



Londonderry Conservation Commission  
Tuesday, June 24, 2014  
Minutes

1 Present: Deb Lievens, Gene Harrington, Mike Considine, Truda Bloom, Ben LaBrecque, Marge Badois,  
2 and Mike Speltz

3  
4 Also present: Jim Butler, Town Councilor

5  
6 D. Lievens called the meeting to order at 7:35 PM. She appointed M. Speltz to vote for Paul Nickerson.

7  
8 Outdoor Recreation Guide- Landscape architect Bill Flynn of Saucier and Flynn and the Arnett  
9 Development Group was present to update the Commission on the efforts to create a Town Outdoor  
10 Recreation Guide. His presentation (see Attachment #1) began with an explanation of the project  
11 goals, namely to raise the public's awareness of as well as access to the recreational opportunities on  
12 conservation land in Londonderry, to identify opportunities where enhancements can increase the  
13 public's enjoyment of that land, and to determine long term objectives that will strengthen the  
14 connectivity of conserved parcels. To date, the inventory of sites within the Town's green  
15 infrastructure map to be included in the guide has been finalized and the assessment and analysis of  
16 those areas is in progress. An overall strategic vision is to be completed by the end of June, while a  
17 series of webpages and associated homepage are being developed for the Town website. Those  
18 webpages will give specifics about each conservation area (points of interest, permitted uses,  
19 directions, etc.) and will provide the user with the ability to download an area map. B. Flynn provided  
20 examples of the kind of assessments currently underway that will identify access points, various land  
21 features, trails, and potential improvements. Connectivity was also discussed, with B. Flynn noting  
22 that a significant opportunity is already available to tie various conservation lands together using the  
23 existing town trail systems, utility corridors and other links found during the assessment phase. He  
24 hopes to have the final deliverables to the Commission by the end of July. He will attend the July 22  
25 Commission meeting with a final update.

26  
27 Kendall Pond Conservation Area (KPCA)- Residents of 87 Kendall Pond Road and 106 South Road  
28 attended this meeting to follow up with the Commission about signs that were to be placed at the KPCA  
29 parking area (map 4 lot 56) in an effort to prevent illegal activities from taking place there. At their  
30 November 12, 2013 meeting, the Commission voted to place signage in the KPCA parking lot to notify  
31 visitors of restricted hours with the wording that there is "No parking between 10 PM and 5 AM." It was  
32 believed that these hours would tend not to interfere with those visiting the site for the activities  
33 allowed there (e.g. hunting and fishing), while still restricting use of the lot during those evening hours  
34 when illegal activity would tend to take place. The residents conveyed more recent issues with  
35 squatters who the residents claim are camping in the KPCA. Calls to police resulted in the neighbors  
36 being told that the signs would provide police with the enforcement tool they need when their  
37 assistance is requested. M. Considine said he would order the signs with the aforementioned wording.  
38 D. Lievens added that she will provide the police with a copy of the Commission's policy voted on  
39 several years ago which requires those seeking to camp on Town conservation land to first obtain  
40 authorization from the Commission. M. Speltz noted that since the policy is not a part of the municipal  
41 code, the general public may not be aware of it. He asked Councilor Butler if the Council could consider



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42 making it part of the code.

43

44 Fundamental Services, LLC conceptual (15-215-1)- Project engineer Steve Keach of Keach-Nordstrom  
45 Associates, Inc. and Preston Hunter of Eckman Construction presented a conceptual design on behalf of  
46 Fundamental Services, LLC for a 109-bed skilled care nursing facility at 3 Grenier Field Road (see  
47 Attachment #2). A public entrance would provide access from Mammoth Road while a second entrance  
48 for deliveries and staff would come off of Grenier Field Road. The access way will surround the entire  
49 building to allow for emergency vehicles. Efforts have been made to modify the building design typically  
50 used by Fundamental Services in order to fit this one story building on the 16+/- acre site while still  
51 minimizing impacts to wetlands and associated Conservation Overlay District (COD) buffers on the  
52 eastern and western sides of the lot. Once the requisite Certificate of Need is issued by the State, a final  
53 design can be created and a Dredge and Fill (D+F) permit can be applied for through the NH Department  
54 of Environmental Services (DES). At the same time, a site plan application and Conditional Use Permit  
55 (CUP) can be submitted to the Planning Board. Wetland impacts are expected to total 2,313 square feet  
56 at a single point where the public access way crosses the eastern wetland. The crossing's location was  
57 chosen to minimize those impacts since the wetland is at its most narrow point there. M. Speltz  
58 requested that a box culvert be used at that crossing to promote wildlife movement through the area.  
59 COD buffer impacts are estimated at 28,226 sf, however more than half of that total would be related to  
60 the driveway crossing, which is a permitted use with approval of a CUP by the Planning Board. D.  
61 Lievens noted that if the D+F permit is approved and the wetland is bisected, no COD buffer will exist if  
62 either resulting portion is less than a half-acre in size. The remainder of COD buffer intrusion (which will  
63 require Planning Board approval of a second CUP) would be caused by areas of grading around the  
64 building. S. Keach noted, however, that the degree of intrusion is tempered by the fact that it will be  
65 limited to the outermost 25 feet of the 50-foot buffer.

66 S. Keach also reviewed the Low Impact Development (LID) methods the applicant hopes to utilize  
67 on the site, e.g. stormwater infiltration, porous pavement and bio-retention, which will require a waiver  
68 from the Planning Board. He explained that if the applicant were restricted to the typical catch basin/  
69 stormwater detention/discharge drainage system, the project would not be possible on this site. M.  
70 Speltz suggested being mindful of the abutters to the south on Buckthorn Street since they have  
71 experienced flooding in the past and expressed concerns when other projects were proposed for this  
72 lot. S. Keach said he was aware of that lot's development history. Aside from advocating for more  
73 recreational area beyond the two internal courtyards (with M. Speltz suggesting the use of a  
74 conservation easement on the Merrill property across Grenier Field Road), the main comments from  
75 Commissioners were to make any adjustments possible to further reduce buffer impacts.

76 S. Keach will coordinate with Staff to be on an upcoming agenda once the final design is  
77 submitted with the D+F and CUP applications for which the Commission will provide recommendations  
78 to DES and the Planning Board respectively.

79

80 Prologis/UPS D+F and CUP (14-49)- Robert Duvall of TFMoran was joined by a development team to  
81 continue a presentation started at the May 27 meeting for a 614,000 square foot distribution facility on  
82 map 14 lot 49 to be built by Prologis for UPS who will be assembling and distributing materials for Pratt





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83 & Whitney (see May 27 minutes). Seven separate areas of wetland impacts will total 30,000 sf (see  
84 Attachment #3). COD buffer impacts would total 15,124 sf as a result of grading in the southeast corner  
85 of the lot, however no structures or pavement will intrude on the buffer. At the May meeting, M.  
86 Speltz had asked if the applicant could provide some sort of mapping of the aquifer known to be in that  
87 area. B. Duvall submitted a map of aquifer transmissivity based on information from NH GRANIT (see  
88 Attachment #4), which identified half of lot 49 as being in an area of medium to low transmissivity  
89 while the other half is in an area considered to have the lowest transmissivity. B. Duvall stated that a  
90 large portion of the stormwater will be infiltrated and that pervious pavement will be used where  
91 practical. Chris Rice added that aquifer Best Management Practices will be including on the grading and  
92 drainage plans.

93 Mark West of West Environmental provided details of a forthcoming wildlife survey of the lot,  
94 which he noted takes into consideration the land around the lot as well. Eight plants of the endangered  
95 bluet species were found in near the northwest border of the property (see Attachment #5), which the  
96 NH Natural Heritage Bureau would like either preserved or transplanted. There have been no sightings  
97 of other endangered species such as the Blanding's turtle, Spotted turtle, New England Cottontail,  
98 Hognose snake or Black Racer snake. In addition to this study, which M. West said would be forwarded  
99 to the Commission when completed, the applicant will be funding a separate wildlife study through NH  
100 Fish and Game as well as funding habitat restoration for New England Cottontails in another location. A  
101 pre-construction meeting will also take place with Fish and Game to safeguard against impacts to  
102 wildlife.

103 After reviewing the CUP application (see Attachment #6), **M. Speltz made a motion to**  
104 **recommend approval of the CUP permit as presented to the Planning Board. G. Harrington seconded**  
105 **the motion. The motion was approved, 7-0-0.**

106 **M. Speltz made a motion to recommend approval of the D+F permit to the State Wetlands**  
107 **Bureau. G. Harrington seconded the motion. The motion was approved, 7-0-0.**

108  
109 DRCs; Prologis/UPS Distribution Center Site Plan and Subdivision Plan (14-49)-

110 Site Plan Comments: Regarding the aquifer in the vicinity and transmissivity; "it's the best we  
111 have." It is important that aquifer protection Best Management Practices be written into the  
112 site plan.

113 Subdivision Plan Comments: No comments.

114  
115 Milton CAT Facility (28-17-3, 17-4 & 20-5)- Gary Collette of the engineering firm Amec was joined by  
116 Milton CAT Facilities Manager Brad Ferrin and other design team members to present this site plan for a  
117 new sales and service facility off Industrial Drive (see Attachment #7). Three lots will be involved (28-  
118 17-3, 17-4 & 20-5), the latter of which lies to the north of the other two and is separated by an existing  
119 PSNH utility corridor. Much of that northern 9-acre piece is occupied by Little Cohas Brook and  
120 associated wetlands which would carry COD buffers of 100 and 50 feet respectively. The one acre of  
121 upland located there will be used for storage of Caterpillar equipment and will be connected by a gravel  
122 drive to the main lot, 17-4, where the building, parking and other improvements will be located. To the  
123 east of 17-4, Lot 17-3 will be used to display equipment for sale since it abuts Industrial Drive. There will



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124 be no impacts to wetlands or COD buffers and all green space requirements in the Town regulations will  
125 be observed. The Commission thanked the design team for purposefully avoiding wetland and buffer  
126 intrusions, and in particular for ensuring that the detention ponds on Lot 20-5 are wholly outside the  
127 buffer. The storage areas will feature gravel surfaces while pervious pavement will be used in part on  
128 the main lot. When asked about the possibility of vehicle fluids leaking from vehicles waiting to be  
129 serviced in the equipment storage area behind the building, G. Collette explained that the recycled  
130 asphalt to be used there will be only semi-porous, but that the detention ponds there are lined in order  
131 to prevent fluids from seeping into the soil. B. Ferrin added that vehicles to be serviced at this location  
132 will have typically already experienced those complications off site, therefore leaking fluids will tend not  
133 to be a problem on this lot. With the majority of vehicles being new, such environmental threats will be  
134 less likely overall. The applicant was asked to document their commitment to the Best Management  
135 Practices (BMPs) of Milton CAT, to which B. Ferrin relied that copies of the annual reports required by  
136 those BMPs can be provided to the Town, along with a copy of the Environmental Protection Agency  
137 permit that must be obtained. The Commission also decided to request aquifer BMPs be included in the  
138 site plan. When snow storage was discussed, Commissioners requested that no snow be stored on lot  
139 20-5 because of its proximity to the buffer, brook and wetland.

140 Mark West of West Environmental gave an overview of the wildlife habitat on the three lots (see  
141 Attachment #8), saying no endangered species were found on the site and describing lot 20-5 as having  
142 the most valuable habitat and lot 17-4 as having the least. He also noted the wildlife corridor running  
143 adjacent to the west and south sides of the lot. He said once his report is complete, he will forward a  
144 copy to the Commission.

145  
146 DRC; Milton CAT Facility Site Plan (28-17-3, 17-4 & 20-5)-

147 Comments: It is important that the site plan includes documentation of aquifer protection BMPs  
148 to be followed. Our concern is vehicles parked on pervious pavement areas. Milton CAT may be  
149 using recycled asphalt pavement, so it may not be an issue. We recommend no snow storage in  
150 the 1-acre section of equipment storage on lot 20-5. Snow should be moved south of the power  
151 line.

152  
153 School House Square Site Plan and Subdivision D+F (12-57 & 60)- Jack Szemplinski of Benchmark  
154 Engineering presented these plans on behalf of applicant 381 Mammoth Road, LLC. The two lots  
155 involved will be merged into a 20+ acre piece, after which three acres will be carved for the existing  
156 house on current lot 12-60 (see Attachment #9). With a variance granted by the Zoning Board of  
157 Adjustment for increased density, the applicant proposes to construct 27 single family detached  
158 condominiums that will be serviced by municipal water and sewer (see Attachment #10). An  
159 approximately 1-acre wetland abutting Mammoth Road will be crossed with a private access way,  
160 resulting in approximately 9,800 sf of impact. The location of the new "School House Road" was  
161 determined by the requirement of the Department of Public Works for it to be aligned with Trail Haven  
162 Drive across the street. J. Szemplinski said a waiver will be requested from the Planning Board in order  
163 to minimize the wetland disturbance by allowing the road to be 40 feet in width instead of the required  
164 50 feet. D. Lievens noted that once the wetland is filled, the 50-foot COD buffer may no longer apply if



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165 either remaining portion is less than half an acre in size. If a buffer is applicable, Commissioners asked  
166 that COD markers be placed along its edge south of the driveway to ensure the owner's awareness of  
167 the no-cut zone adjacent to their driveway. J. Szemplinski then briefly reviewed the drainage design,  
168 including two rain gardens and three detention ponds. He offered to perform a site walk with any  
169 interested Commissioners of the forested wetland whose major function he described as stormwater  
170 detention. A wildlife study has been required of the applicant and is underway.

171 Following further discussion, **G. Harrington made a motion to recommend approval of the D+F**  
172 **application to the State Wetlands Bureau. B. LaBrecque seconded the motion. The motion was**  
173 **approved, 7-0-0.**

174  
175 DRCs; School House Square Site Plan and Subdivision Plan(12-57 & 60)-

176 Site Plan Comments: Add Conservation Overlay District boundary markers to the buffer east of  
177 Unit #1 to designate it as a no-cut zone.

178 Subdivision Comments: No comments.

179

180 Faucher Road beaver dam- At the May 27 meeting, M. Considine gave an update about the rebuilding  
181 of this dam at the end of Faucher Road, which the Commission dismantled in part at the end of 2013.  
182 Commissioners voted on May 27 to rehire the specialist who removed three beavers from the lodge  
183 last year to install a beaver baffle. The \$375 invoice for the work was since received and signed by the  
184 Chair. M. Considine explained that traps placed recently at the end of Faucher Road were removed  
185 out of concern that the mother beaver raising kits inside the den might be caught and removed. He  
186 also reported that since installation of the baffle, the water is not running as it was before.

187

188 Target Shooting in the Musquash- M. Considine provided another update on the target shooting  
189 activity taking place in the Musquash Conservation Area (see May 27, 2014 meeting). A public  
190 workshop scheduled by the Town Council for July has now been postponed until September over  
191 concerns that those who may be interested in attending could be away on summer vacation if the  
192 workshop is held between June and August. Commissioners expressed concern that a "demonstrable  
193 threat to public safety" was not going to be addressed sooner. It was also noted that many who  
194 would like to enjoy the Musquash during the summer months specifically will not be able to if they  
195 feel their safety is threatened there.

196

197 New England Cottontail- A portion of the Musquash Conservation Area was clear cut in 2013 to create  
198 future habitat for the endangered New England Cottontail species. M. Considine stated that the  
199 successional growth has been so successful that maintenance of the adjacent trails is now necessary. **M.**  
200 **Speltz made a motion to authorize the Chair to expend an amount not to exceed \$500 from the line**  
201 **item budget for Musquash Conservation Area trail maintenance and improvements. G. Harrington**  
202 **seconded the motion. The motion was approved, 7-0-0.**

203

204 Ingersoll monitoring- D. Lievens stated that the Rockingham County Conservation District will be  
205 performing the monitoring of the Ingersoll easements on map 1 lots 1 and 3-2 as they have annually



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206 for several years. A contract for \$650 will be forthcoming. **T. Bloom made a motion to authorize the**  
207 **Chair to expend an amount not to exceed \$700 from the line item budget of fiscal year 2014-2015 to**  
208 **hire the Rockingham County Conservation District to perform the annual monitoring of the Ingersoll**  
209 **conservation easements on map 1 lots 1 and 3-2. B. LaBrecque seconded the motion. The motion**  
210 **was approved, 7-0-0.**

211  
212 Master Plan Implementation Committee- M. Speltz, representative of the Conservation Commission  
213 on the Master Plan Implementation Committee, provided Commissioners with a table detailing two  
214 recommendations from the 2013 Comprehensive Master Plan assigned to the Commission (see  
215 Attachment #11). The first involves identification of open space as it relates to the form based code of  
216 zoning detailed in the Master Plan, which can be considered if and when the Town adopts specific  
217 code provisions. The second involves the future of the Town Center. After handing out copies of the  
218 "Town Center Village" section of the Master Plan, he asked Commissioners to prepare for a discussion  
219 of ideas at the next meeting.

220  
221 Town Forest- Resident A. Chiampa inquired about the ongoing attempt to remove the invasive species  
222 Oriental Bittersweet from the Town Forest. D. Lievens said she had not heard back from the invasives  
223 specialist the Commission has hired in the past and will contact him again to obtain a quote for his  
224 services. It was suggested that a quote for a long term eradication program also be determined and  
225 then added to the Commission's next proposed budget.

226  
227 D+F letters of intervention- The Commission agreed to authorize the Associate Planner to issue a letter  
228 of intervention on their behalf to NH DES, requesting additional time to comment on a Dredge and Fill  
229 application if the Chair is unavailable to do so in a timely manner. **G. Harrington made a motion to**  
230 **authorize the Town's Associate Planner to sign and send a letter of intervention to NH DES on behalf**  
231 **of the Conservation Commission if the Chair is not able to send one in a timely manner. T. Bloom**  
232 **seconded the motion. The motion was approved, 7-0-0.**

233  
234 May 27, 2014 minutes- **G. Harrington made a motion to approve the minutes of the May 27,**  
235 **2014 public session as written. M. Badois seconded the motion. The motion was approved, 5-0-2**  
236 **with T. Bloom and B. LaBrecque abstaining as they had not attended the meeting.**

237  
238 DRC; Pinkerton Hills (9-78)-

239 Comments: There probably should be a Dredge and Fill application for at least one of the  
240 driveways.

241  
242 **G. Harrington made a motion to go into Non-Public Session per RSA 91-A:3 for the purpose of**  
243 **discussing possible land acquisitions. T. Bloom seconded.**

244  
245 **Roll call vote: Aye, Truda Bloom; Aye, Ben LaBrecque; Aye, Marge Badois; Aye, G. Harrington; Aye,**  
246 **Mike Considine; Aye, Mike Speltz; and Aye, Deb Lievens.**



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247

248 **T. Bloom made a motion to go out of Non-Public Session. G. Harrington seconded the motion. The**  
249 **motion was approved, 7-0-0.**

250

251 **T. Bloom made a motion to seal the minutes of the Non-Public Session indefinitely. G. Harrington**  
252 **seconded the motion. The motion was approved, 7-0-0.**

253

254 **T. Bloom made motion to adjourn the meeting. M. Speltz seconded. The motion was approved,**  
255 **7-0-0.**

256

257 The meeting adjourned at approximately 11:25 PM.

258

259 Respectfully submitted,

260

261

262 Jaye Trottier

263 Associate Planner



# TOWN OF LONDONDERRY

## CONSERVATION LAND RECREATION GUIDE

Prepared for  
Londonderry Conservation Commission

## PROJECT OBJECTIVES

- 1) **Raise** the public's **awareness** of the recreational value of Londonderry's conservation lands
- 2) **Facilitate** the public's **access** to Londonderry's Conservation Lands
- 3) Identify opportunities to **enhance the public's enjoyment** of conservation lands
- 4) Identity **long-term objectives** aimed at strengthening the **cohesiveness** and **connectivity** of Londonderry's conservation lands

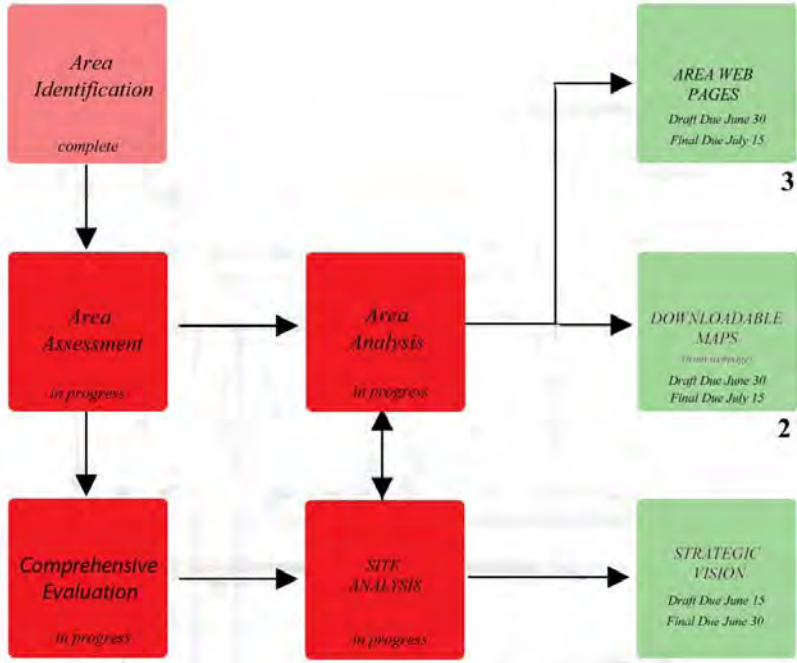
## RELATED PLANS AND STUDIES

1. Town of Londonderry, New Hampshire, **Comprehensive Master Plan**  
January 4, 2013
2. Town of Londonderry **Open Space Plan**  
June 2006
3. Londonderry **Open Space Task Force Report**  
July 2011



