



Londonderry Conservation Commission
Tuesday, September 13, 2022
Minutes

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

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4 **Absent:** Open position

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6 **Also present:** Amy Kizak, GIS Manager/Comprehensive Manager; and Officer Aprile

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8 Marge Badois called the meeting to order at 7:30 pm. She appointed M Speltz to vote for the open full-
9 time position.

10 **DRC – Boucher Subdivision – Map 014, Lot 006-0 – 190 Litchfield Rd:** M Badois recused herself from
11 this DRC. Eric Mitchell, from Eric C. Mitchell & Associates, Inc., 106 South River Road, Bedford, NH,
12 addressed the Commission. E Mitchell reviewed the parcel with the Commission noting it is a 2.93 acre
13 lot with an existing house serviced by septic and public water. He explained that they are proposing to
14 create a new lot, which will be 1.61 acres that will be serviced by a septic system and well, as public
15 water does not come down far enough for the new lot. He noted that Watts Brook comes down the
16 westerly side of the lot, which has a 100- foot buffer and will make sure that the Conservation Overlay
17 buffer signs are up before the plans are signed by the Planning Board. M Speltz asked why the house on
18 sheet five of six does not show it relative to the Conservation Overlay District (COD) because when he
19 tried to measure it, the house appears to be in the COD. E Mitchell replied that just to the left there is a
20 small circle that would be indicative of a sign for the buffer. M Speltz clarified that there is sufficient
21 footprint to make sure the house will not be in the COD. E Mitchell replied that is correct. D Lievens
22 expressed her opinion that she finds this challenging to read and suggested trying to make it clearer. G
23 Harrington asked if there was anyone in the public that wished to comment and there was none. He
24 brought the discussion back to the Commission. S Malouin asked if the septic area is fairly close to the
25 COD on sheet three of six. E Mitchell replied that just to the left of the 4,000 SF area is the COD, and the
26 4,000 SF area is an area where a septic system could be placed and is required by the state. He added
27 that the septic system is usually about 1,000 SF. M Speltz mentioned that they require 4,000 SF in case
28 the septic system fails, they can move to another place in that area for it. The Commissioners had no
29 comments.

30 **DRC – Nouria Gas Station Site Plan – Map 015, Lots 061 & 061-7 – 174 & 178 Rockingham Rd:** Jim
31 Robinson, P.E. from TFMoran, Inc., 48 Constitution Drive, Bedford, NH, addressed the Commission. J
32 Robinson explained that this project is back before the Commission with a slight revision. He pointed out
33 that the previous project was for a gas station and a bank, but now they are just proposing a gas station.
34 He reviewed a plan that compares the previously approved project and the proposed project with the
35 Commission. He added that they are proposing a diesel canopy where the bank used to be. He
36 commented that they are proposing eight regular gas pumps and four diesel pumps. He reviewed where



