



Londonderry Conservation Commission
Tuesday, January 24, 2023
Minutes

1 **Present:** Marge Badois, Chair; G Harrington, Vice Chair; Bob Maxwell, member; David Heafey, member;
2 Deb Lievens, member; Tiffany Macarelli, member; and Mike Speltz, alternate member

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4 **Absent:** S Malouin, member

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

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9 Marge Badois called the meeting to order at 7:30 pm. M Badois appointed M Speltz to vote for S
10 Malouin

11 **DRC – Chase Bank Site Plan – Map 7, Lot 66 – 66 Gilcreast Rd.:** Randy Miron, P.E., from Bohler
12 Engineering, 352 Turnpike Road, Southborough, MA, addressed the Commission. R Miron reviewed the
13 site with the Commission noting it is an approximately 5,500 SF lot with an existing commercial building
14 that has access on Gilcreast Road. He explained that they are proposing a 3,100 SF Chase Bank with a
15 drive-through and maintaining access on Gilcreast. He noted that they are increasing the size of the
16 landscape buffers from what is currently there now, which makes a decrease in impervious surfaces of
17 approximately 10,000 SF. He pointed out that they are adding a water quality unit to collect all
18 stormwater runoff and proposing to reuse the existing stormwater basin that is already on site. He
19 mentioned that they have new lighting, new erosion sediment controls, and fresh landscaping. He said
20 that they want to reuse some existing trees on the site and reviewed those with the Commission. He
21 added that they are supplementing with additional trees and shrubbery on site. M Speltz asked if the
22 existing building would be demolished. R. Miron replied that is correct. M Speltz asked about the
23 parking, as there are 11 required parking spaces and they are proposing 24 parking spaces. R Miron
24 replied that Chase Bank typically wants 30 parking spaces for both customers and employees, but they
25 are proposing 24 parking spaces. He remarked that there are currently 55 parking spaces on the site
26 today, so in his opinion, 24 parking spaces is a big decrease. M Speltz asked if the area on the north side
27 of the plan that is marked “future parking” would be turf grass or landscaping. R Miron replied that it is
28 being proposed to just be grass. M Speltz asked if a new site plan would be required when they added
29 the future parking. A Kizak replied that she is not sure at this point, but would check and get back to the
30 Commission. R Miron mentioned that he believes the Planning Board will ask this same question and he
31 is unsure what the process will be as well. G Harrington commented that their base and seed mix
32 specification is called a “native detention mix,” but it calls out Pennsylvania variety eco-types, which is
33 not native to this region. R Miron replied that this could just be the name of the mix, but it is intended to
34 be used in wet or dry and is preferred for stormwater basins. M Badois asked about snow storage. G
35 Harrington replied that there is snow storage on the plan. M Speltz asked why they have two-way
36 circulation except through the drive-throughs versus one-way circulation. R Miron asked if he meant
37 one-way circulation all the way surround the site. M Speltz replied that is correct. R Miron replied that it



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38 is more convenient for customers with two-way circulation and easier for the trash pickup. D Lievens
39 asked when this was scheduled for construction. R Miron replied that he believes construction would
40 start in the spring of 2024. D Lievens remarked that the intersection where they are proposing to have
41 the bank is interesting these days. R Miron mentioned that they reached out to the New Hampshire
42 Department of Transportation (NHDOT) and they do not need to file a driveway permit, as it almost a
43 less intense use than is there now. The Commission had no comment for the DRC.

44 **Charlie Moreno:** M Badois informed the Commission that Charlie Moreno would like to postpone until
45 the next meeting, which is February 14, 2023. D Lievens commented that she spoke to C Moreno and he
46 is flexible. M Badois asked if D Lievens would want to be here when C Moreno presents. D Lievens
47 replied that she would not, but wanted G Harrington and M Speltz to be there. M Speltz noted that the
48 next meeting he can attend is the February 28, 2023, meeting. M Badois said that she would put C
49 Moreno on the February 28, 2023 agenda.