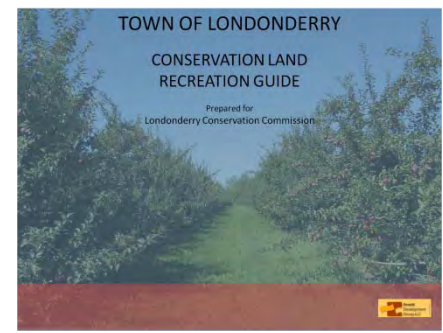
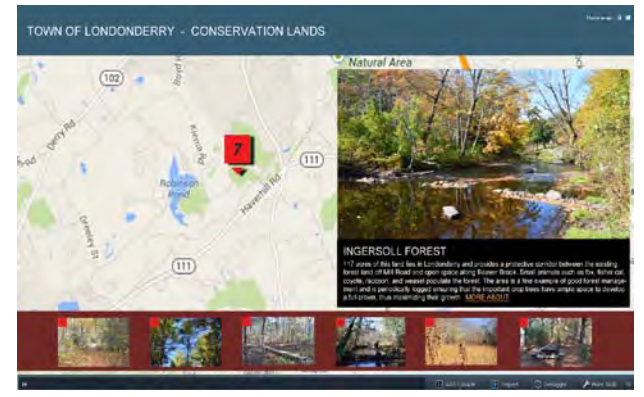
# PROJECT ORGANIZATION

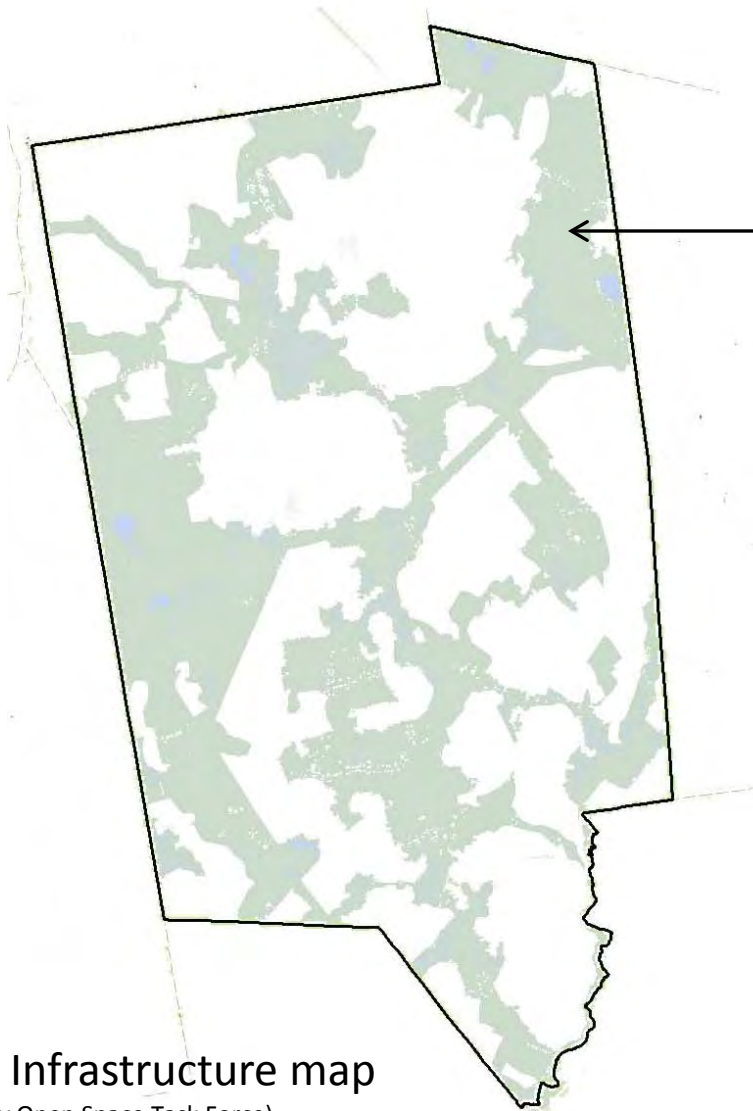
VERTICAL WORKFLOW



## Deliverables

- 1 - Strategic Vision
- 2 - Area Web Page
- 3 - Downloadable Area Maps



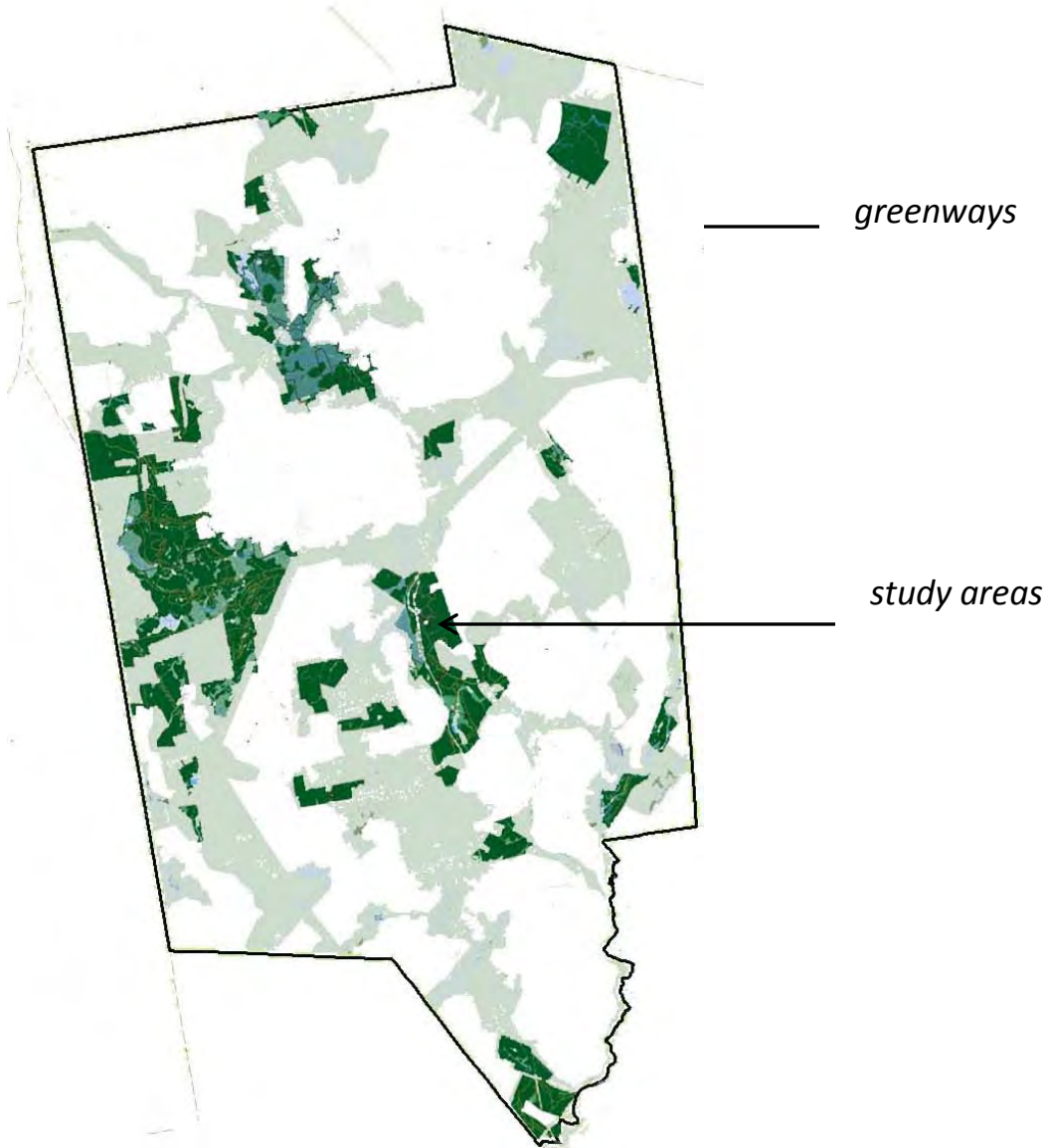


*greenways*

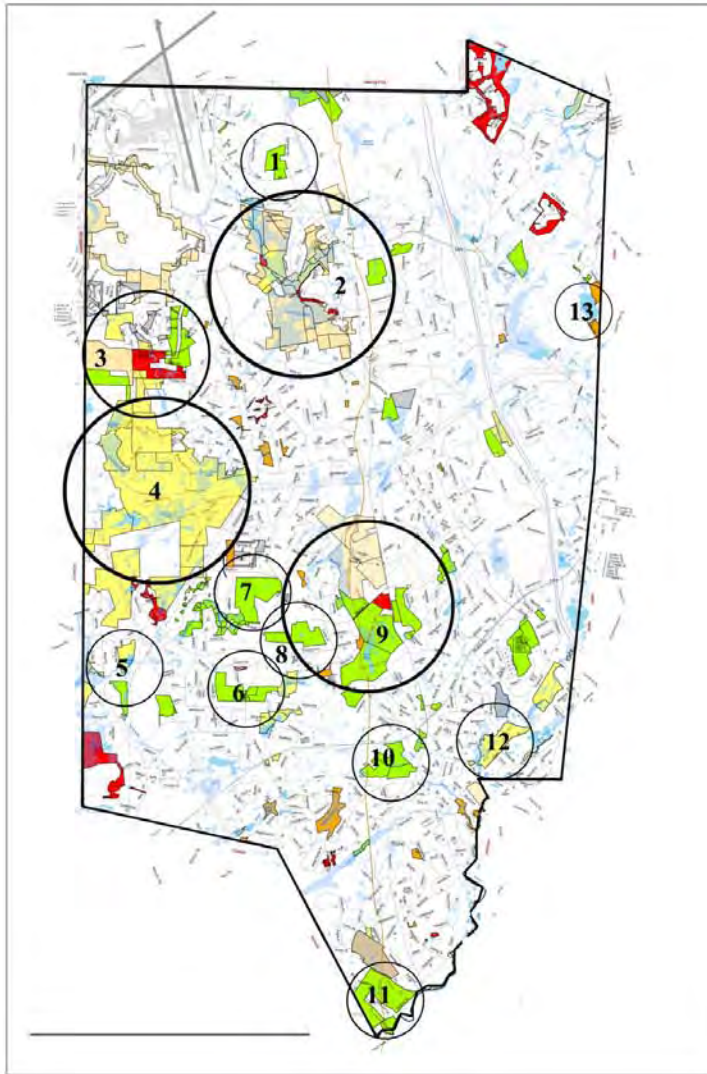
Open Space Infrastructure map  
(prepared by Open Space Task Force)

TASK 1  
AREA IDENTIFICATION





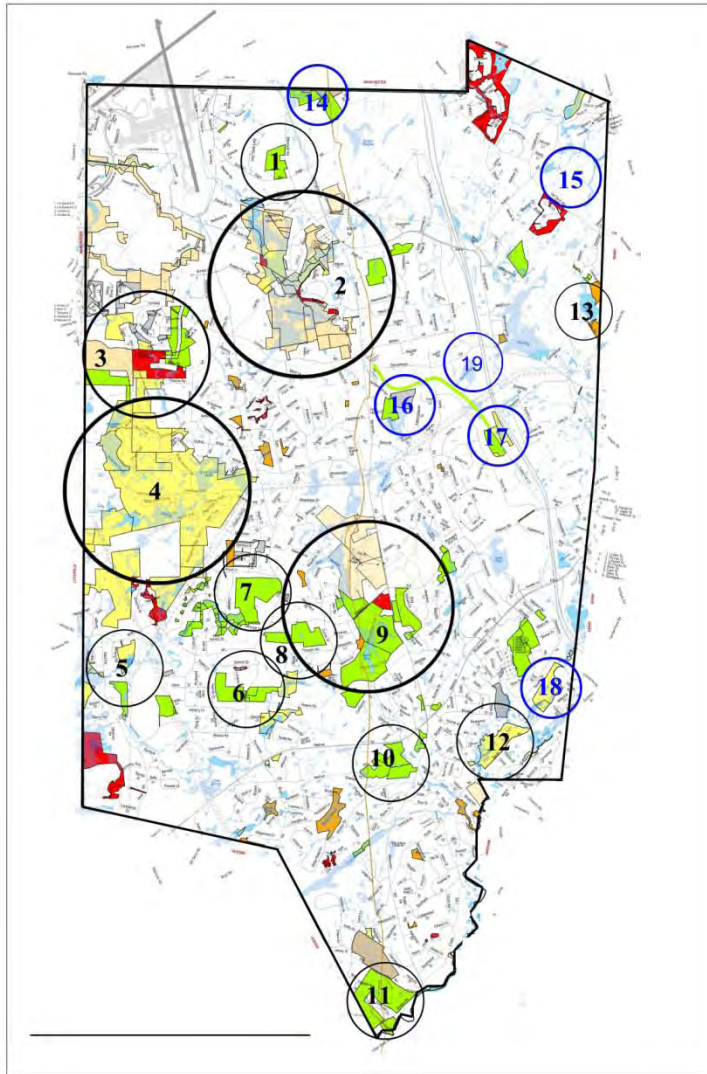
TASK 1  
AREA IDENTIFICATION



PRIMARY FOCUS AREAS

## TARGET AREAS

1. Merrill Farm
2. Little Cohas
3. Musquash North
4. Musquash South
5. West Roads Fields
6. Sunnycrest Farm
7. Plummer Easement (east)
8. Plummer Easement (west)
9. Moose Hill/Town Center
10. Estey Easements
11. Bockes/Ingersol
12. Kendall Pond/Beaver Brook
13. Scobie Pond

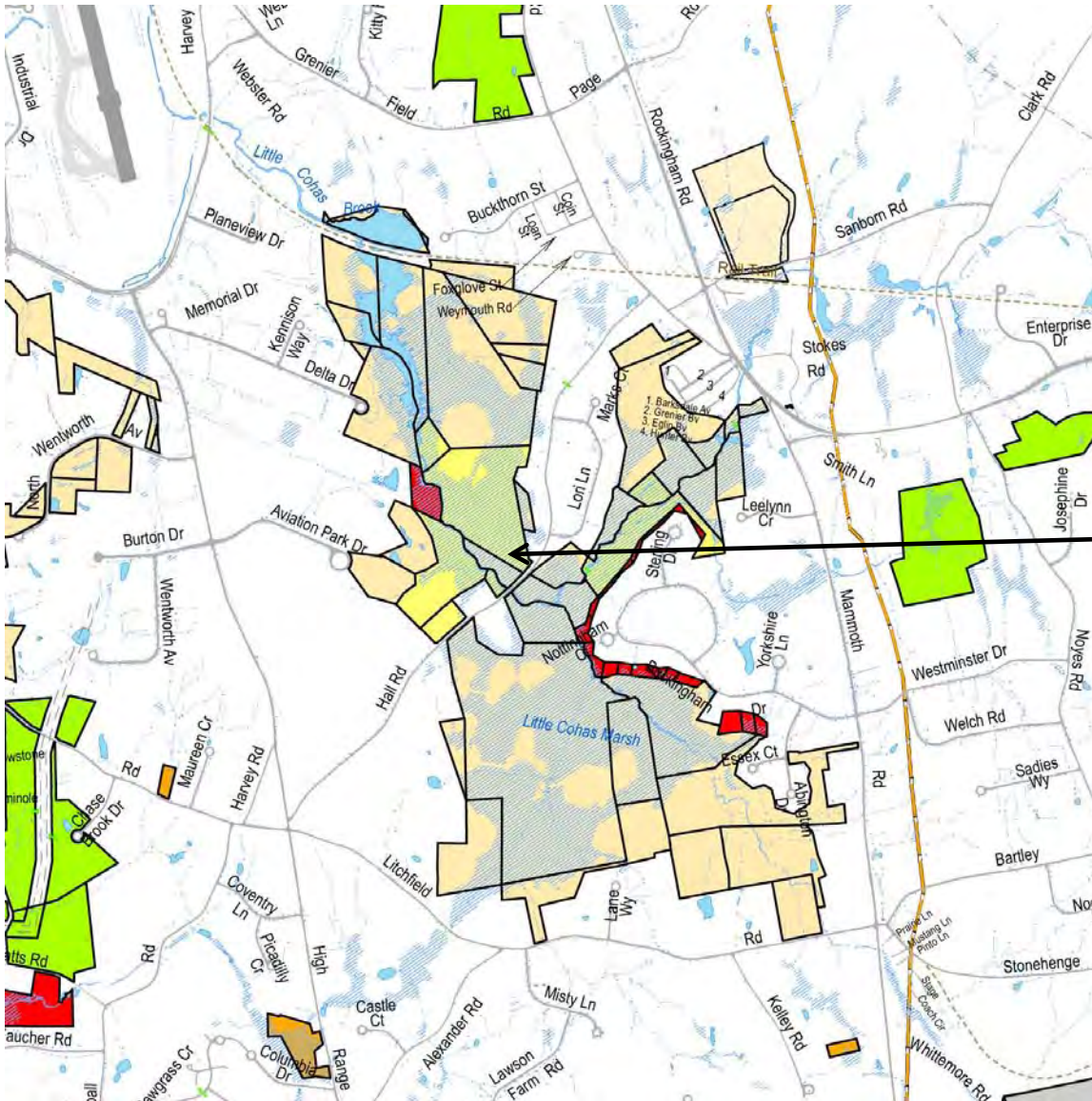


## TARGET AREAS

(additional areas)

- 14. Edgell Properties
- 15. Auburn Road Landfill
- 16. Mammoth 1
- 17. Trolley Car Lane
- 18. Beaver Brook Mitigation Site
  
- 19. The Old Trolley Line

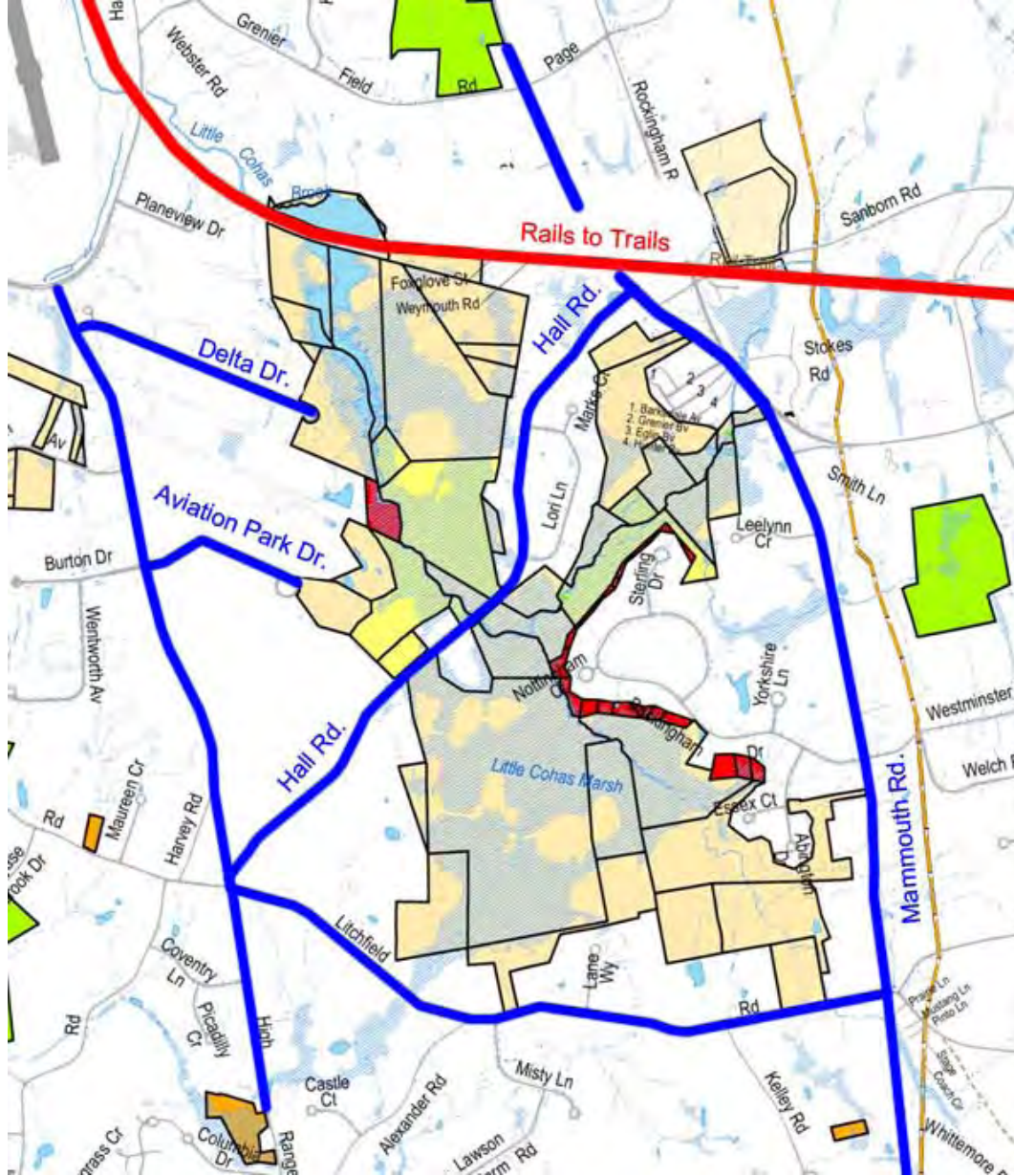




Little Cohas Brook

**TASK 2**  
**AREA ASSESSMENTS**  
 (typical assessment)





## Accessibility

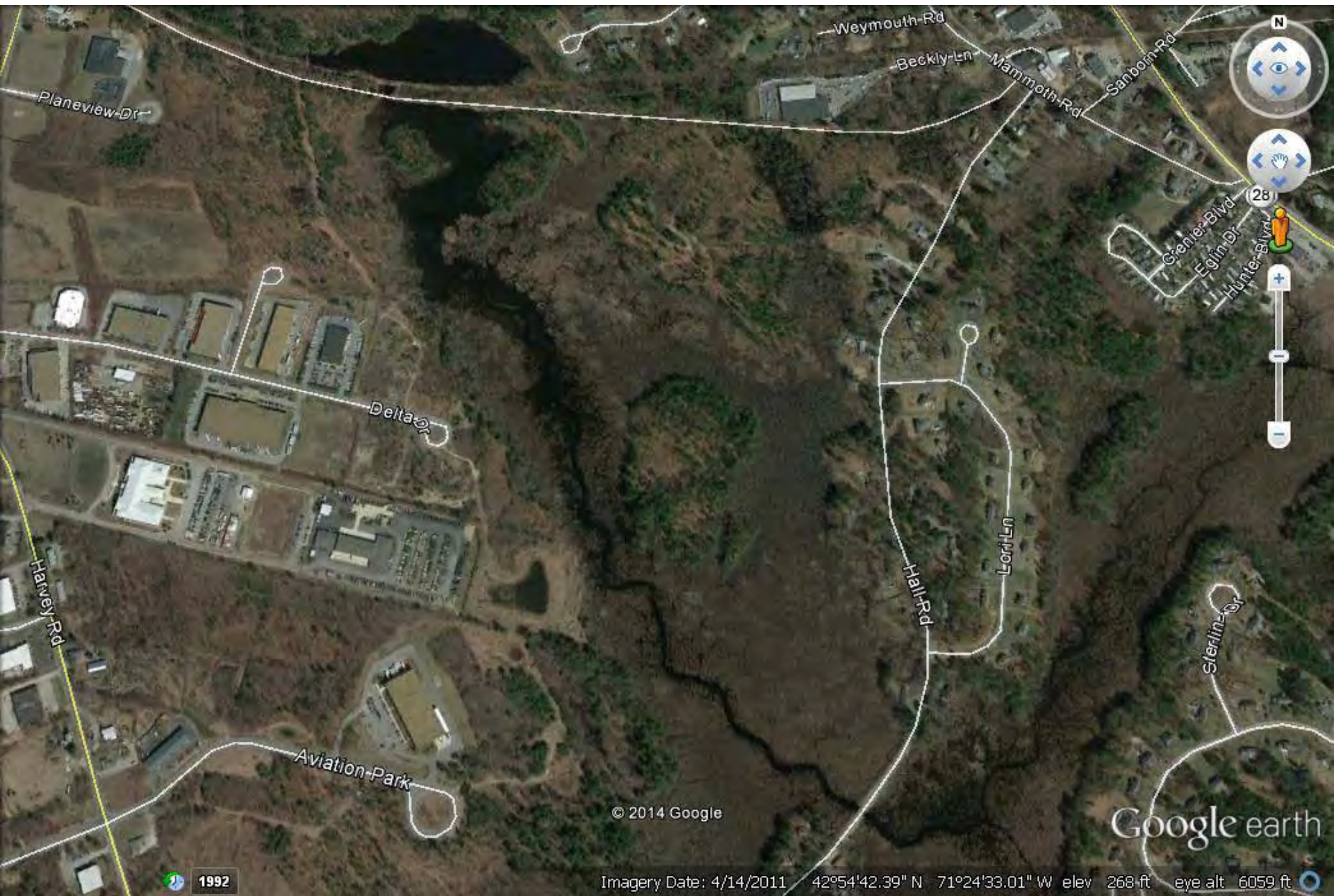
- Streets
- Public Trails

## Parcel Ownership

- Conservation Easement
- Town Owned
- State of New Hampshire
- Deed Restricted

# LITTLE COHAS





© 2014 Google

Google earth

1992

Imagery Date: 4/14/2011 42°54'42.39" N 71°24'33.01" W elev 268 ft eye alt 6059 ft





