DERRY CONSERVATION COMMISSION

Municipal Center

Derry, NH

September 29, 2026 Jay Hildreth 10/5/26

-**Call to Order**: Chairman Buzzanga called the meeting to order at 7:00 p.m., he led the Pledge of Allegiance.

-**Roll Call**: Riccardo Buzzanga, Rick Metts, Robert Spoerl, Eileen Chabot. Jay Hildreth, Linda Comrie, and Land Manager Beth Carver.

-Approval of Minutes: Chairman Buzzanga asked Commissioner Comrie to sit in for Commissioner Cheryl Hobert who was absent.

Commissioner Metts **MOVED** to approve the Minutes of August 17, 2026. Commissioner Spoerl seconded the Motion. **Vote:** Unanimous

Commissioner Chabot **MOVED** to approve the Rapid Response Emergency Subcommittee Meeting Minutes of August 24, 2026. Robert Spoerl seconded the Motion. **Vote:** Unanimous

-**Correspondence**: Chairman Buzzanga spoke of a check the Commission received for $19.00 from the Hannaford Blooming for Good Bouquet program.

Commissioner Metts made a **MOTION** to accept the $19.00 donation from the Hannaford for Good Program to be kept in the Land Preservation account. Eileen Chabot seconded the Motion. **Vote**: Unanimous

-The Commission received reported violations from the Department of Environmental Services at 25 Escumbuit Road, Derry Tax Map 15 Lot 30; and another for 19 Whitneys Grove, Derry Tax Map 15 Lots 16 and 17. The Commission also received a request for participation in the U.S.D.A. Conservation Service. The request is in response to an easement evaluation that will be followed up by Land Manager, Beth Carver.

-**Chair's Report**: Chairman Buzzanga updated the Commission has had a very busy summer. Land Manager, Beth Carver continues her work following through on many ongoing projects and doing a great job. Chairman Buzzanga added he continues to receive Commission updates weekly on new and continuing work being done.

-**Site Plan Review**:

-Tax Map 11092, Lot 001; 63 English Range Road; 13 Lot Subdivision; Owner: RGNH Construction-Kevin Landry, 20 Rockingham Rd, Windham NH. Surveyor: James Verra & Associates, Inc, (JVA) 100 Griffin Road Unit C, Portsmouth, NH. Presenters: Nicholas DiBartholomeo, Morgan Moody, Kevin Landry, and Ryan Fowler.

Nicholas DiBartholomeo and Morgan Moody state the land is a 43-lot parcel. Of the 43 lots, they will only be disturbing 1300 square feet of wetlands. The current plan includes a 13-lot subdivision with 3,300 linear feet of road where it will have a vertical, granite curbing culvert system that goes to 4 different ponds. Mr. DiBartholomeo highlighted on the drawing where the road will come in from Scenic Drive and showed where it will disturb wetlands. The first incompact from the road is at 1,265 feet and another point of impact at 40 square feet. In the northeastern area of the site is where the higher value wetland is located within the 100-year flood area. Much of the proposed subdivision does not reach toward this wetland area. The wetland area and vernal pools were flagged in March and April 2026 and the wetland functions and values assessment for New Hampshire Department of Environmental Services was completed. The plan is currently in the environmental review process in regard to the vernal pools and the possible habitat fragmentation within the proposed subdivision. The majority of the wetlands are forested wetlands with a few emergent wetlands along the powerline corridor. The smaller wetland area is disturbed by an accompanying trail alongside it that exists. Chairman Buzzanga inquired about a pipe noted on the plans. It was noted to be 134 feet long and 12 inches wide. The culvert is proposed. Chairman Buzzanga confirmed that the wetland the road is going through was a continuous wetland and the pipe will keep it continuous. It will be a pipe with outlet protection, and a rip wrap apron to slow down any velocities. The pipe will be located 6 feet under the road. Commissioner Chabot asked to see the set of plans that includes the grading lines as grading is important to wetland's impact. Commissioner Metts asked when they return, he would like to see the plans' septics as well as the setbacks. Commissioner Chabot also stated that the updated plans should be stamped by a certified Wetland Scientist along with a description of the wetlands and labeled on the plan. Chairman Buzzanga stated that they would schedule a future site walk and a set of plans would be made available prior to the walk. Chairman Buzzanga also asked them to review the size of the pipe and speak with Town of Derry Deputy Public Works Director Mark L'Heureux concerning its current planned size.

