



Londonderry Conservation Commission  
Tuesday, November 22, 2022  
Minutes

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

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4 **Absent:** open position (vacant position)

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

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9 Marge Badois called the meeting to order at 7:31 pm. M Badois appointed M Speltz to vote for the open  
10 position.

11 **DRC – Twin’s Smoke Shop Minor SP – Map 015, Lot 055 0 – 80 Perkins Rd:** Allison Lewis, EIT, from  
12 Keach-Nordstrom Associates, LLC, 10 Commerce Park N., Suite 3B, Bedford, NH, and Kurt Kendall,  
13 owner, addressed the Commission. A Lewis reviewed the site noting that it is half an acre in size with no  
14 wetlands. She explained that the owner is looking to convert approximately 300-feet of office space into  
15 a barber shop. She added that there will be no signs out front or in the windows, as they are not trying  
16 to recruit new clients, but service existing customers. She said that there are no outside changes. She  
17 mentioned that the cigar lounge was permitted in 2016, but there has been some discussion with town  
18 staff about the need for extra parking spaces. She went on stating that if they do need more parking,  
19 they will work through this with staff specifically addressing drainage and erosion control measures. D  
20 Lievens asked about the deck shown on the plan. K Kendall replied that the deck is attached to a lounge  
21 and a bar where customers can go outside. He pointed out that the majority of his customers are men,  
22 so he thought of the idea for a haircut and shave while enjoying a cigar. M Speltz commented that the  
23 first note on the plan states: “a minor site plan amendment consisting of a 702+/- square foot  
24 uncovered exterior deck on the second floor,” and asked why they are discussing a barber shop. A Lewis  
25 replied that the minor site plan application asks the applicant to submit the latest approved site plan;  
26 therefore, the deck addition in 2016 is the most recent approved site plan. M Speltz asked if the  
27 Commission was advising the Zoning Board of Adjustment (ZBA) on this application. A Kizak replied that  
28 the Commission is not advising the ZBA, as there are no wetlands or Conservation Overlay District on the  
29 site. She said it is a DRC application looking to see if the Commission has any comments. The  
30 Commissioners had no comment for this DRC.

31 **Unfinished Business**

32 **Exit 4a:** M Badois informed the Commission that she and D Lievens walked Exit 4A with Eversource. She  
33 said that they have completed the work out there. She added that only one house will experience a  
34 power outage when they change the lines over and that is due to a pump station. She added that most



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35 of the work done out there was performed by New Hampshire Department of Transportation (NHDOT),  
36 noting they installed a big culvert underneath the new road. M Speltz asked where the culvert connects.  
37 M Badois replied that there is a small wetland on one side of the exit that connects to the other side.

38 **Monitoring:** M Badois told the Commission that B Maxwell completed some monitoring of the Mack  
39 property. B Maxwell commented that he did the three Mack properties on the east side of Mammoth  
40 Road. M Badois mentioned that she keeps getting email reminders that there are some properties that  
41 need to be monitored by the end of the year. D Lievens asked if the monitoring of Ingersoll was  
42 completed. M Badois replied that she thought Rockingham County Conservation District (RCCD) did the  
43 monitoring of Ingersoll. D Lievens noted that is correct, but she usually needs to remind them and has  
44 not called them yet. M Speltz asked if it was a standing contract. D Lievens replied it is not, but thought  
45 that was a good idea, as she believes it should be. She said that she would call her contact tomorrow. M  
46 Badois asked if RCCD needs to complete the monitoring of the Merrill property. D Lievens replied that  
47 RCCD does Merrill and Sunnycrest as they hold an interest in the properties. M Badois mentioned that  
48 the Commission should try and schedule monitoring of the Plummer property. D Lievens commented  
49 that she could not do this. D Heafey asked if four people would be enough. M Badois replied that was a  
50 good number. She said that she would send an email out with possible dates to the Commission.

51 **Maps:** M Badois updated the Commission stating that the maps are ordered and should be available  
52 after Thanksgiving.

53 **Lease:** M Badois mentioned that she emailed the old lease and the new proposed changes to Mike  
54 Malaguti, Town Manager. She added that M Malaguti was talking to other potential lessees and was  
55 going to get back to her. D Lievens asked what prompted this discussion. M Badois replied that Kyle  
56 Chrestensen would like to change the lease to a ten-year lease. M Speltz expressed his opinion that the  
57 content of the lease should be the same no matter who the Commission leases the property to. M  
58 Badois explained that when K Chrestensen requested the ten-year lease, it was pointed out that this  
59 cannot be done unless it is a warrant article. She stated that due to the lack of time for a warrant article  
60 this year, they proposed a three-year lease, and to have a warrant article for this next year. M Speltz  
61 reiterated that regardless of the time frame of the lease, the lease terms should still be the same. M  
62 Badois asked if the Commission wanted to commit to such a lease given the issues the Commission is  
63 aware of. She remarked that K Chrestensen not following the conservation easement is a concern given  
64 the fact that it is a contractual agreement. M Speltz asked what conservation easement restrictions are  
65 being violated. M Badois replied that they are having issues with public access. M Speltz asked if K  
66 Chrestensen is not allowing public access or has posted "No public access." M Badois replied that she  
67 has heard stories of problems with access on Adams Pond Trail, as well as an issue with people taking  
68 pictures. D Lievens asked if this was for the Pillsbury parcel. M Badois replied that is correct. She  
69 commented that the lease starts in January. A Kizak pointed out that the Commission has one more  
70 meeting before January. D Lievens asked if anyone had spoken to K Chrestensen. G Harrington replied  
71 that M Malaguti has reached out. M Speltz stated that the Commission should take what they have in