Evidence of existing trail traces

Evidence of existing trail traces

Evidence of existing trail traces

potential uplands

Appearance of open water (4/14/11)

© 2014 Google

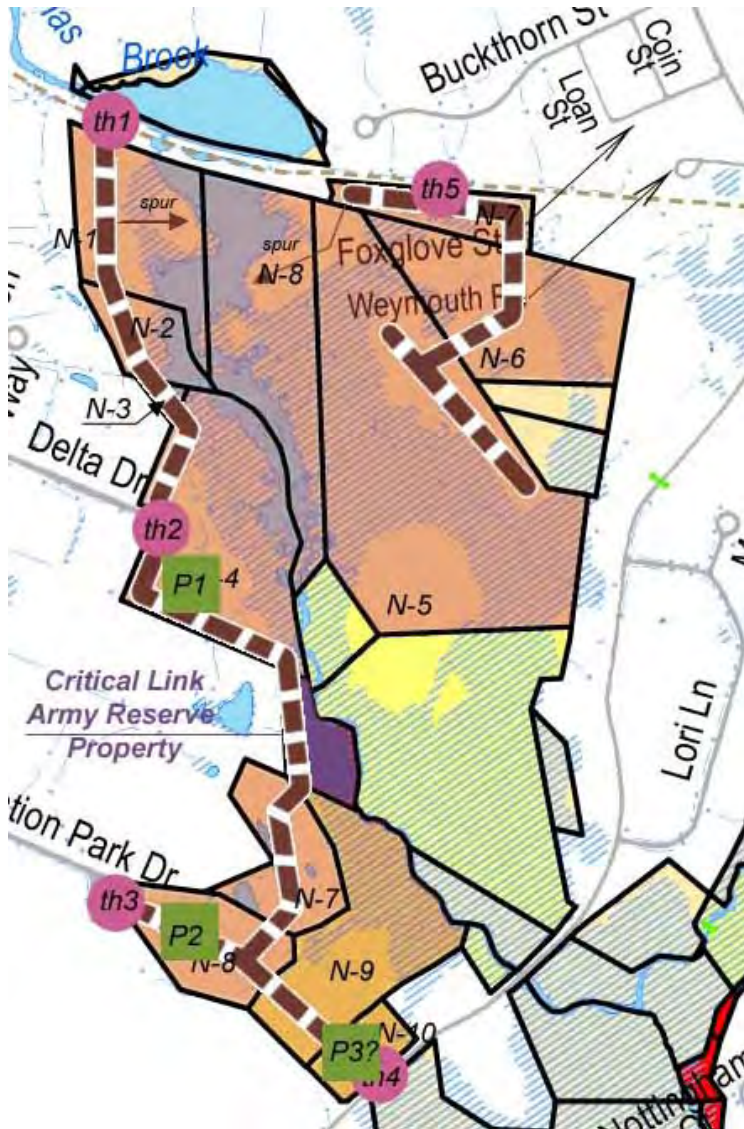
Google earth

1992

Imagery Date: 4/14/2011 42°54'42.39" N 71°24'33.01" W elev 268 ft eye alt 6059 ft








# Potential Improvements

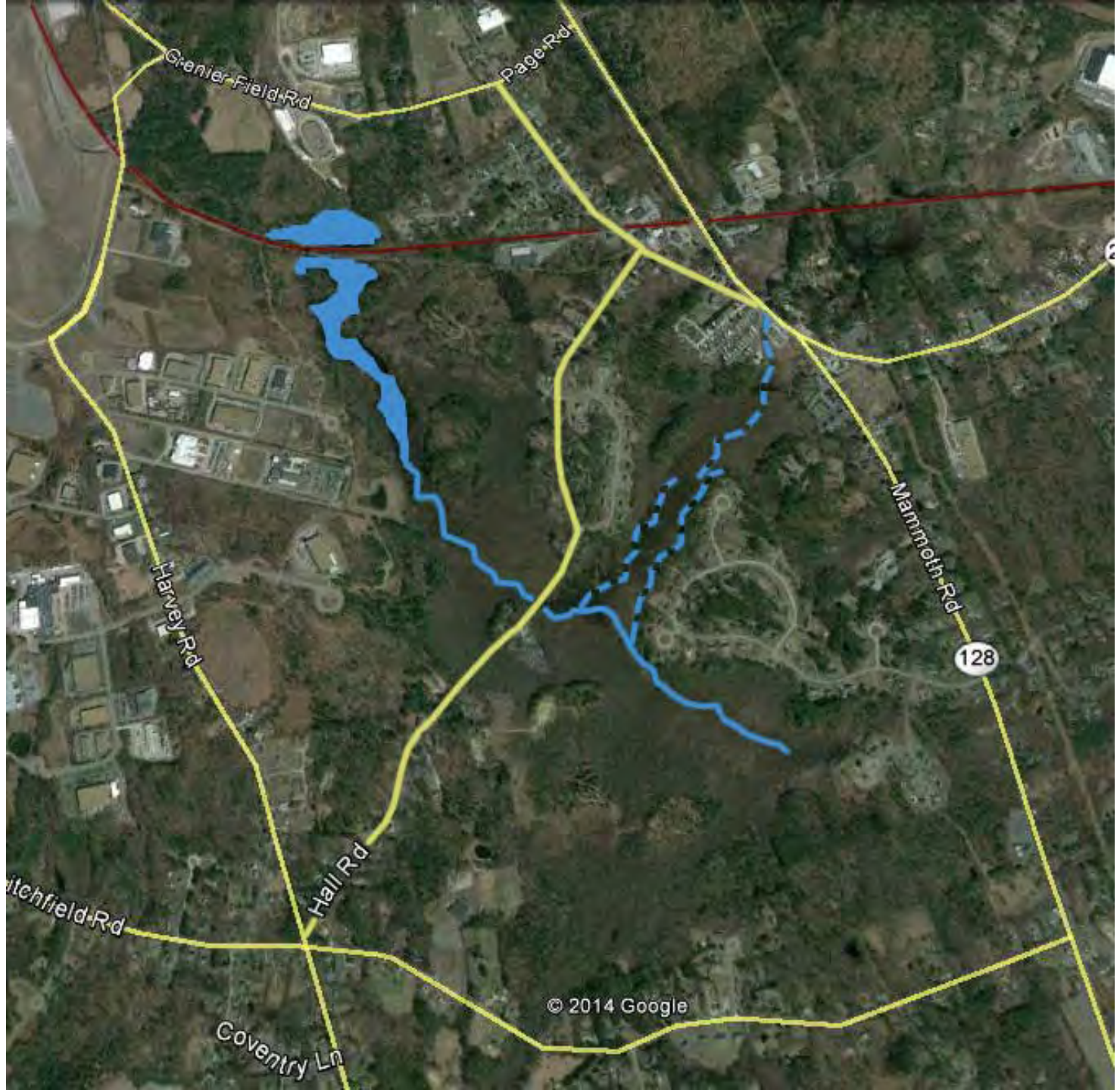


## Impacted Parcels

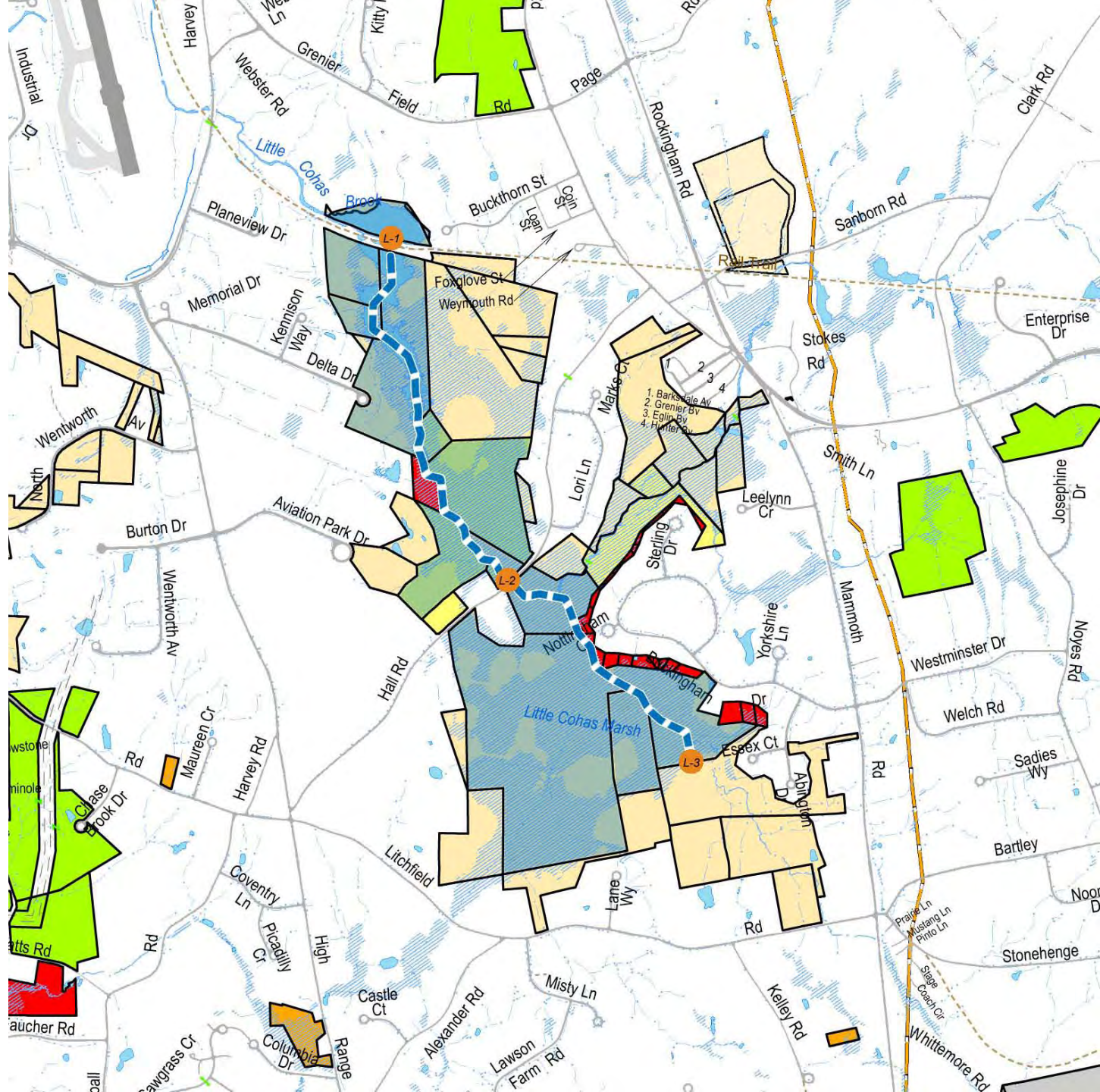
-  Town Owned
-  Deed Restricted
-  State Owned

## Enhancements

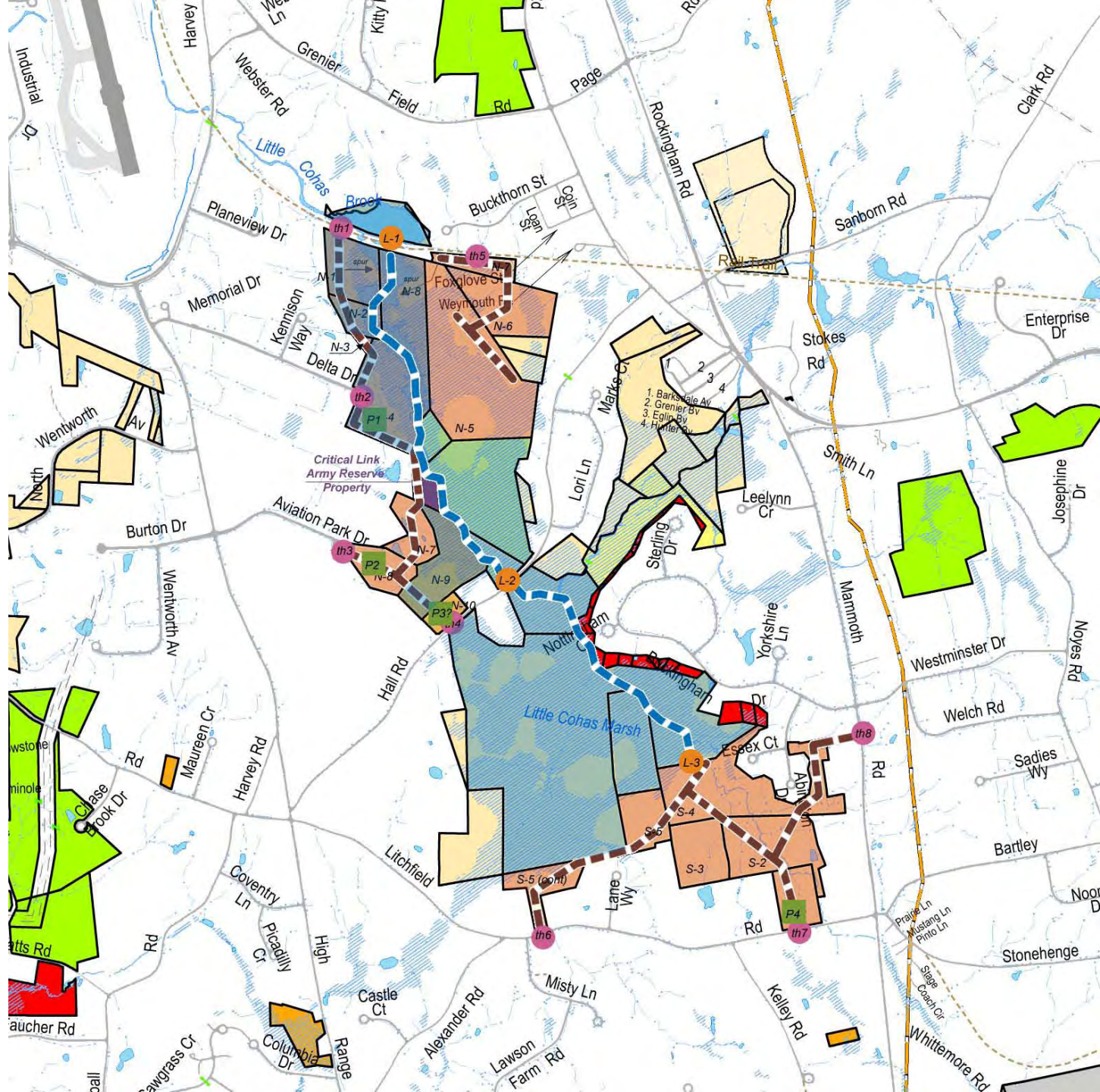
-  Parking Area
-  Trail Head
-  Potential Foot Trail
-  Canoe/ Kayak launch
-  Potential Kayak Route











Industrial Dr

Harvey

Webster Rd

Grenier

Field Rd

Page

Rockingham Rd

Clark Rd

Planeview Dr

Buckthorn St

Sanborn Rd

Memorial Dr

Kennison Way

Delta Dr

Foxglove St

Weymouth F

Stokes Rd

Enterprise Dr

Wentworth Av

Burton Dr

Wentworth Av

Aviation Park Dr

Hall Rd

Lori Ln

Sterling Dr

Smith Ln

Josephine Dr

North St

Yorkshire Ln

Mammoth

Westminster Dr

Noyes Rd

Chase Brook Dr

Rd

Maureen Cr

Harvey Rd

Lichfield

Little Cohas Marsh

Essex Ct

Welch Rd

Sadies Wy

Atts Rd

Maucher Rd

Coventry Ln

Picadilly

High

Castle Ct

Alexander Rd

Misty Ln

Lawson Farm Rd

Lane Wy

Rd

Kelley Rd

Prairie Ln

Mustang Ln

Pino Ln

Stonehenge

Noar D

1. Barkside Av
2. Grenier By
3. Eglin By
4. Hamlet By



# TOWN OF LONDONDERRY - CONSERVATION LANDS

Share map



## Londonderry Recreation Guide

Londonderry offers residents ample opportunity to explore and enjoy the great outdoors. Approximately xxxxx acres of town conservation land is waiting to be explored. The areas vary in size and the type of recreational uses allowed. The Musquash Conservation Area is the largest area encompassing 750 acres. It offers hikers, bikers and outdoor enthusiasts a full day's worth of adventure. While smaller areas such as the Ingersoll Forest are perfect for a casual afternoon stroll. Click on the red markers for more information related to each area open to the public.



TASK 3

WEB SITE DEVELOPMENT

(typical)

# TOWN OF LONDONDERRY - CONSERVATION LANDS

More map




## Little Cohas Brook Reservoir


The Rails to Trails bisects the Little Cohas Brook and Reservoir and provides access to the reservoir and brook as well several hiking trails within the Cohas. A loop trail, along the western edge of the area provides workers in the Delta Dr industrial complex, an excellent stroll path for luncheon strolls or evening jogs. The Cohas also offers an excellent opportunity for fishing and when water levels permit, an interesting kayaking experience.

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### Little Cohas Brook and Reservoir

*Property Summary and Guide*


Press - Friendly Version

**Location:** South Road (between Kendall Pond and Glassed Road)

**Directions:** [Directions](#)

**Permitted Uses:** Hiking, X-Country Skiing, Wildlife Observation, Picnics (Wheelchair Motorized Vehicles Not Permitted)

**Download Map:** [Kendall Pond Conservation Area \(802 x 11" map\)](#)



**Overview:** The Kendall pond Conservation Area is a diverse landscape consisting of dry upland forest, low wetlands and marshes. Beaver Brook runs along the southern and western edge of the area. Eastern White Pine dominates the tree canopy. A scattering of Red and White Oak saplings and native shrubs such as Winterberry and Red Twig Dogwood are found throughout the understory. The marshes and wetlands are populated with native grasses, cattails, ferns and other native plants.


The main trails are well marked and for the most part are relatively level and easy to walk although an occasional rock or surface root may create a tripping hazard.

