



Derry Conservation Commission
14 Manning St
Derry, NH 03038

Minutes of Public Meeting June 8, 2015

On June 8, 2015 at 7:00 pm, the Derry Conservation Commission met in the 3rd floor meeting room of the Derry Municipal Center.

The following members were present: Ric Buzzanga, Eileen Chabot, James Degnan, Margaret Ives, Chair, and Serge Michaud. Alternates Alan Camuso, Peg Kinsella, and Marianne Page were present. Paul Dionne and Neil Wetherbee were absent. Marianne Page sat for Paul Dionne. Town Council Liaison Tom Cardon was present.

Acceptance of Minutes:

Ric Buzzanga made a motion to accept the minutes of 2015 with a correction. Serge Michaud seconded the motion. Marianne Page abstained. All others were in favor. Motion carried.

Neil Wetherbee is seated 7:05 pm.

Chair's Report, Correspondence & Bills:

DES is requesting pre-proposal for DES Watershed Grants. The deadline to apply is July 17th.

Bills: South East Land Trust is asking for \$250.00 from DCC for a membership gift. Ric Buzzanga made a motion pay \$250.00 to be taken from the Administrative account to pay SELT. James Degnan seconded the motion. All were in favor. Motion carried.

Marianne Page presented a bill for \$112.00 to reimburse Peg Kinsella for purchasing 100 garden stakes that were used at Broadview Farm Gardens. Ric Buzzanga seconded the motion. All were in favor. Motion carried. The money is to be taken from the Administrative account.

A Granite State Tree Farmer publication that contained an article on Invasive Plants in NH was passed around.

Dredge & Fill:

418 Island Pond Rd – Tax Map/Lot 4/126/127-This is a proposed development for a gas station, a convenience store, a restaurant and retail shops. DCC has done a site walk of the area. The plan has been approved by DES subject to conditions.

37 Taylor Brook – Tax Map/Lot 18/20 -This is a Wetlands and Non-Site Specific Permit. Retain 62 linear ft. of “in kind” retaining wall is being repaired. The existing dock of 4 x 10 ft. is being replaced with a new dock of 4 ft. x 24 ft. on approximately 58 feet of shoreline frontage on Island Pond. DCC has done a site walk of the area a while ago. The plan has been approved subject to conditions.

Derry Tax map 18 lot #19 – Approval subject to conditions of an after- the – fact request to retain 64 linear ft. of “in kind” retaining wall and re-alignment of an existing 3 ft. x 26 ft. seasonal dock on approximately 64 ft. of shoreline frontage on island Pond.

Site Review:

17-27 Ashleigh Drive, Tax Map/Lot 08/280-4, MHF Design Consultants. The proposal is for 2 storage buildings, an office and a canopied area for RV and boat storage. Chris Tymula, Project Manager presented. This is a follow up visit tonight. DCC has done a site walk of the area.

A change made since the last presentation was an adjustment to the grading, pulling it further away from the wetland.

Paul Dionne is now seated at 7:30. Marianne Page will return to Alternate seat.

Discussion: DCC had concerns of the condition of the site and the way the construction work had been done in Phase #1 and hoped that this kind of work wouldn't be carried over into phase #2 construction of the plan which is going up for approval tonight. At the site, several permits have been displayed with the site specifics, yet the specifics were not being adhered to. There was discussion on the use of a mulch berm, the commission prefers silt fence, hay instead of straw bales alongside silt fence, blanket slope netting, rip rap, and orange fencing. The protocol for following the plan requirements during construction and the inspection process of the work was questioned also.

DCC would like the following conditions met:

A written document on how the plan abides by the environmental requirements.

Invasive Species note be put on the plan

An inspection of the site is to be done every 2 weeks or after a half inch of rainfall for compliance.

Send copy of O & M plan to Chair & Vice Chair

Straw used instead of hay bales

~~Improve width and depth of the mulch berm~~

Stabilization of the construction entrance/orange fencing

Holly planted instead of Boxwood and Red Maples instead of Norway maples

Paul Dionne made a motion to approve the plan with the above stipulations. James Degnan seconded the motion. Ric Buzzanga voted and Eileen Chabot voted no. All others were in favor. Motion carried.

Site Review:

Tax Map/Lot 1-23-3, Windham Road, Granite Clover Self Storage, Eric Mitchell presented. Alteration of Terrain Permit review. This is a return visit tonight. DCC has done a site walk. This site contained wetlands that were filled by a previous owner.