50 **Meeting date change:** M Badois asked if the Commission wanted to change the date of the meeting
51 from February 14, 2023, to another date given that it is Valentine's Day. A Kizak pointed out that a
52 developer has requested to come to the February 14, 2023, meeting, so she would not want to cancel it.
53 M Badois asked if the day can be changed or moved within the same week. A Kizak replied that it does
54 not look like there are any meetings on February 13, 2023, or February 16, 2023. The Commission's
55 consensus was to change the meeting to February 13, 2023. A Kizak said that she will make sure the
56 Commission can change the date to February 13, 2023, and email them with confirmation.

57 **Unfinished Business**

58 **Signs:** M Badois told the Commission that the estimate from FASTSIGNS totaled \$5036 for both signs,
59 with Moose Hill at \$2854 and Kendall Pond at \$2682. She pointed out that is without customizing the
60 pedestal for Kendall Pond. She said that she is going to go there and look at what would be needed. M
61 Speltz asked if this is how the sign is installed. M Badois replied that this does not include the
62 installation. B Maxwell mentioned that the ground slopes from the viewing platform and felt that if the
63 sign is not tied to the pedestal that it is a concern. He noted the vandalism there as well. M Badois
64 mentioned that is why she liked the idea of the sign up high and away from the deck. B Maxwell stated
65 that the deck structure is pretty solid and they could possibly use that. M Badois added that she did not
66 want anyone to bump their head on it. M Speltz asked how the prices compare to the other sign
67 company. M Badois replied that they never received any estimates from the other sign company and
68 that is why she went with FASTSIGNS. M Speltz asked who does Trailways signs. M Badois replied
69 FASTSIGNS. M Speltz made a motion to obligate up to \$6000 for the purpose of acquiring signs for the
70 Mack property and Robie donation from the Conservation Fund. B Maxwell seconded the motion. The
71 motion passed, 7-0-0.

72 **Field Day:** M Badois mentioned that the mountain bikers are coming and they are going to have a pop-
73 up tent and bikes. M Speltz asked if the mountain bikers would set up on the landing. M Badois replied



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74 that is correct. She added that she would do the shopping, but fire wood is an issue. B Maxwell noted
75 that the bin is still full, but it is mostly cut branches. He suggested that Officer Aprile can help with this.
76 M Speltz asked for the date again. M Badois replied that it is February 18, 2023. She asked people to
77 post the flyer wherever they can to get the word out.

78 **Treasurer's Report:** D Lievens informed the Commission that the maps probably should have been taken
79 out of the conservation fund because the line item budget is down to about \$400. M Badois mentioned
80 that the dues, monitoring and maps are usually taken out of the line item budget. D Lievens remarked
81 that she does not think the monitoring has been paid, which is \$650. She added that she has not
82 received a monitoring report either. M Badois said that the reports seem to be going to Officer Aprile. D
83 Lievens explained that there is a lot of land use change tax coming in with a recent deposit of \$214,000.
84 She stated that there is now a little over a million in the conservation fund currently. She noted a
85 pending deposit amount of \$170,000 for more land use change tax. She stated that the Commission is
86 encumbered to take out \$182,514 as part of the 40/60 division of land use change tax that was voted in
87 several years ago. M Badois pointed out that the Commission committed to the Lithia Springs money. D
88 Lievens asked for the figure and said she has not put this on the report. M Speltz replied that it is about
89 \$700,000 for the fee interest and most of the expenses have been paid as things such as the survey,
90 environmental report, and the appraisal come due. He added that there might be an additional survey
91 bill based on the small triangle piece of land, but most of all the other stuff has been paid. D Lievens
92 asked if the grant money awarded to the Commission would be coming into the conservation fund. M
93 Speltz replied that he thought it would go directly to the sale. M Badois asked how D Lievens came up
94 with the figure of \$182,514 to go to the town's general fund. D Lievens replied from the Finance
95 Department's report. M Badois remarked that she thought it seemed backwards in her opinion, as the
96 Commission is supposed to receive the first \$100,000 with a 40/60 split after that. G Harrington
97 explained that the Commission should get the first \$100,000 and then the town receives 40% of the next
98 \$100,000 with the Commission receiving the majority. M Badois said that it appears as if the majority is
99 going to the town. D Lievens stated that the town receives 60%. M Speltz agreed with D Lievens that the
100 town does indeed get 60%. D Lievens said that she would double check this and get back to the
101 Commission.