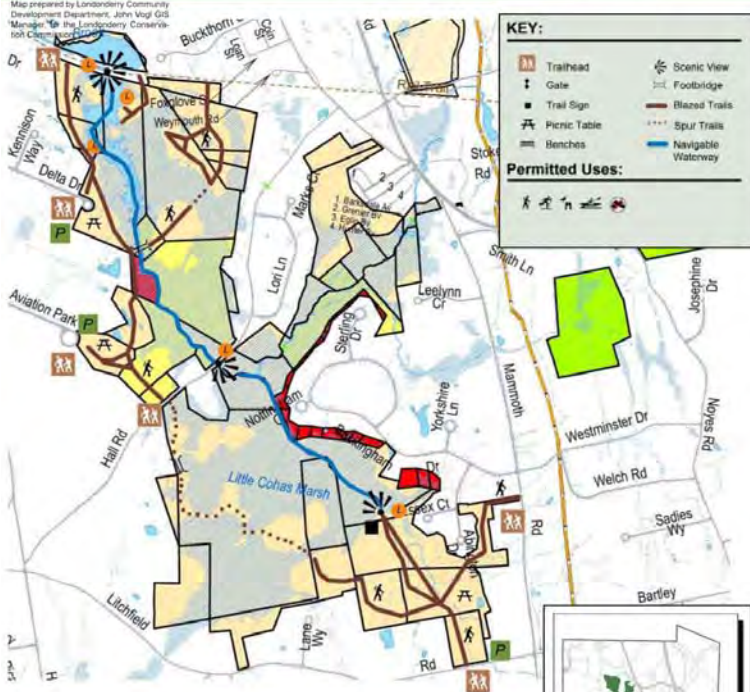
**Wayfinding:** The look located at the south end of the parking area contains information relevant to special events, area rules and regulations and other information aimed at enhancing your enjoyment of the Kendall Pond Conservation Area. Wayfinding Maps are also located at key intersections throughout the area and provide information relevant to trail locations and special areas of interest. The main trails are marked Yellow and Blue blazes. There are also a number of unmarked spur trails that provide seasonal access to the edges of marsh and Beaver Brook.

**Points of Interest:**

- Picnic Area:** Located just to the south of the entrance kiosk, slightly beyond the area where the Blue and Yellow Trails begin. Please respect the "Carry in and Carry Out" policy. Trash receptacles are located in the Parking Area.
- Self Guiding Markers:** A series of Self Guiding Markers are located on "X" all posts throughout the recreation area. The markers note trail locations, points of interest, area longitude and latitude as well as, and GIS data coordinates.
- Wooden Footbridge:** A wooden footbridge crosses an area that seasonally wet.
- Spur Trails:** Throughout the area there are a series of unmarked spur trails that lead away from the main trails and provide access to more remote areas of the woodland. Please use caution when exploring these trails since they are not marked and at certain times of the year may be impassable due to standing water, especially in the wetlands and marsh areas.
- Scenic Overlooks:** There are two scenic overlooks located on the Blue Trail. The first overlook is near the junction of the Blue and Yellow Trails. The second overlook is located at the western terminus of the Blue Trail. Each area offers benches and picturesque views into the adjacent woods and wetland.
- Interpretive Signs:** Located periodically throughout the park are a series of interpretive signs. The signs provide information about native plants and wildlife.
- Granite Fence Posts:** Scattered throughout the site are a series of granite fence posts and the remnants of old stone walls, vestiges of the site agricultural and colonial heritage.

**Town of Londonderry**  
 2005 Marvath Road, Londonderry, NH 03053 (603) 425-1100  
[Photo Gallery](#) [Website Developer & Public Policy](#) [Virtual Tours & Scenic Website](#)

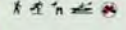

Londonderry, New Hampshire



**KEY:**

Trailhead	Scenic View
Gate	Footbridge
Trail Sign	Blazed Trails
Picnic Table	Spur Trails
Benches	Navigable Waterway


**Permitted Uses:**



**Welcome to Little Cohas Brook Reservoir!**

Located in the southeast corner of Londonderry, the Kendall Pond Conservation Area offers a mile and a half of easy walking trails, ideal for beginners. The area is composed of 60 acres of well managed forest, wetlands and scenic marshes.

The main trails are well maintained and marked with Blue and Yellow blazing. Informal spur trails offer opportunity to get off trail and explore the forest, wetland and marsh adjacent to Beaver Brook. Please exercise



Location & Directions

Download Map

Wayfinding

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### Little Cohas Brook and Reservoir

Property Summary and Guide  
Press - Friendly Vernon

**Location:** South Road (between Kendall Pond and Gleason Road)  
[Directions](#)

**Permitted Uses:** Hiking, X-Country Skiing, Wildlife Observation, (Wheelchair/Motorized Vehicles Not Permitted)  
[Kendall Pond Conservation Area \(KPCA\) 11" map](#)

**Overview:**  
The Kendall pond Conservation Area is a diverse landscape consisting of dry upland forest, low wetlands and marshes. Beaver Brook runs along the southern and western edge of the area. Eastern White Pine dominates the tree canopy. A scattering of Red and White Oak saplings and mature Chestnut Oaks, White Birch, Spruce, and Black Spruce are scattered throughout the woods. The most diverse wetlands are populated with native grasses, cattails, ferns and other native plants.  
The main trails are well marked and for the most part are relatively level and easy to walk although an occasional rock or surface root may create a tripping hazard.

**Points of Interest:**  
**Prong Area:** Located just to the south of the entrance kiosk, slightly beyond the area where the Blue and Yellow Trails begin. Please respect the "Carry In and Carry Out" policy. Trash receptacles are located in the Parking Area.  
**Self Guiding Markers:** A series of Self Guiding Markers are located on 4" x 8" signs throughout the recreation area. The markers note trail locations, points of interest, elevations, and latitude as well as and GIS data coordinates.  
**Wooden Footbridge:** A wooden footbridge crosses an area that seasonally wet.  
**Spr Trail:** Throughout the area there are a series of unmarked spr trails that lead away from the main trails and provide access to more remote areas of the woodland. Please use caution when exploring these trails since they are not marked and at certain times of the year may be impassable due to standing water, especially in the wetlands and marsh areas.  
**Scenic Overlooks:** There are two scenic overlooks located on the Blue Trail. The first overlook is near the junction of the Blue and Yellow Trails. The second overlook is located at the western terminus of the Blue Trail. Each area offers benches and picturesque views into the adjacent woods and wetland.  
**Interpretive Signs:** Located periodically throughout the park are a series of interpretive signs. The signs provide information about native plants and wildlife.  
**Granite Fence Posts:** Scattered throughout the site are a series of granite fence posts and the remnants of old stone walls, vestiges of the site agricultural and colonial heritage.

Town of Londonderry  
2003 Marshwood Road, Londonderry, NH 03053 (603) 422-1100  
[Photo Credits](#) [Website Developer & Policies Policy](#) [Virtual Tours & Webcam Webcam](#)

Name of Area

Permitted Uses

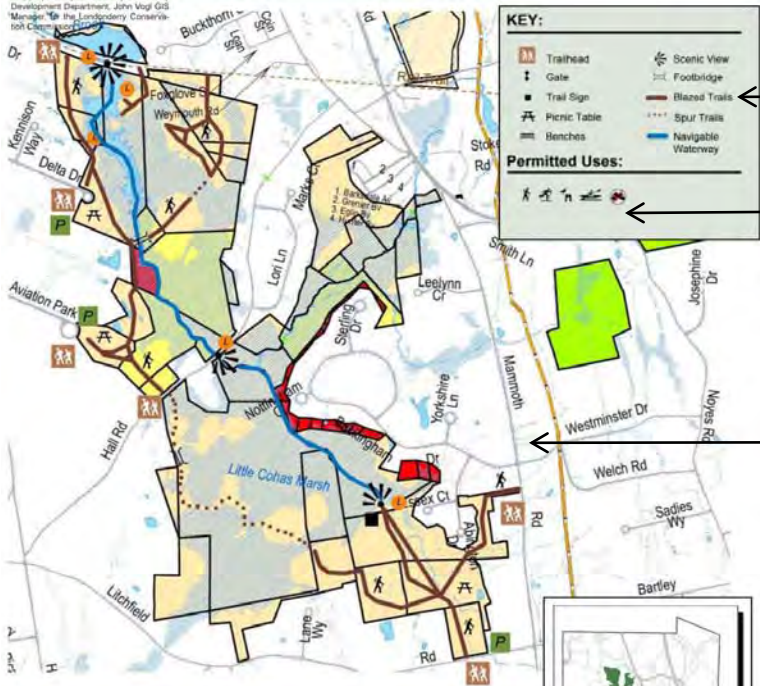
Overview

Points of Interest



# Little Cohas Brook Londonderry, New Hampshire

Map prepared by Londonderry Community Development Department, John Vogi GIS Manager for the Londonderry Conservation Commission



KEY:	
	Trailhead
	Gate
	Trail Sign
	Picnic Table
	Benches
	Scenic View
	Footbridge
	Blazed Trails
	Spur Trails
	Navigable Waterway

**Permitted Uses:**



Attractions Key

Permitted Uses

Illustrated Recreation Map

**Welcome to Little Cohas Brook Reservoir!**

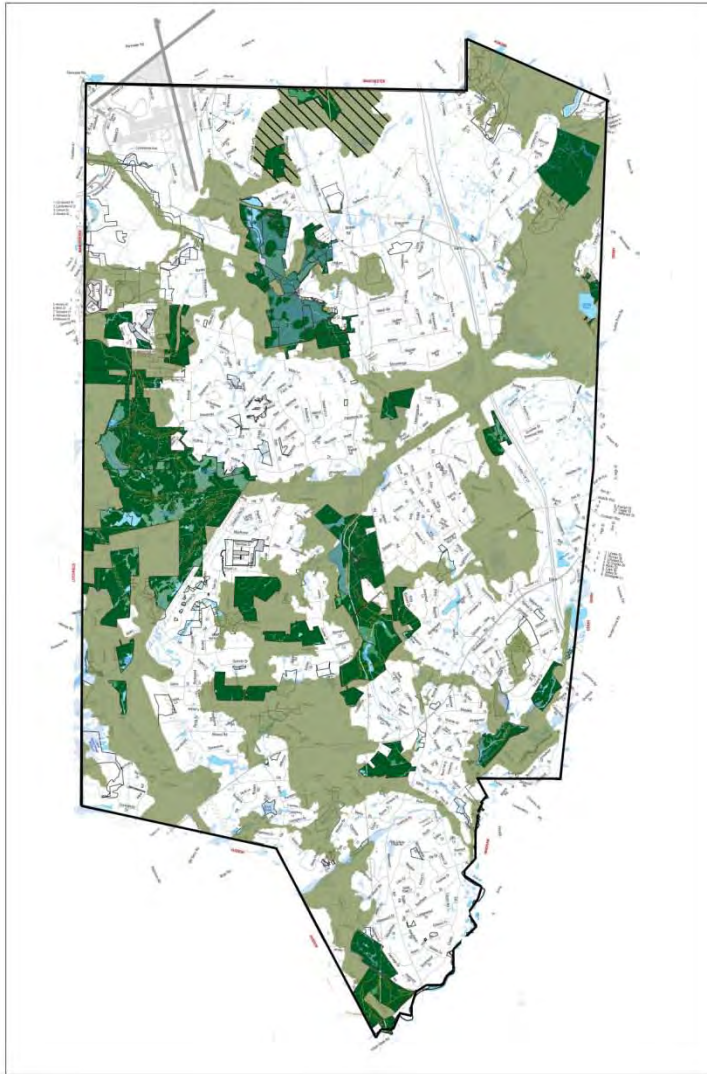
Located in the southeast corner of Londonderry, the Kendall Pond Conservation Area offers a mile and a half of easy walking trails, ideal for beginners. The area is composed of 60 acres of well managed forest, wetlands and scenic marshes.

The main trails are well maintained and marked with Blue and Yellow blazing. Informal spur trails offer opportunity to get off trail and explore the forest, wetland and marsh adjacent to Beaver Brook. Please exercise



