



Londonderry Conservation Commission
Tuesday, June 27, 2023
Draft Minutes

Present: Marge Badois, Chair; Gene Harrington, Vice Chair; Deb Lievens, Treasurer; Susan Malouin, member; Tiffani Macarelli, Bob Maxwell, member; David Heafey, member and Jim Leary, alternate member.

Absent: Mike Speltz, alternate member.

Marge Badois called the meeting to order at 7:30pm.

DRC – Woodmont Commons Medical Office Building site plan. Tax map 10, lot 41 Chris Nickerson presented the plans for a second DMC medical building at Woodmont Commons. The 30,000 sf building will be very similar to the first 42,000 sf DMC building already completed. The building will be on 2 acres which is what is needed for the building and required parking. G Harrington pointed out that the snow storage area indicated on the plan was rather far from the parking area and not likely to be used by the plow operators. G Harrington also expressed his concern that the snow storage looks like it would impact the landscaping. C Nickerson stated that additional snow storage areas can be added. S Malouin mentioned that the spirea shrubs shown on the plan tend to be invasive and recommended opting for sterile varieties that will not spread by seed.

CUP – 14 Page Rd. Map 17 lot 45, Map 15 lot 164 Earl ___?___ of Haynor/Swansen Inc presented on behalf of the Evans Family Limited Partnership. The plans are for the extension of a sewer line from Sanborn Rd to Page Rd. The line will cross 14 Page Rd to service 13 Page Rd, with future service to other parcels along Page Rd. The plan includes improvements to Page Rd. The plan shows the construction of a storm water basin and expansion of an existing detention pond. The anticipated buffer impact is 16,025 sf, 2700 sf of temporary wetland impact and 2150 sf of permanent wetland impact. M Badois reported that she and M Spelts accompanied Bruce Gilday on a site walk of the planned area prior to this presentation. There were wetlands and vernal pools observed in the area along Mammoth Rd. G Harrington suggested that storm water management area 1 be moved further out of the wetland buffer, and that the sewer line be straightened out so as not to impact the buffer. M Badois suggested that the owners consider placing conservation restrictions on the dogleg/panhandle portion of the parcel that is along Mammoth Rd near Sanborn Rd due to the presence of the wetlands and vernal pools. G Harrington made a motion to recommend approval of the CUP providing the following: Move stormwater management area 1 out of the buffer, straighten the sewer line to eliminate buffer impact and consider conservation restrictions on the dogleg/panhandle area near Sandborn Rd. T Macarelli seconded. Motion passed 7-0-0.

Old Business:

M Badois will check with M Malaguti regarding the waiving of the timber tax on the Hicks cut.



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33 MBadois mentioned that John Trottier has agreed to take a look at the culvert on the Adams Pond trail
34 next week. R Maxwell commented that Moose Hill Orchard has had all access to the trail blocked off and
35 does not allow parking anywhere near the trail.

36 **New Business:**

37 The proposal for the Merrill property conservation easement was presented to the town council last
38 night. Town council was in favor of conserving the property. The question is whether an easement or
39 fee ownership is preferable.

40 D Lievens has not yet received the end of year financial reports.

41 D Lievens stated that she and M Badois searched for the rare plant at the entrance to Musquash. They
42 searched 50' on either side of the proposed construction area and did not find any sign of the plant. She
43 suggested that Stantec do the search for the fall flowering plant as she is not familiar with it.

44 G Harrington shared an article from 1996 about a study on the economics of open space that mentions
45 Londonderry's proposed purchase of the development rights to Mack's Orchard at the time.

46 G Harrington made a motion to accept the minutes of June 27, 2023 as written. _____ seconded.
47 Motion passed 5-0-2. Bob Maxwell and David Heafey abstained.

48 D Lievens made a motion to adjourn G Harrington seconded. Motion passed 7-0-0

49 Meeting adjourned at 8:29 pm

50 Respectfully Submitted
51 Marge Badois
52 Chair

