

Heritage Commission Meeting Minutes
Londonderry, New Hampshire
May 27, 2010

In attendance: Chairman Commissioner Arthur Rugg, , Commissioners David Colglazier, Sue Joudrey, Tom Bianchi, Alternate Commissioner Martin Srugis, Councilor Sean O'Keefe and Town Planner Tim Thompson.

Absent: Vice-Chairman Jim Schwalbe and Commissioner John Dahlfred.

Chairman Rugg called the meeting to order at 7:00 PM in the Sunnycrest Meeting Room of the Town Hall. He appointed Alternate Commissioner Martin Srugis to vote for John Dahlfred.

Councilor O'Keefe moved and Alternate Commissioner Srugis seconded a motion to accept the minutes of the meeting of March 25, 2010. The motion passed 4-0-2. Alternates Bianchi and Srugis abstained since they were not at the meeting.

Commissioners Colglazier moved and Joudrey seconded a motion to accept the special meeting minutes of April 27, 2010. The motion passed 5-0-1. Alternate Commissioner Bianchi was not present for the discussion.

A presentation was made by Earle Blatchford (Hayner/Swanson Inc., Nashua, NH), Eric Brown (Prellwitz/Chilinski Associates, Cambridge, MA) and James Lamp (J. & Co., Tewksbury, MA) for the Market Basket store at 34 Nashua Rd. The Market Basket firm had appeared before the Heritage Commission before to seek approval for renovations to the present store. Their application was approved for recommendation to the Planning Board.

The present store occupies about 51,000 sq.ft. Market Basket wants to move to a new location in the mall close to the present building that was recently vacated by Sears. They want to occupy about 108,000 sq.ft. of space, which will be renovated inside and out. The exterior plan is to create a new appearance with architectural changes including fibrous cement clapboard and an asphalt shingle roof. The siding is to be a light brown and the roof a darker brown. There will be white trim around the new windows. They plan to widen the walkways on the west – front – and south sides for plantings and a seating area on the south side. There will be a new loading dock in the southeast corner and at the northeast corner on the back of the building. There is some additional retail space north of the Market Basket in the same general structure, but that is not included in this application since it is for rent/lease to others.

The expansion of the area around the store will mean that 35 parking spaces will be lost. There will still be plenty of spaces for the store.

There will be an interior café at the north end.

Alternate Commissioner Srugis liked the new look.

Councilor O'Keefe appreciated the new business expansion.

Commissioner Joudrey asked about the windows. Mr. Brown noted that they would be tinted for energy conservation.

Alternate Commissioner Bianchi asked about the lighting for the seating area at the south end of the building. It was noted that this would be coming from pole lighting in the area. There may be a need for more lighting plans for this area as there is currently some pole lighting.

Commissioner Colglazier was concerned about the interior lighting in the dual two story towers. He was told that there would only be a single light source or a hanging fixture. They had not decided yet, but there would be no advertising elements behind the tower windows.

Several Commissioners had concerns about aisle widths in the store. They were told that the interior design was by another group and not part of this application. Mr Lamp suggested that they visit one of the new Market Basket stores where there is more interior space and wider aisles.

The consensus was that the Commission was happy with the proposed plans for this new store.

A presentation was made by Debra Brewster (T. F. Moran, Bedford, NH), Adam Gilmont, (McDonalds Corporation) and Emil Haddad (McDonalds, Londonderry, NH) for a preliminary design consideration. They want to increase the motor vehicle traffic flow by doubling the order placing drive lane from one to two, which would combine into one lane at the payment and food dispensing area. Mr. Haddad said that they can make and process the food faster than the orders can be placed. The Commission had no objection to this plan.

Some colored materials were distributed to show the look and color schemes for a remodeled exterior for this restaurant. There were a number of the same exterior plans with several color theme variations for the siding and roofing color combinations. Adam Gilmont noted that they were looking at the Chocolate titled color plans for this location.

It did not take long for the Commission to declare that the plans were not in the range of what was considered acceptable. The Commission was happy with the existing structure and its color plan. Chairman Rugg suggested that any future plans should take into consideration the local architecture and the local colors.

Mr. Haddad said that they would make some different plans and return for another meeting. He did want the Commission to keep an open mind to accepting some changes for the renovations that they would like at this store.

Chairman Rugg said that he had been in touch with David Priest of the New Hampshire Planning Commission with regards to the tax reduction bill that we would like to establish. This group would be happy to cooperate in promulgating such legislation.

Commissioner Colglazier said that he had been in touch with Jennifer Goodman at the New Hampshire Preservation Alliance and that she would like to support the proposed legislation.

Chairman Rugg noted that we need to seek some legislative support and have a meeting with the interested parties.

Planner Thompson noted that the Commission should review the properties that are part of the Historic Properties Inventory. Some time has passed since this list was established and some of the inventory may no longer qualify for inclusion.

Chairman Rugg said that he had been in touch with the Chair of the Old Home Day Committee with regards to the landscaping offer from Trimmers that was presented at the special meeting of April 27. The OHD Chair did not accept the Trimmers' plan because it took up booth space for their event. Mr. Rugg said that he would contact Trimmers with regards to an alternate plan that was acceptable for the OHD Committee.

Commissioner Joudrey moved and Councilor O'Keefe seconded a motion to renew the New Hampshire Preservation Alliance membership. Motion passed 6-0-0.

Chairman Rugg said that the idea for a working historic overlay district needed to be brought before the Town Council. This effort failed the last time, so a better method needs to be established so that it would be viable.

Chairman Rugg said that he had given verbal approval for some lattice work removal at the Robie House. This was needed for porch maintenance work.

Commissioner Colglazier moved and Councilor O'Keefe seconded a motion to adjourn. Motion approved 6-0-0 at 9:04 PM.

David Lee Colglazier
Secretary