Londonderry Conservation Commission
Tuesday, October 13, 2026
Draft Minutes

**Present:** Marge Badois, Chair; Gene Harrington, Vice Chair; Deb Lievens, member; Bob Maxwell, member; David Heafey, member; Michael Speltz, alternate member; Gary Della Grotta, alternate member

**Absent:** Elkel Bickford, member; Susan Malouin, alternate member

**Call to Order and Roll Call**

M. Badois called the meeting to order at 7:30 p.m.

**DRC – 49C Rear Rolling Ridge Road - Solar Array - Map 11 Lot 47**

Ethan Beals of Hayner/Swanson Inc. appeared before the Commission representing Continental Paving Inc. to discuss a proposal to install a solar array on a parcel consisting of 3.7 acres in Litchfield and 48.7 acres in Londonderry. The property is undeveloped and wooded, abutting the Continental Paving quarry to the north and northwest.

They plan to install a solar array of 23 acres, with a total project footprint of 30 acres, 0.5 acre of which is located in Litchfield. The array will be on ground-mounted racking with small motors. The ground under the panels will be loamed and seeded. NHDES considers runoff from solar panels clean runoff that will infiltrate back into the ground before leaving the project area.

The project impacts wetland buffers in two locations: a 63,700-square foot impact in the central portion of the site and a 11,400-square foot impact in the southwestern portion of the site. There are no direct wetland impacts, and the panels and racking are out of the wetland and wetland buffer areas. The stormwater management area and a piece of the gravel road will impact the buffer.

E. Beals reviewed the proposed maintenance plan, as the vegetation would need to be low enough not to block the panels. They are consulting with Revision Energy about the type of vegetation to plant and the layout of the array.

The Commission asked that the site be mowed in late winter or early spring to avoid impacting ground-nesting birds and small mammals. E. Beals said they are coordinating with NHF&G to do an ecological review of the project. There have been no endangered species hits on the property, only in the general vicinity. They opted not to fill the wetland, although doing so would decrease the footprint of the array.

The Commission noted the destruction of a wetlands finger by logging crews. E. Beals said trees can be cut in wetlands per New Hampshire law. Their wetlands scientist revisited the property two weeks earlier to confirm that the wetland was not impacted and the property has begun to revegetate. The root systems are still functioning; it would require several years for the roots to establish, if the area were replanted.

The Commission questioned clearing approximately 1/2 acre of Town-owned land near the Calpine transmission line. E. Beals said this was done inadvertently, as they believed it was part of the Calpine easement; however, this was incorrect. The wetland scientist said this area is also revegetating. The Commission stressed the need to determine the value of the timber taken and a means of compensating the Town, and suggested conducting a site walk with the Town Forester.

Morgan Hollis of Gottesman & Hollis said they will compensate the Town for the error in the contractor's efforts regarding the timber trespass. He noted they did not know who would determine what that compensation would be. He reiterated that replanting was not needed in that location, per the wetland scientist; however, they would reforest the area, if required. He asked that the Commission coordinate the Town Forester visiting the area with E. Beals or Continental Paving.

The Commission noted that conservation plaques should be posted along the edge of the wetland buffer, not the edge of the wetland buffer impact. E. Beals said historically, they have been installed along the edge of the wetland buffer impact. The Commission clarified when the NHDES issues a wetland permit, the wetland boundary is changed; E. Beals will look into this.

The Commission asked about establishing the location of a gore on the Town line between Londonderry and Litchfield. E. Beals said bounding and providing formal boundary of a Town is a significant challenge; surveying one property does not locate the Town line on every abutting property. He said they will meet monumentation requirements for the subject lot; a Town line is not usually monumented as it bisects a property.

Ryan Charbonneau of Continental Paving explained how the power generated by the array will be offput, noting that entities have not been identified.

E. Beals explained the gravel driveway crosses the wetlands at the narrowest portion via a historic culvert. He also explained the measures that will be taken to define the limits of the project in coordination with NHF&G.

**Commission Comments:** Consult with Town Forester. Move the wetland buffer signs to the edge of the buffer. Ensure that the maintenance plan accounts for ground-nesting birds and small mammals. Share information about coordination with NHF&G with the Commission as it evolves. Extra care should be exerted to protect the existing wetland during the construction phase. Ensure that the project area is carefully delineated to avoid unnecessary impacts to the existing wetlands and buffers during construction.

**Public Comment**

There were no members of the public present.

Londonderry Conservation Commission
Tuesday, October 13, 2026
Draft Minutes

## Old Business

### Trail Work

M. Badois said Josh Cook with Trailways finished the work at the Mathes Trail. Al Sypek has been cutting blowdowns and trail blocks.

### Maps

M. Badois has ordered maps, but does not have an invoice.

M. Badois appointed M. Speltz to vote for Elkel Bickford.

***M. Speltz moved to allocate an amount not to exceed $1,500 from the Open Space Protection Fund to purchase trail maps. D. Heafey seconded the motion. The motion carried unanimously.***

### NHACC

M. Badois noted NHACC is November 7th.

### Financial

D. Lievens reviewed financial statements up to August 2026.

### DPW Requests

M. Badois asked DPW to help open the beaver dam, as it was flooding the Londonderry Country Club. She asked that the kiosk be moved to the top of the parking lot; however, the big sign was moved instead. She has also asked if the Scobie Pond Dock could be removed.

### Trails Grants

M. Speltz reported the results of the trails grants that were supposed to be announced in August have not yet been announced.

## New Business

### Pumpkin Smashing

M. Badois shared information on Hudson residents smashing pumpkins in a field to feed wildlife after Halloween. It is too late to coordinate this for Londonderry this year. She suggested doing it under the powerlines next year.

### Duck Pond Trail

M. Badois reported Woodmont would like to put a trail around Duck Pond. She said it is doable, except for the south end. Woodmont would like Trailways and the Commission to be in charge of it; M. Badois noted the Commission does not have a workforce; they can offer direction, but not labor.

Londonderry Conservation Commission
Tuesday, October 13, 2026
Draft Minutes

**New Planning Director**

M. Badois met with the new Planning Director, Jacob LaFontaine, and noted the need to establish procedures so that the Commission is better informed on projects. The Commission agreed to invite him to a meeting to introduce himself and discuss this.

**Property Description**

M. Speltz is working on a description for Ken Soroco's property, which will need to be reviewed by K. Soroco's attorney and the acting Town Manager.

**Approval of Minutes**

***D. Lievens moved to accept the minutes of the September 8, 2026, meeting as presented. B. Maxwell seconded the motion. The motion carried, with G. Harrington abstaining.***

**Adjournment**

***D. Heafey made a motion to adjourn. D. Lievens seconded the motion. The motion carried unanimously.***

The meeting was adjourned at 8:51 p.m.

Respectfully submitted,
Beth Hanggeli
Recording Secretary