



Londonderry Conservation Commission
Tuesday, December 13, 2022
Minutes

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

Absent: None

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

Marge Badois called the meeting to order at 7:30 pm. M Badois appointed M Speltz to vote for D Lievens until she arrives. D Lievens arrived at 7:31 p.m.

DRC – Nutfield Estates – Map 9, Lot 42 – 11 Sargent Rd: George Chadwick, P.E., from Bedford Design Consultants, 592 Harvey Road, Manchester, NH, addressed the Commission. G. Chadwick explained the project noting they are proposing to construct 13 lots, with approximately 1000-feet of road that will have a sidewalk, as well as a connection to the abutting town property. He pointed out that an expedited minimum impact wetland permit application has been submitted to New Hampshire Department of Environmental Services (NHDES). He noted that they are proposing to impact approximately 1,900 SF of wetlands in order to cross the road. He added that the wetland is the result of town road run-off. He mentioned that the wetland is a ditch line basically and a poorly drained drainage channel that is a result of town run-off. He commented that the wetlands contains a lot of buckthorn and a few red maples along the outskirts. He reviewed the drainage with the Commission. He said that they are not sure what they are going to do with the existing house, and if they can save it, they will. He asked if the Commission had any questions for him.

M Speltz asked if the stonewalls were going to be undisturbed. G. Chadwick replied that the stonewalls along the exterior will stay undisturbed, and pointed out an area where the stonewalls will be taken down, noting that the stones will be collected and repurposed on site. He added that they might build an entrance out of the stones that are taken down. M Speltz asked if the two wetlands on the west really end at the stonewall or if that is just as far as they mapped them. G. Chadwick replied that the wetlands do go beyond the stonewall, but that is as far as they mapped them. M Speltz asked what will happen to the ditch when the water that was feeding it is now conveyed down the road. G. Chadwick illustrated on the screen where they are going to grab the existing pipe and extend it, so it will continue on the way it was. G. Harrington asked why the proposed drainage easement is only extended a short distance on a certain parcel and not carried all the way to the property line. He remarked that a future property owner could block the drainage having it back up and create a problem. G Chadwick replied that the town requires an easement around the outlet structure only, which is what he presented. He went on stating that if the recommendation is to carry the easement further, but he has concerns since lot sizing calculations require drainage easements to be excluded, which would make the applicant lose a lot. He expressed his opinion that the applicant might push back on this due to the loss. G. Harrington

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Monitoring: M Badois informed the Commission that she believes all the monitoring they needed to do by the end of the year is done. M Speltz asked how it went at the Plummer property. M Badois replied that Officer Aprile reminded her that she went out with someone from the state before, so this did not need to be monitored again. She mentioned that she would like a monitoring list to be made to help the Commission keep better track of when a parcel needs monitoring. D Heafey added that once a spreadsheet is emailed, it is no longer a controlled document. M Speltz asked if D Heafey has worked with A Kizak. D Heafey replied that he will be contacting her to see if there are any tools the Commission could use for monitoring. D Lievens asked if M Badois received a response from the Rockingham Conservation Commission District (RCCD) regarding Ingersoll. M Badois replied that she did not after she sent the contract, but they implied there was plenty of time to get this done.

Mountain Bike Trail: M Badois told the Commission that she keeps trying to coordinate to have people go see the new trail, but right now everyone is busy with the holidays. She pointed out that when she looks at the map where the mountain bikers want to put the trail, it is dangerously close to Mathes property, and if they are over the boundary line it will be a problem. B Maxwell mentioned that this was one of the more recent bunny cuts, so it is not hard to get in. M Badois said that she hopes someone will have a GPS when they go walk the new trail. B Maxwell added that the extension down the old Piper Trail to Mathes is overgrown, as it should be as Fish & Game wanted it to be abandoned. M Badois wondered if there were some markings left from when they logged it. B Maxwell stated that there is not much marking/blazing left. M Badois commented that when the Commission meets with the mountain bikers in January, it needs to be discussed that this is not the Town's land.

Maps: M Badois mentioned that she is still waiting on the map order, noting they should have been ready shortly after thanksgiving. B Maxwell said that he is okay with maps right now and he should be for the next two to three weeks. A Kizak commented that they might have some maps around town hall as well.

