

Heritage Commission Meeting Minutes
Londonderry, New Hampshire
May 23, 2013

In attendance: Chairman Commissioner Arthur Rugg, Commissioners David Colglazier, Sue Joudrey, Alternate Commissioner Janet Cichocki, Town Council Ex-officio Jim Butler, and GIS Manager/Planner John Vogl.

Absent: Vice-Chairman Commissioner Jim Schwalbe, Commissioners Tom Bianchi and Martin Srugis and Alternate Commissioner Pauline Caron.

Chairman Arthur Rugg called the meeting to order at 7:05 PM in the Sunnycrest Meeting Room of the Town Hall.

Chairman Rugg appointed Alternate Cichocki to vote for Commissioner Srugis.

Alternate Commissioner Cichocki moved and Commissioner Joudrey seconded a motion to approve the minutes for the May 9, 2013 special meeting. The motion passed 5-0-0.

Several people made a presentation for Londonderry Townhomes at map 12, lot 59-4 with the entrance near the number 400 Mammoth Road. The owner was represented by Robert Tourigny, Executive Director, NeighborWorks[®] Southern New Hampshire, Manchester, NH, Jennifer Vadney, Neighborhood Development Manager, NeighborWorks[®]; Earl Blatchford, Engineer, Hayner/Swanson, Inc., Nashua, NH and John Jordan, Architect, Jordan Design, PLLC, Canterbury, NH.

Mr. Tourigny described the NeighborWorks[®] groups as being a non-profit that has developed over three hundred units of work-force housing in southern New Hampshire. The site under discussion today was previously approved for a large number of units a few years ago. Now, they are seeking to build on the land in two phases with a total of 78 units.

Earl Blatchford described the layout of the land. The property is to be divided into two lots of 20 and 29.8 acres for development in two phases. There will be a total of 12 buildings with occupancies of 5 and 7 units. There will be a 1,000 square foot community building.

There will be on street parking in front of the buildings. There will be sidewalks in front of each building that connect to the main sidewalks that connect all of the buildings. The sidewalk does not lead all the way to Mammoth Road.

There is Manchester water and a sewer system that runs through the property from another location.

There are some open spaces around the buildings, but the land use is limited due to wetlands adjacent to many areas.

There are a couple of internal stonewalls. Mr. Blatchford said that the walls would be rebuilt near their current locations.

Street lighting is to be done with gooseneck fixtures that face downward and have LED sources.

Pictures of typical housing from other projects were supplied. They featured two story units with light colored exteriors.

Mr. Blatchford said that the first phase buildings would house 40 units. The road will be 28 feet wide. There will be a hammerhead turn around for the first road section. The following phase will have a circle at the end.

Councilor Butler was concerned about dumpster loading be insufficient and that there might be broken down vehicles that became fixtures in the parking areas. Ms. Vadney said that two dumpsters have worked at other locations. She said that if they become loaded prematurely they would increase the number of pickups per week. Mr. Tourigny said that they check cars in their spaces. If they find something that is not registered they have it towed along with broken down vehicles.

Councilor Butler was concerned about storage. Mr. Tourigny said that they have basements in some units where people can store their goods. Otherwise, the occupants need to store materials in their units. Mr. Blatchford said that they are not sure about how many will have basements. They have not finished all of their borings, so they are still deciding.

The issue of recycling was raised. Mr. Tourigny and Blatchford said they realize that Londonderry has recycling, but they are still working on how to work with the recycling system.

Councilor Butler was concerned about school children pickup. It was noted that the school buses generally do not enter private developments. It is to be worked out about how children will be picked up. It was noted that for the other similar development nearby the bus stopped on Mammoth for its children.

Mr. Jordan made a presentation about the structures. They are two story units with peaked rooflines and some gable ends towards the front to breakup the long side. Some units have ADA access inside and outside. They are on the first floor and there are other units on the second floor that are not ADA accessible. Mr. Jordan noted that all units are roll in accessible in that there are no steps to get through the front door. Mr. Jordan said that the elevation images that he has supplied were not correct with regards to colors. He said that the photographs were closer to what they planned to do.

The roof materials are to be 30-year architectural grade. Trim will be Azec board and the siding will be vinyl. The Commission seemed pleased with the layouts from the renderings and the colors from the photographs.

Councilor Butler asked about having window shutters. Mr. Jordan said that they have larger windows for emergency access and for general light penetration. He said that shutters would not look good to him because they would have to be so narrow that if they were really functional they would not cover the window opening.

Commissioner Colglazier asked about having sliders on the backsides for outdoor access. Ms. Vadney said that the units were so small that they did not have extra wall space for sliders. The units are 2 or 3 bedrooms with 1 full and 1 half bathroom.

Alternate Cichocki asked about mailboxes. She was told that there would be one central mailbox location. Councilor Butler suggested that a mailbox pickup with a roof over it would be better. They said that they would certainly consider that for the Community Building location of the box arrays.

