



Londonderry Conservation Commission  
Tuesday, October 27, 2020  
Minutes

**Present:** Marge Badois, Chair; Gene Harrington, Vice Chair; Bob Maxwell, member; Mike Byerly, member; Mike Noone, member; Mike Speltz, alternate member; Susan Malouin, alternate member and Jocelyn Demas, alternate member

**Absent:** Deb Lievens, member; and open vacant position (Richard Floyd)

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

Marge Badois called the meeting to order at 7:30 pm with a roll call vote. M Badois appointed M Speltz to vote for D Lievens and J Demas to vote for the open vacant position (Richard Floyd)

**DRC & CUP –** Bauchman's Towing Site Plan - 4 Enterprise Dr. (Map 015, Lot 062 1) – Jason Lopez from Keach-Nordstrom Assoc. Inc., 10 Commerce Park North, Suite 3, Bedford, NH, introduced himself to the Commission. J Lopez pointed out that Brian Bauchman, owner, was also on the call to help with any questions the Commission might have. He said that the parcel is 3.6 acres in the C-II zoning district and had a previously approved site plan back in 2016. He noted that back in 2016 the owner did not complete the approved site plan at the time and now has repurposed the lot for his use with a garage for his storage of towing equipment and an impound lot. He informed the Commission that the previous site plan had 1,650 SF of disturbance in the 50-foot buffer on site. He explained that the property also contains a named perennial stream, notated as 2-2, which has a 100-foot setback, which they will not be disturbing. He stated that back in 2016 the site plan was done by Eric Mitchel noting that the Conditional Use Permit (CUP) was granted for the 1,650 SF of buffer disturbance. He reviewed the previously approved site plan with the Commission. He mentioned that they worked with Eric Mitchell as the land surveyor and wetland scientist for the new plan, as he knows the property from the previously approved site plan in 2016. He reported that the building is much smaller, stating it is a 3,900 SF garage with three bays, and an area of pavement that they would use to store vehicles that are brought there from accidents. He stated that there is parking in the back of the property and the rear of the property is gravel where non-motorized vehicles will be stored. He added that the owner's main shop is right across the street and this site will an accessory site to his existing operation. M Badois asked what a non-motorized vehicle would be. J. Lopez replied that they are trailers and box trailers that need to be stored. He commented that they kept the same size detention pond and treatment swale from the previously approved 2016 site plan. He remarked that the needs are still the same as they were in 2016 for the CUP. M Badois asked where the seasonal brook is located. J. Lopez reviewed where it was on the screen with the Commission. M Speltz asked if the treatment swale that is outlined in yellow was previously approved as a conditional use in the buffer back in 2016. J. Lopez replied that was correct noting there was no need to make any changes to it. M Speltz asked the status of the previously approved 2016 site plan and CUP. A Kizak responded that they both expired. M Speltz commented that the Commission is in fact starting from scratch. A Kizak replied that was correct. M Speltz commented