Site Plan Review:

-Tax Map 14, Lot 15: 22.5 Overledge Drive; Phase V Subdivision; Owner: JAL, LLC 5 Madden Road, Derry, NH; Presenters: Michael P. Butler, PE and Brent J. Cole, PE.

-Brent Cole of Granite Engineering introduced himself as the engineer of the project and was accompanied by Tom Lannan of JAL, LLC. They are presenting Denali Estates Phase V. Prior phases brought before this Board had smaller wetland impacts. The overview plan is coming in off of Daniel and Forest Roads which bring Phases I and IV together. The future development of Phase V takes Forest Road and extends it into the vacant land that is there. They are proposing 20 lots on a town-maintained road which is essentially Forest Street Extension. Phase VI is not being proposed currently. Their objective now is to provide a preliminary overview and answer high level questions regarding Phase V. They would like to schedule a site walk as they are scheduled to go before the Technical Review Committee and return to the Commission with a fully developed plan set. There are two wetland crossings. They have met with town officials, including the Zoning Board, on this project and have been vetted by the Town of Derry. The town has been involved in the design process itself. Mr. Cole has had extensive conversations with the Department of Environmental Services regarding the two wetland crossings. They have also spoken with N.H. Fish and Game about endangered species and how they can help to mitigate with their plans. The wetlands are not stream crossings but forested wetlands that

drain from north to south down to the larger wetland complex. They are carrying the 25 foot no cut buffer that has been applied to the entire project or at least the former Phases.

The current plans show a 4,600 square foot wetland impact that will include a cross culvert. Currently it is a 48-inch concrete pipe. In the past, the State of New Hampshire has requested to have a 48-inch RCP pipe on a non-stream wetland crossing. Mr. Cole explained "stream simulation." The plan includes head walls. Mr. Lannan recalled using organics in Phase I. The second wetland impact is about a 3,000 square foot impact. The 48-inch width pipes are about 150 feet long. A native wildlife mix will be used for the steep slopes near the wetlands. Conversation ensued regarding how surface sand filters will be used and how they work. Regulations in Derry as well as alteration terrain require all the impervious areas to not only be treated but mitigated and a portion of it to be recharged back into the aquifer. A second sand filter is on the plans as well. Commission Spoerl asked who will maintain the filters over time and Mr. Cole replied the town maintains them. The goal in designing these systems is that they don't fail, they are designed for the 100-year storm. They are built with broadcasted weirs so if the outlet structure is overwhelmed there is path for it to go that doesn't necessarily drain into anyone's backyards and drains back to the wetlands. Maintenance is minimal and they are checked annually. They are to be mowed twice a year. A future site walk is planned on this 80-acre parcel. The wetlands have been recently flagged.

-**Site Plan Review**:

-Tax Map 7 Lot 77; 38 Jackman Road/Jackman Road Right-of-Way; Owner: Joe Mastriano, 3 Ball Avenue, Salem, N.H. 03079; Engineer: Engineer Alliance, Inc., 194 Central Street, Saugus, MA 01906, Presenters: Eric Bradanese, P.E.