102 **Lithia Springs:** M Speltz informed the Commission that they have submitted draft deeds to the
103 agencies; however, the deeds have to have the grant agreement attached to them and they do not have
104 the ARM agreement. He went on noting that the ARM agreement is still being worked on, but they have
105 told him they will not give him such agreement until the causeway is worked out. He pointed out that
106 they alerted on the removal of the causeway and needed to check with the historical division. He said
107 that he, David Ellis and David Trubee, from the Historical Division went out to look at the causeway. He
108 mentioned that David Trubee's position was that the causeway contributed to the historic value of the
109 lithia springs arrangement. He remarked that the Wetlands Bureau was told the causeway was going to
110 be removed to enhance the wetland habitat and now is questioning the reversal of the proposal. He said
111 that the Wetlands Bureau met with Army Corps of Engineers today and asked for more information and
112 did not make a decision. He commented that now there is a dead stop which is unfortunate as they are



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113 slated to close February 24, 2023. B Maxwell asked would culverts through the causeway provide
114 similar benefit to the wetland as removing the causeway. M Speltz replied that they discussed
115 having a breach in the causeway, but the wetland scientist thought this was a limited solution. He
116 expressed his position that the Commission should do whatever the experts recommend. He said that
117 he will keep everyone updated.

118 **New Business**

119 **Upcoming Training from NHACC:** M Badois informed the Commission that this Friday January 27, 2023,
120 is the first training session and you can only sign up through the email, not the website. She noted that
121 the next session is February 24, 2023. M Speltz added that you do not have to go all of them, but can
122 pick and choose. M Badois said that she emailed to get handbooks, but has not received a response.

123 **Election of Officers:** M Badois told the Commission that it is time to elect officers for this year.

124 M Speltz made a motion to keep the existing officers in their current positions as follows: M Badois,
125 Chair, G Harrington Vice Chair and D Lievens, Treasurer. B Maxwell seconded the motion. The motion
126 passed, 7-0-0.

127 **Other Business**

128 **Minutes:** The Commissioners went over the public minutes of January 10, 2023. G Harrington made a
129 motion to approve the minutes as presented. B Maxwell seconded the motion. The motion passed, 6-0-
130 1, with T Macarelli abstaining.

131 **Non-Public Session**

132 G Harrington made a motion to go into non-public session per RSA 91-A:3 to consider the acquisition,
133 sale or lease of real or personal property which for discussion purposes be likely done to the party or
134 parties interested are adverse to the general community and consideration of legal advice. The motion
135 was seconded by M Speltz. The motion was passed by M Badois, D Lievens, G Harrington, M Speltz, B
136 Maxwell, D Heafey, and T Macarelli with a roll call vote. D Lievens made a motion to leave non-public
137 session and to seal the minutes of the non-public session indefinitely per RSA 91-A:3. M Speltz seconded
138 the motion. The motion passed by M Badois, D Lievens, G Harrington, M Speltz, B Maxwell, D Heafey,
139 and T Macarelli with a roll call vote.

140 **Adjournment:** G Harrington made a motion to adjourn the meeting at 8:41 p.m. M Speltz seconded the
141 motion. The motion passed, 7-0-0.

142 Respectfully Submitted,
143 Beth Morrison
144 Recording Secretary