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39 that the previously approved building pushed the drainage swale farther south. J. Lopez replied that was  
40 not correct, stating that if they pulled the entire swale out of the buffer, the outlet would be two feet  
41 higher, which then in turn would impact the height of the detention pond, as well as the grading around  
42 the detention pond, making the building two feet higher. He added that if they increase the platform  
43 area by two feet there would be a problem with the driveway connection entrance and grades. M Byerly  
44 asked what non-motorized equipment would be and if they have a plan for leaking oil or gas from the  
45 vehicles involved in accidents. Brian Bauchman, owner, replied that any vehicles that get back to the site  
46 from an accident scene have lost all the fluid, but they will put pads underneath the vehicles if they need  
47 to. He commented that he owns four tractor trailer low beds and dry boxes that do not have motors or  
48 oils, which would be stored out back in the gravel area. He said that tractors and trucks would be in the  
49 garage. M Speltz asked about the landscape plan as well as the steps they have taken to screen the Rail  
50 Trail from the site. J. Lopez replied that because there was a change in the building they removed the  
51 internal landscape islands on the previously approved plan, but they did relocate one of the small  
52 plantings to the side of the entrance. He noted that they duplicated verbatim what was previously  
53 approved along the Rail Trail, as they assumed it was agreeable before so it would be agreeable now. M  
54 Badois asked if the elevation of the property is higher than the Rail Trail. J Lopez stated that the Rail Trail  
55 sits behind a natural berm and reviewed the plan with the Commission noting the topography and  
56 grades. He added that the platform is three to four feet below the Rail Trail. M Speltz asked why the  
57 riprap was placed if they are not disturbing the slope. J Lopez responded that there is a limitation on 3:1  
58 slope so they have to use riprap for stability. M Speltz asked if the contours that are shown are going to  
59 be created. J Lopez replied that was correct stating the site is fairly flat. M Speltz asked if they are taking  
60 material out. J Lopez answered that was correct. M Speltz asked if this was to create the flat parking  
61 area. J Lopez replied that was correct. B Bauchman told the Commission that there is a big knoll that is in  
62 between the Rail Trail and the parking lot at his site. He mentioned that the proposed six-foot chain-link  
63 fence is lower than the knoll. M Speltz asked why they have a break in the tree line where they are  
64 proposing to plant shrubs, instead of planting more trees in that location. J Lopez replied that they kept  
65 verbatim the previous planting that had been negotiated in 2016. M Speltz asked if they would consider  
66 extending the tree plantings in an alternating fashion to close the gap. J Lopez asked if he is suggesting  
67 removing some shrubs and plant trees. M Speltz stated that is correct in order to reinforce the visual  
68 barrier. He asked if it was a one-story building. B Bauchman replied that they have 14-foot garage doors.  
69 He said that he believes someone might see the peak of the building from the Rail Trail. M Speltz  
70 mentioned that when people are walking the trail, most people are not looking at ground level, but  
71 rather looking up, and the trees would increase the chance of people not being able to view the  
72 building. J Lopez stated that he would like to hear the input from the Planning Board before deciding on  
73 adding more trees. M Badois asked what kind of trees they would be. J Lopez replied that they are  
74 common lilac. M Badois asked if the Commission could access their comments from 2016 to review why  
75 they might have asked for this particular planting. A Kizak replied that she would have to look in the file  
76 from 2016 and get back to her. S Malouin asked if the snow storage would flow into the buffer. J Lopez  
77 replied that they have made the grading so it creates a bit of a valley for the run-off to come through  
78 onto the gravel parking area where there is a catch basin with a sump to outlet into the sediment  
79 forebay into the detention pond and then out to the treatment swale. S Malouin asked if there was a



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80 plan to collect or controlling the gravel during snow removal. J Lopez replied that B Bauchman will have  
81 to do the usual maintenance with a gravel parking lot and asked if he uses a loader to move the snow. B  
82 Bauchman said that they just purchased a loader for this reason because he can set the blade to not dig  
83 into the ground. The Commissioners commented that they recommend trees be added among the lilacs  
84 along the rail trail to aid in blocking the view of the property from the trail.

85 J Lopez reviewed the CUP with the Commission. He noted that they need to be able to drain at a lower  
86 elevation in order to get the grades carrying through the site to the driveway entrance, which is the  
87 reason for the request. M Speltz stated that if he is understanding J Lopez correctly, they cannot build  
88 the proposed facility without putting a swale into the buffer. J Lopez replied that was correct. G  
89 Harrington made a motion to recommend approval of the Conditional Use Permit (CUP) to the Planning  
90 Board. M Byerly seconded the motion. The motion passed, 7-0-0, by a roll call vote.

