



Londonderry Conservation Commission
Tuesday, October 12, 2021
Minutes

Present: Marge Badois, Chair; Gene Harrington, Vice Chair; Bob Maxwell, member; and Susan Malouin, member; Mike Speltz, alternate member;

Absent: Deb Lievens, member; Mike Byerly, member; and Jocelyn Demas, alternate member

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

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

DRC – Woodmont Commons Office Development (Auto Owner Insurance) Site Plan – Map 010, Lot 041 – 7 Pillsbury Rd – David Fenstermacher: David Fenstermacher, P.E., and Steve Hawk from Vanesse Hanglin Brustlin, Inc. (VHB), 2 Bedford Farms Drive, Bedford, NH, addressed the Commission. S Hawk told the Board that VHB performed a wetland delineation in June of this year, as well as a field survey in July. He went on noting that they conducted a wildlife habitat assessment in July, stating there is the potential for two endangered species on site. He added that the wetland areas are going to be undisturbed, which is where the habitat of the endangered species would be; therefore, it would not impede the development. He said that they submitted the New Hampshire Department of Environmental Services (NHDES) Alternation of Terrain (AOT) application, which was accepted on October 1, 2021. He reviewed the parcel on the screen with the Commission. He pointed out there will be a subdivision project that will proceed first before the site plan. He mentioned that the site is 28.2 acres, in part of the Woodmont Commons PUD development and was used as a stock piling operation and an orchard before. He pointed out that there are two major wetlands that were flagged on site, each requiring a 50-foot buffer that will be left undisturbed throughout construction. He said that the existing site access is through Pillsbury Road and Dunmore Way. He explained that the proposed site will be constructed in two phases, with the first phase consisting of a 60,000 SF office building, with associated parking, landscaping, stormwater and main access road. He noted that per Londonderry's regulations they are permitted 192 parking spaces, but are proposing to construct 282 spaces in the first phase. He stated that for the second phase they are proposing to construct another office building consisting of 40,000 SF, that in turn allows the total parking requirement to 334 spaces, but at the time of full construction they want to have 532 parking spaces. He added that the stormwater does not change between phase one and phase two, and that they are going to construct the stormwater features in phase one to make sure they are compatible with the full design. M Badois asked why they need that many parking spaces. S Hawk replied that the tenant believes this is the correct number of parking spaces they need. D Fenstermacher mentioned that this particular applicant has buildings like this across the country and their standard number requires five parking spaces per thousand. He noted that they started at 600 parking spaces to 700 parking spaces at first, but have worked at getting down to the 532 parking spaces they presented today. He said that for stormwater their goal was to maintain the 50-foot wetland buffer, protect natural resources, prevent soil erosion, control sediment, attenuate



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39 peak flow rates and enhance water quality. He commented that they will implement a salt mitigation
40 plan due to the potential for higher chloride in the area. He reviewed the proposed stormwater flow
41 with the Commission. M Badois asked if the stormwater would be discharging towards the east. S Hawk
42 replied that was correct. G Harrington asked if they will be constructing all of the parking initially. S
43 Hawk replied they are not, noting the first phase has 282 parking spots proposed. He reviewed the
44 phases on the screen with the Commission. He said that the grading will be done for phase two and
45 leave the field open until phase two. G Harrington asked if it would be seeded. S Hawk replied that was
46 correct and would be seeded to match the landscape. G Harrington noted that the seed mix does not
47 specify what it is for the bulk of the landscape. D Fenstermacher replied that he would have to ask the
48 landscape architect and get back to them, but thought that it would be loam and seed around the
49 building and meadow mix for areas of vegetation. G Harrington reiterated that it is not specified. D
50 Fenstermacher commented that is usually added to specifications, but they will add that on now. G
51 Harrington asked about snow storage, as it is not identified on the plan. D Fenstermacher replied that
52 the snow storage plan is being reviewed by the state. He said that they have identified some areas in the
53 parking lot, giving up some parking spaces if necessary. G Harrington noted that this should be on the
54 plan set as well. M Speltz asked if this would be occupied by one user, the insurance company. D
55 Fenstermacher replied that was correct. M Speltz commented that he does not see why that much
56 parking is necessary for one user and requested to see some data from the applicant on their other sites
57 for parking. D Fenstermacher responded that they would get this information to the Commission. M
58 Speltz asked for the expected life span of a sand filter. S Hawk replied that he does not know off hand,
59 but it is in the NHDES stormwater manual and he would come back with this. M Speltz asked what
60 would happen when you reach the life span of the material. S Hawk replied that they will excavate the
61 filtration material and replace it, noting that when they do this they can insect the ground bed as well.
62 M Speltz asked if this was the obligation of the owner. D F replied that is runs with the AOT permit. M
63 Speltz mentioned a portion of the plan, where the sign might be, appears as though there will be fair
64 amount of tree removal. S Hawk replied that they are still investigating the location of the sign at the
65 moment, stating they want it to be placed so that the sign can be seen from I-93. He added that they
66 would only clear trees that are needed to view the sign. M Speltz said that the land slopes down to I-93
67 and asked A Kizak the requirement of how high the bottom of the sign can be above grade. A Kizak
68 replied that she would have to look at the regulations and get back to him. D Fenstermacher
69 commented that the intent is to not ask for any variances and build it within the requirements. M Speltz
70 voiced his opinion to encourage the applicant to work with the Planning Department to come up with a
71 better solution than just cutting down trees for a sign. He mentioned that the Commission in his opinion
72 would support a variance request for the sign if needed versus just cutting down trees. S Hawk reviewed
73 where they are proposing the sign on the screen with the Commission noting it is mostly brush and
74 would be minimal tree removal. M Speltz asked about sanitary sewers. S Hawk reviewed the proposed
75 sanitary sewer on the site with the Commission. M Speltz asked if it flowed towards Derry. D
76 Fenstermacher replied that was correct. M Speltz asked what the species of concern are from the
77 wildlife assessment. D Fenstermacher replied that it is the northern black racer snake and wood turtle.
78 M Speltz mentioned that the wood turtle requires upland habitat and there should be a note on the plan
79 for the contractor with a picture. D Fenstermacher replied that he has seen that on other plans and



