



Londonderry Conservation Commission

Tuesday, March 26, 2024

Amended Minutes

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

Absent: Tiffani Macarelli, member; Jim Leary, alternate member

Also present: Michael Bazegian, GIS Manager/Comprehensive Planner; Ron Dunn, Town Council Liaison

M. Badois called the meeting to order at 7:30 p.m. She appointed M. Speltz to vote for T. Mararelli.

Site Plan Amendment

Enterprise – 10 Navigator Road – Map 28 Lot 22-8

Katie Weiss of Bedford Design Consultants appeared before the Commission on behalf of the applicant, Enterprise Rent-A-Car Boston. She described the project, which is to erect an auto inspection building that will connect into the existing drainage system. There will be no body work or painting done in this building. The existing building will also undergo renovation. This will serve as an intake site to plate cars and send them out to rental. They propose adding two catch basins and a bioretention area. The original detention pond is now a manmade wetland.

While approximately 300 parking spaces will be removed, the impervious surface will remain much the same. M. Badois noted the extensive impervious surface; however, the applicant explained it is necessary to hold the amount of cars they will be processing.

D. Lievens questioned the use of one wetland plant and Ms. Weiss will research this.

Commission comment: Research use of wetland plant.

Site Plan Application

Burton Governmental – 58 Wentworth Avenue & 3 Burton Drive – Map 14 Lot 44-21, 44-22

Jason Lopez of Keach-Nordstrom Associates appeared before the Commission. The project is a 50,900 square foot facility for DEA, the Northern New England Drug Lab, and the National Fingerprint Database. It was presented to the Commission in January 2024. They have gone through first design review with Planning Staff.

The application for the wetlands permit has been submitted. There will be 16,475 square feet of wetland impact. There has been a wildlife assessment and New England cottontail rabbits were found. A fee will be paid to New Hampshire Fish & Game, who will trap and relocate the rabbits. There will be no sumps or catch basins due to the presence of turtles. Green snakes were present, but no habitat was detected



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on the site. Erosion control products will not use monofilament. They will pay into the ARM fund to meet NHDES mitigation requirements.

None of the wetlands map out at more than 0.5 acres, so no buffers apply. The wetlands are impacted by parking, access to the building, the building, and security fencing.

D. Lievens asked about Fish & Game's prediction of success trapping the rabbits, but J. Lopez did not have this information. He noted contractors will be educated to recognize the rabbits and report their presence to Fish & Game. There will be personnel onsite full time. The security fence will have a 3-inch gap at the bottom, so wildlife can pass under it.

G. Harrington asked if they have coordinated with the U.S. Fish & Wildlife Service, since federal funds are involved. J. Lopez said he did not believe this was done through GZA's review, but he will follow up.

Commission comments: Follow up with the U.S. Fish & Wildlife Service; add New Hampshire Fish & Game recommendations onto the plan; consult with the DEA about moving the western fence line farther to the east to avoid the northwest wetland.

Ray Breslin, 3 Gary Drive, asked what will be stored in this location. M. Badois explained it is top secret and R. Breslin expressed his concern about this, citing an incident in Merrimack. M. Speltz said he is less worried about operations conducted by a federal agency than a commercial enterprise. R. Breslin asked if the Army Corps of Engineers would be involved. He said everyone needs to have input and make sure the Town has a plan moving forward.

Old Business

Musquash Trails

M. Badois reported the New England Mountain Bike Association is halfway through the new trails attaching to Litchfield. The new section is between Trivial Pursuit and Roll the Dice trails, and will be named Snake Eyes. They plan to build a movable deck-type bridge for the landing. G. Harrington noted a dredge and fill permit would be required to use cement supports in the wetland, so this will be placed on hold until they have more information. The Commission noted the new trails will need signage and blazing, and the map segments near the new trails will need to be updated.

Dan Maher, 7 Imperial Drive, noted there are bridges that are falling apart. M. Badois said there was a group that used to maintain them, but the Commission has lost contact with them. D. Maher asked if the Boy Scouts could rebuild bridges as an Eagle Scout project; M. Badois said there are currently no Scouts ready to do Eagle Scout projects. She noted Londonderry Trailways can also do this work. D. Maher suggested holding a workday for volunteers. M. Badois asked him to create a wish list of projects.



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Signs

M. Speltz said the signs need to acknowledge the grant agencies, so this will be added. The Merrill family is amenable to erecting a sign near the store: "The Merrill Hill Conservation Area." R. Dunn was asked to contact M. Malaguti to follow up on installing a sign at the Mack orchard.

Wood Signs

Mike, a sign maker, appeared before the Commission to discuss replacing trail, kiosk, and other signs. The Commission agreed they would like the Conservation signs to be consistent and will send him pictures so that he can create a design.

Stantec

M. Badois has received a bill from June that is marked as unpaid and is researching this. She said Fish & Game is making stringent demands regarding the entrance to the parking area, including speed bumps and wanting them to wait to do the work in October to avoid hitting turtles. She said J. Trottier and Stantec are working with Fish & Game on this.

Beaver Expert

M. Badois reported the beaver expert will be returning to control more beavers this week.

New Business

M. Badois expressed concern over the current system of reviewing applications, such as design review, wetland permits, and conditional use permits. She cited examples where wetland permit have been submitted to the Town Clerk's office, but never received by the Commission. She also noted a variance request coming before the ZBA before the Conservation Commission heard it.

M. Bazegian said he was not aware this information needed to be submitted to the Commission. M. Badois explained they have 20 days to review it. The Commission discussed a process to ensure they receive this information.

M. Badois noted the Gilcreast development and the Village on Technology Hill will be reviewed by the Planning Board the next day and invited any members interested in these projects to attend.

M. Badois said the Commission is missing two people. They discussed how to advertise for individuals with specific skills to join the Commission and ways to attract new members.

Approval of Minutes



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118 ***D. Heafey moved to approve the minutes of the March 12, 2024, meeting as presented. D. Lievens***
119 ***seconded the motion. A vote was taken, all were in favor except G. Harrington and D. Heafey, who***
120 ***abstained. The motion passed 5-0-2.***

121

122 **Adjournment**

123 ***G. Harrington moved to adjourn the meeting. D. Heafey seconded the motion. A vote was taken, all***
124 ***were in favor. The motion passed unanimously.***

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126 The meeting was adjourned at 9:04 p.m.

127

128 Respectfully submitted,

129

130 Beth Hanggeli

131 Recording Secretary

