



Londonderry Conservation Commission
Tuesday, November 27, 2018
Minutes

1 **Present:** Marge Badois, Chair; Gene Harrington, Vice Chair; Bob Maxwell, member; Mike Byerly,
2 member; Mike Noone, member; Julie Christenson-Collins, alternate member Richard Floyd, alternate
3 member; Mike Speltz, alternate member and Deb Lievens, member (arrived at 7:52 p.m.)
4

5 **Absent:** Roger Fillio, member and Ted Combes, Town Council member
6

7 **Also present:** Amy Kizak, GIS Manager/Comprehensive Planner, Beth Morrison, Recording Secretary
8 and Jocelyn Demas, applicant for Conservation Commission position
9

10 Marge Badois called the meeting to order at 7:30 pm. She appointed M Speltz to vote for R Fillio and J
11 Christenson-Collins to vote for D Lievens until she arrives.

12 **Woodmont Commons – Dylan Erickson - Conditional Use Permit Application - Wetlands Dredge & Fill**

13 **Application** - Jeff Kevan, Civil Project Supervisor, Principal, from TF Moran, Inc., 48 Constitution Dr,
14 Bedford, NH addressed the Board. J Kevan reviewed the project as a whole on a map with the
15 Commissioners. He reviewed the current drainage systems that are in place with the Commission as
16 well. M Badois asked if the filters for the large pond along Pillsbury Road would stay there forever? J
17 Kevan stated that once the drainage is stable the filters will be removed. He pointed out the roadway
18 they would like to construct for the assisted living facility noting two wetland impacts that are roadside
19 ditches, as well as an adjustment of a culvert in that location, for a total of 6,825 SF of impact. He said
20 that the drainage would be collected into a closed drainage system that is put into an open basin swale
21 to a forebay and then to an infiltration basin to discharge. He stated the culvert would be adjusted for a
22 future access point. He reviewed the impact numbers with 1550 SF at the crossing, 3400 SF at one ditch
23 and 1875 SF at the other ditch. He said a function and value analysis of the man-made ditches were
24 performed noting an endangered species called the Black Racer snake was found. He said the state was
25 contacted about this and they will not be putting sumps in catch basins and also they will not be using
26 any slope stabilization netting. He said that literature regarding Black Racer snakes was also distributed
27 to the contractors and developers to educate their staff. He stated that up until now the project has not
28 had any wetland impact and feels the mitigation will offset the functions and values of the impact in this
29 area. He went over the Conditional Use Permit (CUP) with the Commission noting that that the
30 construction was essential within the Conservation Overlay District (COD), as if it was in another location
31 there still would be impact. He said that with the new drainage system they are proposing, he believes
32 that treatment and runoff will improve. He stated that there are no other feasible alternatives to avoid
33 impact and economic advantage is not the sole reason. He stated that no matter where they
34 constructed this it would cost the same amount of money. M Byerly asked if they could avoid using the
35 ditches if they did not use the existing roadway and pushed the project towards I-93. J Kevan said they
36 would not be able to avoid the ditches. M Byerly asked for clarification regarding a closed drainage
37 system. J Kevan said that the closed part of the drainage system are catch basins in the road where a



