**Present:** Marge Badois, Chair; Gene Harrington, Vice Chair; Deb Lievens, member; Tiffani Macarelli, member; Susan Malouin, member; Bob Maxwell, member; Michael Speltz, alternate member

**Absent:** David Heafey, member; Jim Leary, alternate member

**Also present:** Michael Bazegian, GIS Manager/Comprehensive Planner; Ron Dunn, Town Council Liaison

M. Badois called the meeting to order at 7:31 p.m. She appointed M. Speltz to vote for D. Heafey.

**Condo Conversion – 24 Mohawk Dr – Map 7 Lot 132-4**

George Chadwick of Bedford Design Consultants appeared before the Board, representing PMP Revocable Trust. He described the proposed project, which is splitting an existing duplex in half to create a condominium. The units will share the septic system, which has two tanks and one leach field. There are no wetlands located on the property. There will be no new construction. Each unit will have 50% ownership of the rear common area. They have submitted condominium documents to the Town. They do not have to file with the AG as a condominium. They have submitted for state subdivision approval, due to the change in ownership. There is a site walk pending by DES.

The Commission reviewed how disputes will be resolved, which G. Chadwick said is covered in the condominium documents.

**Commission Comments:** There were no issues.

**LLA – 4 Cote Lane – Map 13 Lot 84-2**

The Commission reviewed the lot line adjustment request. Both lots are owned by the same individual.

**Commission Comments:** There were no issues.

**Wetlands Permit Application – RT 28 and Stonehenge Road**

The DOT has submitted a wetlands permit application for the traffic circle on Route 28 and Stonehenge. M. Badois explained the approach will be extra long on Route 28, due to the reduced line of sight. This plan has been presented to the Planning Board. M. Badois noted a right-turning lane was added as part of the approval process. There are existing perennial stream crossings with culverts that will be replaced or extended.

M. Badois asked for public comment.

Ray Breslin, 3 Gary Drive, said the wetland drains underneath Route 93 through a culvert into the peat bog, which eventually drains into Shields Brook. He said this project will slow traffic. He said the Conservation Commission needs to have a say-so, although this project will happen. He said it is important to do a site walk.

The Commission discussed the details of this project. They suggested using a box culvert at Crossing 1, as it would be more wildlife friendly. They noted New Hampshire Fish & Game might not have seen this plan yet. The Commission agreed they would like more time to examine this proposal.

M. Badois extended consideration of this project to the next Conservation Commission meeting on May 14, 2024.

**Old Business**

**Trail Work**

M. Badois said there has been excellent response regarding issues that need to be addressed regarding the trails in the Musquash. She said materials will be required, so a cost is involved. D. Lievens noted there are funds in the budget to cover such costs. M. Badois explained how trails can be made accessible without having to meet ADA standards and that these details should be added to maps. They also discussed removing abandoned trails from the map. The Commission agreed they would like to create a plan to take advantage of the offers to work on the trails.

M. Badois met with a group regarding the Adams Pond trail, who are going to inspect the culvert. It needs to be cleared out and a method of preventing future clogging needs to be devised.

**Dock Permit**

M. Speltz reported the access point is Brewster Road, but he has not found monuments. The Commission discussed whether the lot is owned by the state or the Town. M. Speltz will consult John Trottier.

**New Business**

**Signs**

M. Badois spoke with the sign manufacturer, who provided an updated estimate and timeline for the Lithia Springs signs. They discussed asking the Heritage Commission if they would be willing to contribute to the cost of the signs. She is still coordinating the Macks Apple/Moose Hill sign. She will follow up with the gentleman who offered to construct a Hickory Hill sign.

**Lithia Springs Parking Area**

M. Speltz discussed the proposed parking area at Lithia Springs, including access and materials.

**The Village on Technology Hill**

M. Badois shared the plan for The Village on Technology Hill, including special exceptions and wetland permits requested. The developer does not want to apply for a Conditional Use Permit. She said if the plan remains in its current state, there will not be a lot of impact to the wetlands. She noted there are acres of wetlands on the property.

M. Speltz asked if the Commission’s request to improve/protect the wildlife corridor was discussed. M. Badois said the developer has committed to keeping 40 acres in its current vegetated state. As this is a PUD, it has different requirements in terms of being presented to the Conservation Commission. The Commission agreed there should be an opportunity for them to comment on PUD proposals.

The Commission recommended that the Planning Board, with recommendations from the Conservation Commission, may consider and approve buffers. They also recommended clarifying the language in Section 6 regarding the CUP, as it does not include the Conservation Overlay District.

The Commission agreed they should attend the Planning Board meeting on May 9, 2024, to discuss their concerns regarding The Village at Technology Hill.

Ray Breslin, 3 Gary Drive, said it is critical that the Commission has input on this project. He asked what the benefit of this project will be to Londonderry.

**Approval of Minutes**

***B. Maxwell moved to approve the minutes of the April 9, 2024, meeting as presented. D. Lievens seconded the motion. A vote was taken, all were in favor except S. Malouin, who abstained. The motion passed 6-0-1.***

**Adjournment**

***G. Harrington moved to adjourn the meeting. M. Speltz seconded the motion. A vote was taken. The motion passed unanimously.***

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Beth Hanggeli

Recording Secretary