

DCC Minutes of September 13, 2021



Derry Conservation Commission
14 Manning St
Derry, NH 03038

Minutes of Public Meeting September 13, 2021

On September 13, 2021, 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), Eileen Chabot, Bob Boonstra, Bob Spoerl, ~~Margie Ives~~, Grace Reisdorf, William Lowenthal. Following members were absent; Rick Buzzanga, Justin Mitchell, Margie Ives and Mariel Capulli.

Bob Boonstra sat for Rick Buzzanga.

Approval of Minutes:



Rick Buzzanga motions to approve the minutes from 8/23/21. Grace Reisdorf motions to approve; Bob Boonstra Seconds. All in favor. Motion carries.

Chair's Report, Correspondence & Bills:

DES Notice – 23 Germantown Rd Tax Map 19 Lot 93 Shoreland Permit Approval

DES Notice- 24 North Shore Rd Tax Map 142 Lot 56-57 Notice of Denial for Shoreland Permit.

Supply Lines from the Source- Updated newsletter.

Expedited Minimum Impact Permit- 6R Coles Grove Rd Lot 51-003 Application received. Appears administratively complete. Chair reached out to applicant.

Plan Follow Up:

5 Lot Project Drew Rd Tax Map 7 Lot 84 Jim Lavelle Lavelle and Associates

Jim Lavelle noted there was minor changes in the plan as previously presented. The applicant has chosen to keep the existing house on lot 84-1 (in Hampstead) in lieu of building a new house with the rear of that lot where it transitions into Derry. Jim Lavelle noted some erroneous drafting lines were removed and the North arrow as corrected. Separate from the 5 Building lots, the remaining parcels combined total 61.78 acres will retain ownership by the applicant. 58 of the 61 acres are in Derry. Jim reminded commission Lots 84-3 and 84-2 will have a shared driveway. There will be a 15" Concrete pipe

culvert installed at the driveway crossing. Chair noted that on the sitewalk the driveway location drawn is the correct minimum impact location. Chair asked if the proposed home location on Lot 84-1 was going to be moved closer to the road as stated at sitewalk. Jim Lavelle advised that the location of the home was not changing. Chair noted that if the applicant changes plans on the combined parcel to build a home he will need to return to the board. Jim Lavelle noted that would be correct. Eileen Chabot asked if the well location for 84-1 on Sheet 7 meets the setback from the wetland. Jim Lavelle advised setback is not an issue. Eileen Chabot asked about location to driveway and potential exposure to salt. Jim Lavelle advised that the well location could change based on builder preference as long as it remains the required distant from the septic.

Bob Spoerl motions for the chair to sign the plan. Grace Residorf Seconds. All in favor. Motion carries.

Plan Follow up:

43.5 Crystal Ave Tax Map 32 Lot 025-003; The Grindhouse Doug McGuire The Dubai Group Inc

Chair advised that the planset prepared for signature was brought in to the meeting room. Chair reminded board that Doug McGuire had already been back to entertain additional questions prior to completing planset. Chair asked if there were any additional questions for Doug McGuire prior to entertaining a motion to sign the plan. No questions presented.

Grace Reisdorf motions for Chair to sign the plan. Will Lowenthal seconds. All in Favor. Eileen Chabot abstained. Motion carries.

Plan Review:

112 North Shore Rd Tax Map 18 Lot 1 and 1-1 Craig Francisco Bedford Design

George Chadwick presenting on behalf of Craig. The project is proposing a lot line adjustment show in Green on presented plan. The lot line adjustment between lot 1 and 1-1 is between parcels owned by Heather Davis and Paul Carr whom are related and have agreed to the proposed adjustment. Along with the lot line adjustment Lot 1 is to be subdivided into 3 building lots. There is an existing woods road that runs through the property. In order to avoid wetland impact the woods road will be utilized to access the two rear lots. One house lot will have driveway access directly off North Shore Rd. Will Lowenthal asked for conformation of the location of the single driveway. George Chadwick advised that it had not been drawn on the plan at this time but will be located off North Shore Rd not off the woods road. Eileen Chabot asked for confirmation to the Pink Line shown on the proposed plan that cuts through the wetland. George Chadwick confirmed it is part of the woods road today but that stretch will be avoided due to the wetland impact. Chair asked if the lot line adjustment is required to meet the lot size requirements for the applicant. George Chadwick confirmed. Sitewalk scheduled for Wednesday 22nd at 4:30. Meeting at the woods road entrance near Taylor Brook Rd.

Plan Review:

Subdivision Plan Eastview Drive, Stoneleigh Drive, Jewell Lane Tax Map 6 Lots 86 and 86-15

Chair asked for a more concrete address. Tim Peloquin advised that it's a vacant parcel located between these points and there isn't a real concrete location. Tim Peloquin advised it's close to a 40 acre parcel the is being subdivided into 5 lots. Land is currently owned by the Coopers and they have done some subdividing and development near this parcel in the past. The parcel could yield up to 11 lots. Tim Peloquin advised that these parcels being larger in acreage provide a challenge for frontage. Tim Peloquin advised we went to ZBA and received a variance for the driveway access for these lots. One lot will be at the end of East View. Two Lots will be located off Jewell Ln. Two lots will be located off Stoneleigh Dr. 7 Acres will be transferred to an existing lot owned by the Coopers off Eastview Dr. Tim Peloquin advised he has met with the Water Department and there is a 2.09 acre lot at the end of Eastview. There may be interest in that parcel by our water department due to an existing Water tower on site. Town may plan to look further into this parcel separate from Conservation's review of the plan proposed this evening. Will Lowenthal asked about the two lots off Jewell Lane that cross wetlands. Tim Peloquin noted that on sheet 3 there will be an easement created for access to Map 6 Lot 102. Chair advised board that that parcel is the Derry Town Forest. Chair advised the board to review this proposal without considering Tim Peloquins statement regarding an access easement. Tim Peloquin advised the Mark West delineated the wetlands and this project was reviewed with the Engineering office. Proposed impacts are less than the impact of the 11 lot subdivision potential with a road. Chair asked Tim to confirm that crossing is proposed to be 18" concrete precast culvert. Chair advised that the 2 crossings are required to minimize the impact. Chair asked if the community off Jewell Lane is an association or townhome community. Tim Peloquin advised it was not fully clear to him but stated the town does own the roadways throughout. Sitewalk planned for Tuesday 21st at 4:30pm.

Other Conservation Activities

Derry Fest- Chair advised that it is the upcoming Saturday the 18th. We will provide maps and invasive info for the community. Will Lowenthal advised that our banner had been designed with the support of Neil Weatherbee. Will Lowenthal advised the cost was higher than the prior motion.

Grace motions for purchase of the Conservation Banner not to exceed \$80 from the administrative account.

Motion supersedes prior motion.

Broadview Garden- Chair asked if cadence had been created for closing the community garden. Will Lowenthal advised December 1st will be the safe date for closing the garden.

Meeting of the Conservation Commissions- 3 Derry Commissioners will be attending on Thursday the 23rd.

Grinnell Farm- Chair has been asked to confirm access as signage is up for no parking and there is a board across the pedestrian access. Chair noted he will follow up.

Cole Marsh- Grace Reisdorf reporting that the entrance off Damren has had some litter issues. Chair also noted some blowdowns have been reported in the area that require chainsaw work.

Clean Up Week- Will Lowenthal asked if we where having a second cleanup week. Chair to engage parks and rec.

Motion to Adjourn: Will Lowenthal motions to adjourn. Bob Spoerl seconds. All in favor. Motion Carries.

Meeting Adjournment 8:03pm

Recorder: James Degnan
