



Londonderry Conservation Commission  
Tuesday, January 13, 2026  
Final Minutes

1 **Present:** Marge Badois, Chair; Gene Harrington, Vice Chair; Bob Maxwell, member; David Heafey,  
2 member; Elkel Bickford, member; Gary Della Grotto, member; Michael Speltz, alternate member; Susan  
3 Malouin, alternate member; Harry Schwartz, alternate member

4  
5 **Absent:** Deb Lievens, member; Leo Lee, alternate member

6  
7 **Also present:** Michael Bazegian, GIS Manager/Comprehensive Planner  
8  
9

10 **Call to Order**

11 Ms. Badois called the meeting to order at 7:30 p.m. She appointed Mike Speltz to vote for David Heafey.  
12

13 **Design Review - Broadway Auto Sales - 6 Dickey Street - Map 10 Lot 109**

14 Jason Hill of TFMoran and property owner Leo Lampes appeared before the Commission to discuss the  
15 proposal to expand this business from wholesale to retail sales. J. Hill reviewed the work that will be  
16 done to the property and the interior of the existing structure. One small shed will be demolished and  
17 one moved.  
18

19 The Commission asked about the variances granted by the ZBA and J. Hill reviewed the variances granted  
20 for greenspace encroachment. Other waiver requests are pending for buffers, landscaping, and lighting.  
21 He explained there are two parking spaces; the other parking is for automobile storage.  
22

23 J. Hill requested the Commission draft a letter of support to the Planning Board; the site plan application  
24 has not been filed.  
25

26 **Commission Comments:** Recommend the two sheds being moved/demolished are checked for the  
27 presence of hazardous materials; document the rationale for the waiver requests regarding the  
28 plantings.  
29

30 **CUP - Executive Health and Sports Center - 1 Highlander Way - Map 28 Lot 10-4**

31 Jason Hill of TFMoran appeared before the Commission to present a plan to expand the fitness center by  
32 constructing outdoor pickleball courts with parking and a common space. They also plan to build a two-  
33 story indoor sports complex on the footprint of the existing tennis courts, which is within the 50-foot  
34 wetland buffer of an unnamed tributary to Little Cohas Brook.  
35

36 The Commission said they cannot grant a CUP for a commercial structure being built within the wetland  
37 buffer per the zoning ordinance; a variance would be needed from the ZBA. They suggested relocating or  
38 eliminating some of the pickleball courts to avoid the buffer impact.  
39

40 J. Hill acknowledged this, and agreed to discuss this with the property owner.  
41



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42 **Design Review - Elwood Road Subdivision - 35 & 54A Elwood Road - Map 5 Lots 39, 39-5, 40, 72**

43 Doug MacGuire of The Dubay Group appeared before the Commission to discuss a frontage lot  
44 subdivision of four parcels of approximately 125 acres into 16 frontage lots. Although there are wetlands  
45 on the property, there are no proposed wetland or buffer impacts.

46  
47 The Commission proposed alternate ways to lay out the lots to avoid the creation of "bowling alley  
48 lanes," and asked if a no-cut line could be added at the rear of the lots. D. MacGuire did not support  
49 these suggestions, noting the buffer would be marked. He pointed out the existing treeline serves a  
50 similar purpose to a no-cut line. He suggested the wetland-delineating placards be moved to that limit  
51 and the Commission agreed.

52  
53 **Commission Comments:** Recommend imposing a no-cut zone along the existing treeline near and  
54 parallel to the edge of the wetland buffer on the north side of the stream.

55  
56 The Commission discussed how no-cut zones can be monitored and the purpose wetland buffers serve.

57  
58 **Public Comment**

59 There were no members of the public wishing to speak.

60  
61 **Old Business**

62  
63 **Monitoring**

64 M. Badois noted the Plummer property was not monitored in 2025. The Commission agreed to do this in  
65 March, weather dependent.

66  
67 B. Maxwell reported he monitored the Town owned orchard behind the Grange.

68  
69 The Commission discussed reviewing aerial photographs as part of the monitoring process. M. Badois  
70 stressed the need to get back on schedule with monitoring. They also discussed how OpenGov could  
71 assist with monitoring activities.

72  
73 **Forester**

74 M. Badois reported there was one response to the RFP for a forester.

75  
76 **Lithia Springs Signs**

77 The Commission noted the Town purchasing policy requires three estimates; they have one. They  
78 discussed how to solicit estimates, as a specialized knowledge base is needed. M. Speltz will draft an RFP.

79  
80 **New Business**

81  
82 **Musquash Field Day**



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83 The Commission discussed Musquash Field Day, which will be held on February 14th. They noted the  
84 need to use the ATV. M. Badois will check on the status of the Conservation Ranger and the availability of  
85 the ATV.

86  
87 **Proposed Projects**

88 The Commission discussed projects for 2026:

- 89
- 90 • Replace the wooden sign at the entrance to the Musquash
  - 91 • Add a note to the signs about not making any new trails
  - 92 • Move the kiosk at the entrance to the Musquash
  - 93 • Add trail signs in the Musquash
  - 94 • Blaze the new trails in the Musquash
  - 95 • Clear the Mathes Trail - organize a maintenance day
  - 96 • A sign for Merrill Farm is needed
  - 97 • Kendall Pond needs trail and sign cleanup/tighten up the kiosk
  - 98 • Signs put up by Trailways at Kendall Pond and the Musquash are starting to deteriorate
  - 99 • Create parking lot at Lithia Springs
  - 100 • Build trail from parking lot to the site of the house at the end of the causeway at Lithia Springs
  - 101 • Kiosk needed at Lithia Springs
- 102

103 They discussed contracting with a handyman to work on some of these projects. They noted that the  
104 Strategic Plan might create more extensive projects.

105  
106 **Elections**

107  
108 *M. Speltz moved to put the incumbent Chair, Vice Chair, and Liaison to the Finance Department in for*  
109 *the next year term. B. Maxwell seconded the motion. The motion carried unanimously.*

110  
111 **Approval of Minutes**

112  
113 *B. Maxwell moved to approve the minutes of the November 25, 2025, public meeting as presented. M.*  
114 *Speltz seconded the motion. The motion carried, with D. Heafey abstaining.*

115  
116 *M. Speltz moved to approve the minutes of the November 25, 2025, non-public meeting as presented.*  
117 *B. Maxwell seconded the motion. The motion carried, with D. Heafey abstaining.*

118  
119 **Adjournment**

120  
121 *G. Harrington moved to adjourn the meeting. M. Speltz seconded the motion. The motion carried*  
122 *unanimously.*

123



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124 The meeting was adjourned at 9:09 p.m.  
125  
126 Respectfully submitted,  
127  
128 Beth Hanggeli  
129 Recording Secretary