



Londonderry Conservation Commission
Tuesday, October 9, 2018
Minutes

1 **Present:** Marge Badois, Chair; Gene Harrington, Vice Chair; Bob Maxwell, member; Mike Byerly,
2 member; Mike Noone, member; Deb Lievens, member and Julie Christenson-Collins, alternate member
3

4 **Absent:** Roger Fillio, member; Mike Speltz, alternate member; Richard Floyd, alternate member and Ted
5 Combes, Town Council member
6

7 **Also present:** Amy Kizak, GIS Manager/Comprehensive Planner and Beth Morrison, Recording Secretary
8

9 Marge Badois called the meeting to order at 7:30 pm. She appointed J Christenson-Collins to vote for R
10 Fillio

11 **Woodmont Commons Wetland Permit Application** – D Lievens recused herself from this discussion. Jeff
12 Kevan, Civil Project Supervisor, Principal from TFMoran, Inc., introduced himself to the Commission. J
13 Kevan explained that they would be filling two wetland permit applications for this project. He stated
14 that the first is a minimum expedited wetland permit application for a water line crossing, which brings
15 water from Market Basket and connects to Woodmont Commons for better balance long-term. He
16 illustrated on a map he had where the water crossing would be and how the wetlands are affected. He
17 noted that they first thought they could do directional bore to avoid wetland impact, but with test bit
18 boring they found ledge at three to four feet. He said, therefore, they are asking for 100 foot long
19 section that is 10 feet wide of temporary impact, which will be trenched to put the water line in, graded
20 and reestablished with natural vegetation. He stated the minimum wetland impact application is for
21 1100 SF of wetland impact. He noted the second wetland application on the map with the
22 Commissioners explaining that a new road will follow a section of Apple Tree Lane where there are road
23 side ditches, which they intend to fill part of and extend a pipe across Apple Tree Lane to accommodate
24 a driveway. He said the driveway is for an elderly housing residence they would like to build on the site.
25 He stated the ditches total 6800 SF of wetland impact. He concluded his presentation and welcomed
26 questions from the Commission. M Badois stated that two Commissioners need to go out and view the
27 area of wetland impact and sign off on the minimum wetland application if everything looks okay. J
28 Kevan said that once the minimum expedited wetland application is signed, it is usually processed in 30
29 days, with the hopes to do the water line work in the fall/winter. He noted the other wetland
30 application takes 75 days and is usually a three to four month process for approval. M Badois and G
31 Harrington agreed to meet with J Kevan October 11, 2018, at 9 a.m. at the end of Michel's Way to
32 review the minimum expedited wetland application.

33 M Badois asked J Kevan to review the Woodmont DRCs with the Commission. J Kevan explained that
34 the two DRCs are related to the elderly housing residence that he spoke about with the wetland
35 application. He noted that Phase 1 is not changing, but rather they had to re-design the project for the
36 projection of the roadway through for the elderly housing and to subdivide ten to eleven acres for the



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37 elderly housing. M Byerly asked if they were selling the parcel that was being subdivided. J Kevan stated
38 they were and noted that the elderly housing stills falls under the Planned Unit Development (PUD). M
39 Badois asked if the elderly housing was called Edgewood. J Kevan stated it was. J Kevan reviewed the
40 appropriate sheets of the DRCs with the Commissioners.

41 **Old Business** (D Lievens joined the discussion)

42 **Kendall Pond clean-up day:** M Badois said that the clean-up day at Kendall Pond was a success.

43 **Water Resource Plan:** M Badois informed the Commission that the plan is out for bid. She stated she
44 and M Speltz suggested to have a Water Resource Steering Committee for this project. She said that
45 Kevin Smith, Town Manager, thought the Planning Board should weigh in on this, so she will ask to be
46 put on an agenda for an upcoming meeting.

47 **Gilcreast Road abandoned orchard:** M Badois informed the Commission that the application was
48 submitted and now will wait to hear back.

49 **Griffin Road Deed:** M Badois explained that the deed has been corrected, as the first deed had no
50 mention of conservation in it. She passed out the corrected draft of the deed to the Commissioners,
51 noting that M Speltz has looked it over and has no concerns. She said the sellers need to resign the
52 corrected deed and then it will be recorded.

