



Londonderry Conservation Commission  
Tuesday, February 9, 2021  
Minutes

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

4

5 **Absent:** Mike Byerly, member; and George Herrmann, alternate member

6

7 **Also present:** Amy Kizak, GIS Manager/Comprehensive Planner; Deb Paul, Town Council Liaison; and  
8 Beth Morrison, Recording Secretary

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10 Marge Badois called the meeting to order at 7:30 pm with a roll call vote. M Badois appointed J Demas  
11 to vote for M Byerly.

12 **Lorden Commons LLA – Map 016, Lots 038-126 & 038-127 – Jason Lopez:** Jason Lopez, Keach-  
13 Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3, Bedford, NH , addressed the Commission.  
14 J Lopez informed the Commission that he is here tonight for a lot line adjustment between two parcels,  
15 Map 16 Lot 38-126 and Map 16 Lot 38-127, in the approved subdivision. He explained that they are  
16 looking to adjust the lot line by moving it over about seven and half feet to open up more of a buildable  
17 area on one of the parcels. He reviewed the plan on the screen, noting that parcel, Map 16 Lot 38-127,  
18 has frontage on both Clover Lane and Calla Lane, which means it has to comply with two front setbacks.  
19 He added that since it has two front setbacks this pinched the buildable envelope down to 25-feet and  
20 the developer currently only has one model home to fit on a lot with a buildable area of that size. He  
21 pointed out that that by adjusting the lot line by seven and a half feet it would provide a 32-foot  
22 buildable area for parcel, Map 16 Lot 38-127, and cut the buildable area down from 40-feet to 32.5-feet  
23 on parcel, Map 16 Lot 38-126. He remarked that there are more house options on a lot by increasing the  
24 buildable lot size to 32.5-feet. He said that the wetlands are on the rear of the property and told them  
25 the buffer signs are in place. He concluded his presentation and asked if the Commission had any  
26 questions. The Commissioners had no comment/objections to the DRC this evening.

27 **Woodmont Commons Medical Office Subdivision – Map 010, Lot 041-0 – Jeff Kevan:** Jeff Kevan, P.E.,  
28 TF Moran Inc., 48 Constitution Drive, Bedford, NH, addressed the Commission. D Lievens recused herself  
29 from this DRC. J Kevan presented the Commission an existing plan set on the screen of the overall  
30 Planned Urban Development (PUD), noting that they are looking to change out what was previously  
31 approved as residential with a medical office building. He explained that they would subdivide a parcel  
32 of 2.3 acres, which would encompass the medical office. He noted that the medical office is similar to  
33 the previously approved site plan as far as impervious coverage, stating the run-off all goes to the ponds  
34 that were created on Michels Way, ultimately flowing to Duck Pond. He said that right now the ponds  
35 have a plugged outlet, which is pumped through a flocked system when needed. He concluded his  
36 presentation and asked for questions. The Commissioners had no comment/objections to this DRC.



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37 **Woodmont Commons Medical Office Site Plan – Map 010, 041-0 – Jeff Kevan:** Jeff Kevan, P.E., TF  
38 Moran Inc., 48 Constitution Drive, Bedford, NH, addressed the Commission. D Lievens recused herself  
39 from this DRC. J Kevan explained that they are proposing a two-story, just under 20,000 SF building, a  
40 little sidewalk along Michels Way and a berm to landscape and screen. He pointed out that there are  
41 143 parking spaces with additional parking next to the retail building on Main Street. He added that all  
42 the utilities are in the street adjacent to the proposed medical office and proposed drainage pipe system  
43 is tied into the side street and Michels Way discharged across to the ponds. M Badois asked how many  
44 stories the medical office would be. J Kevan replied that it was a two-story building. G Harrington asked  
45 where snow storage would be. J Kevan replied that there is not a lot of snow storage within the  
46 development today, so they will have to collect and remove it legally elsewhere for any significant  
47 amount of snow. A Kizak noted that there was someone from the public that was having troubling  
48 signing into the meeting, but it was confirmed that it was not a problem with the meeting itself;  
49 therefore, the meeting can continue. J Demas asked for the difference in impervious coverage from the  
50 previously approved plan to this new plan. J Kevan replied that there is actually a slight decrease in  
51 impervious coverage than originally planned. M Badois asked if the previously approved residential  
52 building would have been condominiums or townhouses. J Kevan responded that they were a  
53 townhouse style. M Speltz asked about parking, specifically noting that they are over what is required  
54 for parking spaces. J Kevan replied that they are not over parking spaces, noting that with a medical  
55 office building you are allowed four parking spaces per thousand, which would be roughly 90 to 100  
56 parking spaces and this medical office has 58 parking spaces proposed. He commented that there are  
57 143 parking spaces on the previously approved site plan plus the on street parking, which would total  
58 172 parking spaces. He mentioned that when they calculated parking they are expecting some cross use  
59 with a development of this type. M Speltz asked if the plans give a specific number of required and  
60 provided parking spaces. J Kevan replied that they do and they are right on the number required for this  
61 particular block. M Speltz said he had given J Kevan questions prior to tonight's meeting and asked for  
62 his response. J Kevan stated that the outlet from Duck Pond has a channel that goes down to a  
63 manmade or irrigation pond next to Gilcreast Road and is shown to have a 50-foot buffer. He went on to  
64 note that there is a stone box culvert that leaves Duck Pond, so the size of the wetland from the culvert  
65 down to Gilcreast Road is small enough to only require a 50-foot buffer. He mentioned that he would  
66 check in with Planning if someone feels that this should be a 100-foot buffer and they would change this  
67 on the plan, as it does not affect their proposed development either way. M Speltz commented that he  
68 believes the unnamed stream, which was number 8-2, as Indian Brook is 8-1, is considered one of the  
69 perennial streams that qualifies for the 100-foot buffer. J Kevan reiterated that he would verify this and  
70 adjust the plan accordingly. He added that the outlet structure to the irrigation pond is considered a  
71 dam and they are looking into removing the structure so it would no longer be considered a dam. M  
72 Speltz asked about pond water testing. J Kevan replied that they have not specifically tested for nitrogen  
73 or phosphates, noting that the ponds are acting as construction basins right now with the outlet being  
74 plugged so there is no normal flow in and out. He commented that if they know a storm is coming and it  
75 is full, they will pump it down and test it for turbidity, which the state requires. He stated that if the level  
76 is below the threshold then they just pump it through the tanks without adding any flock material and if