Owner Joe Mastriano and Eric Bradanese, PE (who attended virtually.) Mr. Bradanese reminded the Commission he had first presented the plan in August 2026 with preliminary plans for this project. There have been some minor revisions since the plan was first presented. They were tasked with getting more wetlands information that needs to be put on the plans such as the date of the wetland flagging, and the types of wetlands which they have now received from Bruce Gilday, Wetland Scientist. That information was added to the plan sheets. They also added the 75-foot no cut buffer to the prime wetland to show what impact they may have in that area. One item from the Town Engineering Department was to adjust some of the roadway grading for the proposed culvert that will run under Jackman Road right-of-way. The scope of this project is to build a single-family dwelling and a garage with an Accessory Dwelling Unit (ADU) above it. Jackman Road is a Class 6 Road that is not maintained by the Town of Derry. There is a portion of the road maintained by an abutter to this site. The last 625 feet that leads to the frontage of the property would be maintained by Mr. Mastriano. This will be constructed as a 20-foot-wide gravel road. This was coordinated with Town engineering and the Fire Department to assure that they have maintained enough access both horizontally and vertically. This ensures the roadway grades and stormwater work efficiently. This road will provide a significant storage volume for stormwater impacts. Chairman Buzzanga confirmed the 60 feet he saw on the plans is between the added boulders and the edge of the wetland. Mr. Bradanese stated there is no direct impact on the wetland.

-Commissioner Chabot expressed some concerns she noted on September 14, 2026. Work had already begun as she saw a large machine working and noted trees had already been cut. She was pleased to see a silt fence had been erected but was not sure it was put in the right place in terms of the 75-foot setback to the prime wetland. She also stated she was not pleased to know the plan showed only 60-feet distance from the wetland. She reminded the Commission that the standard is 75-feet setback from a prime wetland. Mr. Mastriano agreed that some site prep work had been done with some tree clearing into the proposed house area. He stated he avoided the wetland area. Mr. Bradanese shared that he had discussions with a Compliance Specialist named Sephera M. Michailides at the N.H. Department of Environmental Services. He said he sent the plans to her and the Department had no specific concerns. Mr. Bradanese explained the property frontage for the site is basically entirely within the 150-foot buffer to the prime wetland. This area of concern was a request to have the hammer head turn around for fire access. The total impact from the edge of roadway all the way through the site where the building is going to be is 77,000 square feet. Discussion ensued regarding seeking relief from the setback from the Department of Environmental Services. Beth Carver, Land Manager, added she spoke with the Derry Code Enforcement Officer who confirmed work had ceased at the location. Mr. Bradanese offered his apologies, stating it was a misunderstanding regarding the preparation work that was done on the site. Chairman Buzzanga asked that the corner of interest they had spoken about would be flagged prior to a scheduled site walk and reminded everyone the prime wetland area must remain in its existing conditions. Chairman Buzzanga shared that the Commission will schedule a site walk soon.

-**Well at Martin Farm Property, Nutfield Farms LLC presenting**: Andrew Chisholm of 70 Old Auburn Road spoke of acquiring the property in June of 2025. He explained how the existing well on the property is across the street at the Pinegree property. They have the pump in their house, and the well is on the property that he owns. The water comes from the well into the house and then flows into a pipe under the street over to the barn. Due to the ledge, it is only about 8 inches deep and freezes in the winter. There is no year-round water access to the barn. They intend to restart the dairy operation. He has reached out to the United States Department of Agriculture (U.S.D.A.) and the Natural Resources Conservation Service (N.R.C.S.), and they have approved a project for the farm. It will be funded by the N.R.C.S. as a project under the U.S.D.A. In following all the U.S.D.A. guidelines he will contract with Skillings and Sons, LLC to do the well. He provided a picture of the location of the proposed well.

Commissioner Spoerl **MOTIONED** to permit the applicant to move forward with the process and install a well that falls within the agriculture purposes of the easement. Commissioner Metts seconded the Motion.
Vote: Unanimous

-**Committee & Liaison Reports**

-**Community Gardens:** Commissioner Hildreth reported the planned Harvest event had been rained out. He updated where the cemetery leaves will be disposed of at Broadview Farm and talked about the compost bins/structures and their present conditions.

-**Broadview Annex**: Commissioner Hildreth addressed the area that should be mowed. University of New Hampshire Wildlife Biologist Matt Tarr suggested some updates to the current plans.

