



Derry Conservation Commission  
14 Manning St  
Derry, NH 03038

### **Minutes of Public Meeting Aug 21st, 2023**

On August 21, 2023, the Derry Conservation Commission met at the Derry Municipal Center, 3<sup>rd</sup> floor meeting room at 7:00 pm. The following members were present in person: James Degnan (Chair), Will Lowenthal, Bob Boonstra, Rick Buzzanga, Grace Reisdorf, Margaret Ives. Following members were absent; Bob Spoerl, Eileen Chabot, Jeannie Cunningham. Margie Ives sat for Eileen Chabot. Council Liaison Erin Spencer was present.

### **Approval of Minutes:**

Rick Buzzanga motioned to approve the minutes of 8.7.23 with amendment of date in section 1 to August 7th, Bob Boonstra seconds. All in favor. Motion carries.

### **Chair's Report, Correspondence & Bills:**

*DES notice:* Utility Statutory Permit by Notification. Permit Administratively complete.

**Site Plan Follow Up:** West Running Brook Village Tax Map 5 Lots 062,063,064 and 065- 001 presented by Shane Gendron of Edward N Herbert Associates Inc.

Shayne Gendron stated this was his 5<sup>th</sup> time before the commission. The commission has walked the site including an additional site visit by Eileen Chabot and Chair within the last week. Mr. Butterfield was also in attendance. Eileen Chabot drafted a list of comments and recommendations. All 41 Comments were read out and reviewed by Shayne Gendron. Shayne Gendron did not disagree with any recommendations. Document attached to these minutes for reference.

Rick Buzzanga motions for Chair to sign the plan with the following conditions; all erosion control measures marked hay need to be marked straw, adjacent to West Running Brook straw bales to be used in lieu of mulch berm or mulch sock, all fertilizer type and usage should be in best consideration of the West Running Brook watershed; landscape plantings to be 75% native species; all trees on the no cut buffer to be tagged, no sediment laden water to be discharged into watershed.

Grace Reisdorf seconds. All in favor. Motion carries.

**Site Plan Review:** 41 Ashleigh Drive Tax 08 Lots 17 & 17-1 Laporte/Dubay Group

Chris McCarthy from Ashleigh Drive Development LLC and Tim Laporte from the Dubay Group presenting this evening. Brendan Quigley from Gove Environmental also in attendance. Site walk was completed by the commission and presenters. Chair noted he walked about 40% including where the building was to be placed and had to leave. Chair opened the session by asking for feedback from commissioners that completed the walk. Will Lowenthal stated the applicants prep work and mapping made this walk exceptional. Will Lowenthal stated he had no major concerns but had some follow up questions. Bob Boonstra stated similar.

Chris McCarthy gave an overview of why this parcel met the needs of his client: existing infrastructure, town water and sewer. Chris McCarthy gave kudos to the Dubay Team for thoughtful design. Chris McCarthy noted they tried to minimize wetland impacts and preserve as much open space as possible onsite.

Will Lowenthal noted the parking area gets close to the wetland. Tim Laporte advised that the parking lot is not directly adjacent there is a buffer zone where grading is taking place. Will Lowenthal questioned the total parking spaces needed. Tim Laporte advised there has been a change to include additional office space which altered the required spaces to the higher qty. Tim Laporte showed a detail sheet with the Main Building; there are 3 impact sites located within footprint. #1 is 48,730sf, #2 is 5,419sf, #3 is 16,092sf, and #4 3,731sf. Chair called up Brendan Quigley to speak of the quality of the wetland on site. Wetlands were found to have more water this year than recent visits last few years. Brendan Quigley has been onsite at least 2 other times in last 10 years. Soils onsite are poorly draining, and so largest wetland pocket would remain spongy or wet year-round. Chair advised public the commission we walked directly through Impact 2 and the quality around the building footprint were not of high value. Will Lowenthal advised as commission got towards the powerline the quality of habitat area greatly improved. The identified area by Will Lowenthal was not in a construction zone. Chair had made a comment about Blanding Turtles; Brendan Quigley wanted to clarify that none have been found onsite but many documented sightings within the surrounding area.

Will Lowenthal asked for a drainage monitoring report for this site once developed. These reports typically are yearly or every two years. Applicant accepted the request. Chair noted that this plan does not currently have a snow storage location identified on plan. Tim Laporte showed the commission identified locations that will maintain the snow within the curbed area and away from the wetland. The board reviewed the landscape plan. After brief discussion on native vs non-native, it was assessed the shrub plantings were 25% native. Chair noted the exceptional volume of plants planned to enhance the site, including many that help provide shade as well as pollinator grasses.

Rick Buzzanga motions for Chair to sign the plan with the following conditions: snow storage to be shown on plan, within curbed area where applicant showed on screen during the meeting. Yearly monitoring report to the commission for onsite storm water treatment systems. Applicant to attain 50% native plantings if possible.

Will Lowenthal seconds. All in favor. Motion carries.

Note: During Brendan Quigleys contributions a sheet was shown with “proposed conservation easement.” Rick Buzzanga advised, Chair confirmed we do not review plans based on proposed gain and

to date there have been NO discussions with applicant on such matter. The board reviews plans on their own merit.

#### **Other Conservation Activities**

*Margaret Ives said a special thank you to Elizabeth Robidoux as she transitions to her new role in Hooksett.*

*Chair advised we had a rehabilitated bobcat released back to the wild.*

#### **Adjournment:**

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

Meeting Adjourns 8:25pm

Recorder: James Degnan