



Londonderry Conservation Commission  
Tuesday, April 24, 2018  
Minutes

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

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5 **Absent:** Deb Lievens, member; Mike Byerly, member; Richard Floyd, alternate member and Ted  
6 Combes, Town Council member

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8 **Also present:** Rick Welch, Jack Szemplinski and Beth Morrison, Recording Secretary

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

12 **Jack Szemplinski and Rick Welch – Cross Farm, Phase II:** J Szemplinski informed the Commission that he  
13 was here to present Phase II of the Cross Farm development project. He presented a map to the  
14 Commission to review while he went over this phase. He noted that this phase consists of 85 units. He  
15 pointed out that he presented to the Commission last month regarding Phase II and worked with the  
16 Commissioners' suggestions to try and minimize wetland and buffer impacts. M Speltz asked if the  
17 developers would be amenable to not have wetland crossings in this phase. J Szemplinski stated that  
18 there are three wetland crossings in this phase that are altogether about 4050 SF of wetland impact. He  
19 stated that there will be other wetland crossings totaling about 5000 to 6000 SF of wetland impact done  
20 in Phase III or IV. He pointed out that he was able to reconfigure the ponds so there is no pond or  
21 embankment within 25 feet of the edge of wet. He reviewed the wetland impacts with the Commission  
22 and noted that at one wetland crossing a 42-inch culvert would be installed for animal crossing. M Speltz  
23 asked how long the culvert would be. J Szemplinski stated it would be 40 feet long. He stated that there  
24 will be 6 new detention ponds in Phase II and they will be widening Route 102 to add a turning lane for  
25 increased safety. He noted that he talked with John Trottier regarding the retaining wall that the  
26 Commission suggested at the last meeting, but stated that John Trottier was not in favor of it. M Speltz  
27 asked what material the culvert would be made out of. J Szemplinski stated it would be a round  
28 concrete culvert. M Speltz asked if it could be a box culvert. J Szemplinski stated that box culverts are  
29 very expensive. R Welch asked what the difference was between a round or box culvert. M Speltz stated  
30 that the animals seem to prefer a wider length, which the box culvert has. R Welch asked how much  
31 more expensive a box culvert was to a round culvert. J Szemplinski stated he did not know for sure, but  
32 thought the box culvert would be double in price. G Harrington asked how far out of the buffer unit 79  
33 was on the map. J Szemplinski stated it was probably 6 to 7 feet out of the buffer. G Harrington asked if  
34 the conservation buffer markers were going to be put up before the backhoe starts to dig out the  
35 foundation. J Szemplinski stated that if the town requires the buffer markers to be there, they will  
36 comply. R Fillio asked who will take care of the outside land. R Welch stated the home owners  
37 association will. M Speltz asked if there was a maintenance plan that would require mowing. R Welch



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38 stated it would be in the condominium documents. M Speltz asked if the ponds will stay wet. J  
39 Szemplinski reviewed the ponds with the Commission noting what particular function each one will  
40 have. M Speltz asked if they were here tonight with a Conditional Use Permit (CUP). J Szemplinski stated  
41 that they were here as a preliminary CUP to make sure that the Commission approves of this phase. M  
42 Speltz asked where they stood with NHDES and the center wetland. R Welch stated they are going back  
43 to NHDES to have them view the entire plan. M Badois asked the Commissioners if there was anything  
44 the Commission wants them to change regarding Phase II. M Speltz recommended a box culvert be  
45 installed on Pilgrim Road. M Noone suggested that the houses should be a certain distance from the  
46 buffer to avoid any future problems with backyards being in the buffer, which recently occurred with  
47 the Nevins. M Badois stated she thought that putting up the conservation buffer markers would help  
48 delineate the boundary for the residents. M Speltz stated he thought the current ordinance calls for the  
49 markers to be every 50 feet, and suggested that for structures that are within 50 feet of the buffer, the  
50 conservation markers should be every 25 feet instead, to help clarify the boundaries. J Szemplinski asked  
51 if he would have to come back before the Commission after the plans are submitted to the Planning  
52 Board. M Speltz stated he would have to come back if something in the plans change. R Welch asked if  
53 any of the Commissioners had any concerns with Phase II. The Commissioners consensus was they did  
54 not.

55 **Old Business**

56 **Kendall Pond:** M Badois informed the Commission that last Monday at the Town Council meeting the  
57 neighborhood group called "Friends of Kendall Pond" got upset that they were not asked or involved in  
58 the decision making process regarding Kendall Pond. She stated that a meeting has been scheduled with  
59 the neighbors, town staff and conservation members for this Friday at 3 p.m. She pointed out that Lisa  
60 Drabik will be the moderator and the meeting will be recorded.

61 **Cooper cut - encroachments:** M Badois stated the Cooper cut is almost done. She stated when the  
62 cutting area was being marked out there was an encroachment identified with a camper trailer parked  
63 on conservation land and another area with big piles of loam. She stated that she thinks the resident  
64 believes that land is his land rather than conservation land. She asked if the boundary of the  
65 conservation land should be marked off to make sure the delineation of land is clear. M Noone stated it  
66 could be marked, but was not sure if that would deter the resident, and thought more monitoring of the  
67 land would be needed. He noted this is an ongoing problem and has been escalated to the Londonderry  
68 Police before. He stated that he would talk to Richard Canuel for direction.

69 **New Business:**



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70 **Monitoring - surveyor:** M Noone stated that there are aerial photos of town that show some areas of  
71 encroachment, which are severe, where residents have built structures on conservation property. He  
72 stated that an appropriate first step for these encroachments would be to start monitoring them and  
73 trying to find boundaries. He noted that if boundaries are not found a surveyor might be needed to help  
74 find monuments or boundaries. He stated in his research the surveyor would charge \$75/hour. He  
75 passed out some pictures of encroachments for the Commissioners to look at. B Maxwell stated he  
76 would be in favor of a surveyor. M Badois stated the surveyor sounded like a good plan to find out  
77 where the boundaries are and then to post signs for clear delineation of land.

78 **Grants:** M Speltz stated that the ARM fund pre-proposal deadline is April 30, 2018. He stated he talked  
79 to Lori Sommer, who told him to put in the application and the application can always be withdrawn if it  
80 does not work out. He stated that there is also a deadline for LCHIP just to put yourself on the list and  
81 thought the Mack property would be an ideal candidate.

82 **Joint Negotiating Council (JNC):** M Speltz informed the Commission that the Town Council voted in a  
83 new JNC replacement process. He noted that he is going to recommend some changes to the  
84 replacement process, as the Commission was not asked to coordinate on the new process.

85 **Family Estates DES Wetlands Permit Application:** M Badois stated that the wetland permit is the same  
86 as was presented by Eric Mitchell at the last meeting with no changes. The Commissioners had no  
87 comments.

88 **DRC**

89 **Roundstone LLA (Map 14 Lots 49-4 & 49-5):** The Commissioners reviewed the DRC for Roundstone LLA  
90 and had no comments.

91 **Minutes:** The Commissioners went over the public minutes from April 10, 2018. G Harrington made a  
92 motion to accept the minutes as amended. R Fillio seconded the motion. The motion passed, 6-0-1 with  
93 J Christenson-Collins abstaining.

94 **Adjournment:** R Fillio made a motion to adjourn the meeting at 08:50 p.m. G Harrington seconded the  
95 motion. The motion passed, 7-0-0.

96 Respectfully Submitted,  
97 Beth Morrison  
98 Recording Secretary