



Londonderry Conservation Commission
Tuesday, August 25, 2020
Minutes

1 **Present:** Marge Badois, Chair; Gene Harrington, Vice Chair; Bob Maxwell, member; Deb Lievens,
2 member; Mike Speltz, alternate member; Susan Malouin, alternate member and Jocelyn Demas;
3 alternate member

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5 **Absent:** Richard Floyd, member; Mike Noone, member; and Mike Byerly, member

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

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9 Marge Badois called the meeting to order at 7:30 pm with a roll call vote. M Badois appointed M Speltz
10 to vote for M Noone, J Demas for M Byerly and S Malouin for R Floyd.

11 **Update – 5 Aviation Park Dr Site Plan - Map 14, Lots 29-11 & 29-20 - Earle Blatchford and Shawn**
12 **Smith:** Earle Blatchford, P.E., from Hayner/Swanson Inc., 3 Congress St., Nashua, NH, introduced himself
13 to the Commission. E. Blatchford told the Commission they are back before them this evening after
14 making changes to their plan after hearing the Commission’s feedback. He noted that they have a
15 revised plan and Conditional Use Permit (CUP). He reviewed the existing conditions plan that was
16 discussed at the last meeting. He stated that there were four wetland areas on the site that Brendan
17 Quigley from Gove Environmental delineated. He described wetland area A, on the westerly sideline,
18 noting it is 25,520 SF and has 33,300 SF of buffer that is associated with it. He explained that they
19 believe wetland area A exists primarily because of drainage from the stormwater area and the adjacent
20 site at Three Aviation Park Drive. He went on to describe wetland area B, on the easterly side, that is
21 29,070 SF and has 53, 300 SF of associated buffer. He said that the stormwater basin as well as some
22 cross culverts discharge at the top of wetland area B, making it a drainage way that gets fed any time
23 there is a storm event. He further noted that wetland area C, an upland pocket, has 14,185 SF, which is
24 less than half an acre so there is no associated buffer and wetland area D, the existing stormwater basin
25 on site that is 10,000 SF with no associated buffer. He pointed out that at the last meeting they
26 discussed the relative functions and values of the wetlands from the wetland report. He mentioned that
27 they have a minor dredge and fill permit that affects wetland area C with a combined impact area of
28 4,645 SF, which is unchanged. He said that they had three buffer areas, which are composed of wetland
29 area A for a total of 6,590 SF for the fire lane, security fence installation and the adjacent cut slope, as
30 well as wetland area B that totals 29, 450SF for the stormwater management area, fill slope and
31 pavement and lastly wetland area C that totals 1,895 SF for the construction of an outlet swale.

32 He commented that at the last meeting, the Commission made it clear that all the buffer impact was not
33 acceptable, therefore, they made some adjustments to significantly reduce the buffer impacts. He
34 reviewed the revised plan with the Commission. He informed them that there are five small areas now,
35 which total 513 SF, which is about 15% of the previous proposed buffer impacts. He mentioned that the
36 minor wetland application has not changed, which is 4,645 SF. He commented that the Loomis building



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37 was moved to the northeast about five to six feet, which lost some previous landscaping there and they
38 tightened up the security fence. He reviewed where the security fence and gate are proposed with the
39 Commission. He remarked that the fence is right along the edge of the buffer and in order to install it
40 there is a small buffer disturbance. He went on to note that the previous 50,000 SF building was shrunk
41 to 42,000 SF, which is 16% smaller and allowed them to move the edge of pavement in the back loading
42 area about 37 feet in the southwesterly direction away from the buffer. He noted that Loomis does not
43 want to lose parking spaces, but they did agree to make 18 spaces for compact cars, which is about 9.8%
44 of their total parking, which is allowed with the consent of the Planning Board. He concluded that the
45 reductions were achieved as follows:

- 46 1. Shifted proposed Loomis building /pavement/security fence northeasterly.
- 47 2. Revised 18 Loomis parking spaces (9.8%) to 9'X15' compact spaces.
- 48 3. Added/extended retaining walls adjacent to stormwater management area.
- 49 4. Reduced proposed warehouse building to 42,000 SF (16% reduction from original plan)
- 50 5. Shifted warehouse truck dock/service area pavement 37 feet to the southwest.
- 51 6. Moved the outlet swale from the stormwater basin 10 feet to the north.