Commissioner Joudrey asked about the sign placement. Mr. Blatchford said that it was not decided, but it would be out by the Mammoth Road entrance. It was not decided yet about having a sign. Mr. Tourigny said that if they had one, it would not be illuminated. Mr. Jordan said that he had just drawn up the sign to add to the package. The Commissioners liked the sign design, if they choose to use it.

There was a discussion about the sidewalks. One extends from one end of the street to the edge of the buildings nearest Mammoth Road. It was said by the applicants that they did not really like sidewalks that went to nowhere, as in having it extend all the way to Mammoth Road because there are no sidewalks on Mammoth. Commissioner Colglazier asked the applicant about safety for schoolchildren who would have to walk to Mammoth Road for the bus. The applicants said they would discuss the situation with the Londonderry Planning staff.

Chairman Rugg summarized that the Commission was pleased overall with the design and layout as presented.

Mr. Blatchford said that he had some plans for the Whittemore Estates as it has been revised. He wondered if the Commission would be willing to look at them. Mr. Rugg allowed the applicant to proceed. This is for the development at map 12, lot 59-3.

Mr. Jordan said that a 6 unit building has been constructed on the site. Now the applicant wants

to add three buildings with 2, 4 and 5 units respectively. There will also be a clubhouse. He provided elevations of the three buildings and a series of photographs of the present building. Mr. Jordan said that the proposed units would be just like the existing structure except for the number of units.

The Commission liked the results and approved of the plan.

A presentation was made by Karl Dubay, President, The Dubay Group, Windham, NH.

Mr. Dubay described a project for 240 units of rental property. This would be made of 10, three-story buildings with 24 units per structure. 50% of the units would be workforce housing and the other 50% would be market rental units. The units will be one or two bedrooms. The property will be about thirty acres called Wallace Farm. It is on lots 16-1 & 16-3, on Perkins Road.

The applicant plans to keep the farmhouse and the good outbuildings as part of the project.

The plan is for a single long access road that enters Perkins Road opposite Vista Ridge Drive. The road is 24 feet wide and has some gentle curves to slow down the traffic. There are four clusters of structures with lots of trees and open green space around the structures.

Councilor Butler asked about having the sidewalks on the other side of the access road so that people could get to the commercial spaces nearby without crossing Vista Ridge Road. Mr. Dubay said that they need to do some more planning in that area. He said that there are some issues with the traffic patterns that are now going through some appeals processes.

Chairman Rugg and Councilor Butler suggested that they would like to see more buffering trees around the edge of one cluster near Perkins Road.

Councilor Butler said that he wanted to make sure that this project would be a real benefit to the Town after the long and labored process of getting approvals to do it.

Mr. Dubay said that he wants to work closely with the Commission since he does not have architectural elevations yet. Chairman Rugg agreed with the applicant to have a special meeting in June to help with the evolution of the plans.

Chairman Rugg discussed this special meeting and the need for a Public Hearing about the Londonderry Trails plans for work in the Town Forest. Mr. Rugg scheduled meetings for June 13 and 27. The 13th will be the Public Hearing and the 27th will be with the Wallace Farm applicant.

A presentation was made by Leo Briand, engineer, Jehovah Witness Building Committee, Wolfeboro, NH. Mr. Briand said that the Jehovah Witness church would like to buy the property at 37 Mammoth Road, tear down the structures and build a new church. Mr. Briand was concerned about tearing down this 1809 house. He was told that he should approach the Demolition Delay Committee. Otherwise, the Commission has no jurisdiction until the church wants to build a new structure.

Commissioner Colglazier said that he met with Peter Michaud at the New Hampshire Department of Historic Resources. Mr. Michaud concurred that Colglazier needed to develop some essay questions to support the preservation themes of Location, Design, Setting, Materials, Workmanship, Feeling and Association as part of the proposed legislation to reduce assessments for qualified homeowners. Mr. Michaud agreed that he knew of no check box systems for establishing valid information for the preservation topics. Mr. Colglazier will proceed with compiling the questions.

Chairman Rugg said that he had a communication from the Cultural Resource Manager at the New Hampshire Department of Transportation. The DOT wanted to know if we would recommend any bridges in Londonderry as being of historic significance and if so, requested that their names be sent to the DOT. Mr. Rugg said that he was told that the Robert Prowse Memorial Bridge was significant as being a leader in structures of its type of steel construction.

Alternate Commissioner Cichocki moved and Commissioner Joudrey seconded a motion to nominate and send the name of the Robert J. Prowse Memorial Bridge to the NH DOT for recognition as a historically significant bridge in Londonderry. The motion passed 5-0-0.

Commissioner Joudrey moved and Alternate Commissioner Cichocki seconded a motion to adjourn. The motion passed 5-0-0 at 9:45 PM.

David Lee Colglazier,
Secretary