



Londonderry Conservation Commission
Tuesday, June 12, 2018
Minutes

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

4
5 **Absent:** Mike Speltz, alternate member and Ted Combes, Town Council member

6
7 **Also present:** Jessica McNeill, Dubay Group, Amy Kizak, GIS Manager/Comprehensive Planner and Beth
8 Morrison, Recording Secretary

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10 Marge Badois called the meeting to order at 7:30 pm.

11 **Meadows of Londonderry – Presentation from The Dubay Group, Inc**

12 Jessica McNeill, EIT, project engineer from The Dubay Group, Inc., 81 Range Road, Windham, NH
13 introduced herself to the Board. She passed out the plans to the Commissioners to follow along with her
14 presentation. She explained that the project is a proposal for a 55+ development off of Old Nashua Road
15 with 44 single family homes. She stated it is about a 16 acre property in the AR-1 zone. She went over an
16 overview of the site with the Commissioners noting there will be a walking trail, a farmer's pond, a
17 naturalized meadow, wet ponds and a pergola. She stated that there are no wetland or buffer impacts
18 to the property. She noted that the project is technically allowed 116 units, but they have only chosen to
19 build 44 homes. D Lievens asked how much open space is on the site. J McNeill stated that usable open
20 space on the plan is 5.63 acres. M Noone asked if the walking path was in the buffer. J McNeill stated
21 the walking path is a stone dust path that is technically in the buffer, but it is not considered a structure.
22 She noted that there are 3 areas where there will be impact around the buffer of the wet ponds that
23 was needed for outfall, and they will be requesting a Conditional Use Permit (CUP) for these. B Maxwell
24 asked if the site was on well and septic. J McNeill stated it will be community well and shared septic
25 systems. M Badois asked why the septic systems are Enviro-Septic versus pipe and stone. J McNeill
26 stated that Enviro-Septic is better suited for a project like this. She asked if anyone had any comments
27 on the plantings. D Lievens stated that she would like to see more native plants. J McNeill stated she
28 would make a note about native plants and talk to the landscape architect about it. M Badois asked
29 what the target price point for a unit would be. J McNeill stated that she did not know and would have
30 to get back to her about that. G Harrington asked who would be maintaining the landscaping for this
31 property. J McNeill stated they would be single family homes. M Badois asked if there would be an
32 HOA? J McNeill stated she thought there would be. G Harrington stated that he is particularly concerned
33 about the back of units 32, 31, 30 and 29, which would drain right towards the pond and does not want
34 any hazardous material to be used. He stated that he would like to see the open meadow definition read
35 to mow once yearly, as well as in the back of units 28-32. He also stated that they should consider
36 moving the stone dust path from the buffer to prevent turf in the buffer. He also asked if they were



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37 putting up the conservation buffer signs all throughout the property. J McNeill answered that she would
38 make a note for the landscaping architect regarding these points.

39 **Old Business**

40 **Kendall Pond:** M Badois showed the Commissioners the signs that will be placed at Kendall Pond. She
41 stated that she did not know if the signs would go on a tree or a post. She stated that a meeting with the
42 neighbors might be on Wednesday June 20, 2018, but it is not definite yet, and she will let the
43 Commissioners know.

44 **Old Home Days:** M Byerly stated that the Commission has a booth and the date is August 18, 2018. M
45 Badois asked for suggestions on what information to present at the booth. M Noone stated he thought
46 information on rabbits would be a good topic. M Badois thought that was a great topic and could also
47 talk about the maintenance cuts as well. M Byerly stated that he paid for the booth, which was \$40, and
48 would need to be reimbursed out of petty cash. M Noone suggested passing out maps.

49 **Land acquisition process and Water resource management:** M Badois stated that these two agenda
50 items would be postponed until the next meeting as M Speltz is not here to present.

51 **Encroachments:** M Noone stated that the owner at the Gilcreast Road encroachment wants an
52 independent surveyor and has contacted a lawyer who has contacted the town. He stated that now he is
53 waiting to see what the next step is. He stated that on the Cooper encroachment, he reached out to R
54 Canuel, who had his assistant, Brad, go out to the parcel today. He stated that he will wait to hear back
55 from Brad.

