



Londonderry Conservation Commission
Tuesday, March 24, 2026
Draft Minutes

1 **Present:** Marge Badois, Chair; Deb Lievens, member; David Heafey, member; Harry Schwartz, member;
2 Michael Speltz, alternate member; Susan Malouin, alternate member; Gary Della Grotta, alternate
3 member

4
5 **Absent:** Gene Harrington, Vice Chair; Bob Maxwell, member; Elkel Bickford, member

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

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10 **Call to Order**

11 Ms. Badois called the meeting to order at 7:30 p.m. She assigned Susan Malouin to vote for Bob
12 Maxwell, Mike Speltz to vote for Gene Harrington, and Gary Della Grotta to vote for Elkel Bickford.

13
14 **CUP/Dredge and Fill - Town Hall Office & Parking Expansion - 268B Mammoth Road - Map 9 Lot 45**

15 Nick Golon of TFMoran and James Danis, Londonderry Deputy Director of Public Works, appeared before
16 the Commission to discuss the proposed parking lot expansion related to the SAU building expansion. J.
17 Danis said the wetlands permit application has been submitted to the State and they will present to the
18 Planning Board on April 1st.

19
20 N. Golon reviewed the details of this phased project, noting buffer impacts of over 5,700 square feet in
21 the first phase and over 14,000 square feet in the second phase, with 5,614 square feet of permanent
22 wetland impact and 916 square feet of temporary wetland impact in the second phase. He said the State
23 would consider this wetland low-functioning, and noted the walking trail around the wetland would be
24 disturbed by this project.

25
26 There was a hit for a specific turtle species, so they have built in safeguards to protect the turtles, if any
27 are present during construction.

28
29 The Commission questioned vehicles in the impound lot parking on a wetland and runoff draining into
30 the wetland. N. Golon described the drainage system plan to prevent this. The Commission asked if the
31 impact of excess snow and salt has been measured and N. Golon reviewed the calculations. The
32 Commission asked about snow storage. J. Danis said they will store snow in any available spaces,
33 typically grassy areas. The parking lot expansion does not call for any plantings; the Commission asked
34 that this be reconsidered and N. Golon and J. Danis agreed.

35
36 The Commission asked about a manhole being placed 3 feet below the wetlands; N. Golon will look into
37 this.

38
39 The Commission said they could not recommend the Planning Board pass a CUP that allows parking in
40 the buffer, as it is not an allowed use. They suggested reducing the number of parking spaces to allow



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41 the parking lot to be reduced in size. They discussed how to prevent high school students parking in the
42 lot, and suggested a discussion be held with the Police Department about this.

43
44 They discussed the timing between each phase. J. Danis explained this will be a function of the permit
45 and the contractor's availability.

46
47 **Commission comments:** Reduce the wetland buffer impact; investigate reducing the parking area by
48 working with the Police Department and the schools to figure out a system that will eliminate student
49 parking at the Town complex; include a post-permitting buffer on the plan that would take effect when
50 the wetlands permit is approved to calculate the real impact; include plantings in the parking lot plan.

51
52 **Dredge and Fill - Wilmarth Construction Plan - 7 Planeview Drive - Map 14 Lot 13-4**

53 Representatives of the developer appeared before the Commission to discuss this proposed project to
54 construct contractor bays, which includes three wetland crossings to access the site and create a loop
55 road. They have submitted applications for AOT and wetlands permits to NHDES and the Town for
56 review. The wetlands have been rated as low-value, per the NHDES rating system.

57
58 This project was originally approved in 2013, which included filling in the wetlands. This has been
59 reassessed to minimize the impacts to 4,000 square feet. They will work with NHF&G to maintain wildlife
60 corridors. They have reduced the amount of impervious surface and improved the stormwater
61 management system, which includes an underground detention pond. The Commission expressed
62 concern about the maintenance and possible failure of the underground system.