52 D Lievens told them that she is very happy to see the changes and they are now more in sync with the
53 ordinance. M Speltz asked if there was enough room to get construction equipment around the easterly
54 corner of the warehouse where there might be eight to ten feet between the corner and the buffer. He
55 added that he thought there was a regulation that a fire truck has to be able to make it all the way
56 around the building. E Blatchford replied he has not received a comment regarding a fire truck having to
57 be able to get all the way around the building. He illustrated where a fire truck could maneuver in
58 another place on the site. He said that they are expecting all the DRC comments as well as Stantec's at
59 the end of the month, but he has constructed other buildings with a fire truck maneuvering around in
60 another spot versus going all the way around the building. M Speltz commented that in the same area
61 there is a snow storage area designated and asked where the melt and the sediment from the snow pile
62 would go. E Blatchford reviewed where the melt and sediment would go on the plan. M Speltz
63 suggested that the Commission would like that to go through the stormwater management system. E
64 Blatchford stated that they could do this and would take a look at the plan. S Smith mentioned that they
65 could put the snow storage at another location that might be better. M Speltz asked if the accessway on
66 the south side of the Loomis facility is consistent with the zoning ordinance to grant a CUP. He said that
67 the intent was to access another portion of the property not necessarily what amounts to fire protection
68 access way. G Harrington commented that the intent was to access another portion of the property, but
69 it has been used many times for a situation like this, which is just fire access. G Harrington asked if they
70 researched the original wetlands permit for Aviation Park Drive subdivision to see if there are any
71 restrictions on further wetland dredge and fills at this site. S Smith informed the Commission that he
72 reviewed files with A Kizak in the Planning Department and did not find any information related any
73 further restrictions on dredge and fills. He noted that they did find a part at the end of the cul-de-sac
74 that has been restricted for development and has mitigation related to something else. D Lievens said
75 that she believes it would be included in the original wetland permit. G Harrington mentioned that he



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76 believes this is why the driveway location is where it was, as this was included in the original wetlands
77 permit. D Lievens commented that the wetland permits are stored in the Sunnycrest conference room
78 and asked A Kizak if she could go look. A Kizak replied that she would. S Smith mentioned that he would
79 be happy to come help A Kizak look through the files. M Speltz made a motion that the Commission
80 recommends approval subject to the fact that previous permits do not contravene the plan and confirm
81 the snow storage will be moved away from the eastern most end of the warehouse. G Harrington
82 seconded the motion. The motion passed, 7-0-0, by a unanimous roll call vote.

83 **DRC – Woodmont Commons – General Stark Drive Subdivision – Map 10, Lots 41, 41-1 & 41-2 – Jeff**
84 **Kevan:** A Kizak informed the Commission that the applicant has requested a continuance.

85 **Unfinished Business**

86 **Faucher Bridge:** M Badois told the Commission that M Byerly will speak to this at the next meeting.

87 **Plaque for Robie:** M Badois suggested a plaque on the observation deck with a little note to state why it
88 was donated. She asked the Commission for their thoughts. D Lievens said that she knew the family
89 wanted a bird sanctuary and thought a common bird in the area would be a good idea to put on the
90 plaque. M Speltz proposed that they could make it like a sign on the Rail Trail, but it might be costly. He
91 said that M Byerly could get some cost numbers for the Commission as the next step.

92 **Butterfly Garden:** M Badois said that the name is “The Green Team,” but there is nothing else to report
93 as this time.

94 **RCCD:** D Lievens said that the Rockingham County Conservation District (RCCD) is doing something with
95 Kingston about their butterfly project. M Badois commented this is the same butterfly project that S
96 Malouin is working on. S Malouin said that on September 17, 2020, there is a ZOOM meeting featuring
97 two state biologists presenting on Early Successional Species Habitat and The Pollinators Pathway
98 program.

99 **Letter:** B Maxwell said that M Byerly received a letter from Trailways that there were some blow downs
100 on the Betty Mack Trail. He stated that someone cleared out most of it with a chainsaw. He commented
101 that he went out to another section with his bow saw and cleared away about eight yards, but there is
102 still some left. He told the Commission that M Noone and M Byerly are going to go out there this
103 weekend to try and cut down the rest.

104 **New Business**

105 **None**

106 **Other Business**



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107 **Minutes:** The Commissioners went over the public minutes of August 11, 2020. B Maxwell made a
108 motion to approve the minutes as presented. G Harrington seconded the motion. The motion passed by
109 a unanimous roll call vote, 5-0-2, with D Lievens and J Demas abstaining.

110 **Adjournment:** J Demas made a motion to adjourn the meeting at 8:21 p.m. B Maxwell seconded the
111 motion. The motion passed, 7-0-0, by a unanimous roll call vote, M Badois, G Harrington, D Lievens, B
112 Maxwell, M Speltz, S Malouin and J Demas.

113 Respectfully Submitted,
114 Beth Morrison
115 Recording secretary
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