Londonderry Conservation Commission
Tuesday, September 8, 2026
Draft Minutes

Present: Marge Badois, Chair; Deb Lievens, member; Bob Maxwell, member; David Heafey, member; Elkel Bickford, member; Michael Speltz, alternate member; Gary Della Grotta, alternate member; Susan Malouin, alternate member

Absent: Gene Harrington, Vice Chair

Also present: Michael Bazegian, GIS Manager/Comprehensive Planner

Call to Order and Roll Call

Ms. Badois called the meeting to order at 7:30 p.m. She appointed Michael Speltz to vote for Gene Harrington and Gary Della Grotta for the vacant position.

DRC – 44 & 36 Pillsbury Road - Subdivision/LLA - Map 10 Lot 15 & 42

The applicant was not present. A letter was received from Laura Gandia, attorney with Devine, Millimet & Branch, describing the proposal.

This is a proposed subdivision and condominium conversion. The Commission discussed that the original plan was to construct 310 dwelling units, 250 of which would be rental cottages. The current plan is to turn some of the rental cottages into condominiums for sale, for a total of 151 condos. The Commission expressed concern about there being only one exit and it being located near the new traffic light at Michaels Way.

The Commission expressed concern about accountability, as it will be difficult for a condo association to manage such a large number of condominiums. They discussed requiring a professional management company as opposed to a homeowners association. They noted that this plan will reduce the possibility for families to obtain affordable housing. Although this is not a conservation issue, it does address concerns about a condo association enforcing rules that do affect conservation values.

The Commission questioned whether the developer would have to observe the conservation overlay district, in spite of being grandfathered, as this constitutes a subdivision.

The Commission noted the short timeframe to submit their comments to the Planning Board, as they will be hearing this case the next day.

M. Speltz noted he was an abutter, so asked that his comments be considered as those of a resident.

Commission Comments: Will the developer have to observe the conservation overlay district, as this constitutes a subdivision. A professional management company should be required, as opposed to a homeowners association. When the Planning Board approved the plan for 250 cottages, did they rely on

any statements, implied or given, that the approval would increase the amount of affordable housing in Londonderry.

DRC – 7 Litchfield Road - Subdivision - Map 12 Lot 20

The applicant was not present.

The Commission noted that they requested that the water line cross the narrowest part of the wetlands. The plan shows that this has been done. They also requested that the entrance be moved.

There is a significant buffer encroachment to accommodate the stormwater basin. The Commission reviewed their comments from the January 14, 2025 meeting, where they addressed the encroachment.

The Commission noted the developer created the need to run a sewer line across the wetlands by cutting off and selling the lot on the northwest corner. The Commission now has to make concessions to accommodate the sewer line.

The Commission noted the existence of a buffer impact policy that requires mitigation, but does not state what the mitigation is; the Commission provides a list of suggestions specific to the location. They noted the developer transferred a strip of land to the Town for the cemetery.

Commission Comments: Attempts should be made to preserve the maple tree near the entrance. The Commission remains concerned about the unduly large impact to the buffer to Little Cohas Brook by the stormwater structure in the northeast corner. If there is no other engineering solution, consider eliminating the first unit.

Public Hearing - Acquisition of 144 Rear Wildwood Road

M. Speltz presented a proposal to acquire land at Map 3 Lot 9, just off Mammoth Road. He described the parcel as primarily wetlands and densely vegetated. The parcel is identified by the surveyed lots on either side. While the deed lists the property as being 1.5 acres, M. Speltz felt it was larger, and asked M. Bazegian to research this.

He explained this purchase would protect Black Brook and continue a long set of protections along the brook.

The assessed value of the property is $23,300. The property owner is willing to accept this amount, less any transaction costs.

There were no members of the public present to offer comment. M. Badois reported receipt of a comment from a resident asking why they would pay for land that cannot be built on because it is worth nothing.

The Commission agreed to recommend to the Town Council that conservation funds be used to purchase this property.

M. Speltz moved to recommend that the Town Council purchase Map 3 Lot 9 as outlined in the slides. D. Heafey seconded the motion. The motion carried unanimously.

Public Comment

There were no members of the public present.

Old Business

Trail Work

M. Badois reported that Josh Cook with Trailways is planning a workday on the Mathes Trail. B. Maxwell has done some work to open the trail. The Commission discussed whether it was not being used because it was overgrown, or vice versa. M. Speltz said NHF&G would need to be notified, once the date is scheduled.

Rabbit Habitat

Ms. Badois is meeting with someone at NHF&G on September 10th via Zoom to discuss rabbit habitat.

Unlocked Eversource Gate

M. Badois reported there is an Eversource gate on Litchfield Road at the Cooper parcel that is not locked. She believes trucks are entering the gate and crossing the brook. She will research who should be contacted at Eversource to lock the gate.

Hickory Hill

B. Maxwell reported he has cleared the access to the Hickory Hill kiosk from the old and new parking lots. M. Badois will contact DPW about the trail being cleared.

Lithia Spring

M. Speltz has tried to contact the old owner of Penny Fence Company to discuss parking at Lithia Spring, but has not been successful. Another solution is needed.

Trail Grants

M. Speltz noted trail grants were supposed to be announced in August, but he has not heard anything.

Financial Report

D. Lievens offered a financial update through June 30th.

New Business

None

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Approval of Minutes

B. Maxwell moved to accept the minutes of the August 11, 2026, meeting as presented. M. Speltz seconded the motion. The motion carried, with D. Lievens abstaining.

Adjournment

E. Bickford made a motion to adjourn. D. Heafey seconded the motion. The motion carried unanimously.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,
Beth Hanggeli
Recording Secretary