



Derry Conservation Commission
14 Manning St
Derry, NH 03038

Minutes of Public Meeting July 17th, 2023

On July 17, 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, Bob Boonstra, Rick Buzzanga, Eileen Chabot, Bob Spoerl, Grace Reisdorf. Following members were absent; Margaret Ives, Jeannie Cunningham. Council Liaison Erin Spencer was absent.

Approval of Minutes:

Rick Buzzanga motioned to approve the minutes of 4.17.23, Grace Reisdorf seconds. All in favor. Motion carries.

Rick Buzzanga motioned to approve the minutes of 5.15.23, Grace Reisdorf seconds. All in favor. Motion carries.

Chair's Report, Correspondence & Bills:

Selt Thank You: Celebrates Anniversaries. 23years @ Shepard. 21@ Corneliusen Woods, 17 Years @ Doolittle, 6 @ Willow Ave/ Caras, 6@ Sawyer.

DES notice: 55 Crystal Ave, Tax map 36 Lot 17. Minimum Impact permit received; deemed administratively complete. Added to Technical review queue. We also received a copy of the application from VHB.

DES notice: 38-53 Transfer Lane, SPBN found Complete and accepted by DES. Permit Granted.

DES notice: 13 Eileen Ave, Tax map 58 Lot 39, Shoreland Permit found Incomplete. 60 days to reply.

DES notice: 4 Gill Rd, Tax Map 7 Lot 23 Shoreland Permit found Incomplete. 60 days to reply.

DES notice: 17 Taylor Brook Lane, Tax Map 18 Lot 030 Standard Dredge and Fill Application Received; deemed administratively complete.

DES notice: West Running Brook Village Tax Map 5 Lot 062,062,064,065-001 AOT Application Received.

Site Plan Review: 57.5 Frost Rd Tax Map 2 Lot 149 Innercircle LLC presented by Shane Gendron of Edward N Herbert Associates Inc Luke Hurley of BSC Environmental

Project is for a conceptual 8 lot subdivision. Property is 34ac+/- of backland. There are two potential access points off Frost Rd. The southern most entrance connects to a deep ravine and is primarily wet with connection to a greater Prime Wetland. Developer is focusing on the northern most access point which would utilize an existing driveway on lot 149-010 in with support from the current owner. There is 2600sf of wet area at the existing access point currently handled via an existing culvert. Dredge and fill permit will be required to develop full subdivision access. Applicant has not been to TRC. Applicant looking for initial feedback from the commission prior to full application. Luke Hurley states that the wetland onsite is currently ponded due to recent rain events. Luke Hurley stated that in other years this area was dry and the pondage was "man made" and "purposely dug out". Luke Hurley stated there is no vernal pool type activity noted here. The current culvert under the driveway is a 12" plastic pipe. There is a considerable drop from one side of the existing driveway to the other. Will Lowenthal asked about specific descriptions of what is happening within the 2600sf. Luke Hurley noted it would be filled following the dredge and fill permit process. Will Lowenthal asked for clarity on how the larger pondage on Lot 149-010 would not run dry. Luke Hurley said that is groundwater fed and still would collect natural run off from Frost Rd. Once fully designed there will likely be concrete structures to support the existing flow of water and support the subdivision access road. Rick Buzzanga asked about clarity of potential culvert size. Shayne Gendron advised it would likely be over 40ft.

Sitewalk Planned for Thursday 7/27 at 4:00. Councilor Buzzanga noted he will walk independently.

Will Lowenthal asked about seeing the full subdivision planset when ready. Chair confirmed that this meeting is advisory only and non signatory at this time. Applicant will be before us again for the full subdivision plan.

Site Plan Review: West Running Brook Village Tax Map 5 Lots 062,063,064 and 065- 001 presented by Shane Gendron of Edward N Herbert Associates Inc and Luke Hurley BSC

This project has been before the commission before and this is the third session before the DCC. There are final revisions still due to TRC but expectations are they will be before TRC shortly. Site has had some challenges with drainage plan. Town Engineering has advised that each site on this plan needs to handle the drainage onsite vs crossing the road from site to the other (via culvert). DCC has not been onsite for almost 2 years. An AOT Permit has been submitted and is under review with DES. Last remaining items from TRC are not drainage related; items like turning radiuses and pedestrian walkways need to be completed. Fire Department also has some requirements that need to be met. Major changes before the commission tonight include impacts on the north parcel of 39,321sf and south parcel 20,817sf. Impacts are shaded in green on the planset. These impacts are within the 75' wetland buffer and are impacts of grading to comply with onsite drainage requirements. Chair reminded the board that previously there was a plan for culverts under the road to support drainage; TRC declined that option. Luke Hurley wanted to again clarify that concerns brought forth on the first walk; a potential wet meadow; was unfounded as it did not meet criteria for soils and vegetation. Chair noted some changes in building qty. Shane Gendron advised that there have been some tradeoffs based on Planning board feedback. Chair noted that there was a plan to have a connected bike path; Shane Gendron noted that has been removed. There are additional plans underway to connect to West Running Brook School to

Don Ball that will connect to main residential development of this plan. Behind the proposed townhomes are 3:1 vegetated slopes as well as a bio retention area all located within the Green Zone. There is a gravel retention basin that is also meaning to be decorative to the site. They will have a maintenance plan yearly. Snow storage is planned behind the townhomes. The commission asked clarify questions regarding how the area for snow storage was going to be effectively utilized. Shane Gendron advised that there would not be heavy use of proposed area in winter and there is no curbing preventing a plow from placing snow in this area. Chair asked for confirmation on end use of building on lower parcel. Shane Gendron advised that there are limited uses in the West Running Brook zone. The building design still lends itself to restaurant or brewery style over industrial. Will Lowenthal asked about total wetland size including adjacent parcels. Luke Hurley advised he does not have total size. Robert Spoerl asked where West Running Brook school drainage runs; it was noted it runs in the opposite direction of this site to the north. Chair asked to confirm total wetland impact from this project. Shane Gendron stated none. Eileen Chabot asked about plantings within the wetland buffer zone. Shayne Gendron advised it would be grass. Rick Buzzanga wants to review the full planset with very clear snow storage locations marked on plans.

Sitewalk Planned for Thursday 7/27 immediately after Frost Rd walk on the same day.

Other Conservation Activities

Pending changes to Wetland Rules – Eileen wrote a letter on our behalf (thanks Eileen!)

Adjournment:

Rick Buzzanga motions to enter non public session effectively ending the meeting. Grace Reisdorf Seconds. Roll Call vote.

Lowenthal-Yes, Boonstra-Yes, Reisdorf-Yes, Spoerl-Yes, Buzzanga-Yes, Chabot-Yes, Chair Yes

Meeting Adjourns 8:21pm

Recorder: James Degnan