 He recovered two sick/injured red-tailed hawks this summer. The hawks are sickened by eating poisoned  
78 mice and often die. M. Badois will add a warning to the Facebook page about the dangers of poisoning  
79 mice and rats.

80 **Approval of Minutes**

81 Approval of minutes was tabled.

82 **Adjournment**

83 G. Harrington moved to adjourn the meeting. D. Heafey seconded the motion. A vote was taken, all were  
84 in favor. The motion passed unanimously.

85 The meeting was adjourned at 8:50 p.m.

86 Respectfully submitted,  
87 Beth Hanggeli  
88 Recording Secretary

