



Londonderry Conservation Commission
Tuesday, August 23, 2022
Minutes

Present: Marge Badois, Chair; G Harrington, Vice Chair; Deb Lievens, member; Bob Maxwell, member; Susan Malouin, member; David Heafey, member; and Mike Speltz, alternate member

Absent: Mike Byerly, member (Vacant position)

Also present: Beth Morrison, Recording Secretary

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

DRC – Kiss Condo Conversion – Map 007-132-22 – 9 Button Dr: Joel Connolly, LLS from The Dubay Group, 136 Harvey Road, Bldg 101, Londonderry, NH, addressed the Commission. J Connolly informed the Commission that the applicant is looking to convert their existing duplex into a condominium. He added that there are no proposed changes to the property, just a change in ownership. He asked if the Commission had any questions. B Maxwell commented that he had not seen anything when he looked it over. The Commissioners agreed. The Commissioners had no objections to the DRC.

Unfinished Business

Monitoring: M Badois told the Commission that D Heafey has offered to be the liaison. She mentioned that she would like to set up a meeting with herself, Officer Aprile and D Heafey to go over the spreadsheet and policy. D Heafey commented that he would look over the spreadsheet and could write up a policy for how monitoring is handled. M Badois noted that there is a policy, but thought it could be looked at again as it might need to be updated.

Financial Report: D Lievens informed the Commission that she sent the end of last year report to A Kizak. She explained that things did not change dramatically from the end of last year. She noted that the Commission received \$19,000 from land use change tax and everything else is interest. M Speltz commented that he was glad to hear at the last meeting that M Badois keeps an informal log about the money that the Commission has obligated. He added that he thought it would be helpful when discussing the financial report, to point out what the Commission has obligated up to that point.

New Business

Lithia Springs: M Speltz informed the Commission that the grants for the Lithia Springs property require the land to be surveyed. He reviewed the proposal from Promised Land Survey with the Commission. He commented that the price for the survey is \$19,450, and the key thing is that it meets state's requirement for a boundary survey, which meet the requirements of the grants as well. He noted that it does not map the wetlands, so they have a separate wetland scientist do this at a later date. He pointed



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34 out that the surveyor will blaze the boundaries, which is normally not part of a boundary survey. D
35 Lievens asked what will happen if the purchase does not go through. M Speltz replied that is the
36 dilemma before the Commission this evening. He noted that the surveyor asked for 70 days, which
37 would go into December, but he asked if it could be done by the end of November, as the grant awards
38 are given out at either the end of November or beginning of December. D Lievens remarked that
39 November 12, 2022, is the date when the Wetlands Council votes on the grants, which is the final step,
40 but she is not sure of what happens after that. She added that the meeting is public. M Speltz
41 mentioned that the purchase and sale requires the Commission to close by the end of December. He
42 explained the potential money sources for this purchase are from the Conservation Fund, the LCHIP
43 grant, ARM grant and potentially the money the Town authorized from the sale of the Gilcreast orchard.
44 He went on stating that the Commission has approximately \$800,000 in their fund, but if the grants are
45 not awarded to the Commission, they could potentially come up short on the money. He stated that
46 there is a risk to doing the survey before knowing the results of the grants. D Lievens asked how the
47 owner feels if the Commission does blaze and record the boundaries. M Speltz replied that the
48 Commission would not necessarily have to record this until they close, so before that, the survey is the
49 Commission's. He added that they do not have to give the survey to anyone or they can sell it. He
50 commented that if someone was to come along and develop it, they would most likely want the survey
51 results from the Commission. He expressed his opinion, that he believes the Commission should
52 authorize the money for the survey. He pointed out that the purchase and sale agreement has a clause
53 in that states the Commission can ask to have the closing extended and it cannot be unreasonably
54 denied. D Heafey stated that he agrees with M Speltz. M Speltz made a motion to authorize up to
55 \$20,000 for the purposes of surveying the Lithia Springs property, out of Conservation Fund. D Heafey
56 seconded the motion. M Speltz added that he is meeting with the Town Manger tomorrow and he will
57 ask about the potential money from Gilcreast orchard. D Lievens asked if the money from the Gilcreast
58 orchard would eventually come to the Commission if it was not used for this project. M Speltz replied
59 that the language in the warrant article stated the Gilcreast orchard money has to go towards a project.
60 He added that the wetland scientist has recommended the Commission do a restoration, mainly
61 removing the causeway that is separating the Lithia Springs wetland from the wetland that is in the
62 power line corridor, as they are both tier 1 habitat. He said that the cost of the restoration would be
63 over \$20,000, but the Commission would not need this money until the grants are awarded. D Lievens
64 asked if this can come out of the Habitat Fund. M Speltz replied that he believes so. The motion passed,
65 7-0-0.

66 M Speltz noted that the Town Council is meeting on August 29, 2022, to make a decision on the Lithia
67 Springs property, and the Commission is obligated to give a decision by August 31, 2022. He said that if
68 the Town Council does not make a decision by August 31, 2022, then the Commission will have voided
69 the opportunity to purchase the property. D Lievens asked if the Town Council is aware of this. M Badois
70 replied that they are and pointed out that the Commission could ask for an extension on the purchase
71 and sale agreement.



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72 **Facebook page:** M Badois said that she received an email from M Byerly about the Commission's
73 Facebook page, as he will no longer be running it. D Lievens offered to take this over.

74 **NHDOT:** M Badois informed the Commission that The New Hampshire Department of Transportation
75 (NHDOT) is having a meeting on September 1, 2022, at 7:00 p.m. in the Moose Hill Conference room
76 regarding Route 28 and Stonehenge.

77 **Invasives:** M Badois explained that there was a senate bill recently passed that created an upland
78 invasive species program. She said that the person in charge of the invasive species program is going to
79 create a state-wide map of invasive species infestations, notify municipalities that have the infestations,
80 be an authorized pesticide applicator and there will be funds to subsidize herbicides to help with
81 eradication of the invasives. D Lievens asked for the bill number. M Badois replied SN267-FN-A. She said
82 that it went into effect June 30, 2022.

83 **Other Business**

84 **Minutes:** The Commissioners went over the public minutes of August 9, 2022. M Speltz made a motion
85 to approve the minutes as presented. B Maxwell seconded the motion. The motion passed, 7-0-0.

86 The Commissioners went over the non-public minutes of August 9, 2022. M Speltz made a motion to
87 approve the minutes as presented. B Maxwell seconded the motion. The motion passed, 7-0-0.

88 **Adjournment:** D Heafey made a motion to adjourn the meeting at 8:00 p.m. G Harrington seconded the
89 motion. The motion passed, 7-0-0.

90 Respectfully Submitted,
91 Beth Morrison
92 Recording Secretary