Londonderry Conservation Commission
Tuesday, October 27, 2026
Draft Minutes

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

Absent: Michael Speltz, alternate member

Others Present: Michael Bazegian, GIS Manager/Comprehensive Planner

Call to Order and Roll Call

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

DRC/Dredge & Fill - 523 Mammoth Road -- LLC Site Plan - Map 15 Lot 2

George Chadwick of Bedford Design Consultants and Luke Hurley, certified wetlands scientist, appeared before the Commission to discuss a wetland permit for 2,300 square feet of wetland disturbance. G. Chadwick explained their intent to reroute an existing wetland area/drainage ditch that bisects the property around the property via a 24-inch reinforced concrete pipe back into the wetland into which it currently drains.

G. Chadwick described the property, which consists of three merged parcels. There is a 10,570 square foot ponded area that does not have a wetland buffer; however, the larger wetland on the property does have a buffer. There will be 11,529 square foot of wetland buffer impact for which they intend to submit a CUP. The building will store electrical supplies.

L. Hurley said there is no wildlife in the disturbed wetland; it is a drainage ditch. No hydrology is being shut off, as the runoff is being redirected. The wildlife conservation measures required by the NHF&G are on the plan, consisting of contractor notification about turtles and cottontails.

M. Badois asked if the wetland was part of the Little Cohas and was told it was not. G. Chadwick pointed out adjoining land with a conservation easement.

M. Badois asked if NHDES granting the wetland permit would change the buffers. G. Chadwick said it would alter the buffer as it stands today; however, the alteration has already been calculated into the 11,529 square foot impact.

M. Badois noted the application was submitted on September 18th. She did not know about it until the applicant emailed her on October 22nd, asking about it. The Commission was not notified by the Town Clerk, which is the established procedure that is not being followed.

Commission Comments: The Commission had no concerns.

Londonderry Conservation Commission
Tuesday, October 27, 2026
Draft Minutes

Public Comment

There were no members of the public present.

Old Business

Musquash/Hickory Hill

M. Badois asked that the kiosk be moved to the top of the parking lot. The big sign was moved instead. DPW will look into building a new sign in this location, as the existing sign is rotting.

CPI Solar Array

M. Badois noted the Commission received information on the array the day it was presented at the Commission meeting; they had no opportunity to review the information. Sylvia von Aulock, in her role as interim Town Planner, sent a memo to NHDES asking that they investigate the wetland that was obliterated. M. Badois noted the wetland that was cleared to the edge of is the Musquash swamp, which should have a 100-foot buffer. Restoration and mitigation will be needed.

Maps

New maps have been printed and are available.

New Business

Conservation Overlay District

M. Badois said the conservation overlay district does not clearly describe what is allowed in the buffer. For example, logging has been interpreted as clear-cutting. She asked if it was possible to edit the conservation overlay zoning ordinance. The Commission discussed the repercussions of the zoning ordinance being opened for modification. They questioned whether timber tax was collected as a result of the clear-cutting.

Availability of Plans and Notice

M. Badois noted applicants used to provide a week's notice before appearing before the Commission. The Commission asked that two weeks' notice be given, to allow them time to review the associated materials. If an applicant needs to return, they could automatically be placed on the next Agenda. The Commission could make exceptions as needed. They also discussed requiring applicants to highlight where they think they are close to conservation issues on extra-large plans.

The Commission agreed to request that plans be made available two weeks before an applicant meets with them and that for extra-large plans, the applicant include a summary note referring to the conservation issues.

Monitoring

M. Badois said Plummer needs to be monitored after the end of hunting season. She will look at dates.

G. Harrington offered to monitor the property behind the Grange.

D. Heafey asked about utilizing OpenGov to track the monitoring of properties. M. Badois said OpenGov is gradually being put into place. With the departure of the former Town Manager, this process might take longer than anticipated. She noted the quality of the Town's GIS system and recommended the Commission members use it instead of the online version.

NHACC Annual Meeting
M. Badois said the NHACC Annual Meeting is on November 7, 2026.

Parmenter Road
The Commission reviewed the revised repaving plan for Parmenter Road.

D. Lievens moved to grant administrative approval of the revised plans, based on the assertion that they are using the 2002 plans with reduction in wetland impact. B. Maxwell seconded the motion. The motion carried unanimously.

Approval of Minutes

D. Lievens moved to accept the minutes of the October 13, 2026, meeting as presented. B. Maxwell seconded the motion. The motion carried unanimously.

Adjournment

G. Harrington made a motion to adjourn. D. Heafey seconded the motion. The motion carried unanimously.

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Beth Hanggeli
Recording Secretary