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would make a note to add this. M Speltz noted that there is a standard design that NH Fish & Game uses. He asked if they have coordinated with Fish & Game. D Fenstermacher replied that they have. S Malouin asked what the sand filters remove. D Fenstermacher replied that they would get the breakdown for the Commission. S Malouin stated that she is concerned as these discharges to a wetland and it is coming from a parking lot. D Fenstermacher noted that this seems to be the preferred standard the state uses that works the best. S Malouin asked if it could be drained anywhere else but the wetland. D Fenstermacher answered that it cannot. M Speltz said that they are concerned about chloride, but did not think the sand filter would capture that. D Fenstermacher replied that they do not want to introduce chloride to the site and this will be handled through the salt plan the state is reviewing now. G Harrington asked what kind of events would take place on the event space area labeled on the plan. D Fenstermacher replied that it would be corporate functions, as this area is a flat area and if they wanted to put up a tent they could. M Speltz asked if this would be hardscape. D Fenstermacher replied it would be grass. The Commissioners reviewed the DRC comments as follows:

1. Please provide more detail on chloride filtration.
2. Snow storage should be indicated on the plan.
3. Please provide data justifying the need for additional parking.
4. Minimize tree cutting for the purpose of sign view.
5. Add pictures of endangered species to assist contractors in identifying wildlife.
6. Show the rate of filtration for specific pollutants (sand filters).
7. Please note the general grass/seed mixture on the plan.

CUP – Eversource Laminated Wood Structure Replacement Project – 13 miles of Transmission Line

Right-of-way – Jessica Hunt: Jessica Hunt, Associate, Project Manager, Stantec Consulting Services, Inc., 30 Park Drive, Topsham, ME, addressed the Commission. Elise Ward, Kurt Nelson and Kelly Merritt from Eversource addressed the Commission as well. J Hunt explained that this project is to replace the wood poles in the existing power line corridor, which runs from Hudson to Londonderry. She noted that there are 249 poles in Londonderry that Eversource is replacing with steel structures. She pointed out that of the 249 poles, there are 22 in wetlands and 68 in wetland buffers. She said that some of those are in named wetlands, which are marked on maps and reviewed those on the screen with the Commission. She said that they observed one wood turtle and the contractor will do morning sweeps and remove any turtles from the right-of-way and report them as needed during construction. She reviewed each map with the Commission. She pointed out that the yellow area on the maps is temporary construction mats, which are timber, and will be removed after construction. She said that the red color is the new poles, noting it is a one-to-one replacement. M Badois asked if these new poles require concrete pads. J Hunt replied that they are gravel pads, which is shown in gray on the maps. M Speltz asked if they are the same structures, old and new. J Hunt answered the old structure is wood and the new is steel. She added that they might move the pole if necessary out of the wetland. M Speltz asked if the height is the same. E Ward replied that the heights are generally the same with a one-to-one replacement with a possible five to ten feet in difference. J Hunt noted that Eversource is using existing access as much as possible. M Badois commented that Hickory Hill is an area of interest to the Commission. She explained that they have been trying to gain a parking lot there to go under the power lines for the Musquash