The area in question is 6500 sq. ft. which may have been a wetland at one time. The test pits' results showed that an organic layer was found. Since it can't be determined how and when the organics got there, DES required an after the fact wetland permit be filed.

Discussion:

The quantity and quality of surface and ground water entering and exiting the site. All the water (roof, impervious and pavement run off) goes into detention ponds for holding, and the water will be released slowly.

DCC questioned any increased flooding erosion or sedimentation. There will be no increase in runoff. Any erosion sediment control will be taken care of by the catch basins and the sediments ponds shown in the AOT.

The impact of construction to the wetland complex, the flood protection and ecological value of the farm pond on site was of concern. The two detention ponds upstream of the pond will have sumps and will control silt. The farm pond itself won't be used as a treatment pond although water will drain into it after the detention ponds. All the items can't be addressed in detail because the wetland had already been filled. They are not filling a new wetland. It is an after the fact permit.

Are there any streams rivers or ponds within 200 feet of any proposed work? There is a Farm pond on the site. The answer on the plan to this question was no. A farm pond is manmade verses regular pond. Eric Mitchell will check with the state on this.

The calculated figures listed for the size of the existing impervious surface area seem incorrect. Eric will get clarity on this.

Does the project propose more than a 10 lot residential subdivision, or a commercial or industrial development? The answer on the plan is no. This was questioned by DCC. Eric will check into this for clarity. He will have answers and address DCC concerns at the next meeting.

DCC would like the invasive species note put on the plan.

DES noted it will make a final decision by July 1st. DCC would like an extension on that date until all of their questions have been answered clearly and satisfactorily.

Abutter Maureen Rose was allowed to speak. She knows that past excavation and paving has been done close to the farm pond. Trucks are being parked near the farm pond now. A septic system was replaced on the site. She wanted to make the commission aware of these things as they deliberate.

Site review:

Drew Road - Tax Map/Lot 120-0753 Derry Senior Development, LLC, Eric Mitchell. This plan was before the commission a month ago. There has also been a site walk done by DCC. Eric had previously presents the two concepts shown below for the property to be ~~the~~ subdivided into (5) lots. Both concepts require a variance.

Concept #1 – lots 1-4 would all have 200 ft. of legal frontage. A 100 ft. strip would be left to allow entry into the rear of the property, which is about 46 acres. Lot #5 is in the rear behind lots 1 thru 4. Part of

Lot #5 would be developed by the owner. The remainder of 37 acres would be a Conservation Easement.

Concept #2 – There would still be five lots. Four of the lots would have the required frontage. There would be no 100 ft. access strip to get to lot #5. Instead a wetland crossing to access would be needed to get out there. A variance would be needed on one of the lots to allow only 170 ft. of frontage off of Drew Rd. instead of 200 ft. in order to create this type of access to lot #5.

Discussion: Should the easement be owned by the owner of the 5th lot and have a limited use for the owner or would the easement be deeded to the town. Either way, there would be public access. There are two high capacity wells on the easement that could be used by the town. The owner would like to do a managed timber cut on the property before any construction is done. Would the town want to have the right to do a future selective timber cut written into the deed or have it grow forever wild? DCC mentioned if the owner would consider a fee simple, then it can be used as a partial match for a grant on the value of the property.

DCC supports Concept #1. There would be no wetland crossing with this concept. Eric Mitchell will be presenting the plan to the Zoning Board. DCC will send a Conservation Representative to the Zoning Board meeting for support.

Update on Conservation Activities:

Broadview - The sign at Broadview is listing toward the road. Phil Ferdinando has composted and tilled the garden area. He moved some stumps and rubble creating space for a few more plots. There are now 51 55 plots. Both raised beds have been reserved along with the 41 plots 55 gardeners.

Cole Marsh walk is June 20th. Paul Dionne will lead the walk this year. Those wishing to participate should meet at Damren Rd. at 9:00 am.

Go Green:

Alan Camuso has offered to be the DCC liaison to Go Green. Neil Wetherbee offered to assist Go Green in updating their website.

Other Business:

Bob Mackey, Code Enforcement Officer, will be out of the office for a while. Any concerns should be reported to Bob Wentworth.

Adjournment:

Paul Dionne made a motion to enter into non-public session per RSA 91-A 311(e) and RSA 91-a 3A (d) the meeting. James Degnan seconded the motion. All members were polled and voted yes. Eileen Chabot made a motion to invite Town Council Liaison, Tom Cardon. James Degnan seconded the motion. All members were polled and voted yes. Motion carried. The public meeting adjourned at 8:45 pm and the non-public session began.

Recording Clerk/ Ruth Robinson