



Derry Conservation Commission
14 Manning St
Derry, NH 03038

Minutes of Public Meeting June 28, 2021

On June 28, 2021, the Derry Conservation Commission met at the Derry Municipal Center, 3rd floor meeting room at 7:00 pm. The following members were present in person: James Degnan (Chair), Eileen Chabot, Bob Boonstra, Mariel Capulli, and William Lowenthal. Justin Mitchell attended via Zoom. Following members were absent; Ric Buzzanga, Bob Spoerl, Grace Residorf. Bob Boonstra sat for Margaret Ives, Mariel Capulli sat for Ric Buzzanga, Justin Mitchell sat for Grace Residorf.

Approval of Minutes:

Will Lowenthal made a motion to approve the minutes from 6/14. Bob Boonstra seconded the motion. Chair and Justin Mitchell abstained. All others were in favor. Motion carried.

Chair's Report, Correspondence & Bills:

Selt Notice – Thanking us for our stewardship and partnership. Selt advised we have anniversaries upcoming for Doolittle (15yrs), Corneliusen (19yrs), Shepard Park (21yrs), Caras (off Willow Ave) and Sawyer (4yrs)

DES Notice- 14 Weston St Tax Map 17 Lot 6-19 Notice for Receipt Shoreland Permit Application reviewable via One Stop.

Site Plan Follow Up:

Subdivision Plan 36 Floyd Rd Tax Map 6 Lot 64: Tim Peloquin Promised Land Survey

Chair noted Tim Peloquin provided a new set of plans prior to the start of the meeting but could not attend due to other meeting commitments.

Chair advised that commission did rewalk the parcel and saw each location identified as a vernal pool. The wetland scientist stamp had been added. Chair asked for any additional feedback from the board. Eileen Chabot noted it appears plan has all items we advocated for.

Chair noted the board typically does not entertain signing plans without presenter attending meeting. Chair advised that as we walked parcel twice he is requesting a motion to sign the plan in Tim Peloquins

absence. The motion is to include that we receive the completed wetland application and vernal pool report when complete.

Will Lowenthal motions for Chair to sign the subdivision plan for Tax Map 6 Lot 64-1 at 36 Floyd rd with the provision that we get the wetland application permit and vernal pool report. Eileen Chabot seconds. All present in favor. Justin Mitchell abstains. Motion carried.

Chair added closing comments that moving forward we will not be approving plans in the future without a presenter in the room.

Site Plan Follow Up:

West Running Brook Development: Tax Map 5 Lots 62,63,64,65-001 Edward Hebert and Associates Inc - Shayne Gendron

Shayne advised he is representing the Butterfields whom own the property. Shayne advised this is still in the preliminary phase and has attended multiple planning meetings with various town boards. Project is located on corner of Humphrey Road and Rt 28. The property is located in a newer zoning district that is acceptable for Mixed Use Projects. The architect on this project is Bernard Martel out of Bedford NH. Planning board feedback to this point has been favorable.

There are two development sites one on both side of Humphrey Rd. North side is mixed commercial and residential. On the north side there is a proposed restaurant. There is proposed building that is 70x80 mixed use with storefront and residential on 2nd and 3rd floors. There is second building that is 70x335 building with 72 condos. There are 18 proposed town homes directly behind these mixed use units. These residential numbers are still in the proposal phase and may change. Shayne confirmed the North Development is Lots 64/65-001. Shayne advised there will be a dog park and pedestrian trail.

Shayne advised on the North side the preliminary drainage is proposed to be directed towards the center island between the two large buildings. A bio retention area would be established with filtering and enter an underground detention area. There would be piping that would connect to a deep sump basin(s). Shayne advised there would then be an open swale on the south eastern edge. Shayne advised again this is all preliminary. Eileen Chabot commented that this is a very dense plan and there are concerns about the amount of water. Shayne advised that this plan will fall under AOT and will have additional eyes on this. Chair asked if any preliminary draining had been drawn on any plans. Shayne advised that has not been completed at this time. Eileen Chabot asked if there is any flexibility to scale back development to protect West Running Brook. Shayne advised that if may be possible but defaulted to the applicant being absent and stating we may get creative with drainage. Will Lowenthal noted that the walking path intersected the wetland setback. Will Lowenthal confirmed no vehicles could access the path. Shayne stated that there are walkway or bike access. Justin Mitchell asked about salt use. Shayne stated no plans for that walkway path at this time. Will Lowenthal asked about snow storage. Shayne said at this time that it has not been delineated. Eileen noted on the landscaping plan contained non native species and that the board would like to see more native species. Shayne noted that he would discuss with the landscape architect.

Shayne advised the South Side proposal is 2 buildings 80x140 that are connected in an L Shape made to look like a barn. Shayne advised that they are working with a potential client and it may possibly be a

brew pub. There is an outdoor patio area. All drainage would be designed as underground detention with outlet structures. Chair wanted to note snow storage on this parcel is critical to keep away from West Running Brook. Chair noted that the walking path on this parcel is 6' wide. Chair advocated for smaller walkway or if 6' path is required then appropriate protection be administered to prevent vehicle traffic. Chair asked if the amount of parking on this project is at the minimum or if there is room for adding greenspace. Shayne noted at this point we have some extra parking but at this point where the project is still in design the total requirement is still not known. Chair noted that we will be focused on this point as spaces are always lost for snow storage during winter months. Chair advised we would ask for signage to be placed in areas where snow storage is prohibited. Chair advised invasive note was on plan but board would be asking for invasives identified on site walk be added to the plan. Will Lowenthal asked if walking path and plantings crossed into the wetland buffer on the South Parcel. Shayne confirmed it does. Will Lowenthal asked if all wetlands were flagged and if wetland buffer was flagged. Shayne confirmed wetland was flagged but the buffer was not. Gove Environmental was the contractor that provided flagging services.

Sitewalk Scheduled for July 17th 8:00am.

Eileen asked if it was possible for natural materials to be used in the walkway. Shayne said we would consider natural materials. Bob Boonstra advised many bike trails are made with crushed gravel.

Other Conservation Activities

NH GRANIT- Chair advised that Doug Rathburn had shared GIS Data with NH Granit and we should be up to date.

Chester CC Request- Chair advised we received a request for more information regarding beaver dams on personal property from Chester Conservation Commission. Chair shared info from DES and Fish and Game.

Derry Fest- We received request to sign up for Derry Fest. Chair to bring info next meeting. We have typically supported this event yearly. Will Lowenthal has asked for a banner to be added to our supplies.

Rockingham County Conservation District- Chair spoke with Tracy Degnan (no relation). They reached out to let us know our Transfer station spraying permit has been submitted. They are interested in presenting on invasives before the commission or in an individual session. Dates TBD. Chair advised that landowners are responsible for managing invasives on their property. This would be a great session for our residents. Will Lowenthal mentioned possibly promoting at Derry Fest.

Motion to Adjourn: Will Lowenthal motions to Adjourn. Eileen Chabot Seconds. All in Favor. Motion Carries.

Meeting Adjournment 7:48pm

Recorder: James Degnan