



Londonderry Conservation Commission  
Tuesday, January 27, 2026  
Final Minutes

1 **Present:** Marge Badois, Chair; Gene Harrington, Vice Chair; Bob Maxwell, member; Deb Lievens,  
2 member; David Heafey, member; Elkel Bickford, member; Gary Della Grotto, member; Michael Speltz,  
3 alternate member; Harry Schwartz, alternate member

4  
5 **Absent:** Leo Lee, alternate member; Susan Malouin, alternate member

6  
7 **Also present:** Michael Bazegian, GIS Manager/Comprehensive Planner  
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9

10 **Call to Order**

11 Ms. Badois called the meeting to order at 7:30 p.m.  
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13 **Design Review – Mack’s Apples – 230A Mammoth Road – Map 6 Lot 21**

14 Laura Gandia of Devine, Millimet & Branch, appeared before the Commission to present this proposal to  
15 add a 4,000 square foot 99-seat farm-to-table restaurant to the back of the farmstand under the  
16 agritourism statutes. She reviewed the agritourism statutes, noting they are different than the Town’s  
17 site plan regulations.  
18

19 The applicant has asked for waivers to be exempt from the Conservation District overlay buffer and from  
20 paving the existing parking area. They have asked that the parking spaces in the overlay buffer remain.  
21

22 The Commission asked for information on plans for snow removal and salting. L. Gandia said what is  
23 being done now will not change. The Commission noted restaurant guests would park closer to the  
24 restaurant, and that area is currently not plowed.  
25

26 The Commission noted that neither they nor the Planning Board can grant a waiver for parking in the  
27 buffer. L. Gandia said based on the agritourism statutes, they are asking for a waiver from the site plan  
28 regulations to provide any type of wetlands delineation, so the wetland buffer would not be applicable.  
29

30 The Commission questioned the farm pond being an agricultural creation, suggesting it was formed by  
31 digging an already wet area deeper to hold water. As such, it should be treated as a wetland. They did  
32 not support parking close to the pond.  
33

34 They noted the problem of the wetland buffer not being marked, if there is no wetland delineation. The  
35 pond serves as wildlife habitat. The presence of fish in the pond proves it is connected to the wetlands,  
36 and that connectivity should be protected. They noted the negative impact of motor vehicle traffic  
37 encroaching on the wetlands, pointing out that the increased usage for the restaurant will increase the  
38 traffic and human usage of the area. L. Gandia said the existing fence will protect the wetlands from  
39 encroachment.  
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41 The Commission discussed reducing portions of the 50-foot buffer to 25 feet, with the boundary running  
42 along the white fence on the west side. They also discussed asking the Planning Board for an exemption  
43 from the minimum parking requirement. L. Gandia felt reducing the parking would be problematic from  
44 a safety standpoint. They discussed whether the buffer signs would be off-putting to people using the  
45 picnic tables. The Commission discussed where the buffer should be reduced.

46  
47 **Commission Comments:** Recommend that the requested waiver to not delineate the wetland be denied.  
48 Recommend reducing the CO buffer to 25 feet on the westerly side along the current fence. The 50-foot  
49 buffer will begin at the end of the current gravel. Only the 50-foot portion of the buffer needs to be  
50 signed. Snow storage should be shown on the plan. Should the Planning Board require that the parking  
51 areas be paved, the Commission would recommend the full 50-foot buffer.

52  
53 **DRC – Stonehenge Road Subdivision – 17 Stonehenge Road – Map 12 Lot 124-9**

54 The applicant was not present to discuss this request. The Commission reviewed the plans.

55  
56 **Commission Comments:** Recommend double-checking the requirement that detention pond inspection  
57 reports be submitted to the NHDES.

58  
59 **Public Comment**

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

61  
62 **Old Business**

63  
64 **Musquash Field Day**

65 M. Badois distributed fliers for Musquash Field Day and asked the members to share them. She reviewed  
66 the planned activities. She has contacted Scout troops and the mountain bikers, and invited them to  
67 participate. She spoke with the Conservation/Dog Catcher, who has a trailer for the ATV. She noted the  
68 ATV will not make it into the woods with the amount of snow currently on the ground. They do not have  
69 access to a snowmobile.

70  
71 **Forester**

72 M. Badois reported that applications are due February 2<sup>nd</sup> in response to the RFP for a forester. One  
73 application has been received so far. They discussed where the RFP was posted, other locations to do so,  
74 and if the deadline should be extended.

75  
76 **New Business**

77  
78 **Approval of Trail Repair**

79 M. Badois reported the mountain bikers noticed a bridge on the Porcupine Loop that needs repair. They  
80 estimated the cost to repair it would be \$130.

81



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82 ***D. Lievens moved to approve up to \$150 from the line-item budget to reimburse the mountain bike***  
83 ***guys for materials. G. Harrington seconded the motion. The motion carried unanimously.***

84  
85 M. Badois added she was also told the large bridge at the entrance to Sarabeth needs repair.

86  
87 **Financial Report**

88 D. Lievens reported money has been spent for Lithia Springs and nothing new has come in.

89  
90 M. Speltz has not received the updated grant agreement from NHDES for the sign.

91  
92 **Announcements**

93 M. Badois reported the Water Town Hall will be held on January 28<sup>th</sup> at the high school.

94  
95 **Approval of Minutes**

96  
97 ***B. Maxwell moved to approve the minutes of the January 13, 2026, meeting as presented. D. Heafey***  
98 ***seconded the motion. The motion carried, with D. Lievens abstaining.***

99  
100 **Adjournment**

101  
102 ***G. Harrington moved to adjourn the meeting. D. Lievens seconded the motion. The motion carried***  
103 ***unanimously.***

104  
105 The meeting was adjourned at 9:00 p.m.

106  
107 Respectfully submitted,

108  
109 Beth Hanggeli  
110 Recording Secretary