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120 conservation area without success. She said that the issue from Eversource, as she understands it, is that
121 there is a concern that Eversource does not want to maintain a culvert, but the design was culvert free.
122 E Ward stated that she understands and suggested that Kelly Merritt talk to the Commission after to see
123 how they can help support this request. M Badois mentioned that she would love to work together and
124 does not want this to impact Eversource with any maintenance. M Speltz asked if conditions of the
125 wood poles necessitated this project. E Ward noted that water and wood are not friends and there is
126 moisture that is being introduced into the middle of the poles. M Speltz asked if the gravel is removed. J.
127 Hunt replied that it is. M Speltz asked what goes in the ground, such as a continuous piece of metal. K
128 Nelson replied that they drill a 4-foot hole, put in a corrugated metal tube in the hole and put the
129 structure in the hole and back fill with gravel. M Speltz asked if the poles are treated in any way. K
130 Nelson replied that they are treated steel. M Speltz asked if the material the poles are treated with pose
131 a threat to ground water. K Nelson replied that he does not have the specifications on him at the
132 moment, but he would get this to the Commission. J Hunt pointed out that they are showing the
133 maximum impact, but hope that it is less. M Speltz noted that a challenge the Commission has is with
134 ATVs, and unfortunately by doing this work, it will be easier for the ATVs. He asked if they can set up
135 boulders to block gates or deter the ATVs as they complete their work. M Badois noted that this is a
136 concern for both parties. E Ward stated that they would be happy to help with this. M Speltz mentioned
137 that he thought there was a list of proposed gates given to Liz LaRocca at Eversource. E Ward said to
138 send the list of proposed gates to Kelly Merritt. M Badois asked if this project would be governed by
139 season. J Hunt replied that they will try to avoid vernal pools during breeding season. E Ward stated that
140 this is such a sizable project, they are looking at through the end of this year until next fall perhaps. M
141 Speltz asked if it was a linear progression. E Ward replied that it is not always linear. G Harrington asked
142 if all the paperwork is complete. J Hunt replied that they submitted their paperwork to the Planning
143 Board and will be on the November 3, 2021, meeting. M Speltz made a motion to approve the CUP
144 provided the Commission is given the material used to water proof the poles that are below grade and
145 include a request that as much as possible the work be done in the wetlands when the ground is frozen
146 and when the vernal pools are not active. G Harrington seconded the motion. K Nelson commented that
147 he does not know if they can commit to complete the construction only when the ground is frozen as it
148 can make the project a nightmare. M Speltz noted that this is more of request in the motion. The motion
149 passed, 5-0-0.

150 **Unfinished Business**

151 **Musquash Hike:** M Badois told the Commission that the hike is planned for Saturday starting at the
152 SaraBeth Trail at 9:30 a.m. She said that weather might be an issue, as it might rain.

153 **Adams Pond:** B Maxwell noted that this is still slightly flooded. He said that someone put down a foot
154 bridge and you can get past it without getting wet, but you will get muddy. M Badois said that Officer
155 Aprile talked to Kyle and they think that it is two beavers.



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156 **Vandalism at Kendall Pond:** B Maxwell noted that Officer Aprile told him there is vandalism that they
157 hope is from the original event and not something new. He said that they will have to get the generators
158 out there and clean it out.

159 **New Business**

160 **RCCD:** M Badois said that they need to approve the monitoring for Ingersoll, noting she needs to sign
161 the contract and send it back to them. G Harrington made a motion to approve up to \$650 from the line
162 item budget for the RCCD estimate for monitoring Ingersoll. B Maxwell seconded. The motion passed,
163 5-0-0.

164 **Dues:** G Harrington made a motion to approve \$1050 for dues from the line item budget. M Speltz
165 seconded the motion. The motion passed, 5-0-0.

166 **Exit 4a:** M Badois said that she received an email regarding a new meeting on October 28, 2021, which
167 she will forward to the Commission.

168 **Planning Board:** A Kizak noted that there will be conceptual discussion regarding 171, 175, 179, 191
169 Rockingham and 71 Perkins Road at the October 13, 2021, Planning Board meeting.

170 **Other Business**

171 **Minutes:** The Commissioners went over the public minutes of September 28, 2021. B Maxwell made a
172 motion to approve the minutes as presented. G Harrington seconded the motion. The motion passed, 5-
173 0-0.

174 **Adjournment:** M Speltz made a motion to adjourn the meeting at 8:48 p.m. G Harrington seconded the
175 motion. The motion passed, 5-0-0.

176 Respectfully Submitted,
177 Beth Morrison
178 Recording Secretary