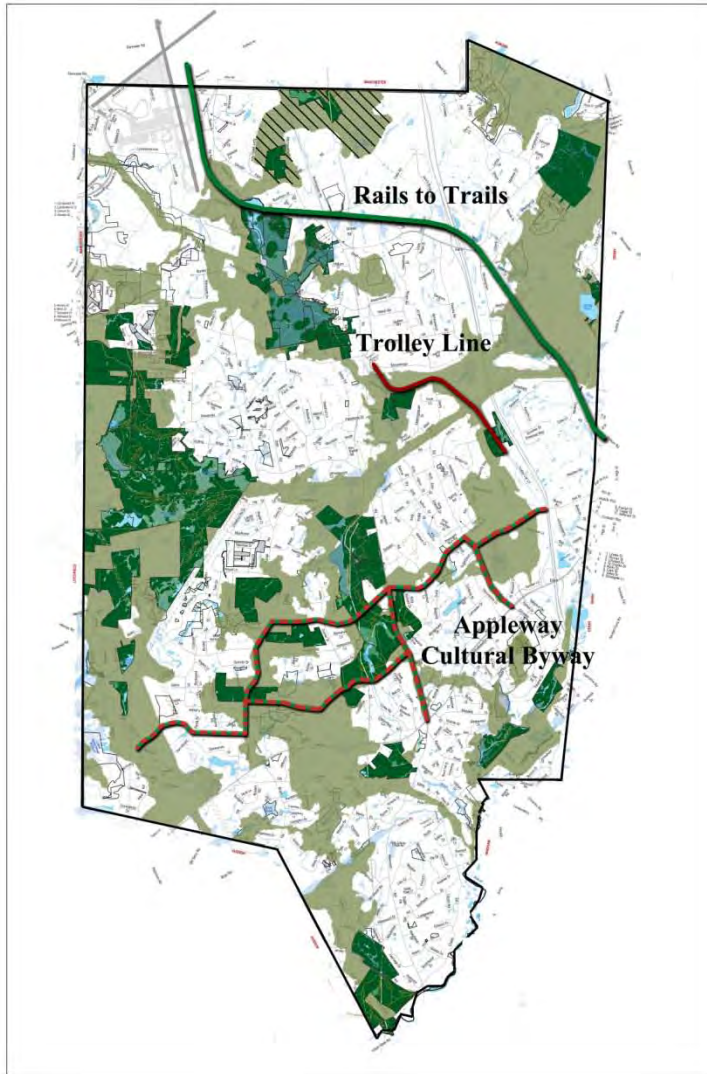
Location Map

Area Description

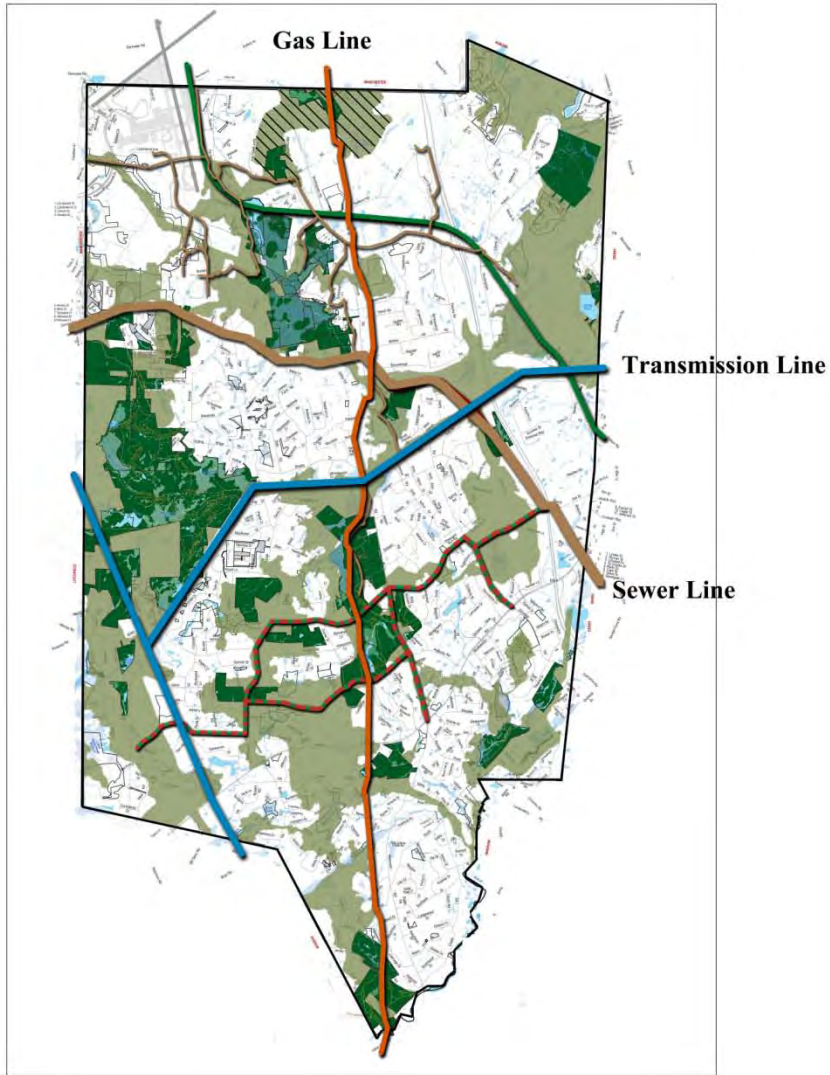


## TASK 4 CONNECTIVITY



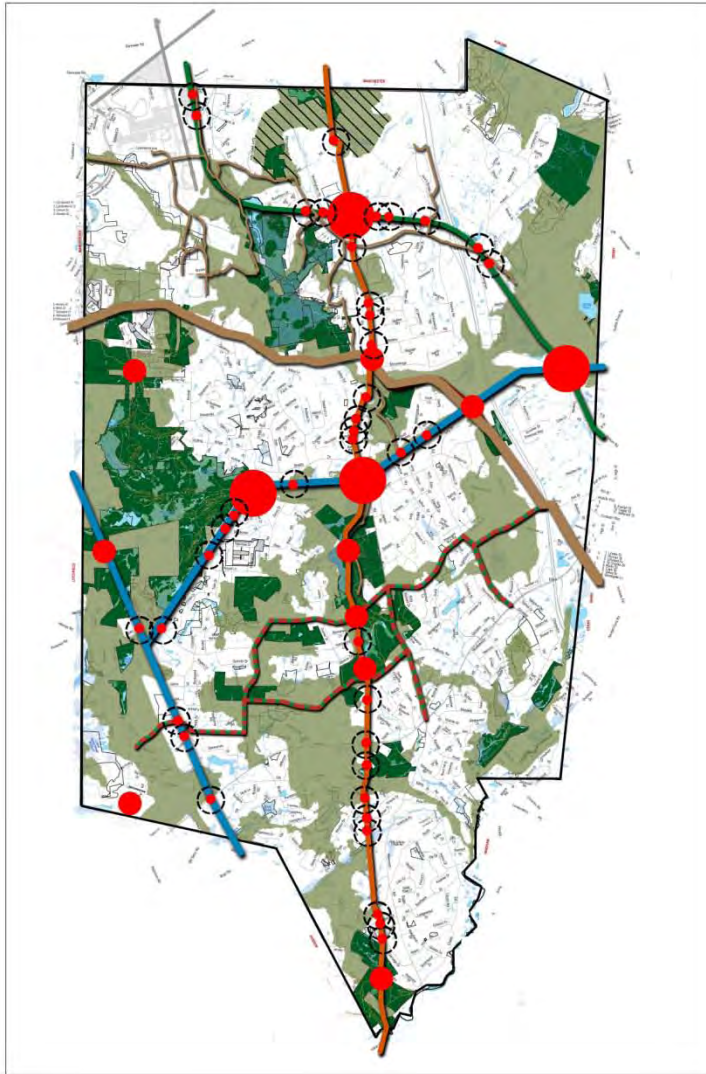


## Existing Trail Systems

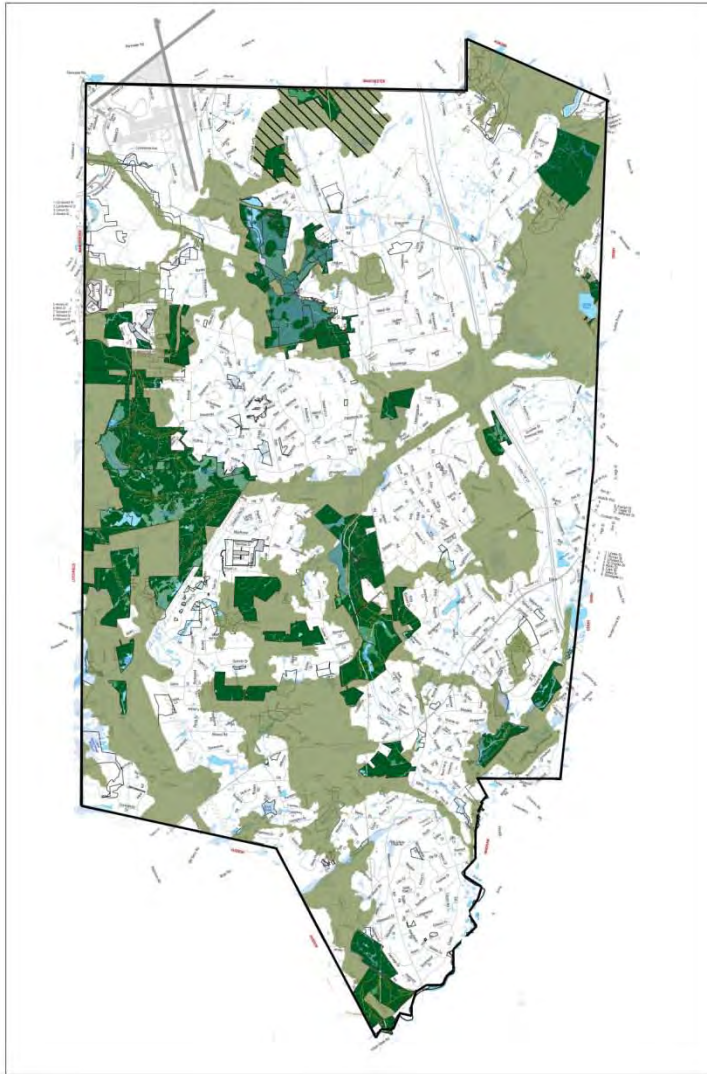


## Utility Corridors



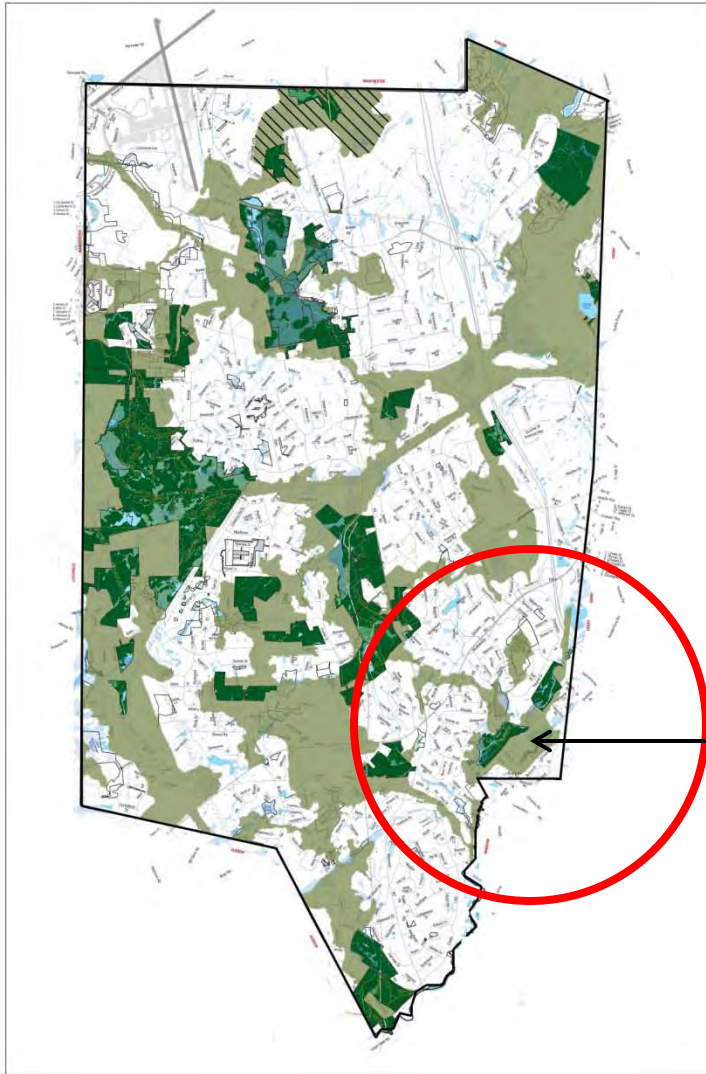


## Linkages & Neighborhood Intersections

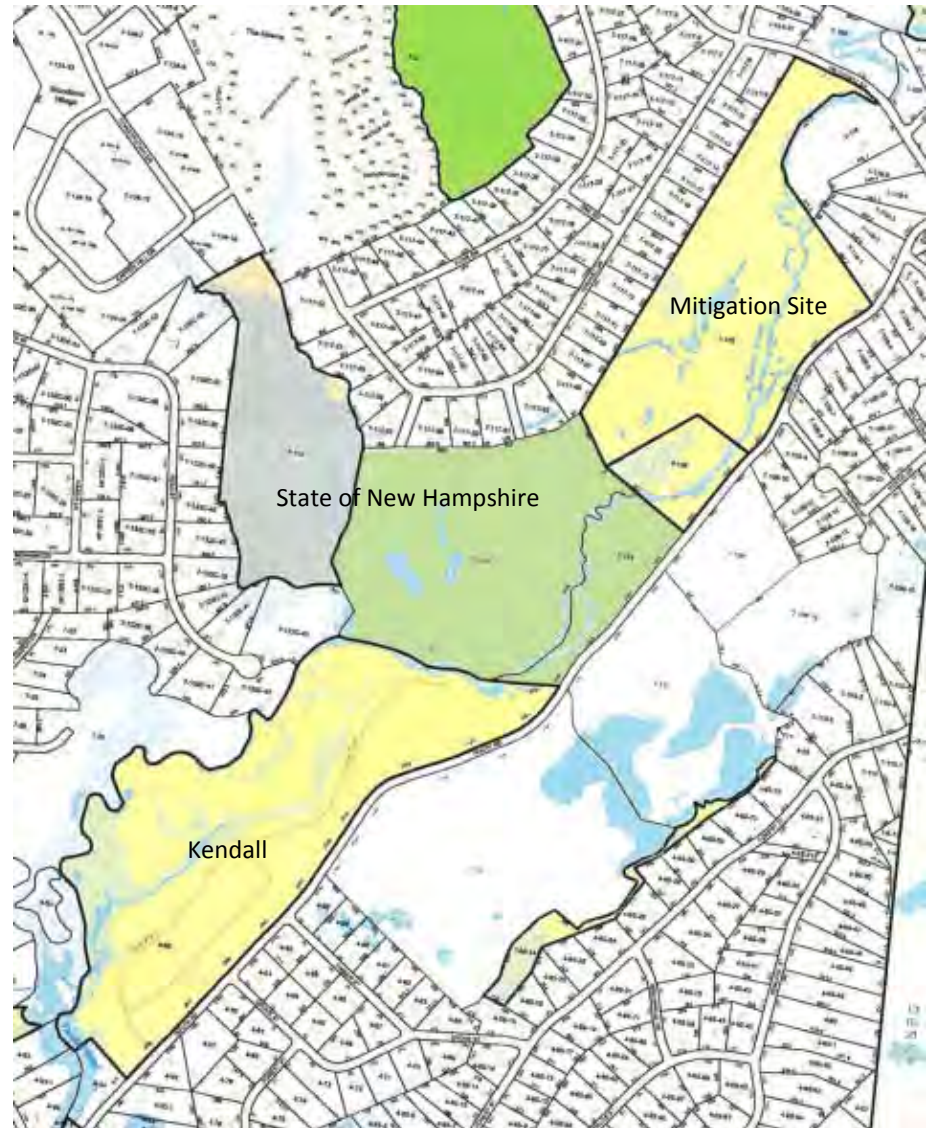


## Additional Connectivity Considerations

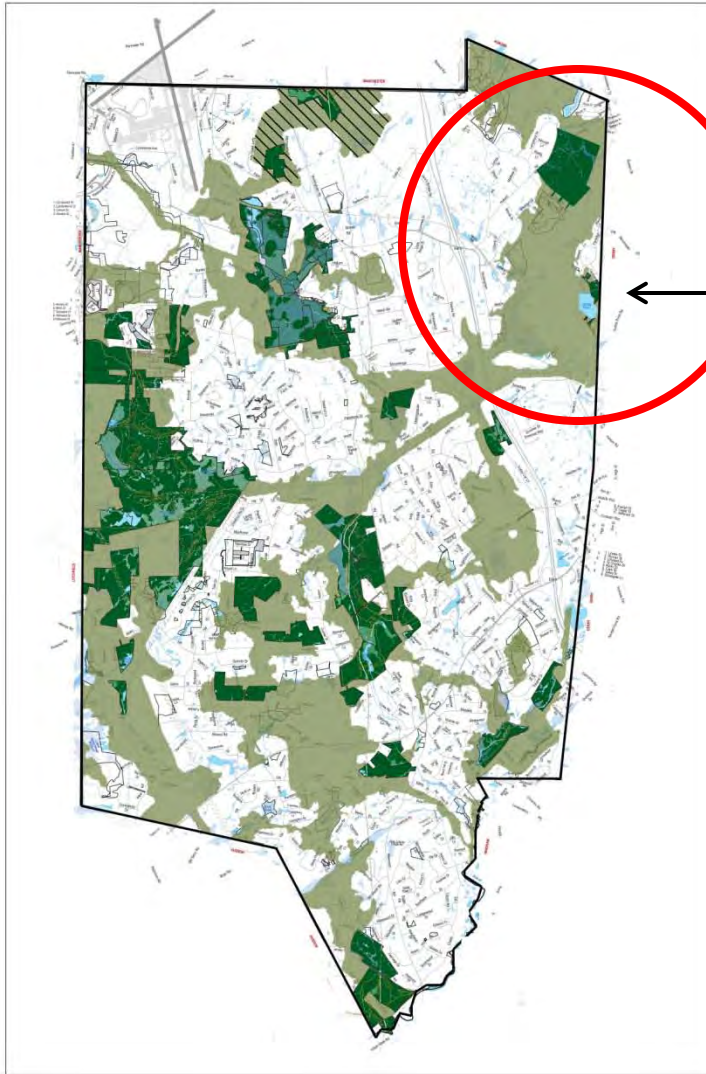




Kendall Conservation Area  
(Expansion)

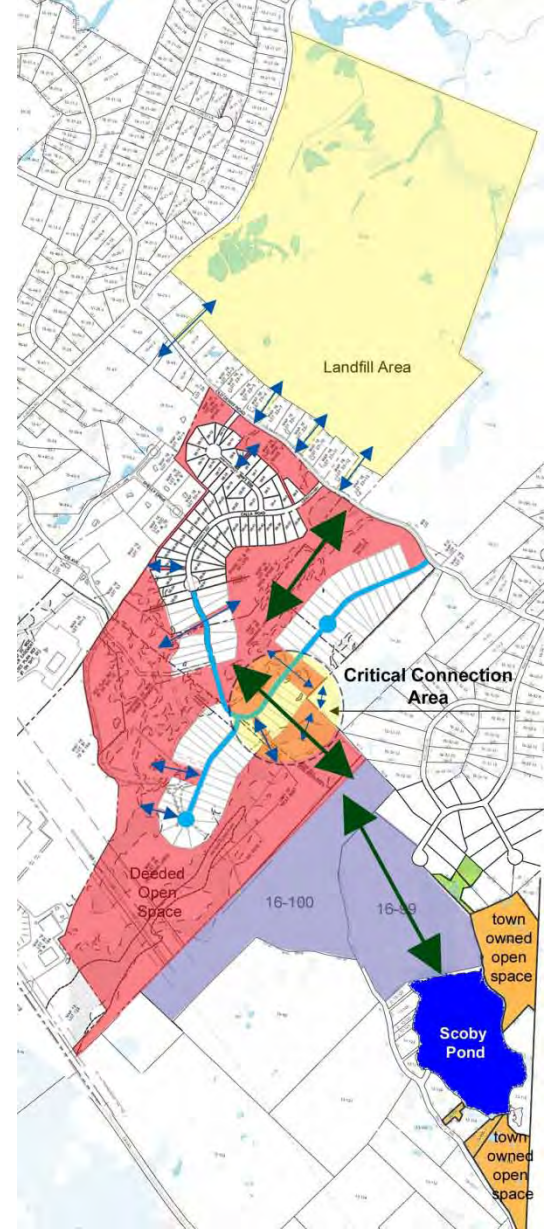




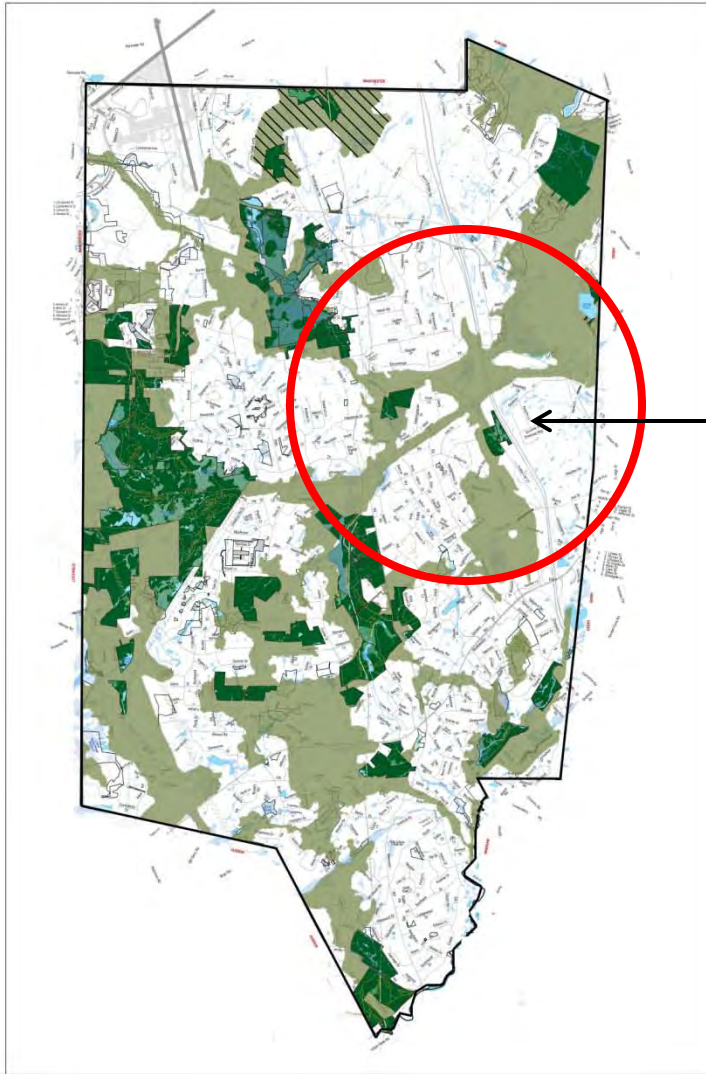


Auburn Landfill – Scobie Pond  
(connection)

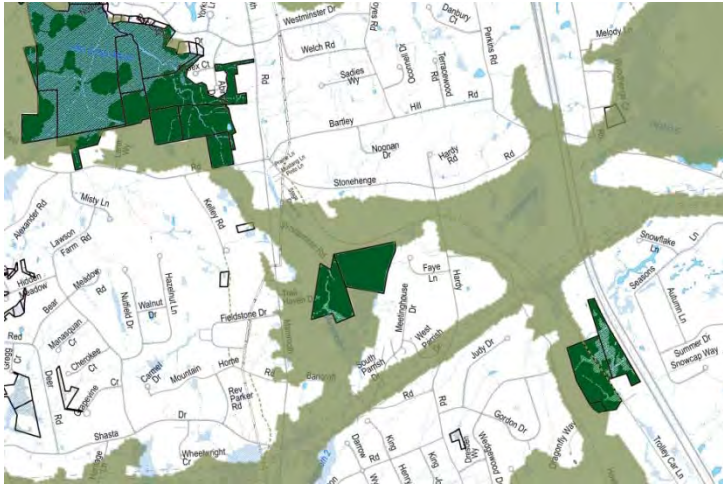








The Old Trolley Line

















# Existing Conditions

3 Grenier Field Road - Londonderry, NH



Existing Wetlands (typ.)

50 Foot "CO" District Buffer



# Londonderry Conservation Commission Meeting Minutes - June 24, 2014 - Attachment #3

## NOTES

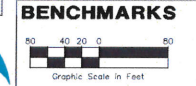
- OWNER OF RECORD OF MAP XX LOT XXX: NAME, ADDRESS.  
DEED REFERENCE TO PARCEL IS REC. NO. XX.  
AREA OF PARCEL = XXXXX S.F. OR 0.0000 ACRES.
- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 614,240 S.F. DISTRIBUTION CENTER WITH ASSOCIATED ACCESS AND PARKING.
- CURRENT ZONING IS GATEWAY BUSINESS (GB) DISTRICT. PROVIDED REQUIREMENTS: MIN. LOT SIZE: 43,560 S.F.; MIN. LOT FRONTAGE: 150'; MIN. BUILDING SETBACKS: FRONT: 30'; SIDE: 20'; REAR: N/A; MAX. BUILDING HEIGHT: 35'; MIN. GREEN SPACE: 25%.
- PARKING CALCULATIONS: REQUIRED: WAREHOUSE: 614,240 S.F. x 1 SP./1,400 S.F. = 439 SPACES; PROPOSED: 439 SPACES (N.L. 9 ACCESSIBLE).
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING: DRAINAGE: PRIVATE; SEWER: MUNICIPAL; WATER: MANCHESTER WATER WORKS; GAS: NATIONAL GRID; ELECTRIC: PSEB; TELEPHONE: FARRPOINT COMMUNICATIONS; CABLE: COMCAST.
- IN THE EVENT THAT THE SHOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL, IN ACCORDANCE WITH N.H.D.E.S. REGULATIONS. IF SNOW IS STORED WITHIN PARKING AREA KEEP CATCH BASINS CLEAR.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS PREPARED BY THOMAS, INC. DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
- LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE TOWN OF LONDONDERRY ZONING ORDINANCE AND SITE PLAN REGULATIONS.
- ALL WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
- ALL WORK IS TO CONFORM TO CITY OR TOWN OF LONDONDERRY, DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.
- IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. THOMAS, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-COMFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- THOMAS, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.

## LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	47	ACER RUBRUM "OCTOBER GLORY" OCTOBER GLORY RED MAPLE	3" TO 3 1/2" CAL.	B&B (IMPROVED NATIVE)
	52	BETULA N. "DURA HEAT" DURA HEAT RIVER BIRCH	12" TO 14" CLUMP	B&B (IMPROVED NATIVE)
	11	QUERCUS RUBRA RED OAK	3" TO 3 1/2" CAL.	B&B (NATIVE)
	65	ULMUS A. "PRINCETON" PRINCETON ELM	3" TO 3 1/2" CAL.	B&B (IMPROVED NATIVE)
	67	PICEA CANADENSIS WHITE PINE	6" TO 7"	B&B (NATIVE)
	76	PICEA CANADENSIS NORWAY SPRUCE	6" TO 7"	B&B (NATIVE)
	35	PICEA CANADENSIS WHITE SPRUCE	6" TO 7"	B&B (NATIVE)
	25	MYRICA PENNSYLVANICA NORTHERN BAYBERRY	2 1/2" TO 3"	B&B
	41	SYRINGA VULGARIS COMMON PURPLE LILAC	3 1/2" TO 4"	CONT.

49-1  
STER  
3103

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48 Constitution Drive, Bedford, NH 03110  
All rights reserved. These plans and materials may not be copied, duplicated, reproduced or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.  
This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



ANNE C. CRUESS, HEREBY CERTIFY THAT I AM THE DESIGNER OF THIS LANDSCAPE PLAN, THAT I AM A LICENSED LANDSCAPE ARCHITECT LICENSED BY THE STATE OF NEW HAMPSHIRE, AND I AM A MEMBER OF ASLA.



OWNERS SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 OWNER OR REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY THE LONDONDERRY N.H. PLANNING BOARD  
 ON \_\_\_\_\_ CERTIFIED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CHAIRMAN \_\_\_\_\_ SECRETARY \_\_\_\_\_

STAMP NOT VALID UNLESS SIGNED AND DATED



PROLOGIS DISTRIBUTION CENTER  
 PETTINGILL ROAD, LONDONDERRY, NH 3662



NO.	DATE	ISSUE

LANDSCAPE PLAN

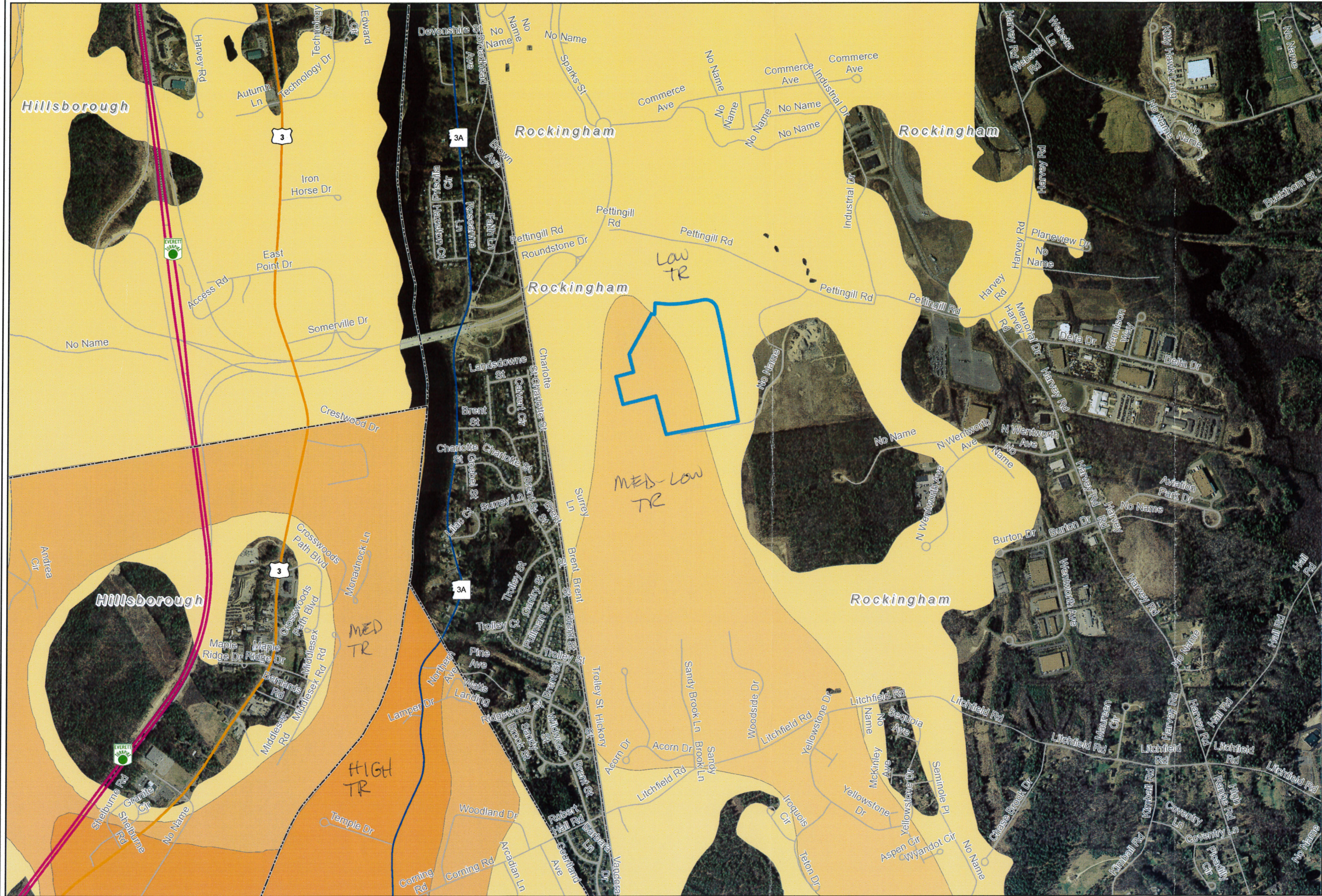
P-1  
SCALE: 1" = 80'