56 **New Business:**

57 **RCCD letter – Free Invasive Plant Management:** M Badois informed the Commission about a letter
58 from RCCD regarding free invasive plant management. She stated that this is funded by a grant from the
59 Department of Agriculture and is for working land only noting that town forest and conservation land
60 does not qualify. She stated that it would be for municipal working land, such as dumps and transfer
61 areas. D Lievens stated that she thought this letter should go to the Department of Public Works in the
62 town.

63 **Invoices: Voss Signs, Stephen P. Perron:** M Badois stated that there is an invoice from Voss Signs for
64 the yellow buffer signs that the developer puts up. She stated the town ordered some and picked up the
65 cost of half of the signs and the Commission is responsible for the other half. R Fillio made a motion to
66 pay Voss Signs for \$180 for half the cost of the signs from the line item budget. G Harrington seconded
67 the motion. The motion passed, 7-0-0.



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68 G Harrington made a motion to reimburse M Byerly \$40 for the Old Home Day exhibitor fee from the
69 petty cash fund. D Lievens seconded the motion. The motion passed, 7-0-0.

70 **Exit 4a:** M Badois stated that there was not very good attendance at the meeting. She stated that
71 questions were asked about the environmental studies that were done and the answer was the
72 information will be discussed in August or September at another public meeting. M Byerly stated that
73 there will be an overpass over the rail trail. M Badois clarified and stated that they are building an under
74 pass for the Rail Trail to go under Exit 4a.

75 **DES Wetlands Permit Application:** M Badois passed out the application to the Commissioners. G
76 Harrington stated that this was for the sewer line extension from the back of Shaw's down through
77 Winding Pond Road and crosses Route 102. The Commissioners reviewed the application and stated
78 they had no objection.

79 **Minutes:** The Commissioners went over the public minutes from May 22, 2018. G Harrington made a
80 motion to accept the minutes as amended. R Fillio seconded the motion. The motion passed, 5-0-2 with
81 M Byerly and R Floyd abstaining.

82 The Commissioners went over the non-public minutes from May 22, 2018. G Harrington made a motion
83 to accept the minutes as presented. B Maxwell seconded the motion. The motion passed, 4-0-3, with R
84 Fillio, M Byerly and R Floyd abstaining.

85 **Londonderry leadership:** M Badois asked if everyone had seen the new leadership program. D Lievens
86 stated that she had and was happy to see the course being offered again. G Harrington stated the
87 course is for new people in town to find out how the town works.

88 **DRC**

89 **The Meadows of Londonderry (Map 3 Lot 155):** The Commissioners reviewed the DRC for The
90 Meadows commenting that the wetland buffers need to be marked and would the developer consider
91 moving the stone dust path outside the buffer.

92 **Underground Testing and Services Site Plan (Map 14 Lot 44-35):** The Commissioners reviewed the DRC
93 for the Underground testing and services site plan. The Commissioners expressed concern over the
94 amount of gravel remaining, wanted an explanation of the dashed line that forks off the loading dock on
95 sheet 4, and pointed out there is no plant list.

96 **Roundstone Car Wash Site Plan (Map 14 Lots 49-4 & 49-5):** The Commissioners reviewed the DRC for
97 Roundstone car wash site. The Commissioners recommended the developer not use ash for planting.



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98 **American Legion LLA (Map 9 Lot 411-1):** The Commissioners reviewed the DRC for the American Legion
99 and had no comments.

100 **Cross Farm, Phase II (Map 6 Lot 59-1):** The Commissioners reviewed the DRC for Cross Farm, Phase II
101 commenting that on page 30, the RCP should be a box culvert. The Commissioners commented that
102 there should be conservation buffer signs installed prior to excavation and that where structures are
103 within 50 feet of the buffer the conservation buffer signs should be every 25 feet or less. The
104 Commissioners expressed concern about adequate time to review all 145 pages of the DRC and asked
105 when the deadline to respond would be. A Kizak stated that she would ask. M Badois stated that there
106 should not be anything new on the DRC, as Cross Farm was in last month for a presentation, and stated
107 they would address all the Commission's concerns. M Byerly made a motion to authorize the Chair to
108 ask if anything has changed on the plans since Cross Farm's presentation last month, and if nothing has
109 changed, for the Chair to submit the Commission's comments regarding the DRC. M Noone seconded
110 the motion. The motion passed, 7-0-0.

111 **Adjournment:** M Byerly made a motion to adjourn the meeting at 9:44 p.m. G Harrington seconded the
112 motion. The motion passed, 7-0-0.

113 Respectfully Submitted,
114 Beth Morrison
115 Recording Secretary