



Derry Conservation Commission
14 Manning St
Derry, NH 03038

Minutes of Public Meeting Oct 2nd, 2023

On October 2nd, 2023, 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), Will Lowenthal, Grace Reisdorf, Rick Buzzanga, Eileen Chabot, and Jeannie Cunningham. Following members were absent; Bob Spoerl, Margie Ives, Bob Boonstra. Jeannie Cunningham sat for Bob Boonstra. Council Liaison Erin Spencer was absent.

Approval of Minutes:

Approval of Minutes of 8/21/23 pushed to the next meeting.

Chair's Report, Correspondence & Bills:

DES notice: 57.5 Frost Rd Tax Map 2 Lot 149. Alleged Violation. Disturbance of 100,000sqft or more of terrain without a proper permit.

DES notice: 58 Drew Rd Tax Map 7 Lot 84. Alleged Violation. Disturbance of 100,000sqft or more of terrain without a proper permit.

DES notice: 15 Escumbuit Rd Tax Map 16 Lot 18. Application received but incomplete.

DES notice: 1006 Collettes Grove Rd Tax Map 19 Lot 067. Application received but not reviewed.

DES notice: 135 North Shore Rd Tax Map 19 Lot 5. Alleged Dock Violation.

DES notice: 17 Taylor Brook Lane Tax Map 18 Lot 030. Application approved. Impact 1,406sqft along 150lf of shoreline.

DES notice: Busby Grove Rd Busby Way extension ROW. Alleged Dock Violation.

DES notice: 26 North Shore Rd Tax Map 56057 Lot 001. Accepted PBN. Shed Build on Beaver Lake Shoreline.

Don't Overload the Sink Bulletin

Selt- Full monitoring report for our protected properties.

Site Plan Follow Up: 71 Birch St Tax Map 28 Lot 002 and Subdivision Plan Tax Map 25 Lot 014-001 presented by Nick Loring Benchmark Engineering

Prior to starting discussions. Chair recuses himself from discussion and leaves. Rick Buzzanga to lead discussion.

Nick Loring gave an overview of 71 Birch St project focusing on the development of Map 28 Lot 002 first. The parcel is 2.7ac parcel in the OMB district (office, medical, business). Proposed is a 5632sqft footprint building of mixed-use retail and office/retail and garage doors. Applicant has already gone to ZBA and has been granted access from wetland setbacks due to the smaller size of the parcel. There is a wetland that bisects the property. The proposed development is on the easterly side. Currently the site has 3 points of access; only 2 will remain. There is no proposed wetland impacts on this parcel or the subdivision plan. There is grading that will take place adjacent to the wetlands. There is a proposed mulch berm and silt fence detail during construction to protect the wetland. Cape Cod berm is proposed on the backside of the parking lot adjacent to the wetland. Nick Loring advised they also need to apply for a septic permit from DES. The pump up tank system will be greater than 75' away from the wetland. Snow storage will be stored in the green areas between parking lot and Birch St. There will be two catch basins within the parking lot that will flow into the detention pond marked #1 on the plan. By design storm water will be treated prior entering detention pond. Rick Buzzanga asked for straw bales and silt fence vs the proposed mulch berm and silt fence detail during construction to protect the wetland. Rick Buzzanga noted there is an HDPE pipe 54' long 12" wide. Nick Loring noted it is now going to be 15" from discussion with towns engineering department. The pipe is currently sized for a 50/100 year storm surge and will be inspected regularly per town requirements. Rick Buzzanga noted again the size is smaller than desired; noting safety concerns if something or someone is stuck 25' into the pipe. Nick Loring advised there is a cover issue and that the pipe cannot be a larger diameter.

David Benedict the applicant joined Nick Loring. David Benedict noted the boards concern and pointed out he is consistently pulling trash and debris out of the pond from flow off Kendall Pond Rd. Eileen Chabot asked if there was a culvert collecting debris prior to entering the system. David Benedict stated no. Rick Buzzanga directed the conversation back to the pipe. Grace Reisdorf shared impacts and learnings from VT's recent flooding as a call to design for the future. Will Lowenthal advised he would prefer to see a larger pipe as well but if it has been approved by TRC/Engineering we may need to accept the smaller pipe. Nick Loring confirmed the pipe size has been approved by Mark L'Heroux. Rick Buzzanga asked if building footprint was staked. Applicant committed to flagging those locations prior to site walk.

Site walk scheduled for Monday 9th at 4pm.

The applicant shifted to discussing the Subdivision Plan Tax Map 25 Lot 014-001. There are 3 lots associated with this subdivision; Tax Map 28 Lots 1 and Lot 2 / Tax Map 25 Lot 14-1. Total area of the 3 lots is 4.6ac in the OMB Zone. First action on subdivision plan is to voluntarily combine Lots 1 and 2 from Tax map 28. Second action is to create a residential lot off Eden St. Applicant has already gone to ZBA and got a variance on frontage requirements. Third action is a lot line adjustment from Lot 2 on Tax map 28. The proposed residence off Eden St will have its own private septic and well.

Site walk scheduled for Monday 9th after first site walk.

Dave Benedict came back and shared that this site was heavily restricted by Exxon Mobil. They would not lift the restriction for an onsite well at the proposed mixed-use building.

Other Conservation Activities

Chair was invited back to return to the board.

Boy Scouts- Potential for scouts to open up area around the firepit at Broadview. Commission would want to be involved in flagging how much would be cut. There is an older Eagle scout project at the gardens that is up for decommission. Troop leaders said they are okay removing if the project no longer serves the town. Only request is for the plaque to be returned. Potential for Troops to rebuild the ADA beds at Broadview. More to come.

Broadview Mowing- Noah Duarte has been engaged for a bid to mow Broadview. Commission discussed mowing potential. Goal is to mow late October at the latest early November if we can come to agreement. Hope is to mow now and potentially mow again earlier next fall (September target).

Rick Buzzanga motions up to 1500.00 be spent to mow Broadview Farm property; money to come from the administrative account. Grace Reisdorf seconds. All in favor. Motion carries.

Weber Forest- Eileen Chabot noted the sign is covered and needs maintenance. Chair to address.

NHACC Meeting- Any commissioner should sign up and we can discuss reimbursement at the next meeting.

Adjournment:

Rick Buzzanga motions to end the meeting. Grace Reisdorf Seconds. All in favor. Motion carries.

Meeting Adjourns 8:09pm

Recorder: James Degnan