



Derry Conservation Commission
14 Manning St
Derry, NH 03038

Minutes of Public Meeting April 25th, 2022

On April 25th, 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), Will Lowenthal, Rick Buzzanga, Grace Reisdorf, Bob, Boonstra, Bob Spoerl, Bob Boonstra, Eileen Chabot, Margie Ives and Jeanie Cunningham. Council Liaison Wetherbee was in attendance. Following members were absent; Justin Mitchell.

Chair thanked Justin Mitchell for his time on the Commission; he has opted to step away at this time.

Approval of Minutes:

Passed on approval of minutes until next meeting.

Chair's Report, Correspondence & Bills:

LCHIP – Paula Bellmore sent a note and it included a check for the 2021 monitoring report for Corneliusen.

Project Review:

74 Rockingham Rd St Tax Map 5 Lot 39 presented by Promised Land Survey

Tim Peloquin presenting from Promised Land Survey; representing Bob McCormick from Keystone Derry LLC. Jordan Young also in the audience; representing engineering.

At this time TRC has met with applicant multiple times. Site being presented is 28 acres and abuts the Fairways to the rear. Project is located in the West Running Brook district. Planning board has seen conceptual plans. There is an adjacent prime wetland that stretches from Alexander Carr Park to the Hoodcroft golf course. Tim Peloquin advised that due to some antiquated mapping he waited until this years snow melt to get Mark West from West Environmental onsite to verify the Prime Wetland mapping. Due to the 75' setback from prime wetlands the building and drainage plans had to be modified. On May 19th there is a ZBA meeting to discuss proposed impacts in the 150-75' buffer range for this proposal. This meeting is a joint meeting that includes commentary from Conservation. Tim Peloquin advised board to review sheet L-1.01 Prime Wetland Buffer Restoration plan. On this sheet is a proper replanting scheme where there are proposed impacts to the prime wetland buffer. The planting scheme was designed by Mark West. There are 4 sections of impact, within those areas the impact is primarily regrading of the slope. Erosion and Sediment control is on 4.00 and 4.01. This project will require a SWIPP and monitoring of the site within 24 hrs of a rain

event. Tim Peloquin then asked that we take a look of the rendering of the project. Will Lowenthal asked for an explanation of what higher scale or upper end means. Tim Peloquin referenced some prior work the developer did in Salem. Project includes walking paths, gazebos, and a community center. The community center can also be rented for public use. There is also additional townhomes on site as well, 10 units total similar to what developer has done in Pembroke. Rick Buzzanga asked about snow storage; Tim Peloquin advised it will be added. Eileen Chabot asked about total impact to prime wetland. Tim Peloquin advised there will be zero impact. Eileen Chabot asked about total units of housing. Tim Peloquin advised it is 112 units including town home. Neil Wetherbee asked about breakdown of 1-2 bedroom units. 25% of the units will be 1 bedroom. Chair asked about the entrance adjacent to Winterhill Rd. Tim Peloquin advised a traffic report has been completed and will be discussed at the upcoming TRC. A left hand turn lane will be needed and has yet to be designed into the plan. Tim Peloquin advised they are trying to stay below 3000 sqft of impact. Chair asked that road be staked prior to sitewalk as well as the first left hand turn towards the clubhouse.

Sitewalk set for Friday May 6th at 9:30am. Park at Winterhill Rd.

Project Review:

*Tax Map 5 Lots 062,063,064,065-001 2 Humphrey Road; Shayne Gendron-Edward Herbert Associates
Luke Hurley – Gove Environmental*

The applicant is before us tonight to provide an update on the current status of the project. Shayne Gendron gave a brief overview of the property the two parcels total 14 acres. There have been multiple meetings with TRC and Highway Dept. There will be another TRC meeting again in hopes to get to planning in June; more than likely it will land in July. Shayne Gendron gave a brief overview of what we saw on the original sitewalk. There was a question on if a wet meadow existed on Lot 65-2. Luke Hurley was brought back out to review the commissions concern. There is a blacked out location on the North side of the plan. That area is shaded showing future grading impact. On the South side of the plan there is a smaller blacked out section indicating future grading plans.