-Personnel: Commissioner Metts stated reviews will be conducted in the coming weeks.

-Technical Review Committee: Commissioner Metts updated the committee has been busy with three more site reviews scheduled for the next Conservation Commission meeting.

-**Public Outreach**: Commissioner Comrie was congratulated by Chairman Buzzanga for her approval by the Town Council as a full member to the Conservation Commission. The Bittersweet Removal event that was held and accompanied by volunteers from Parkland Medical Center was very successful. Social media views were over 12,000. The Commissions' social media page is helping to engage additional interest in the Commissions work.

-Environmental Policy & Training: Commissioner Chabot updated the annual NHACC's annual meeting is scheduled for Saturday, November 7, 2026. The Department of Environmental Service is holding a lake draw down for Ballard Pond on October 12, 2026. This gives waterfront property owners an opportunity to work on their property after they have obtained a permit. On October 21, 2026, the "Protecting Land: Conservation Easements Panel & Q&A" event is hosted by the East Kingston Conservation Commission alongside the Southeast Land Trust of New Hampshire (S.E.L.T.). held at the East Kingston Library from 5:00 p.m. to 6:30 p.m. This is a free event and no registration is required. The Department of Environmental Service continues to launch its "One Stop" database throughout the month of October.

Commissioner Metts **MOVED** to approve $70 reimbursement to Commissioner Chabot for the NHACC Annual meeting registration cost out of the Administration Account. Commissioner Spoerl seconded the Motion. **Vote**: Unanimous

-**Property Management**: Chairman Buzzanga updated they continue to tackle projects as they come up. He offered a shoutout to the Department of Public Works for their level of help and assistance.

-**Land Acquisition**: Chairman Buzzanga updated there are still three properties in the works. Regarding the Rapid Response Subcommittee that is dealing with the encroachment of the properties at Corneliusen and other spaces, work continues.

-**Land Maintenance**: Commissioner Spoerl made mention of metal detecting on Conservation properties. He shared with Beth Carver the New Hampshire state rules for state properties. Conversation ensued.

-**Reporting Compliance**: No report was given.

-**Net Zero Task Force**: No report was given.

-**Council Liaison Report**: No report was given.

Land Manager Report: Ms. Carver updated the signage had been ordered for the Ashleigh Drive property. A vote will be needed for a resident who has asked to clean up the new growth at the entrance way at 7 ½ Willow Street using a weedwhacker and hedge trimmer.

Commissioner Metts **MOVED** to allow the resident who has currently asked permission to trim back 7 ½ Willow Street access use of hedge trimmers, weedwhackers and any other non-motorized gardening utensils to trim said property back. Commissioner Comrie seconded the Motion.

Vote: Unanimous

The Community Wildfire Protection Plan was presented to the Town Council on September 15, 2026. The Council voted to table the vote to adopt it to give the public more time to review the document. The Cub Scout Troop who camped out at Broadview Farm is asking to use it again to camp out and has offered to do trail work doing some age-appropriate maintenance. The Bittersweet Removal Event at Broadway was successful and received much attention on social media. D.P.W. will clear the area for the compost leaves that was identified. Regarding the Ball property, there are some fallen trees on the property that have been flagged. D.P.W. has offered to cut those trees as their schedule allows. A Sandown resident has submitted comments on the Corneliusen property for hunting and the land recently being posted as disallowing hunting and no motorized vehicles. On Quail Hill it has been noted a fallen tree at the trailhead entrance and possible encroachment by abutters. More information will be forthcoming.

-**Other Business**: Chairman Buzzanga spoke of the upcoming site walks that need to be scheduled. He suggested splitting up the site walks amongst Commissioners as some of the parcels are very large and will require some time.

At 9:06 p.m., Commissioner Metts **MOVED** to adjourn. Commissioner Chabot seconded the Motion.

Vote: Unanimous

Respectfully Submitted,

Tammie Lampes

Recording Secretary

Jay Hildreth
10/16/26