### Aquifer Transmissivity per NH GRANIT



#### Legend

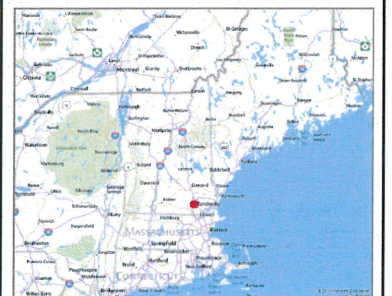
- State
  - County
  - City/Town
  - Interstates
  - Turnpikes
  - US Routes
  - State Routes
  - Local Roads
  - Watersheds - HUC 8
- Aquifer Transmissivity**
- Low Transmissivity Range
  - 0 - 0
  - 0 - 1000
  - 1000 - 2000
  - 2000 - 4000
  - 4000 - 8000
- Regional 2010 6-inch RGB I

Map Scale  
1: 14,387



#### Notes

Prologis Distribution Center  
Pettingill Road  
Londonderry, NH





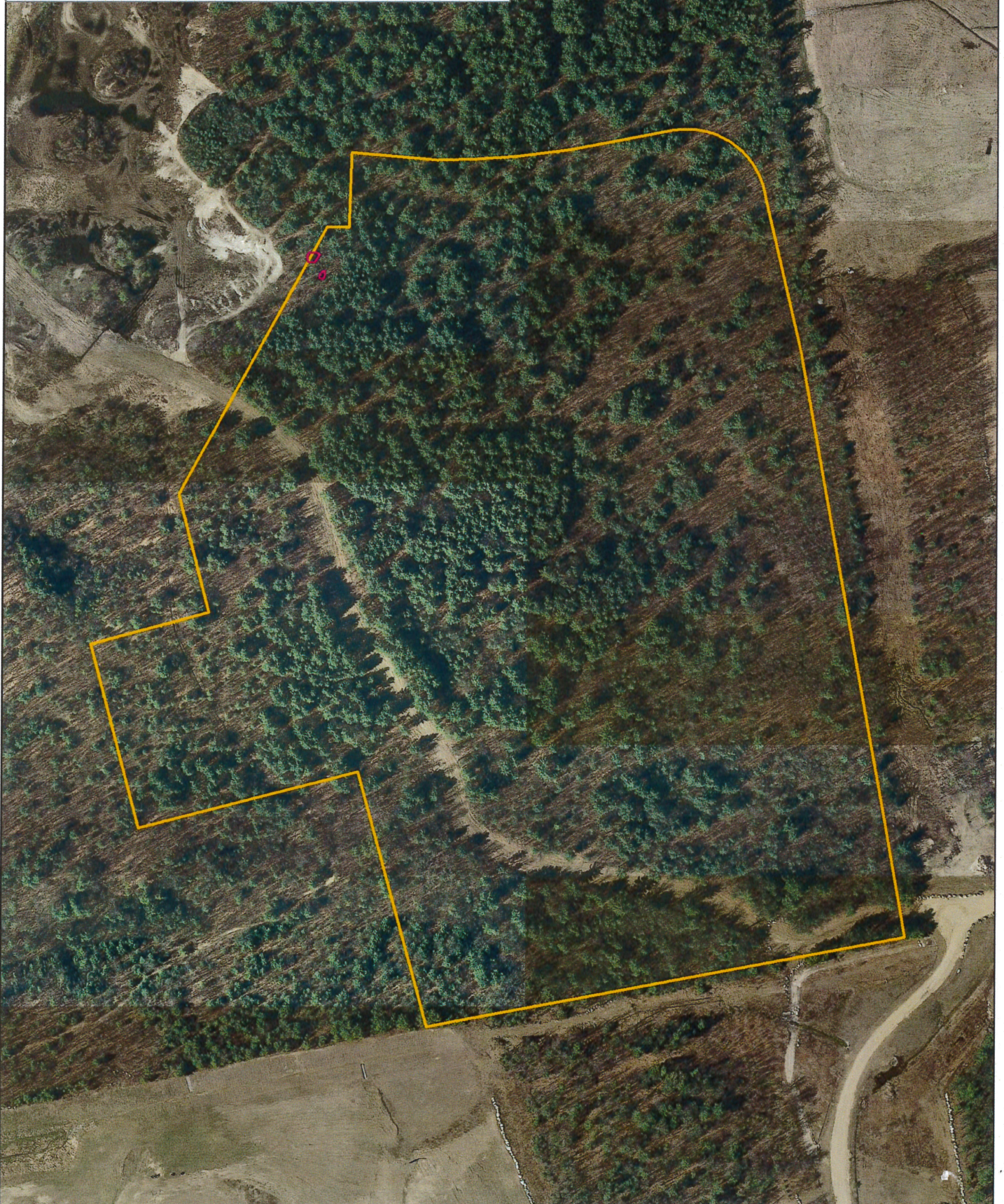
 Prologis Lot



WEST ENVIRONMENTAL 

0 500 Feet

NEATLINE ASSOCIATES  
www.nhgis.com





## Application for a Conservation Overlay District Conditional Use Permit Form A - For a Use permitted by Conditional Use Permit

Conditional Use permit is as part of a:  Site Plan       Subdivision

### I. General Information:

A. Name of Project: Prologis Distribution Center

B. Location of Project: 51 Pettengill Road      14      49  
(Street)      (Map #)      (Lot #)

C. Applicant:

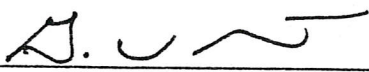
Name: Prologis Management L.L.C.

Address: 60 State Street, Suite 2200

Boston, MA 02109

Phone: (617) 619-9395

Fax: (617) 619-9495

Signature: 

### II. Required Information:

- Plans showing existing and proposed conditions.
- Wetland delineation certified by a Certified Wetlands Scientist and mapped by a licensed land surveyor.
- Areas on plans highlighted to show areas where conditional use permit is sought
- Narrative description of project and conditional use permit request.
- Criteria for conditional use permit described (see below).

### III. Optional Information:

- Aerial Photographs
- Site Photographs

### IV. Conditional Use Permit Criteria

Address, in the provided boxes, the following criteria in accordance with Section 2.6.3 of the Zoning Ordinance:

1. The proposed construction is essential to the productive use of land not within the CO District.

The proposed construction is essential to the productive use of land not within the CO District. The 50-foot buffer is incidental to the wetland, and the wetland itself is located in the middle of a future roadway between this project and the existing adjacent FedEx building (and the wetland will be filled when the road is eventually constructed). Because of the site geometry, and the elevation of the wetland relative to the rest of the site, grading into the buffer is unavoidable.



2. Design and construction materials will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.

Design and construction materials will be such as to minimize impact upon the wetlands and will include restoration of the site with the permitted use. We will be obtaining an NHDES Dredge & Fill Permit to fill a portion of the existing wetland (and the limits of the CO District are from the new edge of wetland). We are proposing a slight impact to the buffer for grading for the site (no structures or pavement are proposed within the buffer).

3. There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact upon the wetlands. Nothing in this section shall limit the applicant from exploring alternatives with abutting property owners:

There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact upon the wetlands. Given the size of the proposed building (approximately 614,000 square feet), there are no other locations on site where the building and required access, loading and parking can be situated. In addition, please note that five alternate site locations within the project area (Pettengill Road) were investigated for the project, and this location was determined to be the most environmentally suitable.

4. Economic advantage is not the sole reason for the proposed location of the construction:

Economic advantage is not the sole reason for the proposed location of the construction. Physical and environmental site constraints are the primary reason for the proposed location of the construction. Due to the site geometry, etc. needed for the proposed development (with a proposed building size of approximately 614,000 square feet), there are no alternatives to where the building can be situated.

5. Square Footage of Wetland Impacts: 29,337 SF
6. Square footage of Buffer Impacts: 15,124 SF





2014/05/27



2014/05/27







Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

Date: June 12, 2014

To: Cynthia May, Town Planner  
Town of Londonderry Planning & Economic Development  
268B Mammoth Road  
Londonderry, NH 03053

**Re: Prologis Distribution Center  
Conditional Use Permit Request – Conservation Overlay District  
Tax Map 14 Lot 49**

Dear Cynthia,

On behalf of our client, Prologis Management L.L.C., we respectfully request a Conditional Use Permit from Section 2.6.3.4 of the Town of Londonderry Zoning Ordinance to allow a work within the Conservation Overlay District (work within the 50-foot wetland buffer consist of grading/slope transitions; no structures or pavement are proposed within the Conservation Overlay District).

Per Section 2.7.3.5.1 of the Zoning Ordinance, the following criteria must be satisfied in order for the Planning Board to grant a Conditional Use Permit in the Gateway Business District:

1. The proposed use is consistent with the Objectives and Characteristics of the Gateway Business District, Section 2.7.1;

The Objectives and Characteristics of the Gateway Business District are to allow for the development of gateways to the Town of Londonderry, centers or commerce, and employment centers for the Southern New Hampshire region. Developments shall be in a manner that serves business interests, conveys a campus atmosphere, provides for traffic circulation and alternate modes of transportation. It should also be developed in a manner that involves quality landscape, building and site design.

We feel that the proposed project meets all of the objectives and characteristics of the Gateway Business District. The facility is intended to have approximately 412 employees (projected in 8 years) which we believe qualifies as an employment center. A portion of Pettengill Road is being constructed for site access, and alternative modes of transportation will be available to employees (such as rideshare, bicycle parking, etc). In addition, landscaping meeting Town requirements will be installed, and the proposed building and site design are high quality designs.



2. Granting of the application is in the public interest;

Granting of this application is in the public interest. The project location is ideal for this type of development, and the project will consist of a quality business that will generate tax revenue for the Town, and will provide quality jobs and benefits for the employees that will work at the facility. Jobs will also be created by businesses that service the facility such as fire protection, security services, trucking services, utility services, landscape maintenance, catering, etc. The project will also provide numerous jobs during the construction process, including but not limited to designers, contractors, inspectors, etc.

3. The property in question is reasonably suited for the use requested, and the design of the site represents to the extent practical preservation of natural resources, open space, and does not create a hazard to surface or underground water resources;

The property is ideal for the proposed development. The proposed building (approximately 614,000 square feet) is approximately 1,200 feet in length by 500 feet in width; given this size a relatively flat site is desirable in order to minimize earthwork. Access to major road networks is also required, which this site will have once the portion of Pettengill Road is constructed.

In addition, given the amount of impervious area required for the building, parking, and loading areas, a parcel with good soils that can infiltrate runoff is beneficial for stormwater design and allows for groundwater recharge.

The limit of impact to wetland areas has been minimized to the extent practical, the proposed development will not create hazards to surface or underground resources.

4. The applicant has demonstrated that the alternative design for which the Conditional Use Permit is sought better achieves the Objectives and Characteristics of the district, while not diminishing surrounding property values or the ability of nearby parcels to develop in accordance with the Objectives and Characteristics of the district;

The Conditional Use Permit is being requested to allow a warehouse and storage building in excess of 250,000 square feet (the proposed building is approximately 614,000 square feet). Although the proposed building size exceeds that which is permitted without a Conditional Use Permit, we believe the proposed project achieves the goals and characteristics of the zoning district.

The proposed project will not diminish surrounding property values as the adjacent properties consist of Fed Ex to the east (similar type use and size) and what will be conservation land to the west.

In addition, no part of the project hinders future development of other surrounding properties. In fact we believe it promotes future development given the partial construction of Pettengill road and utility extensions.



5. The application has demonstrates that the alternative design for which the Conditional Use Permit is sought does not impact the general health, safety, and general welfare of the Town, and is otherwise in compliance with all requirements of the Zoning Ordinance, Site Plan Regulations, and Subdivision Regulations, as applicable to the proposed project.

The proposed project does not impact the general health, safety, and general welfare of the Town, and is otherwise in general compliance with the applicable requirements of the Zoning Ordinance, Site Plan Regulations, and Subdivision Regulations. We believe that the proposed project is a major benefit to the Town the project will consist of a quality business that will generate tax revenue for the Town, and will provide quality jobs and benefits for the employees that will work at the facility.

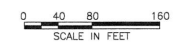
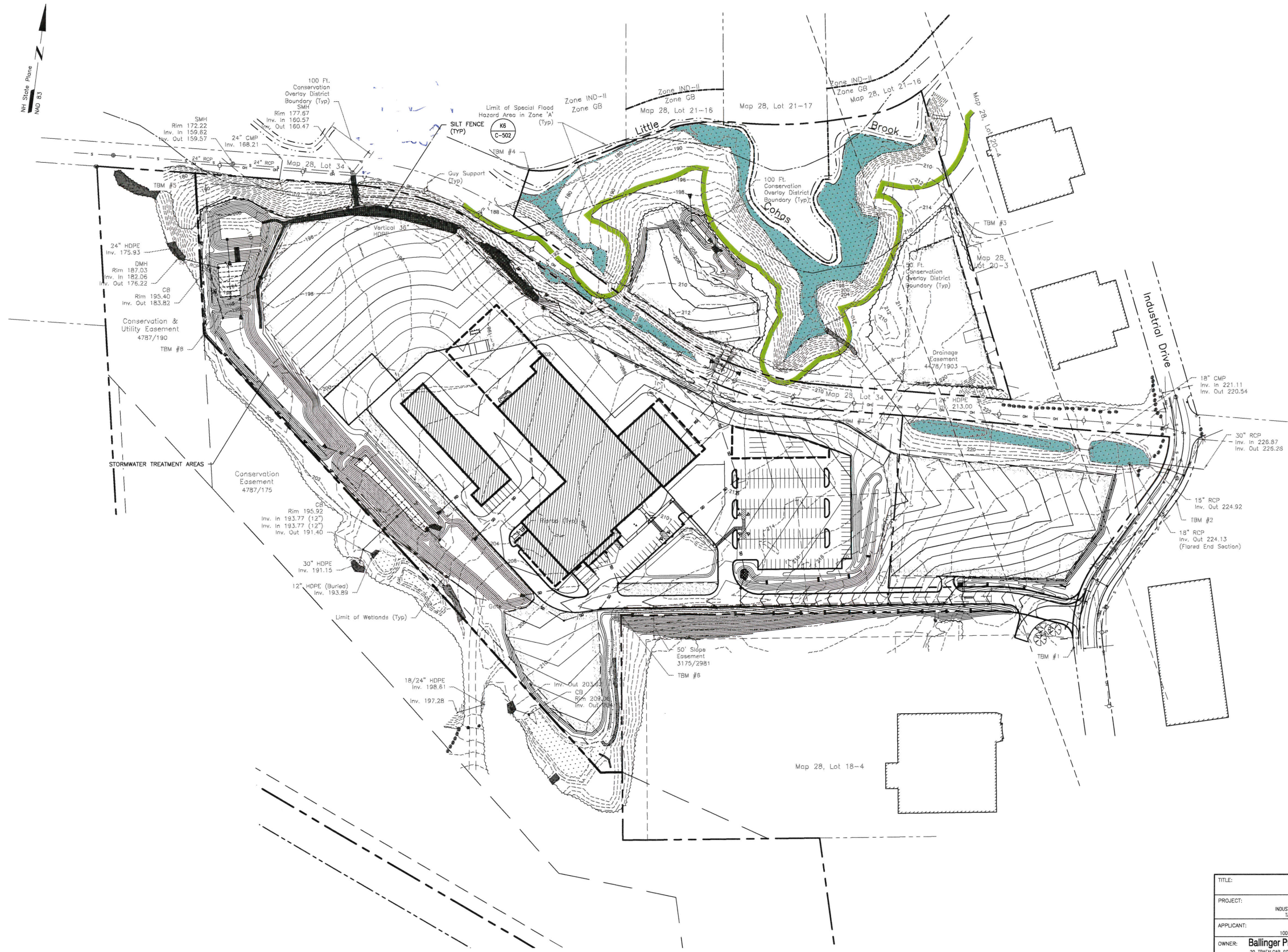
We appreciate your consideration in this matter. If you have any questions or comments, please do not hesitate to contact me at (603) 472-4488 or email [crice@tfmoran.com](mailto:crice@tfmoran.com).

Sincerely,  
**TFMoran Inc.**

Christopher Rice  
Senior Project Manager



# Londonderry Conservation Commission Meeting Minutes - June 24, 2014 - Attachment #7



**LEGEND:**

	WETLAND
	WETLAND SETBACK
	SILTATION FENCE

**BENCHMARK DATA:**

BENCH #	ELEV	DESC	BENCH #	ELEV	DESC
BENCHMARK 1	446.56	NHDOT DISK 285-570	TBM 4	175.54	STONE BOUND
BENCHMARK 2	205.17	NHDOT DISK 269-490	TBM 5	179.87	IRON PIN WITH CAP
TBM 1	237.83	STONE BOUND	TBM 6	217.06	STONE BOUND WITH DISK
TBM 2	233.36	STONE BOUND	TBM 7	213.48	STONE BOUND
TBM 3	217.21	IRON PIN WITH CAP	TBM 8	201.00	IRON PIN WITH CAP

REV	DATE	REVISION	ISSUE DESCRIPTION
A	06-24-2014	CONSERVATION COMMISSION	

TITLE:	LIMIT OF DISTURBANCE
PROJECT:	Milton CAT FACILITY INDUSTRIAL DRIVE, LONDONDERRY, NEW HAMPSHIRE TAX MAP 28, LOTS 17-3, 17-4 & 20-5
APPLICANT:	Milton CAT 100 QUARRY DRIVE, MILFORD, MASSACHUSETTS
OWNER:	Ballinger Properties, LLC & Five N Associates 20 TRAVELER RD., SUITE 802, NASHUA, NH 03063 (LOT 17-3 & 17-4) Tana Properties Limited Partnership 40 TEMPLE STREET, NASHUA, NH 03063 (LOT 20-5)
DATE:	JUNE 24, 2014
DRAWING NO.:	FIG 1

**amec**

511 Congress St., Suite 200, Portland ME 04101  
P: (207) 775-5401 F: (207) 772-4782 www.amec.com

PROJECT NUMBER:	M18148133
PROJECT MANAGER:	GRG
A/E OF RECORD:	SDH
DRAWN BY:	NJM
CAD FILE:	CONCOM-FIG 1
SCALE:	1" = 80'
GRAPHIC SCALE:	
SHEET:	1 OF 1






T:\2014\18148133\Drawings\Site\Plan\LimitOfDisturbance.dwg 1.dwg 23 Jun 2014 - 8:17pm allison.williams

PLEASE NOTE: THIS DOCUMENT MAY NOT ACCURATELY REPRESENT THE FINAL DOCUMENT. ONLY AN ENGINEER, ARCHITECT OR SURVEYOR  
 LICENSED IN THE STATE OF NEW HAMPSHIRE, WHO HAS REVIEWED THIS DOCUMENT, MAY BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



# MILTON CAT: Habitats

Londonderry, NH

-  Property Boundary
-  NH DOT Mitigation
- Field
-  Scrub-shrub
-  Wetland
-  White pine forest



WEST ENVIRONMENTAL INC.

NEATLINE ASSOCIATES  
www.nhgis.com

0 500 Feet





NOTES:

- PURPOSE OF PLAN:
  - TO SHOW EXISTING CONDITIONS OF THE PROPERTIES KNOWN AS TAX MAP 12 LOTS 57 & 60
  - TO ADJUST THE PROPERTY LINE BETWEEN TAX MAP 12 LOTS 57 & 60
- PARCEL ID: TAX MAP 12 LOTS 57 & 60
- TOTAL PARCEL AREA:
 

EXISTING:	TAX MAP 12 LOT 57: 427,590	SQUARE FEET = 10,762	ACRES
	TAX MAP 12 LOT 60: 468,801	SQUARE FEET = 9,816	ACRES
	TOTAL PARCEL AREA = 896,391	SQUARE FEET = 20,578	ACRES
PROPOSED:	TAX MAP 12 LOT 57: 131,185	SQUARE FEET = 3,012	ACRES
	TAX MAP 12 LOT 60: 765,206	SQUARE FEET = 17,567	ACRES
	TOTAL PARCEL AREA = 896,391	SQUARE FEET = 20,578	ACRES
- PARCEL ZONING: AGRICULTURAL-RESIDENTIAL (AR-1)
- A PORTION OF THE PROPERTY IS ALSO SITUATED WITHIN THE CONSERVATION OVERLAY DISTRICT
- MINIMUM REQUIREMENTS:
 

LOT SIZE	= BY H.I.S.S.
FRONTAGE	= 150 FEET
MINIMUM SETBACKS:	
FRONT BUILDING SETBACK	= 40 FEET
SIDE/REAR BUILDING SETBACK	= 15 FEET
- EXISTING USE: (2) 4 BEDROOM RESIDENTIAL HOUSE LOTS
- PROPOSED USE: (2) 4 BEDROOM RESIDENTIAL HOUSE LOTS
- LOT 57 WILL BE SERVICED BY MUNICIPAL SEWER AND PENNICHUCK WATER
- LOT 60 WILL BE SERVICED BY ON-SITE SEPTIC SYSTEM AND WELL.
- PREVIOUS VARIANCES (MAP 12 LOT 57)
  - CASE#10/17/2012-1 GRANTED WITH RESTRICTIONS OCTOBER 17, 2012
  - VARIANCE TO ALLOW 20 SINGLE FAMILY DWELLINGS ON ONE 9.82 ACRE LOT IN THE AR-1 ZONE WHERE OTHERWISE LIMITED BY SECTION 2.3.1.3.
  - PREVIOUS VARIANCES (MAP 12 LOTS 57 & 60)
    - CASE#8/21/2013-4 GRANTED WITH RESTRICTIONS AUGUST 13, 2013
    - VARIANCE TO ALLOW INCREASED DENSITY OF SINGLE-FAMILY DWELLINGS ON A LOT WITH LESS THAN THE PER-UNIT SQUARE FOOTAGE REQUIRED BY SECTION 2.3.1.3.
- THIS PROPERTY IS LOCATED OUTSIDE THE ESTABLISHED 100-YEAR FLOOD HAZARD ZONE AS SHOWN ON THE FEDERAL FLOOD INSURANCE MAPS (F.I.R.M) FOR LONDONDERRY, NEW HAMPSHIRE, COMMUNITY PANEL #3301500319E (EFFECTIVE MAY 17, 2005).
- STATE APPROVALS:
  - NHDES SUBDIVISION APPROVAL NUMBER: PENDING
- PLANNING BOARD WAIVERS: NONE
- SHEET 1 TO BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. SHEETS 2 & 3 WILL BE ON FILE AT THE TOWN OF LONDONDERRY PLANNING DEPARTMENT.
- BOUNDARY & TOPOGRAPHIC SURVEY BY:
  - RANGEWAY LAND SURVEYING AND DESIGN, INC.
  - 252 DANIEL PLUMMER ROAD
  - GOFFSTOWN, NEW HAMPSHIRE 03045
  - PHONE: (603) 624-1602
- WETLAND AND SOIL MAPPING PROVIDED BY BLUE MOON ENVIRONMENTAL, PO BOX 368, CONCORD, NH 03302
- DRAINAGE STUDY FOR TAX MAP 12 LOTS 57 & 60 WAS PREPARED AS PART OF THE SCHOOL HOUSE SQUARE SITE PLAN AND IS ON RECORD AT THE LONDONDERRY PLANNING DEPARTMENT. THERE IS NO DRAINAGE IMPACT AS A RESULT OF THIS LOT LINE ADJUSTMENT.

