

Heritage Commission Meeting Minutes  
Londonderry, New Hampshire  
January 26, 2012

In attendance: Chairman Commissioner Arthur Rugg, Commissioners Tom Bianchi, David Colglazier, Sue Joudrey and Martin Srugis (7:10 PM), Alternate Commissioner Jim Butler (7:05 PM), Pauline Caron, Janet Cichocki, and Town Planner Cynthia May.

Absent: Vice-Chairman Commissioner Jim Schwalbe, Councilor Sean O'Keefe.

Chairman Art Rugg Called the meeting to order at 7:00 PM in the Sunnycrest Meeting Room of the Town Hall. Chairman Rugg appointed Alternate Caron to vote for Vice-Chairman Schwalbe and Alternate Cichocki to vote for Commissioner Srugis.

Alternate Commissioner Caron moved and Commissioner Bianchi seconded a motion to approve the minutes for November 17, 2011. The motion passed 5-0-1. Commissioner Colglazier abstained because he was not at that meeting.

Brian Bauchman, Bauchman Towing Services, Londonderry, NH, and Kurt Meisner, Meisner-Brem, Salem, NH made a presentation. Mr. Bauchman said that he wanted to establish a new business location in Londonderry and turned the briefing over to Mr Meisner. Mr. Meisner described a proposed new structure at 5 Enterprise Drive, map 15, and lot 62-2, which is a six-acre site. He described the plan layout with regards to the structure, parking area and site improvements such as planting and drainage. Mr. Bauchman then said that this is to be a metal-framed structure with metal side and roof. It will be 65 feet by 130 feet with 5 bays along one side with garage doors for each. There will be a concrete pad and 4 foot high concrete walls upon which the siding will rest with obvious gaps for doors. There will be about 9,750 square feet of floor space with a two-story office area at one end with some windows and doors. The color is to be a dark brown siding with a green roof. Mr. Bauchman said that the sign plans are still with the designer, but he expected a small sign on the structure with an external light.

Alternate Commissioner Caron asked if there are awnings on the windows. She was told that the windows have no awnings, but there is one over the door. She asked about the parking lot. Mr. Meisner said that there was a lot of planting around the structure to shield it from the neighbors, which are not very close. Also, there is a fenced parking area in one corner of the lot, which will be for secured storage of vehicles that may be impounded by government authorities. There will be a dark green chain link fence with green slats in it for this area.

Alternate Commissioner Cichocki was also interested in the parking lot situation. It was noted that because of the large open area of the lot, there would be more trees along the front of the space.

Commissioner Bianchi wondered if there was to be any signage on the building. It was stated that if there was any it would be small and perhaps on the awning. He asked about lighting and was told that there were two fixtures on the building on the long side and a couple of lampposts in the lot. All fixtures would be the approved, simple down-lighting type.

Commissioner Joudrey asked about the plantings. She was told by Town Planner May that there was extensive plantings around the lot to shield the DOT recreation trail. Also, more plantings across the front to shield the parking lot.

Chairman Rugg had no questions. He said to the applicants that there would be a positive recommendation sent to the Planning Board.

A presentation was made by Michael Konon, Altid Enterprises, Chelmsford, MA, and John LaFenière, Principal, LaFenière Architects, Cambridge, MA, about a proposed addition at Derry Plaza. Mr. Konon introduced himself as the manager for this project at 10 Nashua Road, map 10, lot 139. It is

an addition to the back of the plaza for a prospective leaseholder. Mr. LaFenière said that this was a 1,000 square foot addition made of concrete block. It would have a large roll-up delivery door, a smaller entrance door and relocated electrical service panel. There would be one outside wall mounted down-light over the door. The addition would be painted gray to match the building. Mr. LaFenière noted that this was a small structure that would not be seen from the street and not likely to win any architectural awards.

Town Planner May said that the staff handled this type of change for the planning board since it was a small site plan change. Small changes like this are made at noticed public hearings that are handled by the staff during working hours.

Alternate Commissioner Caron asked about the doors. Their arrangement and type was explained to her.

Chairman Rugg said to the applicants that this plan would be recommended to the Town Planning Board staff for their action.

A presentation was made by Christopher Rice, T. F. Moran, Bedford, NH, and Michael Benton, Benton Family Trust, Manchester, NH. They are proposing changes at the Executive Health & Sports Center, at the corner of Highlander Way and Airport Road, map 28, lots 10-0 & 10C-1.

Mr. Rice noted that they wanted to add 7000 square feet of medical office space inside an existing structure, add a pool area and clay tennis courts. It was noted that they were also planning to have a walkway connecting the pool area and the tennis courts, but they needed to get an easement from an abutter before that would be part of the plan. Also, they were working with the Federal Aviation Administration for approval for light poles for the tennis courts.

Mr. Rice had pictures of the fencing that would be used around the pool and the tennis courts.

Commissioner Joudrey asked about the pool and tennis court lighting. She was told that they would be approved down-lighting for both areas. At the moment they were getting approval for the lighting from the FAA. Mr. Rice felt that they would have no problem because the tops of the light poles would be twenty feet below the level of Airport Road.