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38 pipe will bring it to discharge and farther down the system it will open up with catch basins that
39 discharge to the forebays, noting it is a combination of open and closed drainage. M Speltz asked to be
40 recused from this discussion at this point, as he would be an abutter. He asked to ask questions as a
41 general Londonderry resident, which the Chair allowed. He asked if the developer is counting on the I-93
42 project to help with this site's runoff. J Kevan stated they are not, as all runoff has to be mitigated or
43 contained on site. M Speltz asked J Kevan to explain the pumping facilities on site. J Kevan explained
44 that the I-93 project runs past Cobbett's Pond and Canobie Lake, and they had to figure out what to do
45 with the water, in the I-93 project, as the soil is very fine at the site and the water could not sit long
46 enough at a temporary pond at the site for adequate sediment settling. He said that there are now two
47 tanks on the Woodmont Commons site, one is a mixing tank that catches the particles and lets them
48 settle at the bottom of the tank where it is discharged to a swale with a burlap material where the
49 excess material is captured. He noted that they have to take turbidity readings to make sure the system
50 is functioning properly. M Speltz asked how long this system would be on site. J Kevan stated in his
51 opinion, he thought they would remain through the end of next year. M Speltz asked J Kevan if he
52 thought there would be a water table problem. J Kevan said that the water table was high but that they
53 were using techniques to keep the water away from foundations. M Speltz asked about a particular
54 parcel in the northeast corner. J Kevan stated that the orchard used this particular parcel for years and
55 believed it was theirs, but during a survey it was found to belong the New Hampshire Department of
56 Transportation (NHDOT) as part of their park and ride. He said that they worked it out with NHDOT as
57 far as the title goes and ownership has been transferred to Pillsbury Development. M Speltz asked if all
58 of Woodmont's buildings will be four stories, as that is the assumption project 4A is using. J Kevan said
59 that not all the buildings are four stories and reviewed the heights with the Commissioners. He noted
60 that the height limitation is fifty feet. G Harrington made a motion for the Chair to send a no concern
61 letter to New Hampshire Department of Environmental Services (NHDES) regarding the dredge and fill
62 application. M Byerly seconded the motion. The motion passed, 6-0-0. G Harrington made a motion for
63 the Commission to recommend the Conditional Use Permit (CUP) to the Planning Board with no
64 concerns. M Byerly seconded the motion. The motion passed, 6-0-0.

65 **Old Business**

66 D Lievens joined the meeting at this point as well as M Speltz.

67 **Ranger Position:** M Badois said that she forwarded a new job description that M Speltz had written to
68 the Commission for their feedback. She stated that she would get back to Chief Hart with the new
69 updated version of the job description.

70 **Exit 4A:** M Badois informed the Commission that she received a phone call from Lori Sommers, NHDES,
71 pointing out that \$400,000 went from the ARM fund to the Mathes Trail. M Speltz stated that was not



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72 true, as the money went to Southeast Land Trust (SELT). M Badois said that Lori Sommers wanted to
73 make sure that the Commission knows NHDES is supporting Londonderry. She stated that Lori told her
74 the Commission should develop projects now and get them in the application process, so when
75 something becomes available, NHDES can pull applications already created. D Lievens said that there
76 was no option like that for Exit 4A. M Badois noted that Lori told her that Exit 4A is an ongoing project
77 that has had multiple opportunities to submit mitigation in the various drafts of the Environmental
78 Impact Statement. She said that Lori sent her an email with a document about creating applications. G
79 Harrington added that Exit 4A had been in the pipeline for a long time, but it was dormant, and
80 therefore the state was not going to spend any money in mitigation. M Badois noted that Lori told her
81 key features they are looking for in projects are connectivity, habitat, restoration, perched culverts,
82 water and well head protection. She also stated that Lori told her it works better with a partner, for
83 example if the town owns the land who will be a partner to hold the easement. M Speltz said that
84 nowadays people will get more money selling their land to a developer rather than the town, making it
85 difficult to find mitigation projects in town.

86 **RFP-Water Study:** M Badois informed the Commission that a contractor was chosen, Comprehensive
87 Environmental Inc. for the study. She stated that work is slated to begin January 2, 2019. M Byerly made
88 a motion to pay Comprehensive Environmental Inc., \$46,672, in accordance with their proposal to
89 conduct the water resource study from account #4710. G Harrington seconded the motion. The motion
90 passed, 7-0-0. M Speltz asked if the Commission had seen the proposal, other than the approved
91 Statement of Work. The Commissioners stated they did not. A Kizak said she would email it to the
92 Commission tomorrow for their review.

93 **New Business**

94 **Authorize payment of invoice for KP parking lot:** M Badois informed the Commission that she has an
95 invoice for \$894.74 to pay for parking lot work done at Kendall Pond. D Lievens made a motion to pay
96 Continental Paving, \$894.74, from the Open Space Fund. B Maxwell seconded the motion. The motion
97 passed, 7-0-0.

