



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

March 9, 2026

To: Ms Kristan Farr, Town Planner
Planning & Economic Development
268B Mammoth Road
Londonderry, NH 03053

From: TFMoran, Inc.
Nicholas Golon, P.E.

**Re: Town Hall Office and Parking Expansion
Conditional Use Permit – CO District
268C Mammoth Road, Londonderry, NH
TFM Project No. 12434-04**

Dear Ms Farr,

On behalf of our owner, the Town of Londonderry, and our client, Londonderry School District SAU#25, information pertaining to a conditional use permit for disturbance within the Conservation Overlay District (Londonderry Zoning Ordinance 4.6.1) is being provided for review. Although no formal permit is expected to be issued, this information has been provided to allow the Conservation Commission to make informed comments on the scope of the project as part of a courtesy review.

The Londonderry School District (SAU 25) is constructing an addition to the existing Londonderry Town Hall Office Building located at 268C Mammoth Road in Londonderry, NH as part of a phased construction project. In order to accommodate the operations and additional employees to be located on site, a total of 70 additional parking spaces are proposed, as is an expansion of the existing impound yard (approximately 5,500 sf. expansion) for the Londonderry Police Department. The Town administrative offices, Police Department, Library are currently located here, with the Fire Department located immediately adjacent. Phased construction is proposed to accommodate the project funding, with the first phase including construction of a portion of the parking lot (initially to be used as laydown area for construction materials) as well as the building to house the SAU 25 staff. Phase two improvements proposed to expand the parking lot and impound yard whereby the wetlands permit will be required. These expansions are imperative for the Town of Londonderry to provide adequate parking for the consolidation of the services at this location. The existing parking lot will be expanded to the east into a small, forested area to accommodate the parking lot expansion. Approximately 1 acre of tree cover will be removed. This forested block of land is surrounded by an apple orchard to the south, athletic fields to the east and the remaining area is developed.

Based on the Conservation Overlay District definition (4.4.1.2 A-4) all uplands with 50-feet of the delineated wetlands for this project are subject to the rules and restrictions of the Conservation Overlay District. Wetlands on the entire lot were delineated by a certified wetland scientist and a wetland functional assessment was completed to identify functionally significant wetlands within the project area. This document was used in the initial planning and layout of the project to ensure the more functionally significant wetlands are avoided to the extent practicable.

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Bedford, NH 03110
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The principal functions supported by the wetland resource area (Wetland 1) within the project area are shown in Table 1 and further described below.

Table 1: Wetland Functional Assessment - Londonderry SAU							
Function/Value	WETLAND ID#						
	WET-1						
Groundwater Recharge/Discharge							
Floodflow Alteration							
Fish & Shellfish Habitat							
Sediment/toxicant Retention							
Nutrient Removal Attenuation							
Production Export							
Sediment/Shoreline Stabilization							
Wildlife Habitat							
Recreation							
Education/Scientific Value	P						
Uniqueness/Heritage							
Visual Quality/Aesthetics							
Threatened/Endangered Spp	P						
Ecological Integrity							
Vernal Pool							
P = Principle Function							
X = Supporting Function							

Education/Scientific Value

Given the proximity of this wetland to local schools and location on public land with safe and available off-street parking, this wetland has educational potential for learning about environmental as it relates to wetlands or wildlife.

Threatened and Endangered Species

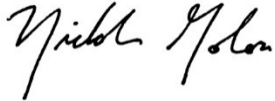
An ecological review has been conducted for possible endangered or threatened species in the vicinity of this project site. The report (DCT26-0429) has identified a State Threatened species (Spotted Turtle) may exist in the vicinity of the project area and will be further evaluated to determine if this project will have adverse impact to the species or its habitat. No indication of this species was observed during onsite investigations however tracks of gray squirrel and white tail deer were observed in the snow during a February visit to the site.

Conditional Use Permits may be granted provided the proposed buffer impacts meet the criteria in accordance with Section 4.6.1.4.B.2 of the zoning ordinance. The design of the parking minimizes impacts to the wetland by encroaching upon the edge of the wetland and not protruding or segmenting the wetland. Furthermore, the police impound area was designed narrower than the parking area to minimize impacts to the wet yet capitalize on the upland area behind the impound. A high visibility construction fence will delineate the fill limits. Two rows of silt sock erosion control will allow development and stabilization of embankments to happen while protecting the wetland. The temporary impacts from the erosion control will be removed upon completion of the project and stabilization of slopes.

An application to fill wetlands has been submitted to the NH Department of Environmental Services Wetlands Bureau. Wetland impacts total 5,416 sf. of permanent filling and 916 s.f of temporary construction impacts. Total impacts to the Conservation Overlay district 50-foot buffer is 19,826 s.f. As part of this review the NH Department of Fish and Game, and the U.S. Army Corps of Engineers and US Environmental Protection Agency will have the opportunity to review and comment on this project.

Please consider this request for relief from the Conservation Overlay District requirements. If you find you have concerns or need additional information regarding this request, please contact me at 603-472-4488 or ngolon@tfmoran.com.

Sincerely,
TFMoran, Inc.

A handwritten signature in black ink that reads "Nicholas Golon". The signature is written in a cursive, flowing style.

Nicholas Golon, PE
Civil Department Manager/Principal