

Heritage Commission Meeting Minutes
Londonderry, New Hampshire
January 23, 2014

In attendance: Chairman Commissioner Arthur Rugg, Vice-Chairman Commissioner Jim Schwalbe, Commissioners Tom Bianchi, David Colglazier, Sue Joudrey, Martin Srugis, Alternate Commissioners Pauline Caron, Janet Cichocki, Ann Chiampa, GIS Manager/Planner John Vogl and Kent Allen.

Absent: Town Council Ex-officio Jim Butler

Chairman Rugg called the meeting to order at 7:00 PM in the Sunnycrest meeting room of the Town Hall. Chairman Rugg said that Councilor Butler was attending a Council Meeting in their meeting room.

Commissioners Colglazier moved and Joudrey seconded a motion to accept the meeting minutes for November 21, 2013. The motion passed 4-0-2. Commissioners Srugis and Schwalbe abstained because they were absent from that meeting.

A presentation was made by James Petropulos, President & Principal Engineer, Hayner Swanson, Inc., Nashua, NH and Kevin See, Development Manager, Scannell Properties, Indianapolis, IN on behalf of FedEx Ground. FedEx Ground, hereafter FedEx, wants to build a warehouse/distribution facility on a 50.5-acre parcel on Industrial Drive, map 14, lot 45-2. The facility is at the end of a long drive off of a to be constructed cul-de-sac with a circle at the end. The FedEx drive will go around a 600-car parking lot and it leads to a gatehouse and security gate for vehicles. The parking lot is for the 460+ drivers and the 70-80 facility staff. All employees will pass through the gatehouse security building. The main facility has 15,000 square feet of office space and 288,000 square feet of warehouse space.

The facility will have an alternating buff and cream cement unit siding. On the north side there are 77 overhead doors for trucks to load and unload. The alternating cement colors are three door units wide, with some variation at the ends. The other sides of the structure have similar alternating siding color schemes. The building is 38 feet high with a flat roof. There is a vehicle maintenance garage with two pairs of overhead doors on either end. It uses the same buff and cream color plan. It is about 8,000 square feet.

The Gatehouse has a cream color siding of fiber cement boards and a hipped style shingle roof. There is also a 20 ft. x 30 ft. salt storage shed with concrete block sides and a metal roof.

Mr. Petropulos said that their landscaping plan included a number of trees due to the scale of the building. He said that there would be significant plantings along the north property line for shielding and a number of trees along their driveway. They want to shield the structure from the Industrial Drive entrance. The plan does include several types of lilacs. After a brief discussion about white lilacs being hardy and durable, he said that they would include some purple lilacs. Some of these and other bushes would be placed around the Gatehouse to be more in scale with this smaller structure.

Alternate Commissioner Cichocki asked about the location of the ADA parking spots being so far away from the structure. Mr. Petropulos said that it was within ADA code requirements, but he would check additionally with regards to the distance issue.

Commissioner Srugis asked about the quality of the road leading to the Gatehouse from Industrial Drive. Mr. Petropulos said that it was a standard 28 feet wide, Town approved road.

Commissioner Colglazier asked about which drawing had the better color rendition for the buff and cream siding. He was told that the elevation plans had the best color rendition.

Commissioner Bianchi asked about stonewalls on the site. Mr. Petropulos said that there are none on the site. Mr. Bianchi asked about large stones that turn up being used elsewhere. Mr. Petropulos said that any stone that they knew about was remnants from blasting. They do not plan to have any stonewalls as part of the landscaping plan.

Councilor Butler came in from another meeting for a few minutes. He asked about the cement panels being cast on site or away from the site. Mr. See said that the panels would be made elsewhere and brought to the site.

Alternate Commissioner Caron asked about the structure height and Gatehouse roof material. Mr. Petropulos said that the gatehouse was 16 feet high and had a shingle roof. The main facility building is 38 feet high.

Alternate Commissioner Chiampa asked about the salt shed. Mr. Petropulos said that they were working with the Conservation Commission to see if they needed to have a fourth side on the shed.

Ms Chiampa also asked about the Wild Life Corridor. Mr. Petropulos said that this corridor does not cross their property, but he was aware of its location to the north of this parcel. He also said that the run-off from this property was being divided so that it would go into two retention ponds and none would go into Cohas Brook.

Ms. Chiampa was concerned about the lighting in the lots. Mr. Petropulos said that they were working on getting a variance from the Town for light pole heights. The current limit is 20 feet, but if they can go to 36 feet they can have fewer poles and they would be below the height of the building.

