Londonderry Heritage/Historic District Commission Meeting December 14, 2023 - 7:00 P.M.

MOOSE HILL CONFERENCE ROOM

1. **Call to Order:** Chairman Krys Kenney called the meeting to order at 7: 0**0** pm. The following Commissioners were present: Krys Kenney, David Colglazier, John Mahon, and Art Rugg. Absent: Commissioners Jim Butler, Kristin Endyke, Sue Joudrey, and Alternate Commissioner Laura Schenkman. Also present: Assistant Town Manager Kellie Caron and Town Planner Ben Bennett.
2. **Approval of minutes from prior meeting:** D. Colglazier made a motion to approve the minutes of the November 16, 2023, meeting; J. Mahon seconded the motion. The motion passed, 3-0, with one abstention from A. Rugg.
3. **Applications for Design Review Comment:**
   1. **Conceptual discussion of a mixed-use development including residential multi-family units, retail, a daycare and phased construction of multiple manufacturing buildings in the Industrial I and Industrial II Districts, 6 Akira Way, Map 28 Lot 31-6, 104 Grenier Field Road, Map 17, Lot 2, 5 Kitty Hawk Landing, Map 17, Lot 5-5, 11 Akira Way, Map 28, Lot 31-36, Londonderry Holdings LLC (Owner & Applicant). Tony Nazaka of Stone River Architects, Nick Golon of TF Moran, Tyler Walsh of Capstone Management, and Dick Anagnost of Anagnost Companies presented.**

Applicants presented a broad stroke overview of this proposed development east of Manchester Airport and west of Route 28 with access from both Akira Way and Kitty Hawk Landing. Utilities are available on or near to this site. The proposed village was presented as having three areas. Village area 1 includes the entrance on Akira Way, a retail building, and a childcare building. A small bridge crosses a stream and leads up to Village Area 2 which features a community building and nine 4-story multi-family residential buildings with 439 1-, 2-, and 3-bedroom apartments. The residential buildings surround a large village green. Village area 3 is a high-tech commercial area with 3 industrial buildings ranging in size from 20,000-150,000 square feet. This area also contains a Foundation building which would serve as the home office for corporate charitable efforts.

The architectural design is an attempt to meld both traditional and modern elements in a walkable community. The commercial buildings are modeled after traditional New England mills with a distinctive modern twist. The residential buildings are a bit more traditional but feature modern flairs like an overhang above an outdoor patio in the retail building or a large glassed-walled area in the community building. Colors and building materials have not been finalized. The residential buildings have flat roofs to accommodate extensive solar panels.

Feedback from the Committee on the overall concept was positive. The Chair thanked the presenters for their professional effort and anticipated the provision of much greater detail as the project proceeds.

1. **Other business: None**
2. **Public Comment: None**
3. **Adjournment:** At about 8:05 PM, D. Colglazier made a motion to adjourn; A. Rugg seconded. The motion passed, 4-0.