



Londonderry Conservation Commission
Tuesday, December 10, 2019
Minutes

Present: Marge Badois, Chair; G Harrington, Vice Chair; Bob Maxwell, member; Deb Lievens, member; Mike Byerly, member; Richard Floyd, member; Jocelyn Demas, alternate member; Mike Speltz, alternate member; and Susan Malouin, alternate member

Absent: Mike Noone, member; and Town Council liaison member

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

Marge Badois called the meeting to order at 7:30 pm. M Badois appointed M Speltz to vote for M Noone.

Amended CUP – Evans Family Project – 14 Page Road – Map 17 Lot 45 – Bruce Gilday: Bruce Gilday introduced himself to the Commission and passed out a packet for them to review. B Gilday reviewed the plan on the map with the Commission noting the wetlands permit and Alteration of Terrain (AOT) permit have been approved by the state for this project. He said that the original access to the parcel would require many improvements, such as road widening and infrastructure underneath the road. He explained that the applicant met with John Trottier, P.E, Assistant Director of Public Works at the site and have determined another access for the site to use instead of the original given the amount of improvements that are needed. He noted that there is an additional 2,915 SF of impact for the new access. He said that New Hampshire Department of Environmental Services (NHDES) has commented that the 2,915 SF impact will be permanent impact, which will not be used after the site preparation is complete. He pointed out that there will be a gate blocking off the new access after the site preparation work is complete. M Byerly asked if this was going to be the entrance to the development. B Gilday responded that the original access road will be the entrance to the development and the new proposed access will only be used for site preparation work. M Badois asked if the new access would be paved. B Gilday stated it would not be paved. M Byerly asked why the applicant would not do all the improvements to the original access now, as they are going to have to use this access for the development. B Gilday said that by doing all the necessary improvements they will be adding a lot of impervious surface without knowing what type of building will be developed on the site, as it has not been sold yet. M Speltz asked B Gilday to explain what types of improvements will be done to Page Road. B Gilday said that he could not speak to this as he does not know how wide the road will be or how many lanes the road will be. M Speltz asked why it would be effective to build another access road rather than make the improvements to the original access road. B Gilday answered that this was worked out with the applicant and John Trottier, noting the new access is half the size of the original. M Byerly



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asked if there had been any other areas considered for this new temporary access that would not affect wetlands. B Gilday reviewed the plan stating that this was the best place for the new access. J Demas asked why the applicant would not use the new access road as the permanent road instead of adding a second access road later. B Gilday told the Commission that the original access road has already been permitted and the new access would have to run through the storm water retention basin, which controls run-off. M Byerly reviewed the conditional use application (CUP) noting that he believes the applicant does not meet the third and fourth criteria. M Speltz made a motion that while the CUP application does not meet the third and fourth criteria, this can be remedied if the Planning Board conditions approval upon closing and restoring the temporary construction access. Such restoration is to include removing the existing gated 15-inch CMP culvert at the time the northerly access is available and suggest use of hemlocks in restoration. M Byerly seconded the motion. The motion passed, 7-0-0.

Dredge & Fill Permit – 180 Rockingham Road – Map 15 Lot 61-8: A Kizak informed the Commission that they made approval of the CUP for this project contingent on granting of the Dredge & Fill Permit by the state. D Lievens noted that the permit is for 606 SF in an already congested area and the functional values of the wetland are not high. The Commissioners recommended that the lot be accessed off Symmes Drive rather than off Route 28, and if access must be off Route 28 we recommend the entrance moved east out of the wetlands and the buildings be rearranged accordingly.

Wetlands Permit – Walnut Drive – Map 12 Lot 39: A Kizak informed the Commission that this was received yesterday and is for a project that has not been submitted to the Planning Department yet. She said that the Commission needs to request an extension, so this can be handled at their January 14, 2020 meeting. M Badois said this project is an extension of Walnut Drive for an eight lot subdivision with a total impact of 4,035 SF. She told the Commission that she would request the extension.

Unfinished Business

Hickory Hill/Eversource: M Badois told the Commission there is nothing new to report.

DOT: S Malouin told the Commission that she emailed Stephen LaBonte again and he has asked for the Commission to formally submit a request on Conservation Commission letterhead. She said that Stephen LaBonte told her he was getting a team together to have a meeting to discuss how the transfer could work along with any possible easements or restrictions on the property. She said that she could draft the letter and forward it to M Badois. M Speltz suggested the letter include a caveat that the Commission's acceptance of this would be conditioned on the acceptance by the Town Council.



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65 **Gilcreast Road - Orchard Soil Testing:** M Speltz told the Commission that they need to speak with the
66 owners of the land to determine what they want to do with the land. He said that Kevin Smith, Town
67 Manager, has agreed to host a meeting with the land owners to discuss the next steps.

68 **Monitoring:** M Badois said that there is no more monitoring at this time.

69 **WRMPP:** M Speltz told the Commission that he sent a table (Exhibit 1) to A Kizak just before the
70 meeting for the Commission to review. He asked the Commissioners to review the table and be
71 prepared to discuss this at the next meeting.

72 **Articles:** D Lievens told the Commission that J Demas submitted an article that will be published in
73 January. She asked M Byerly to ask Trailways how many articles they are going to write and is hoping the
74 Commission can write four articles instead of six next year.

75 **Annual Report:** M Badois told the Commission that she is working on it.

76 **New Business:**

77 **Apple Trees on Gilcreast:** M Speltz told the Commission that he had a concerned citizen contact him
78 about the cutting of the apple trees on Gilcreast Road. He said the developer has asked to refine the
79 guidance in the Master Plan substituting crab apple trees for the dying apple trees that are there. He
80 said that he believes there are to be three rows of apple trees according to the Master Plan. He noted
81 that they have taken down a row, which he believes is outside of the 50 foot buffer and might be
82 problematic. He asked A Kizak if she knew anything about this. A Kizak said that she knows Town Planner
83 Mailloux and John Trottier have had conversations regarding this and she will check in with them and
84 report back to the Commission.

85 **Musquash Field Day:** M Badois asked the Commissioners for a date. The Commissioners decided on
86 February 15, 2020 from 10 a.m. to 2 p.m. with a guided walk to start at 11 a.m. at the landing. M Badois
87 added that she would like to incorporate the dedication of Shoots and Ladders Trail for Mike Considine
88 during the walk.

89 **Minutes:** The Commissioners went over the public minutes from November 26, 2019. B Maxwell made
90 a motion to accept the minutes as amended. G Harrington seconded the motion. The motion passed, 7-
91 0-0.

92 **Conservation Ranger:** Officer Aprile told the Commission that he is working on a couple violations right
93 now. He said that one involves tree trimmings being dumped in the Kendall Pond Conservation Area. He



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94 said that he visited the residence of 164 South Road and told the resident to stop dumping the
95 trimmings and clean the trimmings up.

96 **Adjournment:** M Byerly made a motion to adjourn the meeting at 8:35 p.m. R Floyd seconded the
97 motion. The motion passed, 7-0-0.

98 Respectfully Submitted,
99 Beth Morrison
100 Recording secretary
101