

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

In attendance: Chairman Commissioner Arthur Rugg, Vice-Chairman Commissioner Jim Schwalbe, Commissioners David Colglazier, Sue Joudrey and Alternate Commissioners Pauline Caron, Janet Cichocki, and Town Council Ex-officio Jim Butler (7:05).

Absent: Commissioners Tom Bianchi, Martin Srugis and Town Planner Cynthia May.

Chairman Art Rugg Called the meeting to order at 7:02 PM in the Sunnycrest Meeting Room of the Town Hall.

Chairman Rugg appointed Alternate Commissioner Cichocki to vote for Commissioner Srugis and Alternate Caron to vote for Commissioner Bianchi.

Vice Chair Schwalbe moved and Alternate Commissioner Caron seconded a motion to approve the minutes for May 26, 2012 as presented. The motion passed 5-0-1. Alternate Commissioner Caron abstained because she was not at the May meeting.

Presentations were made by Jeff Lewis, Northpoint Engineering, Pembroke, NH; Scott Cornett, Northpoint Construction and Gary Thomas, Northpoint Construction, Hudson, NH for Orchard Christian Fellowship, 136 Pillsbury Road, map 6, lot 18-2.

Jeff Lewis described the physical terrain and the arrangement of the phased structure on it. The Fellowship wants to build a 300-seat church and have two additions to it. The long axis of the sanctuary is parallel to Pillsbury Road and the front faces southwest. There is a two level parking lot to the west of the structure. The land is currently an orchard. The applicant plans to remove most of the trees, but leave some along Pillsbury Road. More trees will be planted in conjunction with the parking area and the church. The lot slopes to the southwest towards the abutting Historical Society lot and the kindergarten parcel. The applicant plans to do some grading and earthwork to funnel the surface water away from the abutters' lots.

Alternate Commissioner Caron asked about any blasting. Mr. Lewis said that there would be blasting since there is a lot of ledge on the lot where they plan the church and the parking area. Chairman Rugg said that there is a regular procedure for the blasting process to help protect neighbors and document nearby structures before the actual work is started.

Caron was also concerned about water coming off of the lot. Mr. Lewis assured the Commission that there were several features to retain water and direct its flow away from the abutters.

Councilor Butler was concerned about the parking. He was told that there would be about 3-5 feet difference between the parking lot levels. Also, the berm for the catch basin near the property line with the Historical Society would be about 5 feet above the lot level.

Deb Paul, Historical Society Vice-President, asked about the trees. She was told that the landscape plan had been done, but they did not have it with them. Some landscaping is shown on the plot plan from the engineer and the renderings from the construction company.

Vice-Chair Schwalbe asked about the parking lot number. Mr. Lewis said that the lot had 100 spaces and was complying with code for that number. Schwalbe liked the design.

Alternate Commissioner Caron asked about the septic area on the plan. Mr. Lewis said that the septic plan met existing requirements.

Scott Cornett made a presentation with several pages of renderings that were circulated to the Commission. Cornett noted that the design was made in three phases with the sanctuary first followed by a small wing to house offices and meeting rooms and in turn there was another wing with classrooms and more office and reception spaces. At the moment they were not sure when the second

and third phases would be done.

Cornett described the design as being unique unto itself, but picking up on and adding design elements from other nearby structures in the community. Cornett described the structure as having white vinyl siding, a pre-fabricated steeple, vinyl windows, and an architectural or heavy-duty three-tab asphalt roof. There are to be some pale yellow vinyl shingle accents.

The Commission relocated its meeting to the parking lot where there was a sample section of the wall, roof and window treatments. Mr. Cornett noted that with modern vinyl they are able to recess the ends of the strips behind window, door and corner-board pieces. The corner-boards and other large trim pieces are to be Azec, a solid synthetic board.

Back in the meeting room, the Commission was in favor of the design and the details. Each Commissioner and Alternate Commissioner's concerns were addressed by the two presentations. The Commission was in favor of the project as a whole.

Chairman Rugg said that Commissioner Bianchi had called to say that he did not feel well and would not be at the meeting. Chairman Rugg said that the "Look of Londonderry" work by Bianchi would be put on the September agenda. Several discussions ensued among the Commissioners. Rugg said that any changes or suggestions should be sent to Commissioner Bianchi.

Deb Paul said that she would like to encourage more cooperation between the Historical Society and the Heritage Commission.

Commissioner Colglazier reported that he is still waiting for some response from the New Hampshire Department of Historic Resources with regards to the proposed legislation. He reported meeting with a NHDHR staff person at another event where it was noted that the NHDHR was still working on many other projects and had not forgotten this proposed legislation. Colglazier said that he would go to NHDHR and see what could be done. Also, he needs to go to the state house to check on some other steps with regards to getting the legislation entered into their system. Colglazier said that a legislative guide from Southern New Hampshire Planning Commission was useful.

Chairman Rugg started a conversation about the stonewall regulations that were drafted by Town Planner May. It was suggested that the subject of stonewalls be included in the forthcoming master plan. The age of the stonewalls that would be impacted by the regulations was discussed. Rugg suggested that all comments from the Commission members should be forwarded to Planner May.

Chairman Rugg said that the expansion to the Town Common work looked good. He said that the cost was \$8532 and that \$1456 of that was for electrical work to the bandstand for among other things updated electrical outlets with the ground fault interruption feature.

Commissioner Joudrey asked about having more picnic tables. The Commission thought that it was a good idea, but that costs needed to be developed for 8-foot tables.

There was a brief discussion about political signs. They should not be on Town property, but may exist on private property. They can be erected on the Town or State right-of-ways, but the property owner of the parcel that has the right-of-way along it needs to give permission for the sign placement.

Alternate Commissioner Caron moved and Councilor Butler seconded a motion to adjourn. The motion passed 7-0-0 at 9:05 PM.

David Lee Colglazier,
Secretary