Londonderry Conservation Commission
Tuesday, September 13, 2022
Minutes

37 the wetlands are on the site, noting they are impacting the 50-foot buffer, of which most of the impact
38 is for the driveway. He pointed out that the driveway's location is required by the New Hampshire
39 Department of Transportation (NHDOT). M Speltz asked if the median island was in place now. J
40 Robinson replied that is correct. He said that they also have some off-site improvements as well. He
41 stated that they are proposing a 308 chamber detention system underneath the parking lot, noting the
42 outfall is exactly where it was in the previous proposal. He informed the Commission that this is already
43 built under the previously approved project. M Badois asked for the amount of impact to the buffer. J
44 Robinson replied that he could not remember, but thought it might be about a quarter of an acre. M
45 Speltz asked if the diesel pumps are under the diesel canopy. J Robinson replied that is correct. M Speltz
46 asked if there is parking for tractor trailers just south of the diesel canopy. J Robinson replied that is
47 correct. G Harrington asked if the Conservation Overlay buffer signs were already in place given the fact
48 that they have already installed the detention outflow. J Robinson responded that the flags are still up,
49 noting the sign is there, but the 50-foot markers are no longer there. G Harrington commented that he
50 does not see it noted anywhere on the plan that the Conservation Overlay buffer signs would be
51 installed. J Robinson replied that they will do this. M Speltz asked if the only entry point for this would
52 be if they were traveling west. J Robinson replied that there is going to be a multi-direction turn lane
53 and reviewed that with the Commission. He noted that they can only exit onto Symmes Drive if they
54 needed to return to I-93 eastbound. M Badois asked if a truck would need to turn a sharp left if it was
55 entering from Symmes Drive. Jeff Kevan, P.E. from TFMoran replied that they have to come in from
56 Route 28. M Speltz asked how the trucks would know this. J Kevan responded that there is signage down
57 Route 28 to come in that way. He added that they started construction on this property about a year
58 ago and were working with Nouria and decided to make a change. He stated that they are also
59 proposing to revegetate that slope when they are finished and will re-plant it with shrub-scrub trees. He
60 pointed out that there are no left hand turns out of the entrance to Symmes Drive. M Speltz asked if the
61 driveway was already paved because if they made the circulation clockwise around the site, they could
62 stay out of the buffer. J Kevan responded that this driveway was dictated by NHDOT when they
63 negotiated land taking possibly ten to twelve years ago. M Speltz clarified that he is not stating the
64 driveway should be relocated, but rather making everyone enter from Route 28, circulating through the
65 site and exiting onto Symmes Drive. J Robinson replied that this would put so many more people
66 through the lighted intersection, which would make the light less efficient. J Kevan reiterated that all
67 this work is done and reviewed a current aerial picture with the Commission. M Speltz pointed out that
68 somewhere in the plan set there is a note that describes the maintenance of the underground water
69 quality system, and in his opinion, it is cursory way to look at it. He asked A Kizak if this new system
70 would fall under the new water quality ordinance. A Kizak replied that she would have to check with
71 Town Planner Walsh and John Trottier, Director of Public Works & Engineering. J Kevan said that there is
72 a town stormwater permit now that was created because of the MS4 program, so they will be providing
73 a Stormwater Pollution Prevention Plan (SWPPP) and Stormwater Management Plan prior to the plans
74 being signed by the Planning Board. M Speltz mentioned that he was more interested in how the
75 inspections actually take place. J Kevan noted that they will be required to keep the records. J Robison
76 explained that the SWPPP, outlines all the operation maintenance documents for the owner to



Londonderry Conservation Commission
Tuesday, September 13, 2022
Minutes

77 document every time he does an inspection. He agreed that the notes on the plans are cursory, but the
78 details are in the Stormwater Report. M Speltz asked how the town can close the loop, so that the town
79 is satisfied that everything in the plan is actually taking place. J Kevan replied that the town can make it
80 a requirement for the owner to submit all the documentation to them. He added that this project
81 requires an Alteration of Terrain (AOT) permit, which will require the inspections to occur and the
82 records be kept. D Lievens commented that this is a really good idea and it would be helpful to see such
83 documentation. M Speltz stated that he would recommend the Planning Board require that the
84 applicant submit copies of the stormwater management plan, maintenance and reporting records to the
85 town on an annual basis. He added that Londonderry does not have that many of these underground
86 systems in town and it is an area of concern for the Department of Public Works that they will be
87 properly managed. J Kevan remarked that in his opinion, Londonderry has been behind in this type of
88 underground systems and they have had many such systems in the ground for over 10 years. M Speltz
89 asked if any are in Londonderry. J Kevan replied that there are none in Londonderry because they were
90 not allowed before. He went on noting that the state of New Hampshire requires infiltration as part of
91 their stormwater requirements, but Londonderry took the position that they do not want to assume
92 that anything will infiltrate, which is more conservative. He noted that they do their reports in two ways,
93 one for Londonderry and one for the state, reiterating that you have to provide infiltration to the state
94 as they want you to recharge run-off where it falls on the ground and not take it some place away from
95 that. J Robinson clarified that this system for this project does not have any infiltration, but rather a
96 lined detention system, so it has impervious membrane underneath just for detention and not for
97 recharge, as this site is not suitable for recharge. M Speltz asked if this type of system saves space. J
98 Robinson replied that it does save space versus an above ground detention. J Kevan commented that for
99 the last design of this system the Department of Public Works asked them to put some manholes in the
100 middle of the system so they can physically go down and inspect it. G Harrington asked where the snow
101 storage would be on the plan. J Robinson replied that it would be around the outside perimeter. G
102 Harrington mentioned that it is not shown on the plan. J Robinson replied that is correct. J Kevan noted
103 that any significant snow for this type of development would have to be loaded and taken off site. He
104 said that they will add small snow storage areas on the plan. D Lievens asked if G Harrington reviewed
105 the landscape planting list. G Harrington replied that he had not. J Kevan mentioned that since the
106 footprint of pavement has not changed, the landscaping around this property is the same as was
107 previously approved. The Commissioners had the following comments for the DRC as follows:

- 108 1. Install Conservation buffer signage marking the edge of the overlay buffer
- 109 2. Recommend that the applicant submit reports on stormwater management to the town on an
110 annual basis
- 111 3. Show snow storage locations on plan.