98 M Badois informed the Commission she had an invoice for the trail signs for \$484.50. D Lievens made a
99 motion to pay Image Ability for the signs, \$484.50, from the line item budget. G Harrington seconded
100 the motion. The motion passed, 7-0-0.

101 B Maxwell asked the Commission about getting another camera for Kendall Pond at this time. He
102 thought it would be less than \$500. D Lievens suggested that the Chair bring back statements from each
103 account for the Commission to review at the next meeting before authorizing any more spending. M
104 Speltz asked how the Conservation Commission budget is done. M Badois stated she has used the same



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105 budget format for the last three years. M Speltz suggested adding more detail to the budget in the
106 future. D Lievens suggested printing out the budget and bringing it to the next meeting.

107 **Next Bunny cut:** M Badois informed the Commission that the next bunny cut would be at Hickory Hill.
108 She stated she and M Speltz met with Fish & Game and Charlie Moreno, and it was explained that it
109 would not be in the exact order originally planned, with Hickory Hill cut coming second, rather than last.
110 She noted that there is an area before the landing that was found to be a likely turtle nesting area where
111 they are going to work around and create a new landing farther out. She said that Eversource needs to
112 be contacted for crossing under the power lines. M Byerly asked for M Badois to explain where this is on
113 the map. A Kizak brought up the area on the map and M Speltz pointed out the area. M Badois noted
114 that they mentioned closing the Hickory Hill entrance when this takes place. M Byerly said he would like
115 to schedule this, so that there will be time to inform the public. M Badois stated that they are going to
116 do outreach and notify abutters and also get on Facebook trail sites. M Byerly reiterated that he wants
117 to establish a clear start date to inform the public. Jocelyn Demas suggested directing people to another
118 trail head. M Badois agreed that would be helpful. M Byerly asked M Badois to check back in with them
119 and let him know the date. M Badois stated she would.

120 **Interview Commission applicant:** M Badois informed the Commission that there was someone here,
121 Jocelyn Demas, to be interviewed for a position. Jocelyn Demas introduced herself to the Commission. J
122 Demas said that she has lived in Londonderry for thirteen years now, uses the trails often and would like
123 to start giving back to the town. M Byerly asked her what particular areas she would like to focus on. J
124 Demas stated that the trail areas would be her main focus, as that is one of her strong suits, and would
125 learn more as needed. M Noone suggested that she might be able to use social media to promote the
126 Commission. J Demas said that is also an interest of hers. M Badois explained that Roger Fillio did not
127 renew his full member position, so an alternate member could move to a full member, if they would like
128 to. J Christenson-Collins added that she also did not renew her position, as she said she did not have the
129 time to devote to the position. M Badois asked if there was an alternate member who would like to
130 move to full time. R Floyd said he would like to move from alternate to a full time member. D Lievens
131 made a motion to recommend Jocelyn Demas as an alternate member to the Town Council. M Noone
132 seconded the motion. The motion passed, 7-0-0. M Badois said she would send an email to Kirby Brown,
133 Executive Assistant, to let her know that Richard Floyd is moving to a full time position.

134 **Camera:** B Maxwell informed the Commission that he reviewed another 2100 pictures from the camera,
135 which equals about 500 events. He stated that there were a lot of bow hunters using the trail. M Badois
136 asked if the Commission could prohibit hunting on this property. G Harrington said she would have to
137 check, as the money acquired for the grant was federal money back in the 1970's and might have
138 restrictions. B Maxwell said that the police are staying active in the area.



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139 **Plummer property:** M Noone would like to get out to the property Saturday morning at 10 a.m. and
140 asked for volunteers. D Lievens, R Floyd, B Maxwell, M Speltz, J Demas and possibly M Badois stated
141 they could go. M Noone said parking would be at 131 High Range Road.

142 **Minutes:** The Commissioners went over the public minutes from November 13, 2018. M Byerly made a
143 motion to accept the minutes as amended. B Maxwell seconded the motion. The motion passed, 7-0-0.

144 **Adjournment:** M Byerly made a motion to adjourn the meeting at 9:30 p.m. M Noone seconded the
145 motion. The motion passed, 7-0-0.

146 Respectfully Submitted,
147 Beth Morrison
148 Recording Secretary