63
64 The Commission noted that the wetlands feed into Little Cohas Brook and expressed concern that the
65 site will drain into the brook. The representative described the proposed stormwater management
66 system that will ensure water leaving the site is clean. The Commission asked about the proposed
67 culverts and they were described. There are no wetland buffers, due to the size of the wetlands. The
68 developer will monument the mitigation area.

69
70 The Commission expressed concern that this site will be visible from the rail trail. The representative said
71 they are working on measures to limit the visibility from the rail trail. He added that the site is above the
72 rail trail, so users will be looking into a slope.

73
74 The Commission asked if hazardous materials would be stored onsite. The representative explained that
75 the S2 use should preclude this. He agreed to look into what hazardous materials would be allowed
76 under the S2 use. Ms. Badois reminded the Commission this is a review of the dredge and fill permit.

77
78 The Commission asked about the landscaping plan; the representative explained it is primarily loam and
79 seed, with the required number of trees.

80



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81 **Commission comments:** The Planning Board should include a condition that the tenants not store or use
82 hazardous material; the snow storage should be shown on the plan. The Commission had no objections
83 to the wetland permit. The locations of the mitigation signs should be shown on the plan.
84

85 **Public Comment**

86
87 **Name:** Ray Breslin

88 **Address:** 3 Gary Drive

89 R. Breslin asked if the Town has a current Natural Resource Inventory (NRI). If not, he asked what the
90 cost would be to obtain one, who would approve this, and if grant funds were available. M. Speltz said
91 there is an NRI but it is out of date; however, one has been requested as part of the Town's Strategic
92 Plan. M. Speltz said the Commission is in the process of hiring someone to do a Forest Management
93 Plan, which is an intensive NRI plan for the Musquash. M. Badois noted meetings are scheduled to
94 discuss the Strategic Plan.
95

96 **Old Business**

97

98 **Scobie Pond Boat Launch**

99 M. Badois reported the DPW has asked if the Commission would like them to put in the Scobie Pond
100 boat launch. The Commission discussed how far into the pond it should be placed, noting the number of
101 variables involved. M. Badois will ask the DPW to put it in now; any problems with water levels can be
102 addressed later.
103

104

104 **Duck Pond Trail**

105 M. Badois reported the individuals proposing to put in a trail at Duck Pond are holding a planning
106 meeting at The Baldwin on March 25th.
107

108

108 **Right-to-Know Training**

109 M. Badois reminded the Commission of the Right-to-Know class being offered on March 25th. It will be
110 recorded.
111

112

112 **New Business**

113 None
114

115

115 **Non-Public Session**

116 A non-public session was held under RSA 91-A:3, II(b), The hiring of any person as a public employee.
117

118

118 ***D. Lievens moved to go into non-public session. M. Speltz seconded the motion. A roll call vote was
119 taken. The motion carried unanimously.***
120

121

121 The camera was turned off at 8:48 p.m.



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122 The camera was turned back on.

123

124 **Approval of Minutes**

125 Change Gary Della Grotta to an alternate member and Harry Schwartz to a full member.

126 On line 56, change spelling to Isaak.

127

128 ***D. Heafey moved to accept the minutes of the March 10, 2026, meeting as amended. D. Lievens***
129 ***seconded the motion. The motion carried unanimously.***

130

131 **Adjournment**

132

133 ***D. Lievens made a motion to adjourn. G. Della Grotta seconded the motion. The motion carried***
134 ***unanimously.***

135

136 The meeting was adjourned.

137

138 Respectfully submitted,

139

140 Beth Haggeli

141 Recording Secretary



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2 member; Harry Schwartz, member; Susan Malouin, alternate member, Gary Della Grotta, alternate
3 member
4
5 **Also present:** Mike Bazegian
6
7
8 Non-public session began at 8:50 pm.
9
10 Discussion of potential candidates for the position of town forester.
11
12 Exited non-public session at 9:22pm.
13
14 Respectfully Submitted,
15 Marge Badois
16 Chairman