



Londonderry Conservation Commission
Tuesday, January 22, 2019
Minutes

1 **Present:** Marge Badois, Chair; Gene Harrington, Vice Chair; Bob Maxwell, member; Mike Byerly,
2 member; Richard Floyd, member; Mike Speltz, alternate member and Jocelyn Demas, alternate member

3
4 **Absent:** Mike Noone, member; Deb Lievens, member; Raymond Brown, alternate member and Town
5 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 M Speltz to vote for M Noone and J
10 Demas to vote for D Lievens.

11 **Wetland Permit:** Peter Holden, engineer from Holden Engineering & Surveying, 9 Constitution Dr,
12 Bedford, NH introduced himself to the Commission. P Holden said he was here before them this evening
13 for a wetland permit at 244 Nashua Road. He passed out a plan of the site to the Commission for them
14 to review. He stated that the plan is to build ten townhouses at this site. He told the Commission that he
15 had been before the Planning Board for a conceptual discussion. He explained that there is going to be
16 2868 SF of wetland impact and 10,500 SF of buffer impact on this site. He told the Commission that he is
17 requesting an expedited wetland application for this site, as well as a Conditional Use Permit (CUP). M
18 Speltz asked if the Department of Public Works (DPW) had reviewed the plan. P Holden said they had
19 and are okay with the plan. G Harrington asked why they have two wells proposed on this site instead of
20 one. P Holden said that with two wells they do not have to have a community water system and if one
21 well should fail, there is another one for the site to use. M Byerly asked how many parking spots each
22 townhouse will have. P Holden said each townhouse will have three parking spots, one in front of the
23 unit and two in the garage. G Harrington said that he could meet the applicant on Thursday morning at 9
24 a.m. to go over the expedited wetland application. M Speltz and R Floyd said that they could meet them
25 there at that time as well. P Holden agreed to meet them at the site on Thursday at 9 a.m. M Byerly
26 asked why there were going to be sidewalks in this development, as the sidewalks will cause more
27 wetland impact. P Holden explained that they are going to build a bus shelter for any children living here
28 to wait for the bus and they felt it would be safer to have sidewalks for the children to walk on. M Speltz
29 voiced his concern about the site having two wells, instead of one, as he felt this was a work around to
30 avoid monitoring. P Holden said they still have to do the monitoring the state requires, but they do not
31 have to have a community water system, and there is another well if one should go down. G Harrington
32 made a motion to recommend approval of the Conditional Use Permit (CUP). M Byerly seconded the
33 motion. The motion passed, 7-0-0.

34 **Unfinished Business**

35 **Rabbit Cut:** M Badois informed the Commission that they are still working on NEC2 and therefore she
36 thinks they are behind. She explained that Eversource needed extra time, as they were concerned about



Londonderry Conservation Commission
Tuesday, January 22, 2019
Minutes

37 skidding trees under the power lines, and it delayed the loggers who are now going to do a job in Derry
38 in between NEC2 and NEC3. She said she was not sure if they would be done by February 18, 2019, for
39 Musquash Field Day. J Demas asked if they could ask Fish & Game not to work on that Saturday for
40 Musquash Field Day. M Speltz said that there is a contract and they probably will not stop working that
41 day. He said that the Commission could use a different spot if needed for Musquash Field Day.

42 **Musquash Field Day:** The Commission agreed to have Musquash Field Day on February 16, 2019. M
43 Badois said that she asked Fish & Game to be a guest speaker to explain the bunny cuts. She said that
44 they would also have a fire, snacks and a scavenger hunt. J Demas stated that she would check with
45 Eastern Mountain Sports (EMS) about getting snowshoes for the day. M Badois asked if anyone could
46 get the Musquash Field Day information on the High School electronic sign. J Demas said she would
47 work on it.

48 **Water Resource Study:** M Badois informed the Commission that she and M Speltz had met with the
49 committee and reviewed the mission. She said they compared maps to the first study. She passed out
50 the map for the Commissioner's to review. M Speltz asked if the committee was going to publish the
51 minutes from the meeting. A. Kizak said she would ask and get back to him.

52 **Kendall Pond:** M Badois told the Commission that M Noone had checked with Richard Canuel, Chief
53 Building Inspector, Health Officer, Zoning Administrator & Code Enforcement Officer about the platform.
54 She said that a permit is not needed if the platform is under 150 SF, but needs to be built 50 feet from
55 the shore. G Harrington asked her why that was. M Badois said she was not sure, but thought it might
56 have to do with the Shoreline Protection Act, and she would send an email to R Canuel to clarify. B
57 Maxwell informed the Commission that the second camera was up and running. He said he also
58 submitted pictures to the Police Department for their review.

59 **Ranger position:** M Badois told the Commission that Chief Hart wants them to write an article for the
60 Londonderry Times more than once if possible before the Deliberative Sessions and voting. M Speltz said
61 that Chief Hart volunteered to present the Ranger position at the Deliberative Sessions. B Maxwell
62 suggested that the Commission write the proposal and Chief Hart would present it at the Deliberative
63 Sessions. M Badois asked if the Town Council voted on the position yet. M Speltz said that there is a
64 second hearing scheduled and no one objected to it at the first public hearing. M Byerly said that the
65 Ranger position was on the Town Council agenda from last night and he would check the recording.

66 **New Business**

67 **Londonderry Leadership:** M Badois informed the Commission that they have a ten minute presentation
68 for the leadership on February 7, 2019.



Londonderry Conservation Commission
Tuesday, January 22, 2019
Minutes

69 **Liaison:** M Badois informed the Commission that Ted Combes would no longer be the Commission's
70 liaison. She said that Jim Butler would now be the liaison.

71 **Minutes:** The Commissioners went over the public minutes from January 9, 2018. G Harrington made a
72 motion to accept the minutes as presented. M Speltz seconded the motion. The motion passed, 5-0-2,
73 with J Demas and M Byerly abstaining.

74 **DRC**

75 **Edgewood at Woodmont Assisted Living (Map 10 Lots 41, 41-1, and 41-2):** The Commissioners
76 reviewed the DRC for Edgewood at Woodmont. The Commissioners said that Building B must be
77 modified to keep the fire access road out of the buffer. The Commissioners recommended the foot path
78 be a pervious surface. The Commissioners requested to have someone come give them an explanation
79 of the DRC before their next meeting on February 12, 2019.

80 **Cooper Subdivision (Map 3 Lot 168):** The Commissioners reviewed the DRC for the Cooper subdivision.
81 The Commission commented that although they have no legal reason to oppose, they would like to see
82 the applicant implement mitigation measures to keep sediment from flowing into the pond as it is a
83 fairly steep slope.

84 **UNI-CAST Site Plan (Map 28 Lot 21-1):** The Commissioners reviewed the DRC for UNI-CAST and had no
85 comments.

86 **Adjournment:** M Byerly made a motion to adjourn the meeting at 9:30 p.m. G Harrington seconded the
87 motion. The motion passed, 7-0-0.

88 Respectfully Submitted,
89 Beth Morrison
90 Recording Secretary