

Heritage Commission Special Meeting Minutes
Londonderry, New Hampshire
June 27, 2013

In attendance: Chairman Commissioner Arthur Rugg, Vice-Chairman Commissioner Jim Schwalbe, Commissioners Tom Bianchi, David Colglazier, Sue Joudrey, Martin Srugis, Alternate Commissioner Pauline Caron, Town Council Ex-officio Jim Butler, GIS Manager/Planner John Vogl.

Absent: Alternate Commissioner Janet Cichocki.

Chairman Arthur Rugg called the meeting to order at 7:02 PM in the Sunny Crest Meeting Room of the Town Hall.

Commissioner Joudrey moved and Councilor Butler seconded a motion to accept the minutes of the June 13th meeting. The motion passed 5-0-2. Commissioner Bianchi and Srugis abstained because they were not at the June 13th meeting.

A presentation was made by: Karl Dubay, President, Dubay Group, Windham, NH; Tom Monohan, Thomas F. Monohan Real Estate Developers, Nashua, NH; Daniel Skolski, Principal, DMS Design, LLC, Beverly, MA and Rick Scudder, Scudder Development, Inc., Bedford, NH.

Mr. Dubay reported on the project. He said that the developer had worked with the Town to develop the Wallace farm property for a work force community with 50% work force housing and the rest in regular market rate rental units. The planned structures were moved away from the street by the acquisition of additional land on Perkins Road, which may be used for a future project. The project consists of ten, 24-unit buildings that are three stories high. They are near the back of the property, so that there is a lot of open space in front of them. There is a single private road that leads to the cluster of buildings. There is parking for each building in a lot by each one. The lots have a turn around in them so that people can circle the lot without going on the main access road.

Mr. Dubay noted that they want to retain the wooded areas and other shielding vegetation along Perkins Road. They are also working with the neighboring developments to have a good traffic pattern at the curb cut on Perkins Road.

Mr. Monohan spoke about a need for work force housing and for rental apartments. He spoke about this project as being a rental only type of development. A project where he will own the units and needs to have them such that they can be appealing both now, but also in the future. He plans to make his profit in the future when his debt will be reduced and the rentals will increase.

Mr. Skolski described the units. The structures are three stories high because they felt that it worked better for the site than a four-story building. Each building has 21 two bedroom and 3 one bedroom units. Each unit has 2 bathrooms. There are some options available for more one-bedroom units if that is needed. Each unit has its own heating and cooling equipment. Every unit has a washer and dryer.

The structures have two entrances with a gable end over each one. There is a stone banding at the bottom level on the siding. Above that is a band of cedar shingles, further up is a band of clapboards and at the very top is a band of batten siding. All siding and 4 over 1 windows are vinyl. The roof is an architectural grade of asphalt shingle.

Councilor Butler asked about the stone source. He was told that they have not decided about natural or engineered stone.

Mr. Skolski said that there are some decks on the three levels for some of the units on both front and backsides. He said that the lowest level decks on the front would provide a cover over the front doors.

He noted that on the back at the roof level there was an area for the air-conditioning condensers instead of having a cluster of them on the ground level. This allows for more planned landscaping that does not need to hide the ground units.

They showed a color scheme on some drawings. This is a starting point, but they plan to have two color schemes.

The roof has a set back at each end and there are gable ends.

Councilor Butler asked about dish satellite receivers. Mr. Monohan said that they were investigating cable with Comcast and he would prefer no dishes.

Alternate Commissioner Caron asked about stonewalls. Mr. Dubay said that they were working on documenting those features on the property. Mr. Monohan said that they would mitigate any stonewalls if they need to move any.

Commissioner Colglazier asked about the elevator situation. Mr. Monohan said that they had no elevators, but they do have a provision for them if needed.

Commissioner Colglazier asked about having the upper and lower windows with the same mutton pattern of four over four. Mr. Skolski said that that was an option. Colglazier said that that would be nice, but it was a cost that the Commission could not dictate.

Commissioner Joudrey asked about the landscaping. Mr. Skolski said that they would abide by the local code. They were working on the grading plans, so the landscape plan was not done yet.

Alternate Caron Asked about the gutters. Mr. Skolski said that there were gutters throughout. Mr. Dubay said that the gutter water was put back in the ground for recharge credit.

Commissioner Srugis asked about lighting. Mr. Skolski said that there were light fixtures in the overhead at every door. He said that they were working on the other lighting for the roads. They wanted to have a lower light level throughout.

Vice-Chair Schwalbe asked about the proximity to the highway and the noise. Mr. Skolski said that the buildings were sited with the ends towards the highway.

Commissioner Colglazier asked about deck materials. Mr. Skolski said that they would be synthetic boards. It was suggested that they would have a solid surface material for the ground level decks.

Councilor Butler asked about having the color schemes brought before the Commission. Mr. Monohan said that they would bring final samples and the schemes to the Commission.

Alternate Commissioner Caron asked about school buses. She was told that they would not have school buses on their private road. They would build a school bus stop shelter, if needed, by Perkins Road.

Commissioner Colglazier asked the plans for the existing building. Mr. Skolski reviewed the old structures that are on the property. There are six structures that are part of the farm: farm house, barn, garage, milk house, old shed and well house. The developer thinks that only the farmhouse, milk house and well house are suitable for preservation. The other structures are new enough to not be of interest. They looked at the buildings that are old and have decided that there is not much they can do at the moment because the structures need a lot of work to be brought up to codes for modern use.

Mr. Monohan said that he was interested in trying to work with the town to keep the farmhouse and milk house on the property and for them to be useful in some way. If they do have to be torn down, they want to build a clubhouse with the same look and feel to preserve the concept of their being an old farm as part of the property.

Vice-Chair Schwalbe moved and Commissioner Srugis seconded a motion to adjourn. The motion passed 7-0-0 at 8:05

David Lee Colglazier,
Secretary