PLAN REFERENCES:

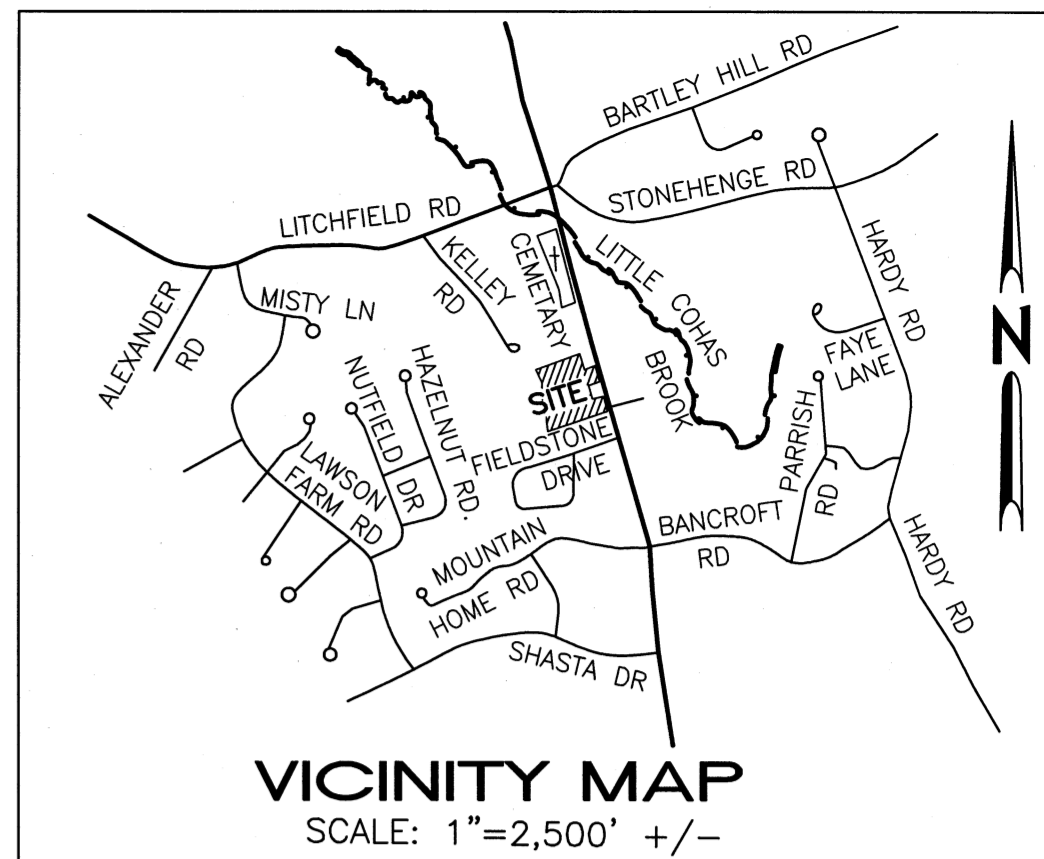
- SEE PLAN TITLED "BOUNDARY PLAN, ASSESSORS MAP 12 - LOTS 39 & 57, ALBERT & CLAIRE SEARLES, MAMMOTH ROAD (RTE. 128) LONDONDERRY, NEW HAMPSHIRE" PREPARED FOR MHE ASSOCIATION, INC. LONDONDERRY, NEW HAMPSHIRE SCALE:1"=100' DATED: 11/24/92, PREPARED BY STORCH ASSOCIATES, MANCHESTER, NH. RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #22007.
- SEE PLAN TITLED "SUBDIVISION IN LONDONDERRY, N.H. MAP 12 PARCEL 63" OWNED BY HERBERT A. DODGE JR. PAWTUCKAWAY LAKE, NOTTINGHAM, DRAWN FOR: NEWHOUSE CONSTRUCTION INC., 11 LEDGEWOOD DRIVE, LONDONDERRY, NH; SCALE: 1"=50' DATED: DECEMBER 1977; PREPARED BY EDWARD N. HERBERT, SURVEYOR, WINDHAM, NH. RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #7700.
- SEE PLAN TITLED "PLAN OF LAND FOR HERBERT A. DODGE IN THE TOWN OF LONDONDERRY, N.H." DATE: OCTOBER 1970, SCALE:1"=60', PREPARED BY WALTER F. O'NEIL, MANCHESTER NH. RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #C-2031.
- SEE PLAN TITLED "RTE. 128 MAMMOTH ROAD FIELDSTONE DRIVE MOUNTAINVIEW APARTMENTS LONDONDERRY, NEW HAMPSHIRE" SHEET 6 OF 12, DATED DECEMBER 4, 2006, SCALE:1"=20' BY PENNICHUCK WATER, MERRIMACK, NH.

DEED REFERENCES:

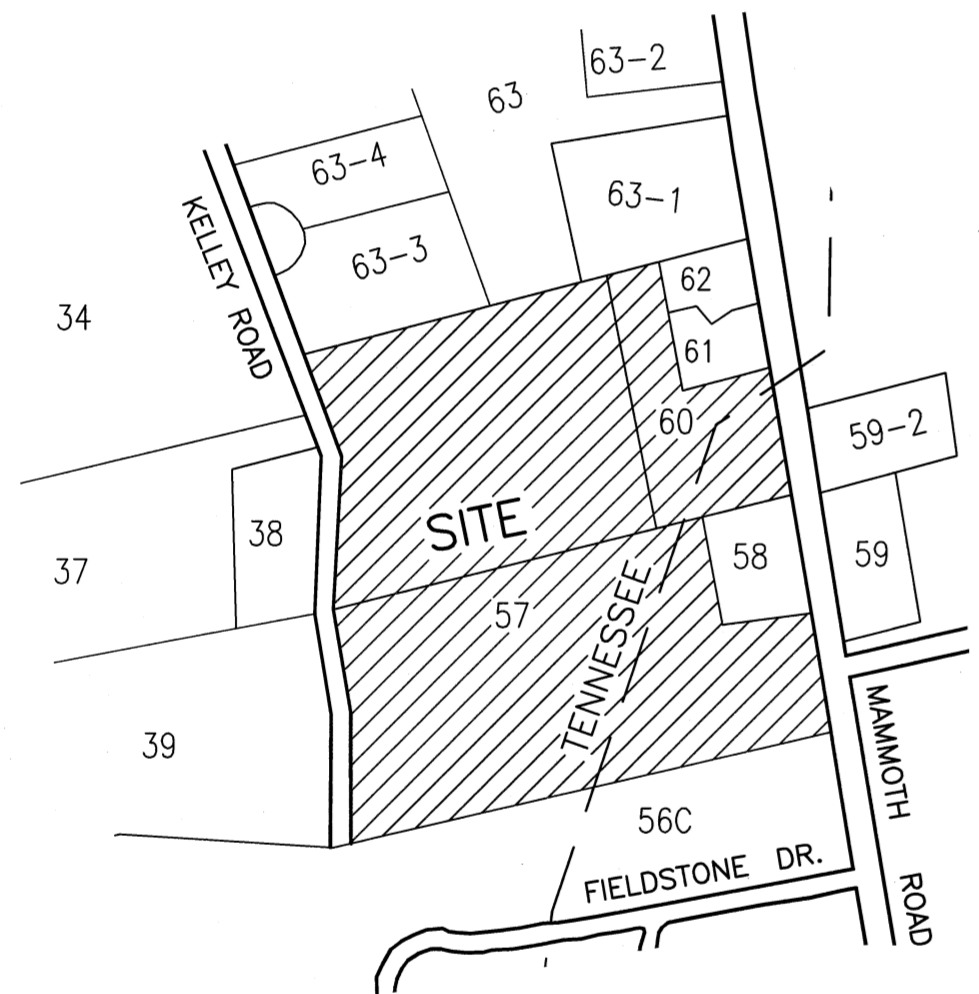
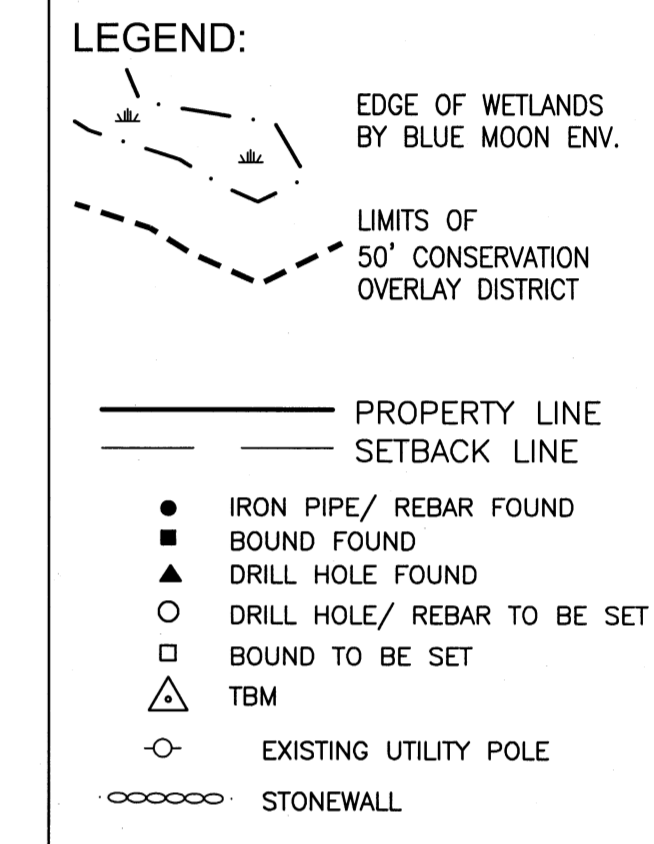
- |                          |                          |
|--------------------------|--------------------------|
| RCRD BOOK 3367/PAGE 1690 | RCRD BOOK 3463/PAGE 530  |
| RCRD BOOK 5445/PAGE 2295 | RCRD BOOK 5445/PAGE 2296 |
| RCRD BOOK 3494/PAGE 932  | RCRD BOOK 2209/PAGE 1225 |
| RCRD BOOK 2209/PAGE 1226 | RCRD BOOK 4968/PAGE 621  |
| RCRD BOOK 4968/PAGE 622  | RCRD BOOK 1221/PAGE 368  |
| RCRD BOOK 1239/PAGE 404  |                          |

ALL PLAN AND DEED REFERENCES SHOWN ARE AVAILABLE AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS IN BRENTWOOD, NEW HAMPSHIRE

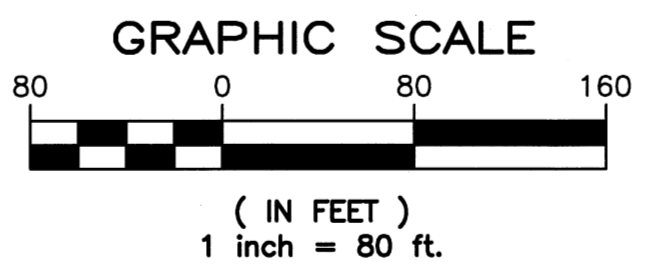
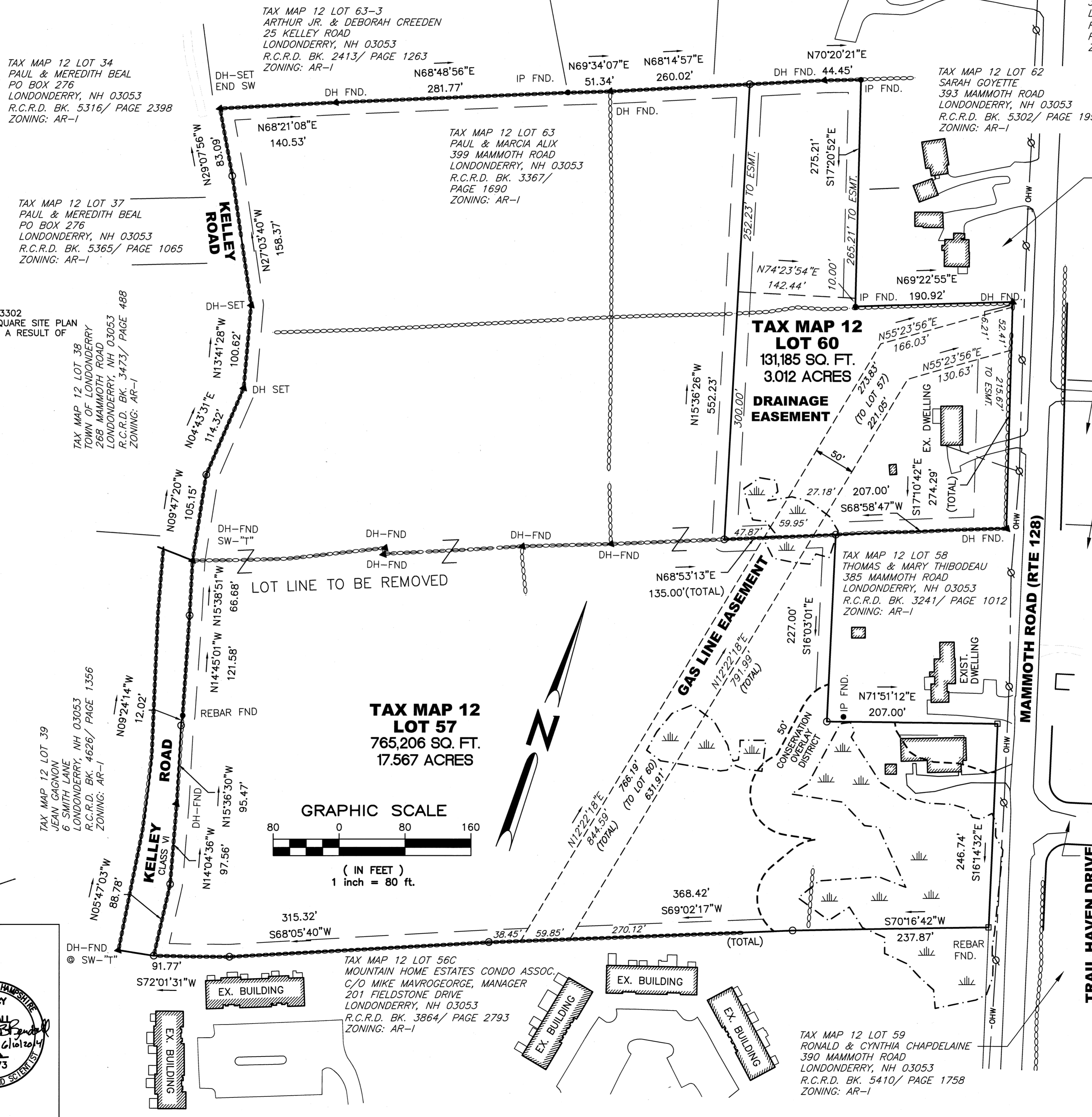
**BENCHMARK:**  
 MAG NAIL IN PAVEMENT  
 ELEV=373.4  
 HORIZONTAL DATUM: NH STATE PLANE  
 COORDINATES NAD 83/86  
 VERTICAL DATUM: NGVD 88



**SHEET INDEX:**  
 SHEET 1 ..... LOT LINE RELOCATION PLAN  
 SHEET 2 ..... TOPOGRAPHIC PLAN  
 SHEET 3 ..... TOPOGRAPHIC PLAN



**TAX MAP PLAN**  
 1 inch = 400 ft. (APPROX.)



TAX MAP 12 LOT 63-1  
 KAYLEEN STOWELL REVOC. TRUST  
 KAYLEEN STOWELL, TR.  
 395 MAMMOTH ROAD  
 LONDONDERRY, NH 03053  
 R.C.R.D. BK. 3463/  
 PAGE 530  
 ZONING: AR-1

TAX MAP 12 LOT 62  
 SARAH GOYETTE  
 393 MAMMOTH ROAD  
 LONDONDERRY, NH 03053  
 R.C.R.D. BK. 5302/  
 PAGE 1994  
 ZONING: AR-1

TAX MAP 12 LOT 61  
 JOYCE FAMILY IRREVOC TRUST II  
 RICHARD A. JOYCE, JR., TR  
 391 MAMMOTH ROAD  
 LONDONDERRY, NH 03053  
 R.C.R.D. BK. 4744/  
 PAGE 2294  
 ZONING: AR-1

TAX MAP 12 LOT 59-2  
 KEVIN JOHNSON & NOREEN KELTON  
 392 MAMMOTH ROAD  
 LONDONDERRY, NH 03053  
 R.C.R.D. BK. 3147/  
 PAGE 1872  
 ZONING: AR-1

TAX MAP 12 LOT 59-3  
 LONDONDERRY LENDING TRUST  
 C/O ROBERT V. WALLACE JR.  
 132 LINCOLN STREET, SUITE 6L  
 BOSTON, MASSACHUSETTS 02111  
 R.C.R.D. BK. 4941/  
 PAGE 2694  
 ZONING: AR-1

TAX MAP 12 LOT 58  
 THOMAS & MARY THIBODEAU  
 385 MAMMOTH ROAD  
 LONDONDERRY, NH 03053  
 R.C.R.D. BK. 3241/  
 PAGE 1012  
 ZONING: AR-1

**TAX MAP 12 LOT 57**  
 765,206 SQ. FT.  
 17.567 ACRES

TAX MAP 12 LOT 39  
 JEAN GAGNON  
 6 SMITH LANE  
 LONDONDERRY, NH 03053  
 R.C.R.D. BK. 4626/  
 PAGE 1356  
 ZONING: AR-1

TAX MAP 12 LOT 56C  
 MOUNTAIN HOME ESTATES CONDO ASSOC.  
 C/O MIKE MAVROGEORGE, MANAGER  
 201 FIELDSTONE DRIVE  
 LONDONDERRY, NH 03053  
 R.C.R.D. BK. 3864/  
 PAGE 2793  
 ZONING: AR-1

TAX MAP 12 LOT 59  
 RONALD & CYNTHIA CHAPDELAINÉ  
 390 MAMMOTH ROAD  
 LONDONDERRY, NH 03053  
 R.C.R.D. BK. 5410/  
 PAGE 1758  
 ZONING: AR-1

**OWNER OF RECORD**  
 381 MAMMOTH ROAD, LLC  
 DATE

**APPROVED BY THE LONDONDERRY PLANNING BOARD ON:**

**CERTIFIED BY:**

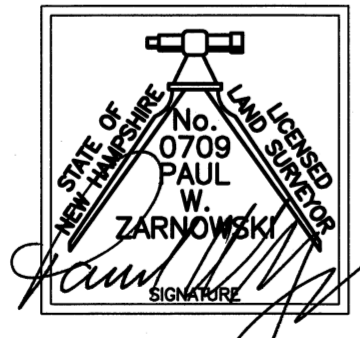
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**LOT LINE RELOCATION PLAN**  
**SCHOOL HOUSE SQUARE**  
 TAX MAP 12 LOTS 57 & 60  
 MAMMOTH ROAD/NH ROUTE 128  
 LONDONDERRY, NEW HAMPSHIRE 03053  
 OWNER OF RECORD/ PREPARED FOR:  
 381 MAMMOTH DRIVE, UNIT 102  
 AUBURN, NEW HAMPSHIRE 03032  
 SCALE: 1"=80' SHEET 1 OF 3 MAY 10, 2014

I HEREBY CERTIFY THAT THE WORK PERFORMED IN THE PREPARATION OF THIS PLAN HAS AN ERROR OF CLOSURE OF 1:10,000 OR BETTER.

*Paul W. Zarnowski*  
 RANGEWAY LAND SURVEYING & DESIGN, INC. DATE BY: PAUL W. ZARNOWSKI LLS.



**WETLAND NOTES:**

- Wetlands were field delineated by Nancy B. Rendall, Certified Wetland Scientist, #073 in the October, 2013.
- Wetland delineation was performed to the standards in the "Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0 (USACOE, February, 2012)."
- Hydric soils were determined in accordance with the protocol in "Field Indicators of Hydric Soils in the United States - A Guide for Identifying and Delineating Hydric Soils, NRCS, Version 7.0, 2010."
- Dominance of wetland vegetation was assessed using the National List of Wetland Plant Species that Occur in Wetlands - (USACOE, Draft, 2011).
- Wetlands were classified using the USFWS Methodology, "Classification of Wetlands and Deepwater Habitats, Cowardin et al, 1979.