Chair noted that a walking path had been removed. Shayne Gendron noted the trail will still be in the plans just is not on this copy. Rick Buzzanga asked about current locations of on street drainage. Shayne Gendron confirmed existing catch basins drain into the wetland.

Luke Hurley advised the property drains from North to South via an intermittent stream then on to the via a ditch before it gets to West Running Brook. The northern parcel is mostly scrub shrub. On the concern of a wet meadow; Luke Hurley was onsite within last two weeks and there is clover, creeping Charlie, and some grass in the area of concern. In his review he found no sponginess and determined it is not a wet meadow. Margie Ives asked if turtles were found on-site. None have been seen onsite or reported including in the NHB request. Margie Ives asked how many housing units total in this proposal. Shayne Gendron advised 22 apartment units in one building, 4 story apartment building containing 74 units, and 18 town homes. Margie Ives asked about land donation. Shayne Gendron advised he is not able to speak on the applicants behalf but stated there is excitement around this project in the newly created West Running Brook District.

Chair opened up the floor for questions.

Will Lowenthal asked about the blacked out areas and the wetland buffer impact. Shayne Gendron advised it is all for grading and storm water detention. An un blacked out copy was then shared with the commission to show the grading. Chair asked if there will be pending changes from further TRC

comments regarding the grading design. Shayne Gendron replied that it is not likely. Conversation went back to the potential wet meadow and needing to review conditions and day in which we walked it. Eileen Chabot confirmed it was wet with very little rain at the time. Chair inquired if there was potential for an older buried drain pipe that may have collapsed. Time of prior site-walk to be reviewed. Luke Hurley advised its mix use farm soils onsite. There is an HDPE Pipe existing under the road today. The proposal includes additional 15" HDPE drainage pipes leaving the existing pipe alone. Eileen Chabot asked about our request to provide a buffer to West Running Brook. There is an existing 100' residential buffer. Shayne Gendron advised there may be additional plantings along the wetland to help create a buffer. Eileen Chabot asked about complete tree removal and removing the roots systems that provide natural protection. Shayne Gendron advised this will have a SWPPP Plan and monitoring. Eileen Chabot then asked about the replanting of plants along the buffer. Shayne Gendron advised that there is a full landscape plan including native vegetation. Chair noted sheet L-1 has the replanting plan. Rick Buzzanga asked about snow storage. Shayne Gendron advised at this time he has taken it as a note and it will be included on his final plan. Robert Spoerl asked about drainage plan and total volume. Totals were not available tonight but it will be reviewed with engineering and the town prior to approving final plan. Grace Reisdorf noted that around buildings it is mostly low shrub plantings; with more people traveling with animals perhaps shade should be considered in design. Grace Reisdorf asked about energy options. At this point solar is not being considered. If natural gas is offered it seems to be preferred. Chair asked about next steps. More work needs to be done to answer some TRC questions and we will discuss next steps in the future. Again target to planning was June but looking more towards July.

Other Conservation Activities

RCCD – Permit signed for Invasives spraying. Presentation on invasives would be more for the boards education. Details to come.

Buffer Concerns- Concerns were shared on some recent projects. Code enforcement to be notified.

Rockingham Rec Trail- Fish and Game needs to be notified and areas specifically located to continue discussions.

Non Public:

Will Lowenthal motions to enter non-public meeting in compliance with RSA 91A:3, Section II. Entering non public will end the public meeting. Grace Reisdorf seconds.

Roll Call Vote. All in Favor. Motion Carries.

Rick Buzzanga motions to invite councilor Wetherbee. Grace Reisdorf seconds. All in favor. Motion carries.

Adjournment: Entering non-public ended the public session.

Meeting Adjourns 8:26pm

Recorder: James Degnan

