



Londonderry Conservation Commission
Tuesday, March 26, 2024
Amended Minutes

1 **Present:** Marge Badois, Chair; Gene Harrington, Vice Chair; Deb Lievens, member; Bob Maxwell,
2 member; Susan Malouin, member; David Heafey, member; Michael Speltz, alternate member

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4 **Absent:** Tiffani Macarelli, member; Jim Leary, alternate member

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6 **Also present:** Michael Bazegian, GIS Manager/Comprehensive Planner; Ron Dunn, Town Council Liaison

7 M. Badois called the meeting to order at 7:30 p.m. She appointed M. Speltz to vote for T. Mararelli.

8

9 **Site Plan Amendment**

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11 **Enterprise – 10 Navigator Road – Map 28 Lot 22-8**

12 Katie Weiss of Bedford Design Consultants appeared before the Commission on behalf of the applicant,
13 Enterprise Rent-A-Car Boston. She described the project, which is to erect an auto inspection building
14 that will connect into the existing drainage system. There will be no body work or painting done in this
15 building. The existing building will also undergo renovation. This will serve as an intake site to plate cars
16 and send them out to rental. They propose adding two catch basins and a bioretention area. The original
17 detention pond is now a manmade wetland.

18

19 While approximately 300 parking spaces will be removed, the impervious surface will remain much the
20 same. M. Badois noted the extensive impervious surface; however, the applicant explained it is
21 necessary to hold the amount of cars they will be processing.

22

23 D. Lievens questioned the use of one wetland plant and Ms. Weiss will research this.

24

25 **Commission comment:** Research use of wetland plant.

26

27 **Site Plan Application**

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29 **Burton Governmental – 58 Wentworth Avenue & 3 Burton Drive – Map 14 Lot 44-21, 44-22**

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31 Jason Lopez of Keach-Nordstrom Associates appeared before the Commission. The project is a 50,900
32 square foot facility for DEA, the Northern New England Drug Lab, and the National Fingerprint Database.
33 It was presented to the Commission in January 2024. They have gone through first design review with
34 Planning Staff.

35

36 The application for the wetlands permit has been submitted. There will be 16,475 square feet of wetland
37 impact. There has been a wildlife assessment and New England cottontail rabbits were found. A fee will
38 be paid to New Hampshire Fish & Game, who will trap and relocate the rabbits. There will be no sumps
39 or catch basins due to the presence of turtles. Green snakes were present, but no habitat was detected



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40 on the site. Erosion control products will not use monofilament. They will pay into the ARM fund to meet
41 NHDES mitigation requirements.

42
43 None of the wetlands map out at more than 0.5 acres, so no buffers apply. The wetlands are impacted by
44 parking, access to the building, the building, and security fencing.

45
46 D. Lievens asked about Fish & Game's prediction of success trapping the rabbits, but J. Lopez did not
47 have this information. He noted contractors will be educated to recognize the rabbits and report their
48 presence to Fish & Game. There will be personnel onsite full time. The security fence will have a 3-inch
49 gap at the bottom, so wildlife can pass under it.

50
51 G. Harrington asked if they have coordinated with the U.S. Fish & Wildlife Service, since federal funds are
52 involved. J. Lopez said he did not believe this was done through GZA's review, but he will follow up.

53
54 **Commission comments:** Follow up with the U.S. Fish & Wildlife Service; add New Hampshire Fish &
55 Game recommendations onto the plan; consult with the DEA about moving the western fence line
56 farther to the east to avoid the northwest wetland.

57
58 Ray Breslin, 3 Gary Drive, asked what will be stored in this location. M. Badois explained it is top secret
59 and R. Breslin expressed his concern about this, citing an incident in Merrimack. M. Speltz said he is less
60 worried about operations conducted by a federal agency than a commercial enterprise. R. Breslin asked
61 if the Army Corps of Engineers would be involved. He said everyone needs to have input and make sure
62 the Town has a plan moving forward.

63
64 **Old Business**

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66 **Musquash Trails**

67 M. Badois reported the New England Mountain Bike Association is halfway through the new trails
68 attaching to Litchfield. The new section is between Trivial Pursuit and Roll the Dice trails, and will be
69 named Snake Eyes. They plan to build a movable deck-type bridge for the landing. G. Harrington noted a
70 dredge and fill permit would be required to use cement supports in the wetland, so this will be placed on
71 hold until they have more information. The Commission noted the new trails will need signage and
72 blazing, and the map segments near the new trails will need to be updated.

73
74 Dan Maher, 7 Imperial Drive, noted there are bridges that are falling apart. M. Badois said there was a
75 group that used to maintain them, but the Commission has lost contact with them. D. Maher asked if the
76 Boy Scouts could rebuild bridges as an Eagle Scout project; M. Badois said there are currently no Scouts
77 ready to do Eagle Scout projects. She noted Londonderry Trailways can also do this work. D. Maher
78 suggested holding a workday for volunteers. M. Badois asked him to create a wish list of projects.

79



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80 **Signs**

81 M. Speltz said the signs need to acknowledge the grant agencies, so this will be added. The Merrill family
82 is amenable to erecting a sign near the store: "The Merrill Hill Conservation Area." R. Dunn was asked to
83 contact M. Malaguti to follow up on installing a sign at the Mack orchard.

84

85 **Wood Signs**

86 Mike, a sign maker, appeared before the Commission to discuss replacing trail, kiosk, and other signs.
87 The Commission agreed they would like the Conservation signs to be consistent and will send him
88 pictures so that he can create a design.

89

90 **Stantec**

91 M. Badois has received a bill from June that is marked as unpaid and is researching this. She said Fish &
92 Game is making stringent demands regarding the entrance to the parking area, including speed bumps
93 and wanting them to wait to do the work in October to avoid hitting turtles. She said J. Trottier and
94 Stantec are working with Fish & Game on this.

95

96 **Beaver Expert**

97 M. Badois reported the beaver expert will be returning to control more beavers this week.

98

99 **New Business**

100

101 M. Badois expressed concern over the current system of reviewing applications, such as design review,
102 wetland permits, and conditional use permits. She cited examples where wetland permit have been
103 submitted to the Town Clerk's office, but never received by the Commission. She also noted a variance
104 request coming before the ZBA before the Conservation Commission heard it.

105

106 M. Bazegian said he was not aware this information needed to be submitted to the Commission. M.
107 Badois explained they have 20 days to review it. The Commission discussed a process to ensure they
108 receive this information.

109

110 M. Badois noted the Gilcreast development and the Village on Technology Hill will be reviewed by the
111 Planning Board the next day and invited any members interested in these projects to attend.

112

113 M. Badois said the Commission is missing two people. They discussed how to advertise for individuals
114 with specific skills to join the Commission and ways to attract new members.

115

116 **Approval of Minutes**

117



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118 ***D. Heafey moved to approve the minutes of the March 12, 2024, meeting as presented. D. Lievens***
119 ***seconded the motion. A vote was taken, all were in favor except G. Harrington and D. Heafey, who***
120 ***abstained. The motion passed 5-0-2.***

121

122 **Adjournment**

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

125

126 The meeting was adjourned at 9:04 p.m.

127

128 Respectfully submitted,

129

130 Beth Haggeli

131 Recording Secretary