*Nancy B. Rendall*  
 NANCY B. RENDALL  
 No. 073  
 STATE OF NEW HAMPSHIRE  
 CERTIFIED WETLAND SCIENTIST

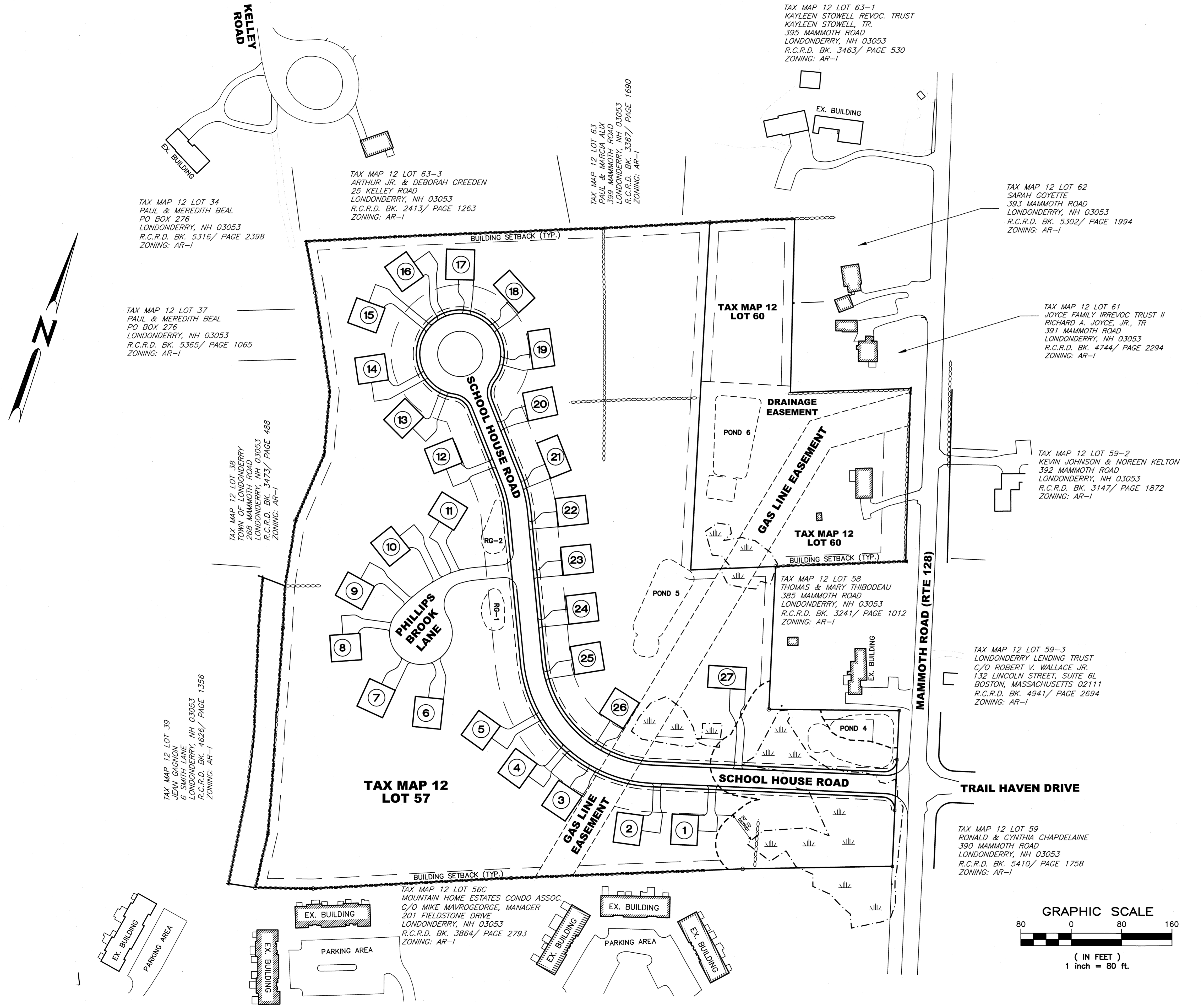


**BENCHMARK ENGINEERING, INC.**  
 Consulting Engineers Land Planners  
 1F Commons Drive, Suite 35  
 Londonderry, New Hampshire 03053  
 Phone: (603) 437-5000

REVISIONS	DATE



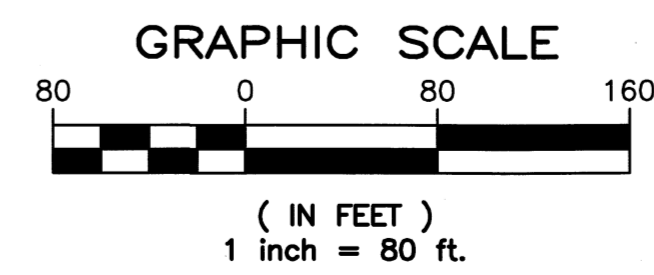
NOTES:  
1) SEE SHEET 3 FOR NOTES.



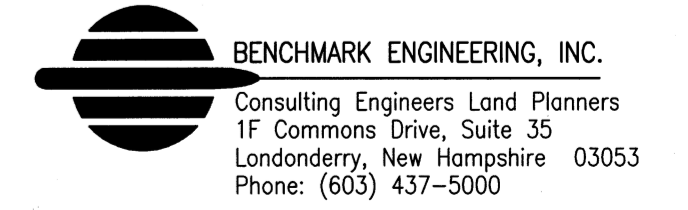
**OVERALL SITE PLAN**  
**SCHOOL HOUSE SQUARE**  
**TAX MAP 12 LOTS 57 & 60**  
**MAMMOTH ROAD/NH ROUTE 128**  
**LONDONDERRY, NEW HAMPSHIRE 03053**

OWNER OF RECORD/ PREPARED FOR:  
381 MAMMOTH ROAD, LLC  
15 DARTMOUTH DRIVE, UNIT 102  
AUBURN, NEW HAMPSHIRE 03032

SCALE: 1"=80' SHEET 2 OF 54 MAY 10, 2014



REVISIONS	DATE





# Londonderry Conservation Commission Meeting Minutes - June 24, 2014 - Attachment #11

Number	Focus Area	Action	Timeframe (Completion date)	Budget Allowance	Lead Party	Other Partners	Funding Source	Regulatory Items to be covered by Zoning	Private Sector Contribution?	Low-Hanging Fruit?	"Big Ticket Items"	Studies	Date of Status	Remark on Status
2.04	Town-Led Initiatives	Locate open space required in a form-based code to complement green elements depicted on the Green Print Initiative Map. <i>ie Open Space Plan.</i>	Near Term (2016)	See Budget Allowance for Form-Based Code	Conservation Commission	Conservation Commission, Open Space Task Force, Community Development Department	N/A	✓		✓			6/20/2014	Open space identified by the Open Space Task Force will form a baseline; specific additional open space supporting a form-based code will be identified <i>after</i> specific code provisions are adopted; SmartCode v. 9.2 ( <a href="http://www.smartcodecentral.org">www.smartcodecentral.org</a> ) will be used as a reference in developing recommendations
6.04	Focus Area: Town Center	Determine whether this area should become permanent open space, and secure funding for its purchase if deemed appropriate. Alternatively, develop provisions in a form-based code to allow this type and scale of neighborhood development contemplated in this location.	Near Term (2016)	See Budget Allowance for Form-Based Code	Conservation Commission	Community Development Department	N/A	✓		✓			6/20/2014	The Conservation Commission will begin a discussion of the Town Forest and Mack orchard at its 6/26/14 meeting with a view to making a recommendation on the role these parcels should play in the Town Center Focus Area

Lead	# of actions
Com. Dev't.	
Dept. Planning	10
Board	31
Town Council	14



# TOWN COMMON VILLAGE

## 1 CHURCH INFILL

A church has expressed an interest in building in this location. The Town Center Common plan emphasizes the church by locating it on a formal green. A parish house and/or single family homes line the street and conceal the parking lot. Orchards at the rear of the site are preserved, providing an ideal setting for weddings and community events. If designed with quality and attention to detail, this new church could contribute to the civic life and beauty of the Town Center.



Create zoning regulations that emphasize form to allow the design proposed for the church site.



Planning and Economic Development Department

## 3 SKATING POND & TRAIL NETWORK

During Planapalooza, we heard that the Town Forest is underutilized and functions poorly as habitat. We also heard that there is a strong interest in having a skating pond to provide additional activities for kids. The plan suggests celebrating this community asset by making the Town Forest an extension of the Town Common. In the plan, nature trails are pulled into the woods and a skating pond provides a focal point and special gathering place in the forest, capitalizing on the views across the countryside.



Evaluate the feasibility of a skating pond in the Town Forest and start pre-planning for extension of the trails leading to the pond.



Recreation Department  
Londonderry Recreation Committee  
Londonderry Trailways Committee

## 2 FRAMING THE TOWN COMMON

The Town Common is the emotional heart of Londonderry, although the space is rarely used outside of scheduled events such as Old Home Day. For those not from Londonderry, there is nothing to indicate that this is the center of Town, and it is easy to miss the Common altogether as you drive by. In response to community interest, the Town Center Common plan transforms the Common into a destination and place for daily civic life, while carefully maintaining the rural character of this important corner. This careful redesign involves some complex land negotiations and is anticipated to take place incrementally over time.

This plan shows a narrow two lane road along the back edge of the Common, fronted by detached buildings that look like houses but could be used in a number of ways. Imagine a coffee shop, ice cream parlor, or bookstore, and maybe a small cafe, the kind of shops that would appeal to teens as well as adults. To enable this kind of change, a sliver of land from the underutilized Town Forest would need to be used, a tradeoff that most people seem comfortable with as long as new buildings are low scale in nature.

To further define the edge of the Common, homes, which could also be converted into retail or offices, line Pillsbury Road. New civic buildings are shown next to the Lion's Club to frame the Common along Mammoth Road. Parking is located in the rear so it is not visible from the street, with parallel parking to help slow traffic along the roads that front the Common and extend to the schools.



Complete a formal study of the Town Common area to refine recommendations and develop zoning regulations that will ensure proper execution of the vision.



Town Council  
Planning and Economic Development Department

## 4 FORMALIZE THE GREEN SPACE

The Common currently lacks a functional layout reminiscent of a traditional common. There are no paths that invite you in, few places to sit, and nothing that defines the space. The Common is rarely used and if it weren't for the churches and statue, there would be little to identify this as an important civic space. There is general agreement that the Common should be improved to make it a place that people want to use more regularly.

This plan shows a central path that leads from the corner of Mammoth and Pillsbury Roads, terminating at a new, larger bandstand, with secondary paths leading in from the side. A low stone wall runs along the edge of the Common, helping to indicate to those passing by that this place is intentional and important.

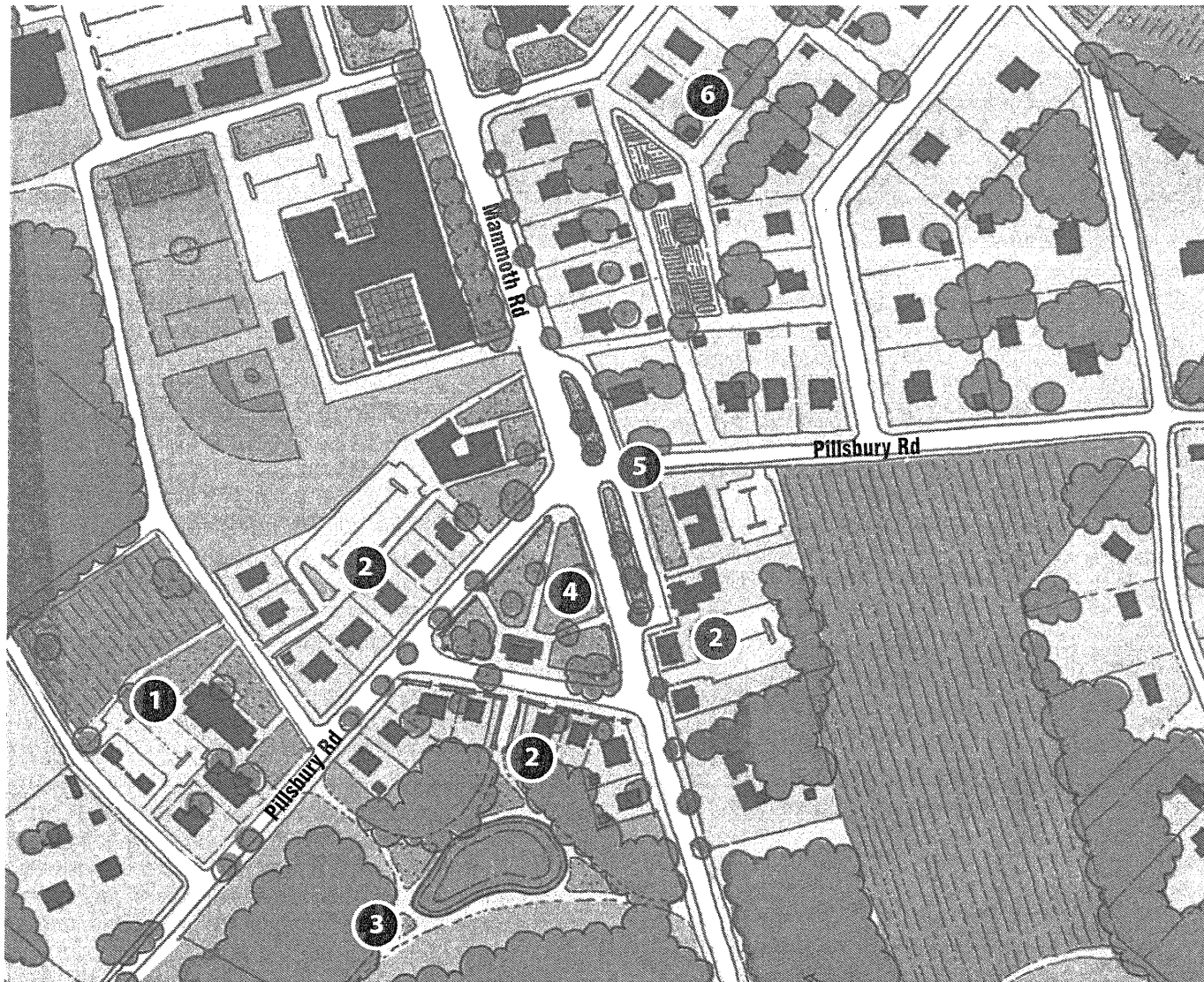


Move forward with funding to make the recommended improvements to the Town Common.



Town Council  
Planning and Economic Development Department





**5 SAFE STREETS**

To help people understand that they are entering the Town Center, Mammoth Road should be redesigned to slow traffic and give priority to pedestrians and cyclists. A retrofit with complete street design should be considered, with smaller curb radii to shorten pedestrian crossing distances at intersections. Wide sidewalks, a planting strip with street trees, on-street parking, and narrowed vehicular travel lanes are recommended from the southern end of the common to the high school.



Work with the New Hampshire DOT to make improvements for Mammoth Road that emphasize complete street design; program funding for these improvements as a catalyst for redevelopment in the Town Commons area.



Town Council  
Public Works Department

**6 NEIGHBORHOOD CREATION**

There have been ideas discussed about what could happen on this parcel in the future. It is currently listed as a potential site for future conservation, but if permanent protection does not occur, the parcel may be considered for development. Understanding this possible outcome, this plan shows the best case for the kind of tradeoff that should be expected if open space doesn't receive permanent protection. Here, a complete neighborhood is created, with an interconnected system of narrow streets, sidewalks, street trees, parallel parking, and slow traffic speeds. This kind of block structure is flexible and can accommodate a variety of potential development scenarios. The result should be a real place that is walkable, safe, and interesting.



Determine whether this area should become permanent open space, and secure funding for its purchase. Alternatively, create zoning regulations that emphasize form and community character.



Londonderry Conservation Commission  
Planning and Economic Development Department

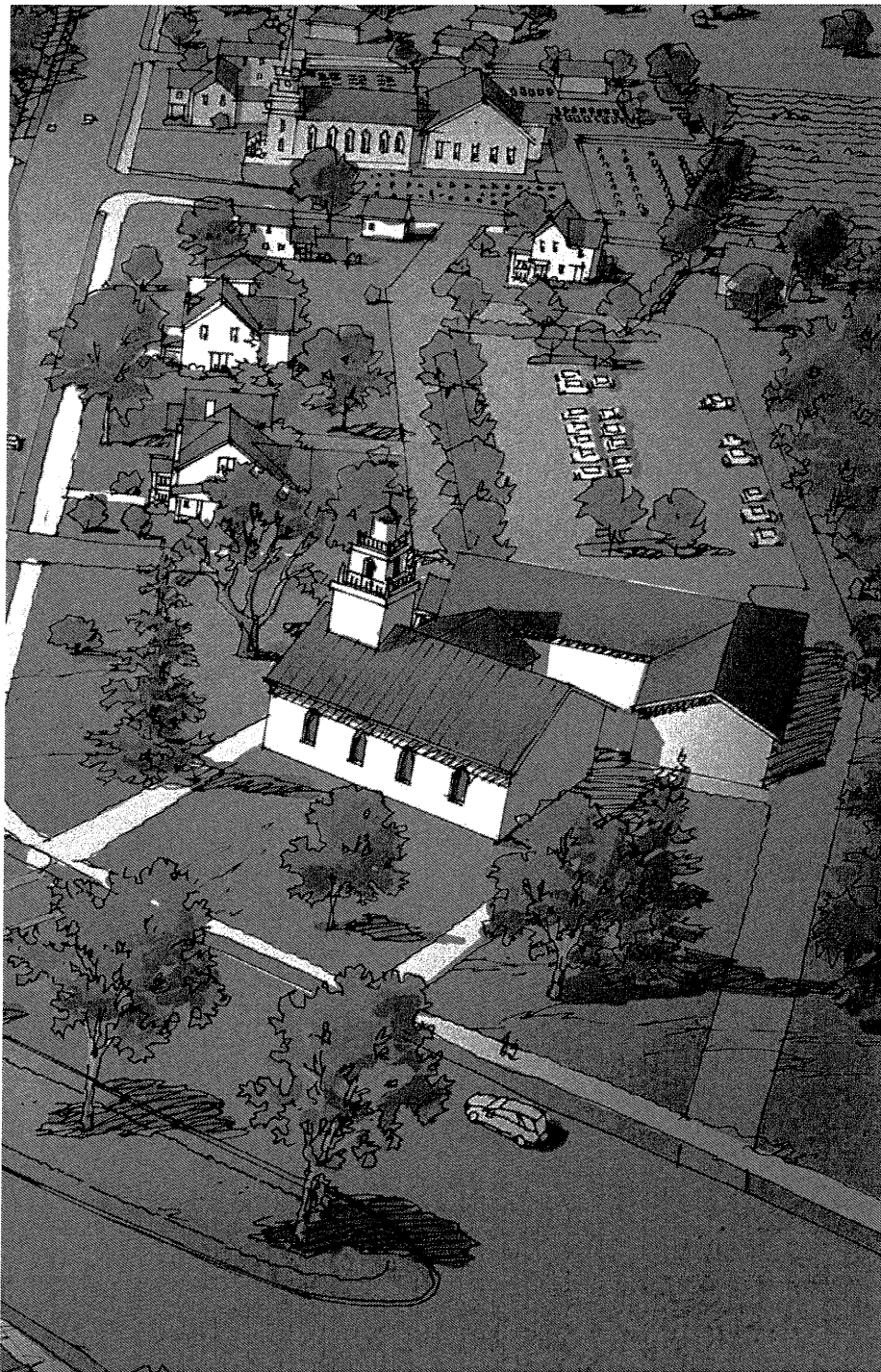




ILLUSTRATIVE BIRD'S EYE VIEW OF THE TOWN CENTER COMMON







THIS BIRD'S EYE VIEW SHOWS THE ILLUSTRATIVE PLAN FOR THE TOWN CENTER COMMON, WHICH WOULD OCCUR INCREMENTALLY OVER TIME. TO THE RIGHT, YOU CAN SEE THAT THE PRESBYTERIAN CHURCH PARKING LOT WAS RELOCATED TO THE REAR OF THE LOT, AND REPLACED BY A PROPER CHURCH GREEN THAT VISUALLY EXTENDS THE COMMON ACROSS PILLSBURY ROAD. NEW HOMES FILL IN THE GAPS ALONG THIS STREET, HELPING TO PROVIDE THE COMMON WITH A SENSE OF ENCLOSURE. FURTHER UP THE STREET, A NEW CHURCH HAS BEEN INCLUDED, WITH A PARISH HOUSE THAT CONCEALS THE PARKING LOCATED IN THE REAR.

IN THE FOREGROUND, A NEW SLIP LANE HAS BEEN ADDED THAT EXTENDS FROM THE GRANGE TO THE LIONS CLUB, TRANSFORMING AN EXPANSE OF ASPHALT ALONG THE STREET INTO A SHARED STREET WITH A SIDEWALK, PARALLEL PARKING, AND SLOW-MOVING TRAFFIC. OFF-STREET PARKING IS RELOCATED TO THE REAR OF THE BUILDINGS.

THE CENTERPIECE OF THE TOWN CENTER COMMON PLAN INVOLVES CREATING A BACKDROP FOR THE COMMON AND A MEANS FOR ACTIVATING THE SPACE. CURRENTLY, THE COMMON DISAPPEARS INTO THE SHADOWS OF THE TOWN FOREST. THIS PLAN SHOWS THE ADDITION OF A NARROW TWO-LANE ROAD LINED WITH A ROW OF DETACHED BUILDINGS THAT ARE RESIDENTIAL IN APPEARANCE. THESE BUILDINGS CAN BE MIXED USE, WITH SHOPS ON THE GROUND FLOOR THAT HELP GENERATE FOOT TRAFFIC. TRAILS LEAD FROM THE COMMON INTO THE TOWN FOREST TO THE NEW SKATING POND THAT OVERLOOKS THE COUNTRYSIDE.





**STREETSCAPE VIEW OF THE TOWN COMMON**







**THIS VIEW OF THE TOWN CENTER COMMON HELPS TO ILLUSTRATE THE LOW IMPACT PRINCIPLES BEHIND THE PROPOSED VISION AND THE DESIRE TO PROTECT THE RURAL NATURE OF THIS IMPORTANT CROSSROADS. IN THE DISTANCE, YOU CAN SEE THE WAY IN WHICH ADDITIONAL BUILDINGS PROVIDE A SENSE OF SCALE AND ENCLOSURE TO THE COMMON AND GENERATE A LEVEL OF ACTIVITY THAT ATTRACTS THE PEDESTRIAN. YOU CAN ALSO SEE THE SKATING POND THROUGH THE WOODS.**