Lithia Springs survey: M Speltz informed the Commission that he received the draft of the Lithia Springs survey. He explained that there appears to be a small encroachment with the house on Route 102, where it appears that a small corner of their deck and shed might be encroaching. He commented that he would like to work with the owners letting them know that this is okay right now, but if they ever were to fix their deck, they would need to move it out of the encroachment. D Lievens asked if there could be a better agreement. M Badois said that she did not think it was up to the Commission. He mentioned that there used to be a sign that said Elwood Orchards on Route 102, and when they signed the purchase and sale agreement it was stated that Elwood could continue to use the sign, but he does not know where the sign is at this point. He asked the surveyor to locate the sign. He said that the deed that conveyed the Lithia Springs property to Elwood includes a little triangle of land at the corner of High Range Road and Route 102 that is owned by Elwood, but was not included in the survey. He remarked that the deed to the Elwood family has the triangle parcel listed at 1.25 acres, but it is only about .25 acres. He informed the Commission that since there is a discrepancy, he has asked the surveyors to add the triangle to the main survey they did. He summarized that the locating of the sign and the triangle parcel were outside the original scope of work that was approved for the survey. He added that it is going to cost approximately \$1000. G Harrington made a motion to authorize up to \$1,500 from the



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117 Open Space Fund to add Map 2 Lot 8 to our existing Lithia Springs survey and locate the Elwood Sign
118 with respect to the property line. B Maxwell seconded the motion. The motion passed, 7-0-0.

119 **Grants:** G Harrington asked if there was an update. M Speltz replied that tomorrow the Governor will
120 be announcing the LCHIP award winners. He noted that the Town Manager and Councilor Chad Franz
121 will be at the ceremony to accept the award. He said that he has been notified by telephone from the
122 trust fund that the Commission will receive the full amount of \$500,000 from the ARM Fund. He added
123 that they have asked the owners to defer the closing from the end of this month to February 24, 2023,
124 of which they have responded favorably.

125 **New Business**

126 **Field Day:** M Badois suggested the Commission have Field Day on February 18, 2023. She asked about
127 entertainment, noting they had the police canines last year. D Heafey mentioned that he sent an email
128 to Fish & Game last year and never received a response. M Badois noted that they have not had any
129 updates to the bunny cuts since pre-COVID. D Lievens pointed out that Charlie Moreno has foresters
130 working for him in the Musquash now, so they might want to speak at Field Day. D Heafey suggested
131 having the mountain bikers do a demonstration as they are putting in the new trail. M Badois agreed
132 that this would be a great idea. D Lievens remarked that she would update the Facebook page with
133 details of Field Day. A Kizak said that once there is a flyer, she will put it on the website.

134 **Charlie Moreno:** D Lievens told the Commission that she scheduled Charlie Moreno to come speak at
135 the first meeting in January. She added that C Moreno is enthusiastic and now has two guys working for
136 him. She said that they spoke about the need for a cut and start fresh. M Badois mentioned that the last
137 time he was here, he gave a presentation on what he wanted to do, but nothing has transpired.

138 **Signs:** M Badois told the Commission that she contacted FASTSIGN as she was not getting anywhere
139 with Imageability. She noted that FASTSIGN got back to her noting the signs come in standard sizes. She
140 said that the Mack sign only needs to be adjusted a couple inches, but the other sign that she had at 18
141 x 18, only comes 18 x 24. D Lievens asked for the cost. M Badois replied that she would not know the
142 cost until she chooses a size. M Speltz asked if the sign was going by the overlook platform. M Badois
143 described where she would like the sign to be placed to the Commission.

144 **Lease:** M Speltz asked if M Badois was still collecting comments for the proposed Mack orchard lease.
145 M Badois replied that she has not received a response from the Town Manager and she does not know
146 when the lease expires. She noted that she believes the Commission discussed this in November of last
147 year, but she does not have a signed copy of the lease. She assumed the lease would expire in January.
148 She explained that the Commission can do a five-year lease now and have a warrant article next year for
149 a ten-year lease. B Maxwell asked if the Commission can do a five-year lease without a warrant article.
150 M Badois replied that is correct. B Maxwell voiced his opinion that he is not motivated to extend his help
151 when it has not been reciprocated. M Speltz added that there is a growing concern. M Badois stated
152 that she will keep trying to get in touch with the Town Manager.



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153 **Leadership Londonderry:** D Heafey asked how Leadership Londonderry went. S Malouin replied that it
154 went really well, noting there were about 12 people there.

155 **Other Business**

156 **Minutes:** The Commissioners went over the public minutes of November 22, 2022. B Maxwell made a
157 motion to approve the minutes as presented. D Lievens seconded the motion. The motion passed, 6-0-1,
158 with T Macarelli abstaining.

159 **Adjournment:** G Harrington made a motion to adjourn the meeting at 8:30 p.m. B Maxwell seconded
160 the motion. The motion passed, 7-0-0.

161 Respectfully Submitted,
162 Beth Morrison
163 Recording Secretary