Chairman Rugg asked about FAA approval for the court and pool areas. Mr. Rice said that a portion of one corner of the building was technically in an area of FAA jurisdiction, but that the FAA was not concerned.

Chairman Rugg said that this portion of the plan would be recommended to the Planning Board.

Chairman Rugg called to order a public hearing at 7:40 PM. The hearing is about what needs to be done with regards to the future of the cleared area of land south of the Town Common at the corner of Pillsbury and Mammoth Roads. A plan was made to thin portions of the Town Forest at this general location. Some trees and portions of the forest were removed properly and according to plan. A small area of perhaps a half-acre – by the Secretary's guess – was cleared adjacent to the stonewall at the south side of the Common. In this area people have been crossing the stonewall and tearing it down through attrition. Now, the Old Home Day Committee would like to have this parcel treated by having the stumps ground down below surface level, have loam applied well and have it seeded with grass.

Chairman Kathy Wagner, Old Home Day Committee, would like to have a portion of the stonewall rebuilt with a six foot wide gap left open. Stump grinding, loaming and seeding would follow that in the cleared area.

A loose form of meeting ensued with somewhat orderly discussions amongst the Commissioners and the applicant, Kathy Wagner, Old Home Day Committee Chairman.

It was considered for a while to make the gap wider to allow for maintenance and emergency vehicle access and having removable stanchions in place to block unauthorized traffic. Some people objected to making the gap that wide. It was then decided to retain the six foot gap idea and have the

larger vehicle traffic pass around the end of the wall at its west end. Some additional trees would need to be cut to allow for the traffic in this area. A number of people were in favor of this plan, which minimizes changes to the stonewall, and opens up this accidentally deforested area.

Alternate Commissioner Caron objected to this plan in general. She said that the area was very wet and damp a lot of the time and that the desire for electrical service would be difficult (hazardous). She also said that the Commission is in charge of protecting stonewalls and this action seems contrary to the Commission's mission. She said that picnic tables could be put on the land and people could walk around the stonewall to get to them.

Chairman Rugg was in favor of letting the land grow back and restoring the stonewall.

Chairman Wagner noted that with picnic tables, people would still climb over the stonewall and thus help to tear it down a little bit at a time. She said that they have already created a thin spot where the proposed gap could be built.

There was no further public input.

Commissioners Srugis moved and Colglazier seconded a motion to have a good quality gap six feet wide be built in the stonewall, that the stumps be ground down, that loam be brought in and spread accordingly and the surface be seeded to provide grassy ground cover on this area south of the Town Common. The motion passed 4-2-0.

Some conversations continued amongst the Commissioners and Chairman Wagner about getting a good stonewall person and how to pay for the whole process. It was also noted that the Heritage Commission should have some of its members, to be determined later, check the project to make sure that it is done well.

Chairman Rugg closed the public hearing at 8:19 PM.

Chairman Rugg discussed the updating of the Historic Properties Inventory. It was decided to still pursue a Boy Scout supported project for this work. It was decided that the next update should be done by 2016, which is ten years after the inventory was initially released. The Commission decided to keep the 100-year-old status as a condition for inclusion in the inventory. There was some consideration of making a permanent date after which properties would not be included. It was noted that history is a continuous process that does not stop; therefore the 100-year date should be retained. The Commission agreed to keep this century time span and make ten year updates the standard.

Commissioner Colglazier presented copies of his draft of the plan for legislation that would allow historic structures to have their assessed values reduced by 5, 10 or 15% per year for a renewable period of four years. This is an outcome of a previous attempt in the form of HB246 to have this type of regulation passed. This current plan would allow local governing bodies to elect to adopt this plan to be applied locally. Historic structure owners would be allowed to apply for an assessment reduction. They would pay a qualified consultant to evaluate their structures from a schedule of criteria that would allow for a 5, 10 or 15 % assessment reduction for each of four years on the building. The owner of the structure could apply for another four-year span as long as they want.

Commissioner Colglazier suggested that the other Commission members could contact him with their ideas on the draft. He said that this is a starting point and that it can be changed as people wish after consultation with him and/or the Commission.

Alternate Commissioner Caron moved and Commissioner Bianchi seconded a motion to cast a single ballot vote for Arthur Rugg as Chairman, Jim Schwalbe as Vice-Chairman and David Colglazier as Secretary of the Heritage and Historic District Commission for another year. The motion passed 4-0-2 with Rugg and Colglazier abstaining from voting for themselves.

Town Planner May brought forward a couple of signage approval requests. After some discussions amongst the Commission members it was decided to approve the signage as presented.

This is approval is for an entrance sign for The Shoppes at Londonderry as designed by GenSign of Needham, MA.

A second approval was given for a building sign for a gasoline filling station shop structure called "Convenience Plus" at 124-126 Rockingham Road.

Commissioner Colglazier reported that he and Vice-Chair Schwalbe had been sending some historic images to a Peter George for inclusion in renovations to the 99 Restaurant just off of route 102 in the Home Depot site.

Alternate Commissioner Caron moved and Commissioner Bianchi seconded a motion to adjourn. The motion passed 6-0-0 at 9:04 PM.

David Lee Colglazier,  
Secretary