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72 written format and ask M Malaguti for some direction. He added that the lease terms should be the  
73 same for both the Commission parcel and the Town Council parcel. He asked when she emailed this out  
74 to the Commission. M Badois replied that it was last week. M Speltz concluded that if anyone from the  
75 Commission has comments or concerns to send them to M Badois, and then discuss them at the next  
76 meeting. G Harrington pointed out that Commission will need to vote on this at the next meeting.

77 **Grants:** M Speltz told the Commission that they were awarded money for the purchase of Lithia Springs,  
78 and they will announce this the first week of December. He added that he has not heard back from the  
79 ARM grant yet. D Lievens noted that the ARM grant passed the Wetland's Council, but still needs to go  
80 before the Governor's Council. M Speltz mentioned that the ARM website states they will make their  
81 announcement on December 1, 2022, but it is subject to approval of the Governor's Council. D Lievens  
82 remarked that if it passed the Wetland's Council, it is as good as it can be.

83 **Hickory Hill:** M Badois told the Commission that the Natural Heritage Bureau survey came in and  
84 Stantec is going to check on the wetlands.

85 **New Business**

86 **New Commission applicant:** M Badois mentioned that they have an applicant this evening for the open  
87 position, Tiffani Macarelli. She asked if T Macarelli had any questions for them this evening. T Macarelli  
88 asked about the monitoring the Commission was discussing this evening. M Badois replied that the  
89 Commission has conservation properties in town and is required to monitor these parcels. She went on  
90 noting that the Commission will walk the perimeters of the properties to look out for encroachments, or  
91 anything else that should not take place. She added that with some of the properties, the Commission  
92 has to submit reports. She pointed out that the Commission now has a Conservation Officer that helps  
93 with the monitoring. M Speltz asked if T Macarelli was given a job description for the Conservation  
94 Commission when she applied. T Macarelli replied that she did not. M Badois interjected that she  
95 intentionally did not send the job description to her, as it scared the previous applicant off. She  
96 emphasized that there is a lot of detail in the job description and noted that it is all volunteer. T  
97 Macarelli mentioned that she used to work at the New England Aquarium doing a lot of field work, and  
98 she misses that part of her job. M Badois reviewed other tasks the Commission does, such as reviewing  
99 plans, wetland applications, etc. G Harrington pointed out that the Commission is an advisory board. M  
100 Speltz noted that the charter is very broad, but explained that the Commission is responsible for the  
101 natural resources in Londonderry. He asked if she had been given a date to attend a Town Council  
102 meeting. T Macarelli replied that she did not. M Speltz made a motion to recommend Tiffani Macarelli  
103 to the full vacant position. G Harrington seconded the motion. The motion passed, 7-0-0.

104 **Treasurer Report:** D Lievens told the Commission that essentially not much has happened since her last  
105 report. M Speltz asked if there had been money obligated. D Lievens replied that the money has not  
106 been dispersed yet. She explained the Land Management Fund and the Open Space Protection Fund to T



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107 Macarelli. M Speltz made a motion to authorize up to \$800 from the line item budget for the monitoring  
108 the Ingersoll property. B Maxwell seconded the motion. The motion passed, 7-0-0. M Speltz suggested  
109 having another entry in the report that would identify obligated funds, so that this money can be  
110 subtracted to give the Commission the current balance. D Lievens said that she can add this to the  
111 report.

112 **Leadership Londonderry:** M Badois told the Commission that they are due to speak on December 8,  
113 2022, at 6:30 p.m., for Leadership Londonderry, but she is not available. She asked if anyone else could  
114 go in her place. S Malouin volunteered.

115 **David Ellis:** M Badois informed the Commission that D Ellis emailed her about a broken link on the  
116 Commissions' webpage. A Kizak asked for M Badois to forward her the email. M Badois pointed out that  
117 he also offered to expand some descriptions of cellar hole sites.

118 **Other Business**

119 **Minutes:** The Commissioners went over the public minutes of November 8, 2022. M Speltz made a  
120 motion to approve the minutes as amended. B Maxwell seconded the motion. The motion passed, 5-0-2,  
121 with S Malouin and D Lievens abstaining.

122 **Adjournment:** G Harrington made a motion to adjourn the meeting at 8:22 p.m. B Maxwell seconded  
123 the motion. The motion passed, 7-0-0.

124 Respectfully Submitted,  
125 Beth Morrison  
126 Recording Secretary