91 **Unfinished Business**

92 **Monitoring/Blazing:** M Byerly informed the Commission that he went out for monitoring with J Demas  
93 and S Malouin. M Badois asked if there were any new encroachments. M Byerly replied that there was  
94 one minor one that was flagged for the Officer Aprile, and he will go talk to the home owner. M Badois  
95 told the Commission that she went out with J Demas and S Malouin and walked from Faucher towards  
96 Shoots and Ladders looking for signage to add and blazing. She noted that Betty Mack and Blue Trail are  
97 blazed in blue and asked if they should leave them blue and correct the map, as the map states an  
98 orange blaze. She mentioned that she remembered another Commissioner suggesting the elimination of  
99 trail at Litchfield that begins at Junction #44, as Litchfield wants the Commission to stop using that trail. J  
100 Demas asked why Litchfield does not want the Commission using this trail. M Badois replied that they  
101 discovered that it crossed private property and they need to reroute the trail, so do not want people  
102 using it until they are finished rerouting. A Kizak commented that the Commission agreed to keep it on  
103 the map as it was just going to be a temporary closing for the rerouting. J Demas asked if a sign would  
104 suffice to indicate the temporary closure. M Badois said that she believes that Litchfield put up signage  
105 like that. B Maxwell noted that there may be signs at both trail Junctions #42 and #44 saying "This way  
106 to Litchfield," so they should be taken down. M Badois commented that there were signs that were hard  
107 to see as the saplings have grown up in front of the signs and need to be cut. She said that when you  
108 come from Faucher Bridge towards the power line to the sand pit, there is a much nicer trail towards  
109 the left and asked if a sign should be placed there. She noted that Fish & Game would love to block off  
110 that sand pit, as it is a turtle nesting area. M Noone said that he thought they wanted to make all the  
111 trails white. M Badois mentioned that she was not sure if that would confuse people who already have  
112 familiarity with the trails. M Byerly suggested that he thought the Commission could reuse colors as long  
113 as they were separate enough to not confuse people. J Demas expressed her opinion, that she liked that  
114 idea of using different colors. A Kizak told M Byerly that if he puts a list together noting the old colors  
115 and new potential colors for the trails, she could put that on the map to make sure the colors are spread  
116 throughout and no colors overlap. M Noone mentioned that that Betty Mack is a huge loop that  
117 intersects many trails and might be difficult to not overlap colors. M Byerly reviewed some color ideas  
118 with the Commission. M Noone stated that there are little shortcuts that are not official and he might



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119 not want to advertise them on the map. M Byerly noted that he believes it is going to be more than a  
120 one-day job to re-blaze the Musquash and thought he would try to get a head start on it. M Noone  
121 asked if it was paint or spray paint. M Byerly replied that it was going to be spray paint. M Speltz  
122 suggested surveyors paint. He said that there is a trail leading from intersection 44 directly into the  
123 Litchfield State Forest. G Harrington noted that the Litchfield State Forest does not abut the trail directly  
124 noting there are houses in between.

125 **Stream Brochure:** M Badois told the Commission that they are working on the mailing list to create  
126 labels. She noted that they are waiting until after the election to mail them out.

127 **NHACC Annual Conference Nov 7:** M Badois asked if anyone can attend and gave them information on  
128 how to.

129 **New Business**

130 **Inquiry on hunting:** M Badois said that Ingersoll, Musquash and Scobie Pond allow hunting per the  
131 recreation guide. She noted that the resident was specifically asked about the Auburn Road superfund  
132 site, which was deemed to not allow hunting. M Byerly asked about Kendall Pond. M Badois said it was  
133 not listed on the recreation guide. M Speltz said that you can hunt anything besides ducks as that is  
134 prohibited by Fish & Game.

135 **Turtle signs:** M Badois said she would be closing the signs, but noted that one was stolen from Hall  
136 Road.

137 **Town Council interview:** M Badois told the Commission that the Town Council would be voting on the  
138 Commission's open positions in one of their November meetings.

139 **Other Business**

140 **Minutes:** The Commissioners went over the public minutes of October 13, 2020. M Speltz made a  
141 motion to approve the minutes as presented. J Demas seconded the motion. The motion passed by a  
142 unanimous roll call vote, 7-0-0.

143 **Adjournment:** M Byerly made a motion to adjourn the meeting at 8:38 p.m. G Harrington seconded the  
144 motion. The motion passed, 7-0-0, by a unanimous roll call vote, M Badois, G Harrington, B Maxwell, M  
145 Byerly, M Noone, M Speltz, J Demas and S Malouin.

146 Respectfully Submitted,  
147 Beth Morrison  
148 Recording secretary  
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