53 **SNHPC Bike/Ped counts update:** A Kizak passed out the Southern New Hampshire Planning
54 Commission's (SNHPC) count of the multi-use path by North School from August 11 - August 23, 2018 for
55 the Commissioners to review. She told the Commission that SNHPC has placed a counter at the Hickory
56 Hills trailhead and will run from October 3 - October 17, 2018. She informed the Commission that the
57 SNHPC purchased the counter for \$3,475 plus \$85 for shipping. M Noone asked if the counter is used for
58 long-term data or rather spot checks for usage. A Kizak stated the counter can be used either way. M
59 Noone voiced his opinion that a counter would work for obtaining the usage of trails, but if there is an
60 area the Commission wants to monitor, such as a parking lot, the camera would work better.

61 **Condominium Regulations for Cross Farm:** G Harrington asked if Cross Farm would be maintaining all
62 the septic systems at the development and if there should be language in the condominium regulations
63 on the maintenance of septic systems. M Badois said she has seen condominium associations that have
64 a set schedule for maintaining septic systems. M Badois asked if Planning Department had the answer
65 to this question. A Kizak stated she would look into it and get back to the Commission.

66 **Kendall Pond:** M Noone asked if other improvements should now be considered again for Kendall Pond.
67 He stated that some of the other improvements were picnic tables, crushed stone and an observation



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68 platform. M Badois said that since the Commission might have some upcoming purchases, she did not
69 think there would be any money for the improvements. M Noone noted that he had reviewed the
70 Stantec plans and the picnic tables were \$500, the observation platform was \$5,000 and the crushed
71 stone was \$15,000. M Byerly stated that the kiosk should be replaced as well. M Badois said that she
72 would like a sign in front of the parking lot at Kendall Pond now like the sign at Musquash for
73 consistency. D Lievens asked if the old parking lot should be broken up. M Badois said the old parking lot
74 is not being used temporarily and hopes as things improve and Kendall Pond is used by more people, the
75 logs can be removed for more parking.

76 **New Business:**

77 **Parking:** M Byerly asked if the Commissioners would consider a warrant article next year for parking at
78 Musquash. D Lievens and G Harrington thought this was a potentially good idea. M Badois was not sure.
79 B Maxwell said he did not want the parking to become an attractive nuisance. M Byerly concluded that
80 the Commission could readdress the warrant at a later date.

81 **Budget - ranger/intern:** M Badois stated that when she spoke to Kevin Smith, Town Manager, he said
82 he thinks a full time ranger versus an intern would be best for the position at this point. She pointed out
83 when they last spoke about this position, the Commission would fund it 100% the first year, the Town
84 would fund 50% the second year and the third year the Town would fund the position 100%. She
85 explained that the Commission cannot take on a full time salaried position as their income is not
86 constant. G Harrington asked if the position is called a ranger, would it be shared with the Police
87 Department. M Badois said in the latest draft of the job description it states the position would need
88 enforcement abilities.

89 **Public Walk:** M Badois asked the Commission if this was still an idea as hunting season has started. M
90 Byerly suggested October 27, 2018 for a date with a walk from Hickory Hill through Musquash.

91 **Annual Report:** M Badois stated she would compile the data for the report.

92 **Bunny Cut:** M Badois said that the spokesperson for the bunny cut sent her email stating that where
93 they want the new bunny cut to be will conflict with some trails. She stated she asked them for a wish
94 list of trails they would like to be moved. The Commissioners agreed to have her come to a meeting to
95 discuss this.

96 **Minutes:** The Commissioners went over the public minutes from September 25, 2018. G Harrington
97 made a motion to accept the minutes as amended. M Byerly seconded the motion. The motion passed,
98 5-0-2 with J Christenson-Collins and D Lievens abstaining.



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99 **DRC**

100 **Woodmont Edgewood LLA Consolidation (Map 10 Lots 41, 41-1, & 41-2):** The Commissioners reviewed
101 the DRC for Woodmont Edgewood LLA consolidation and had no comments.

102 **Button Woods Redesign (Map 7 Lot 132-3):** The Commissioners reviewed the DRC from Button Woods
103 redesign commenting that unit 14 needs to be shrunk in size if not removed. The Commissioners asked if
104 there will be a maintenance plan for the septic systems and if there is a plan for snow storage.

105 **Woodmont Commons Phase 1 Redesign (Map 10 Lots 41, 52, & 54-1):** The Commissioners reviewed
106 the DRC for the Woodmont Commons Phase 1 redesign and had no comments.

107 **Adjournment:** M Byerly made a motion to adjourn the meeting at 9:10 p.m. G Harrington seconded the
108 motion. The motion passed, 7-0-0.

109 Respectfully Submitted,
110 Beth Morrison
111 Recording Secretary