



Londonderry Conservation Commission
Tuesday, January 10, 2006
PUBLIC HEARING
Minutes

Present: Deb Lievens; Gene Harrington; Mike Speltz; Ken Henault; Paul Nickerson and Mark Oswald, Town Council Liaison

Also present: Mike Karras

The Londonderry Conservation Commission entered into a public hearing at 7:35 PM regarding the following three purchases; 1) 174.9 acres of lot 5-12 on Wiley Hill Road, 2) lot 8-19, a 45 acre landlocked piece, both from the George family for a combined purchase price of \$1,822,100.00, and 3) lot 5-10-23 from Homes by Paradise, a 2.72 acre piece for the appraised price of \$150,000.00.

The George family had originally approached the LCC about purchasing the property and presented different conceptual plans that they might otherwise pursue, one including roughly 40-45 house lots which would entail two major wetland crossings. Several options were discussed over time, including conservation of the back piece and development of the front. Following further discussions and several site walks, the LCC decided to purchase the George parcels in their entirety for conservation with the stipulation by the George family that approximately 11 acres (including the frontage) of 5-12 would remain in their ownership. The LCC would retain right of first refusal for five years should the George's decide to sell the front acreage later on.

With the frontage gone, another access was sought to keep the lot in conformance with the zoning regulations. The purchase of 5-10-23 not only provided the frontage with an upland access but the lot also abuts the conservation piece to be donated by the developers of Tanager Landing. The discounted cost of lot 5-10-23 also reflects the fact that the developers are no longer obliged to construct the trails that were once part of that subdivision plan.

D. Lievens described how the power lines that transverse diagonally along 5-12 and 8-19 have created a diversity of low level vegetation and a mixture of bird species. Different upland types can be found and the wetlands on 8-19 are of high quality with a variety of vegetation. Opportunities for logging also exist on these lots. M. Speltz explained that these purchases provide important connectivity between the Musquash conservation land and wetlands to the southwest that are only protected to the degree that the State currently does not allow development on wetlands. In addition, by purchasing the land on either side of the power lines, that protected corridor is further enhanced by expanding the conserved area and the associated wildlife habitat. Being that much closer to a connection with the Musquash may also aid in fostering the moose population.

The LCC had planned on a closing date of June 30, 2006 at the latest, considering the environmental site assessment and Planning Board work to be done. Homes by Paradise, however, has decided to uphold their request of February 15th as the deadline. D. Lievens spoke with Dave Caron who agreed that the LCC could still buy 5-10-23 by February 15th and if they are unable to purchase the George property for some unforeseen reason, they will still have a lot they can sell for more than \$150,00.00.



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Stonyfield Farm was recently instructed to pay approximately \$75,000.00 towards open space protection in Londonderry as mitigation for their expansion. These funds will be put towards this acquisition.

G. Harrington made a motion to close the public hearing at 8:15 PM. P. Nickerson seconded. The motion was approved 4-0-1. (K. Henault abstained as his property abuts 8-19).

G. Harrington made a motion that the LCC recommend to the Town Council that the Town proceed with the purchase and sale agreements on the George family parcels 5-12 and 8-19 and the Homes by Paradise lot 5-10-23 per the agreed sale agreements. P. Nickerson seconded. The motion was approved 4-0-1. (K. Henault abstained as his property abuts 8-19).

The matter will go before the Town Council on January 23rd.

Respectfully submitted,

Jaye A. Trottier
Secretary