

Heritage Commission Meeting Minutes  
Londonderry, New Hampshire  
January 28, 2010

In attendance: Chairman Commissioner Arthur Rugg, Vice-Chairman Jim Schwalbe, Commissioners David Colglazier (7:10), John Dahlfred, Sue Joudrey, Alternate Commissioners Lara McIntyre (7:12) & Tom Bianchi (7:17), and Councilor Michael Brown.

Absent: Commissioner Debra Paul, and Town Planner Tim Thompson.

Chairman Rugg called the meeting to order at 7:14 PM in the Sunnycrest Meeting Room of the Town Hall. (A sudden snowfall and temperature drop precipitated many accidents and slowed traffic thus necessitating a late start.)

Chairman Rugg appointed Alternate Commissioner McIntyre to vote for Commissioner Paul.

Commissioners Dahlfred moved and Schwalbe seconded a motion to accept the meeting minutes of November 19, 2009. The motion passed 7-0-0.

The scheduled Design Review for the Higgins property stonewall did not take place as no person appeared to provide information.

Chairman Rugg discussed the use of a defoliant to take care of the invasive species at the Town Common and Town Forest. A natural based product was determined to be a little dangerous for use by volunteers due to the high concentration of the acetic acid in it. The concentration was higher than a normal level found in vinegar. Other remedies will be sought.

Chairman Rugg noted that the tree clearing at the Town Forest was going to be delayed. The consultant forester did not think that the Town received enough bids for the work. It received two bids. The process will be rebid for work to commence after Old Home Day 2010.

A presentation was made by Keith Coviello, Sublime Civil Consultants, Derry, NH, for Trimmers Landscaping, of Windham, NH, for a property located on Aviation Drive, map 14 lot 29-10. The client wants to erect a 28 foot high tan metal sided structure with a green metal roof for the Landscaping business and for a couple of tenants, yet to be named. There is a green metal band around the perimeter at the ground level on the siding. The 240 x 60 foot building will have a mezzanine level on one side. The first portion will have 15,600 square feet of space and a subsequent 2, 200 square feet will be added.

There will be space for parking on both sides of the structure for the employees and for the landscaping trucks on the other side. Mr. Coviello noted that they were going to be added landscaping around the building and on the lot to conform to Town regulations. There will be about thirty-three trees added along the property where it fronts on Aviation Drive and Harvey Road. There are some interior planting on the property and some against the building.

Councilor Brown said that this was the type of business that was the type they like in this industrial area.

Commissioner Dahlfred liked this building in the industrial area. He asked about windows. Coviello said that there were going to be more windows for the tenant spaces and that this drawing was a tentative one with regards to windows. Dahlfred asked if it was a one-story building. Coviello noted that it is a tall one story with the mezzanine level inside and it is 28 feet to the rooftop peak.

Commissioner Joudrey did not like the green band around the base of the building. Coviello said that there might be a masonry wall at the bottom of the siding instead of the band, but that the budget was tight, so it might not happen. He said that they might try some vertical green metal bands on the sides to break up the long, single color walls.

Alternate Commissioner McIntyre asked about outside storage of anything like large equipment, etc. Coviello said that there would only be trucks stored outside. Chairman Rugg said that the Planning Board usually takes care of dealing with outside storage issues, but that McIntyre was quite right in asking about that issue.

McIntyre also asked about lighting. Coviello showed the group where there were a few exterior fixtures on the building and some in the paved areas. He said that they were all down lighting and met Town code. He noted that the paved area on the perspective rendering that he was using showed more paved area than is specified on the permit application drawings.

Alternate Commissioner Bianchi said that his questions had been answered already.

Commissioner Colglazier liked the building, but had no questions.

Commissioner Schwalbe likes the color, but would prefer to have it broken up. He would like a masonry addition to bottom of the exterior siding. Coviello said that he would ask the owner, but that the

owner had a tight budget and was looking at every aspect of the project. He noted that there were to be a number of shrubbery plantings along the building's face and that there was a five foot wide planting space along the building. Colglazier suggested that a series of tall shrubs might help break up the front surface. Brown said that the trees along the roadway would also help break up the look of the building from the road. Rugg suggested that revised drawings should be submitted to Town Planner Thompson, who would then forward information to the Commission.

Commissioner Dahlfred moved and Councilor Brown seconded a motion to elect Arthur Rugg as Chairman, James Schwalbe as Vice-Chairman and David Colglazier as Secretary of the Historic District and Heritage Commission for another year. The motion passed 4-0-3, with the candidates abstaining.

Commissioner Colglazier reported that he had drafted a letter to the Architectural Historian in the Department of Historic Resources, James Garvin, concerning legislation to reduce the tax burden for owners of old homes. Commissioner Dahlfred had reviewed the letter and approved of it before it was sent. Nothing had been heard back from Mr. Garvin, but it had only been a couple of weeks since it was sent.

Commissioner Joudrey passed along the concerns of Marilyn Ham that the stonewalls at the Town Common should be repaired or improved a little by some people putting some of the fallen stones back onto the loosely stacked structure of the walls. Marilyn also wanted to pass along the information that at some time Boy Scouts had made measurements of the walls and the locations of electricity along the walls on the Town Common.

Commissioner Joudrey asked about the Apple Way sign situation. Councilor Brown said that he needed to get back to Town Manager Caron with regards to this project.

Commissioner Joudrey asked about the construction taking place at the Ford dealership on route 102. Chairman Rugg did not know, but thought that there may not have been a change in the footprint of the structure, so that the work would not need to come before the Planning Board. He said that the Building Inspector would determine from a building permit if there was a change in use or a change in footprint which would require an appearance before the Planning Board.

Councilor Brown moved and Alternate Commissioner McIntyre seconded a motion to adjourn. Motion approved 7-0-0 at 8:07 PM.

David Lee Colglazier  
Secretary