112 **Unfinished Business**

113 **Hickory Hill entrance:** M Badois told the Commission they have the updated plans for the entrance of
114 Hickory Hill. She said that she did not have a date set as of yet, but hoped it would be late fall. She noted



Londonderry Conservation Commission
Tuesday, September 13, 2022
Minutes

115 that where the current entrance is now is actually on a small piece of an abutters lot, so there are
116 questions, such as moving the entrance or a lot line adjustment. M Speltz asked if she had received an
117 answer yet. M Badois replied that she has not heard anything yet. B Maxwell asked if the timber bridges
118 would be repaired and if the town would maintain them. He added that if it is not plowed for four
119 months out of the year, it would not be usable. He remarked that if Eversource or someone else does
120 not keep the brushes cut down, you cannot see the proposed parking area from the street, making it a
121 potential nuisance. M Badois commented that these are all the details that need to be worked out
122 between the Commission, Eversource and the Department of Public Works. M Speltz asked if Eversource
123 owned the land versus having an easement. M Badois replied that the strip directly underneath the
124 power lines is owned, but then it becomes Musquash. G Harrington asked if he was asking about the
125 east side of the power lines, as the eastern most part of the power lines is a private easement owned by
126 the house lots that abut this area. M Speltz mentioned that he was asking about this, as he is wondering
127 who would have the ability to go in there and brush it out. M Badois stated that there could be a
128 maintenance agreement, as Eversource does not want responsibility for the trails, which she believes is
129 fair. M Speltz asked what the plan to pay for this was. M Badois replied that she is working on this right
130 now.

131 **Moose Hill Lease:** M Badois informed the Commission that she would like them to start thinking about
132 the Moose Hill lease. M Speltz asked if there is a current one-year lease now. M Badois replied that the
133 lease was renewed for one-year, noting that the current lease holder would like a long-term lease, but
134 there were some issues to work out first.

135 **Signs for Moose Hill and Kendall Pond:** M Badois commented that she was able to meet with Steve
136 Young at Kendall Pond for the sign. She said that he is going to come up with a design plan and an
137 estimate. She added that the Moose Hill sign is part of this order, but she does not have a time frame
138 yet.

139 **Conservation Ranger:** Officer Aprile informed the Commission that hunting season has started. He said
140 that bear season started September 1, 2022 and archery starts September 15, 2022. D Lievens asked if
141 there was a hunting season for turkeys. Officer Aprile replied that turkey season is from October 10,
142 2022 through October 16, 2022.

143 **Lithia Springs:** M Badois informed the Commission that the Town Council approved the Lithia Springs
144 purchase last night and it was a very nice turnout. M Speltz asked what the vote was. A Kizak replied
145 that it was 5-0.

146 **Pittore Brothers Site Plan:** M Badois stated that the project is going before the Planning Board
147 tomorrow night, September 14, 2022, and then next week they will be before the Zoning Board of
148 Adjustment (ZBA) on September 21, 2022. M Speltz asked if an applicant would normally go before the
149 ZBA first before the Planning Board. A Kizak explained that they are asking for a continuance from the
150 Planning Board meeting tomorrow, as they will need to go before the ZBA first.



Londonderry Conservation Commission
Tuesday, September 13, 2022
Minutes

151 **Culverts on South Road:** G Harrington asked for the follow up on the culverts that were placed on
152 South Road across from the New Hampshire Department of Transportation (NHDOT) mitigation site. B
153 Maxwell commented that he received an email from John Trottier, Director of Public Works &
154 Engineering, that the town is aware.

155 **New Business**

156 **Peterson house:** M Badois said that Anne Peterson is working with Southeast Land Trust (SELT) to place
157 her land in conservation and they are doing fundraisers. She did not know if there was a time limit to
158 raise the funds and if there was anything the Commission could do to help. M Speltz noted that they are
159 having an event this weekend at the Peterson house.

160 **Exit 4A:** M Badois informed the Commission that the meeting has been rescheduled for September 22,
161 2022.

162 **Maps:** B Maxwell mentioned that the Commission may need to plan for more maps by the end of the
163 year.

164 **Other Business**

165 **Minutes:** The Commissioners went over the public minutes of August 23, 2022. B Maxwell made a
166 motion to approve the minutes as amended. D Heafey seconded the motion. The motion passed, 7-0-0.

167 **Adjournment:** D Heafey made a motion to adjourn the meeting at 8:30 p.m. M Speltz seconded the
168 motion. The motion passed, 7-0-0.

169 Respectfully Submitted,
170 Beth Morrison
171 Recording Secretary