Londonderry Conservation Commission
Tuesday, April 14, 2026
Draft Minutes

Present: Marge Badois, Chair; Gene Harrington, Vice Chair; Deb Lievens, member; Harry Schwartz, member; Bob Maxwell, member; Elkel Bickford, member; Michael Speltz, alternate member; Susan Malouin, alternate member; Gary Della Grotta, alternate member

Absent: David Heafey, member

Also present: Michael Bazegian, GIS Manager/Comprehensive Planner; Councilor Ron Dunn

Call to Order

Ms. Badois called the meeting to order at 7:30 p.m. She assigned Mike Speltz to vote for David Heafey.

DRC - Diamond Edge - 115 Hovey Road - Map 12 Lot 138

George Chadwick with Bedford Design Consultants appeared before the Commission to discuss the proposed subdivision of an 8.7-acre parcel into two lots, one of 2.5 acres with an existing house and one of 6.1 acres. There is a wetland on the property line of the 6.1-acre lot that is under a half-acre.

The Commission noted the length and steepness of the proposed driveway and asked about the location of snow storage. G. Chadwick described the stormwater management system, noting there is a small area at the base of the driveway for snow storage.

The Commission asked about precautions that will be taken to avoid sedimentation from the driveway. G. Chadwick described temporary measures that could be taken during construction. A swale will be constructed on the wetland side of the driveway to collect runoff and transfer it to the stormwater basin.

Commission comments: Recommend designating a snow storage area at the bottom of the driveway, away from the detention pond; take additional measures to be determined by the contractor to prevent sedimentation during construction.

DRC - Proposed Warehouse Development - 12 Jack's Bridge Road - Map 15 Lot 103-1

Tyler Murphy of 12 Jack's Bridge LLC appeared before the Commission to discuss the proposed warehouse. He noted the layout of the 105,000-square foot building is very similar to the warehouse at 26 Jack's Bridge Road. A retaining wall separates the side from the 50-foot wetland buffer, so there will be no buffer impact. They intend to apply all typical erosion controls during construction. They have no tenant(s) for the warehouse, but it is intended for dry goods storage.

The Commission asked about the amount of parking. T. Murphy said there are 105 parking spaces, which is more than the Town regulation. The parking is intended for employees. The building is set up for rack storage, but there are two 3,000-square foot office areas included in the plan.

The Commission discussed access to and navigation around the site, including that of emergency services. They also discussed the landscaping plan and screening from the highway. They discussed snow storage areas, which are planned for the truck courts. T. Murphy described the stormwater management system and the associated maintenance plan.

Commission comments: The Commission's understanding is that no hazardous materials will be stored in the structure.

Public Comment

There were no members of the public wishing to speak.

Old Business

Forester

M. Badois reported the contract has been sent to the forester, who is in the process of submitting his certificate of insurance. Part of the Commission's agreement is to pay a deposit of $2,275. The new forester would like to attend a Commission meeting and take a site walk through the Musquash.

D. Lievens moved that the Commission pay a deposit of $2,275 to the forester out of the Habitat fund. G. Harrington seconded the motion. The motion carried unanimously.

Scobie Pond Boat Launch

M. Badois believes the boat launch has been reinstalled.

Financial Report

D. Lievens reported nothing has changed in the accounts. Regarding the budget, she said the numbers given to her by the Town are different than her figures; she will contact the Controller to discuss this. She noted this is a good time for small purchases.

Facebook Page

D. Lievens asked for help adding an administrator to the Commission's Facebook page. M. Badois recommended contacting Mike Byerly.

Lithia Spring

M. Speltz reported an RFP was issued for the Lithia Spring signs. He asked where the RFP was posted, as only one response was received. He expressed concern that only having one bid might not meet the Town's purchasing policy. He will follow up with the Finance Department about this.

M. Speltz reported the Governor Council will be considering the grant at the next meeting. This is the final hurdle to obtaining the funds to forward the contract and start the process.

M. Speltz has drafted a trails RFP to build a trail from the proposed parking lot to the spring house and remainder of the causeway. DPW is concerned that parking on the east side of High Range Road will be a safety issue, as the trailhead is on the other side of the street and DPW is not willing to add a crosswalk. M. Speltz noted the west side of the road is wet and low, and is in the conservation easement. He asked James to come up with conceptual plans for parking on the east and the west sides of the road.

New Business

Trail Work

M. Badois noted the Commission approved up to $150 for bridge repair on Porcupine Loop. She reported the mountain bike volunteer has also installed a new bridge on Sara Beth . The total cost for the two projects was $278.13.

M. Speltz moved that the Commission approve an additional $130 from the line-item budget for trail work. G. Harrington seconded the motion. The motion carried unanimously.

Kendall Pond

B. Maxwell reported that trees have been cut at Kendall Pond and a makeshift bridge built to the island at some point in the last few weeks. This could create an impoundment hazard. The Commission discussed the ownership of this property and whether the bridge needed to be removed.

Newspaper Articles

M. Badois asked for volunteers to write articles for the newspaper, noting this was part of the Commission's Strategic Plan. She suggested one could be written about the near-drought conditions in the state, to make people aware of the need for caution. M. Speltz offered to collaborate.

D. Lievens expressed disappointment about the recent article in the newspaper about the Commission.

Approval of Minutes

D. Lievens moved to accept the minutes of the March 24, 2026, public meeting as presented. M. Speltz seconded the motion. The motion carried, with B. Maxwell, G. Harrington, and E. Bickford abstaining.

D. Lievens made a motion to approve the minutes of the March 24, 2026 non-public meeting as presented. M. Speltz seconded the motion. The motion carried, with B. Maxwell, G. Harrington, and E. Bickford abstaining.

Non-Public Session

A non-public session was held under RSA 91-A:3, II(d), Consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community.

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M. Speltz made a motion to go into non-public session under RSA 91-A:3, II(d). G. Harrington seconded the motion. A roll call vote was taken: Bickford - aye, Malouin - aye, Lievens - aye, Maxwell - aye, Badois - aye, Harrington - aye, Speltz - aye, Schwartz - aye, Della Grotta - aye. The motion carried unanimously.

The Commission went into non-public session at 8:26 p.m.
The Commission returned to public meeting at 8:48 p.m.

A motion was made and seconded to exit the non-public session and re-enter the public meeting. A roll call vote was taken: Bickford - aye, Malouin - aye, Lievens - aye, Maxwell - aye, Badois - aye, Harrington - aye, Speltz - aye, Schwartz - aye, Della Grotta - aye. The motion carried unanimously.

Adjournment

G. Harrington made a motion to adjourn. M. Speltz seconded the motion. The motion carried unanimously.

The meeting was adjourned 8:49 p.m.

Respectfully submitted,

Beth Hanggeli
Recording Secretary