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77 it is above the threshold, then flock is added to settle out the particulates. He mentioned that they have  
78 not tested for nitrates and phosphates, as he is not sure where they would be coming from. He added  
79 that the nitrates and phosphates could be coming from the wildlife using the pond or coming off the  
80 natural soils. He noted that he is unaware of any requirements to test for this. M Speltz suggested that  
81 the Commission should recommend that the pond be tested for nitrates and phosphates. J Kevan said  
82 that he is not sure what they would do to mitigate or rectify it, but if the Commission wants it, they  
83 would do it. S Malouin asked if the Chanticleer Pear shown on the landscape plan was considered  
84 invasive. J Kevan replied that he is not sure and would check with his landscape architect. S Malouin  
85 commented that even if this pear is not invasive, it does smell quite badly when flowering. J Kevan  
86 stated that he would take that into consideration. The Commission commented that they would like to  
87 have the basins created next to Michels Way tested for nitrogen and phosphorus.

88 **Unfinished Business**

89 **Musquash Field Day:** M Badois told the Commission that the snowstorm that was supposed to come on  
90 Friday is not coming. She explained that Officer Aprile spoke to Fish & Game and unfortunately, they  
91 cannot send anyone out this weekend, as it is the Winter Derby for them. She noted that M Byerly  
92 would have the total number of people signed up for each walk. D Lievens asked if she knew if anyone  
93 signed up for Kendall Pond. M Badois replied that there are at least two people signed up for Kendall  
94 Pond. A Kizak mentioned that M Byerly sent an email today stating that there are 13 people signed up  
95 for Faucher Road, 12 people for Preserve Drive and two people for Kendall Pond. D Lievens asked about  
96 the walking surface on the trails, specifically if people would need snowshoes or spikes. B Maxwell  
97 replied that it is mostly packed snow with not that much ice at Musquash. M Speltz suggested having  
98 people with snowshoes go in front and then people wearing boots would not have a hard time following  
99 along. J Demas commented that she has been out at Preserve Drive and it is pretty well packed.

100 **Moose Hill Purchase:** M Badois informed the Commission that the surveyors were out there on  
101 Monday. She noted that the soil test has been completed as well as the update to the appraisal. She  
102 noted that they have an additional \$550 for the update to the appraisal. A Kizak remarked that she  
103 thought the Commission had already authorized this payment. M Badois replied that the Commission  
104 had authorized the first part of it and this is an additional cost. M Speltz mentioned that he believed  
105 they would be splitting this with the Town, but thought it would be prudent to authorize up to \$550 in  
106 the hopes that it would only cost \$275. G Harrington made a motion to authorize up to \$550 for the  
107 appraisal of the Moose Hill parcel (Map 9 Lot 49-0) from the Conservation Fund. B Maxwell seconded  
108 the motion. The motion passed, 7-0-0, by a roll call vote.

109 **New Business**

110 **WRMPP:** M Badois noted that there is going to be a water resource update given at the Planning Board  
111 meeting tomorrow and suggested tuning in to see what is discussed.



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112 **Encroachments:** M Noone mentioned that he sent an email regarding monitoring potential  
113 encroachment issues and asked for feedback by this Friday. M Speltz said that he looked at those and  
114 agree all are worth looking into. He commented that the potential encroachment that involves the fence  
115 line at the gravel pit, will involve looking through the file to see what is exactly going on there. M Noone  
116 remarked that the encroachment he just spoke of is not part of the email that he sent out on Monday  
117 night. M Speltz clarified that M Noone is not talking about the four encroachments that resulted from  
118 the aerial photography. M Noone replied that was correct. M Speltz said he would look for the email and  
119 get back to him.

120 **Other Business**

121 **Minutes:** The Commissioners went over the public minutes of January 26, 2021. B Maxwell made a  
122 motion to approve the minutes as presented. G Harrington seconded the motion. The motion passed, 5-  
123 0-2, with M Noone and J Demas abstaining.

124 **Adjournment:** D Lievens made a motion to adjourn the meeting at 8:06 p.m. J Demas seconded the  
125 motion. The motion passed, 7-0-0, by a unanimous roll call vote.

126 Respectfully Submitted,  
127 Beth Morrison  
128 Recording secretary  
129