



Derry Conservation Commission
14 Manning St
Derry, NH 03038

Minutes of Public Meeting February 14th, 2022

On February 14th, 2022, 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), Grace Reisdorf, Bob Spoerl, Eileen Chabot, Bob Boonstra, Will Lowenthal. Council Liaison Wetherbee was in attendance. Following members were absent; Margie Ives, Rick Buzzanga, Mariel Capulli, Justin Mitchell. Bob Boonstra sat for Ric Buzzanga.

Approval of Minutes:

Approval of Minutes from 1/10/22 put on hold.

Chair's Report, Correspondence & Bills:

DES Notice – 36 Floyd Road Tax Map 6 Lot 64-1 Expedited Minimum Impact Permit Received

DES Notice – 6 Eastview Drive Tax Map 6 Lot 86 Application of Dredge and Fill permit found administratively complete.

DES Notice – 32 North Shore Rd Tax Map 56 Lot 59 Shoreline Construction Permit Approved

DES Notice – 4 Valerie Lane Tax Map 2 Lot 81-4 Investigation File has been closed. No violation has been found on the property.

DES Notice – Tax Map 6 Lot 86 and Tax Map 6 Lot 64-1 Abutter notice of wetland permit application

NH Tree Farm- Newsletter

SELT- Amanda Hollenbeck sent reports for Ferdinando 1, Ferdinando 2, and Gunther-Nelson

Subdivision Plan:

Schurman Drive Map 9 Lot 1 Keach Nordstrom Associates

Matt Petersen from KNA presenting and Grant Benson applicant was also present. Matt Petersen advised the parcel is a long rectangular parcel with access of Schurman Dr. Matt Petersen advised due to changes in regulation the proposed development could not mimic Schurman Dr. Due to this, multiple designs were explored including a 10 Unit 55+ design. The 55+ design would have had a larger impact due to road construction and storm water management. The 55+ development has been scratched. The current plan is to request a variance from the ZBA on road frontage to accommodate a 3 lot Single Family design. Planning board would need to be considered as well for shared driveway challenges. The 3 lot proposal. Early review with planning and TRC has been favorable to this design. Matt Petersen advised that at this time he is looking for Conservation input knowing that this is preliminary and that there will be further design.

At this time the proposed wetland impact would be 1,250 sf. It is likely to go down once final crossing design work is complete. Grant Benson noted there was a foundation put in about 20 years ago on this parcel on the north corner. The town is an abutter to this parcel on south corner. The developer is also looking to potentially deed the town a portion of the parcel (sub 4 acres) adjacent to Don Ball Park. Chair noted that all questions from the board should be directed to the proposed development.

Eileen Chabot asked about the existing catch basins and the age of Schurman Drive. Grant Benson believed Schurman Drive to be built in the 60's. The catch basins were not installed until the subdivision to the northeast was built that triggered runoff issues towards Schurman Drive. Eileen Chabot asked about the wetland impact on the cluster proposal. Matt Petersen did not have a total calculation. Matt Petersen described that to create the two detention ponds on the parcel would have required a drastic cut and disturbance to the abutters.

Chair asked about the crossing to the north. Matt Petersen has not walked it yet personally but we will plan to walk that section on the sitewalk to get a better assessment.

Will Lowenthal asked when the wetlands were flagged. Matt Petersen advised it has been within the year. Hatch originally was working on the flagging but KNA completed it.

Bob Spoerl asked about a potential culvert buried onsite at the northern crossing. Matt Petersen noted nothing was picked up or located. Grant Benson advised there is a ditch line running towards the last lot on Schurman Drive that picks up this wetland.

Will Lowenthal asked the purpose of Map 38. Matt Petersen noted it's a tax map of the parcel but it was incorrectly mapped with an adjacent parcel.

Councilor Wetherbee noted that in terms of the potential deeding of the acreage to Don Ball; the town has been working on multiple assessments in terms of recreation. One challenge has been parking.

Eileen Chabot asked to verify the set back from the driveway on lot 1. Matt Petersen noted it is approx. 5ft. Eileen Chabot asked about sideslopes having an impact. Matt Petersen stated he would not need a wetland permit to construct that crossing.

Sitewalk has a tentative date of Feb. 26th at 8:30

Plan Review:

35 Maple St Map 29 Lot 1 Keach Nordstrom Associates

Matt Petersen from KNA presenting and Grant Benson applicant was also present. Matt Petersen noted that a joint meeting with ZBA may be needed. The project is before us tonight so we can understand scope and we can provide comments to Zoning prior to the applicant moving forward.

History on the parcel was that during the 30 and 40's the site was almost covered completely by a building. It has been redeveloped over the years. There was a fire in 2014 that damaged one of the existing buildings onsite. The applicant would like to utilize the redevelopment to create buildings to house equipment including trucks. The main building proposal is a 60x180 building and a small office location off Rollins St. Due to the slope of Rollins St the office would be at pedestrian level. The adjacent smaller building will have an expansion as well. There is an existing flood plain noted on the site. Along the waters edge there is a lot of debris that is proposed to be cleaned up. Matt Petersen advised there is a dotted line on the plan set that is not touchable based on FEMA regs.

Chair asked if the existing building is still operable as an auto shop. Grant Benson advised it is still active. Chair asked if the applicant plans to use the new building as a repair shop. Grant Benson advised there may be some repairs onsite but ideally its to store vehicles inside due to an increase in vandalism. Chair noted there is a former substation site adjacent to this property. The town has done considerable work in this location adjacent to this site at Hood Park.

Councilor Wetherbee asked for clarity on what is being added to the existing smaller building. Matt Petersen advised there will be a small addition to that building. Grant advised that the building in question used to be larger but was impacted by the previously described fire.

Will Lowenthal asked about potential for fill to be added onsite. Applicant advised there is no plan at this time to include fill. Will Lowenthal noted there is an infestation of invasives across the bank of this parcel.

Robert Spoerl asked about snow storage. Matt Petersen advised at this time the plan has not been finalized but it will be addressed. Grant Benson advised that Bensons currently hauls a lot of snow off site from their current parcels.

Chair asked about curbing onsite in the parking area. Matt Petersen advised at this time there is no plan to curb the parking area. Robert Spoerl asked about curbing on Rollins St. Matt Petersen confirmed there is curbing on Rollins St.

Eileen Chabot asked if there is an impact to the flood zones. There could be an impact in the based on final paving plan, but the plan is to avoid impact. The final application will include any impacts that may arise during final design work.

Councilor Wetherbee advised he did not recall the area flood in recent years. Matt Petersen advised that the flood maps where created at the time the dam was in plan and have had no update.

Sitewalk tentatively set for Feb 26th at 8:30am amending the prior site walk time to after this walk.

Other Conservation Activities

NHACC – New books have been received. Invoice needs to be paid.

Grace Reisdorf motions to spend \$40 for revised handbooks from NHACC from the Administrative Account. Eileen Chabot seconds. All in favor. Motion carries.

Chair asks the commission to entertain adding 2 additional books. Discussion was favorable.

Grace Reisdorf motions to order 2 additional copies. Eileen Chabot seconds. All in favor. Motion carries.

Adjournment: Grace Reisdorf motions to adjourn. Eileen Chabot seconds. All in favor. Motion carries.

Meeting Adjourns 7:53pm

Recorder: James Degnan
