



Londonderry Conservation Commission
Tuesday, March 10, 2026
Draft Minutes

1 **Present:** Marge Badois, Chair; Bob Maxwell, member; Deb Lievens, member; David Heafey, member;
2 Elkel Bickford, member; Gary Della Grotta, member; Michael Speltz, alternate member; Harry Schwartz,
3 alternate member; Susan Malouin, alternate member

4
5 **Absent:** Gene Harrington, Vice Chair

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7 **Also present:** Michael Bazegian, GIS Manager/Comprehensive Planner

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10 **Call to Order**

11 Ms. Badois called the meeting to order at 7:30 p.m. She reported that M. Speltz was named Citizen of
12 the Year at the Deliberative Session.

13
14 **CUP – Page Rock Townhomes – 3 Page Rd – Map 15 lot 235**

15 Paul Chisholm of Keach-Nordstrom Associates and Deane Navaroli of Page Rock LLC appeared before the
16 Board to discuss this proposal. P. Chisholm noted they appeared before the Commission in the summer
17 of 2025, at which time the Commission offered a favorable correspondence. He reviewed the differences
18 between this and the plan presented earlier, noting that the buffer impact of 1400 square feet is
19 substantially similar.

20
21 The Commission asked about the horizontal drilling for the sewer service. P. Chisholm explained it is
22 intended to avoid direct wetland impact and outlined its location. They also asked about the location of
23 snow storage and whether it would drain into the detention pond. P. Chisholm explained the intent of
24 the stormwater management system is to funnel the runoff into the system for treatment before being
25 discharged into the wetlands. The Commission clarified that the snow storage would not hamper
26 firetruck access and were told the Fire Department had signed off on the plan.

27
28 **CUP – Rock Road Townhomes – 295 Rockingham Rd – Map 17 Lot 25**

29 Paul Chisholm of Keach-Nordstrom Associates and Deane Navaroli of Page Rock LLC appeared before the
30 Board to discuss this proposal. P. Chisholm noted they appeared before the Commission in the summer
31 of 2025, at which time the Commission asked them to revisit the plan due to concerns over the buffer
32 impact. The current plan is for two buildings of five and seven units; the original plan was for two six-unit
33 buildings. This change allowed the seven-unit building to be moved further from the buffer.

34
35 P. Chisholm reviewed the other changes in the plan caused by this relocation. He also reviewed the
36 buffer impact areas, noting there are no direct buffer impacts. The total buffer impact area is 1,522
37 square feet, which is a reduction from the original amount.

38
39 The Commission clarified that these will be condominiums with a homeowners association. These are
40 two separate developments, so will have separate homeowner associations.

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42 **Public Comment**

43 There were no members of the public wishing to speak.

44

45 **Old Business**

46

47 **Forester Applications**

48 M. Badois asked if the Commission should form a subcommittee to compile the information in the
49 applications, and they agreed this would be appropriate. They discussed creating a scoring matrix. A
50 meeting of the subcommittee was scheduled for March 13th. M. Speltz advised checking with Kirsten
51 Hildonen regarding the need to notice the meetings and to take minutes.

52

53 **New Business**

54

55 **Pine Isle Trail**

56 Jim Isaac (sp), a resident of The Baldwin, appeared before the Board to discuss a proposal to create a
57 trail on the Woodmont Commons property that would cross Duck Pond to access the island. He
58 explained their intent to create an "all-persons" trail and listed the other organizations involved in the
59 planning process. He noted possible funding sources and the possible need for a non-profit/government
60 entity to handle the funding.

61

62 The Commission said that NHDES and NHF&G would need to be involved in this project, due to the
63 presence of wetlands and wildlife. They expressed concern about the impact of the trail on wildlife and
64 suggested it be located around the pond. They discussed the benefits of involving Trailways in this
65 project. They also suggested discussing this proposal with Town Staff.

66

67 **Right-to-Know Law Training**

68 M. Badois reported the Right-to-Know Law training will be held on March 25th from 6:30 to 8:30 p.m.; all
69 Commission members are required to attend.

70

71 **Finance Report**

72 D. Lievens described the habitat account, an account that accepts funds from any logging done on Town
73 properties and can be used for habitat protection. These funds can also be used to pay for the forest
74 management plan and to manage rabbit and/or bird habitat.

75

76 She also shared the financial report.

77

78 **Approval of Minutes**

79

80 ***B. Maxwell moved to accept the minutes of the February 24, 2026, meeting as presented. D. Heafey***
81 ***seconded the motion. The motion carried, with two abstentions.***

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83 **Adjournment**

84

85 ***D. Heafey made a motion to adjourn. D. Lievens seconded the motion. The motion carried***
86 ***unanimously.***

87

88 The meeting was adjourned at 8:24 p.m.

89

90 Respectfully submitted,

91

92 Beth Haggeli

93 Recording Secretary