Commissioner Schwalbe asked about the signage. Mr. Petropulos said that they only want one FedEx sign on the structure, which will have channel type illumination. Their other sign at the entrance from Industrial Drive will not be illuminated. Mr. See said that it would be an extra expense to illuminate the entrance sign. Mr. Petropulos said that most traffic coming to the facility knows where to go.

Commissioner Colglazier asked about customer pickup at this location. Mr. Petropulos said that they would not have any customer coming to this facility. He said that FedEx's procedure was to keep making delivery attempts.

Alternate Commissioner Caron asked about plows being kept on the property. Mr. Petropulos said that he did not think that plows would be kept there. He said that plowing would be done by a sub-contractor who would deal with the equipment. He said that they do have some snow storage areas designated and if needed, they would have the excess snow trucked away for proper disposal.

The Commission's consensus was to approve the plan as presented.

A presentation was made by Randy Knowles, ASLA, Knowles Design, Manchester, NH and Daniel Skolski, Principal, DMS Design, LLC, Beverly, MA for the Wallace Farm Workforce Housing Project.

Mr. Skolski presented some more drawings of the project. He had plans and elevations for the tennis court, multipurpose court, play set, club/community house and swimming pool along with drawings of the pump house. The plan drawings also showed the locations for the moved stonewalls for the areas being discussed. These drawings were combined with those of Mr. Knowles's landscape plans.

Mr. Skolski said that the clubhouse had a barn like appearance to go along with the farm scenario. It is clapboard sided to match the other buildings, has a pitched roof and a small cupola. There are a number of gooseneck building lights on the entrance side. The pump house is a small plain building that blends into the built environment. It is needed to boost the water supply pressure for this site.

Alternate Commissioner Chiampa asked about the screening around the clubhouse. Mr. Knowles used the drawings to show the screening by both trees and bushes that start at the Perkins Road area, which is followed by another level of some evergreen screening and then by the screening at the structures. He noted that the buildings in this area are below the Perkins Road level by about 8-10 feet.

Councilor Butler asked about a monument or marker to commemorate the site of the Wallace Farm. Mr. Skolski said that they would talk about it. Other Commissioners suggested that they install some historic and other photographs of the farm in the clubhouse. Mr. Skolski and others thought that this would be a good idea.

Commissioner Bianchi asked about lights on the tennis court and the other outside recreation areas around the clubhouse. Mr. Skolski said that there were no plans to light those areas for night use. The only exterior lights would be on the clubhouse.

Commissioner Schwalbe asked about noise from the clubhouse and play areas. Mr. Knowles said that those areas are below Perkins Road level. He also pointed out the different types of plant materials that would help to mitigate noise from the play areas.

Mr. Schwalbe also asked about putting the clubhouse complex on the other side of the access road. Mr. Skolski and Knowles said that the area was already in use for wetlands, surface water run-off and for protection of an existing drainpipe that passes through the parcel. They said that they have had to make some adjustments to the access road to accommodate all of the demands for the land and infrastructure that is needed. Mr. Skolski said that they had gotten Conservation Commission approval for the wetlands on the parcel.

Alternate Commissioner Cichocki asked about the plant materials around the site and the residential buildings in particular. Mr. Knowles outlined what was being used around the buildings and how the Perkins Road plantings along with the building plantings would help to hide the structures. Mr. Knowles said that the

ends of some buildings could not have more plant materials because of the needs for building access and infrastructure needs on the ends of some of them.

Commissioner Colglazier asked about the stonewall inventory with regards to how much was being moved and how much remained in place. Mr. Skolski showed a separate plan sheet with wall locations and photographs of the wall sections in different spots. He said that he had just gotten this information and did not see a number for the lengths involved. Mr. Colglazier said that from an earlier drawing from the Dubay Group, he had measured nearly two miles of walls with about half of them slated for displacement. Mr. Skolski indicated that they would continue to work on that part of the project.

Mr. Skolski said that the Wallace farmhouse was still available for removal or use there.

Commissioner Schwalbe asked about the sign at the entrance. Mr. Skolski said that the sign was still in the design stage.

Chairman Rugg said that it seemed that the Commission was happy with the news plans and that it would be approved for recommendation to the Planning Board.

GIS Manager/Planner John Vogl presented new drawings for the Aranosian Oil project at 129, 131 & 137 Rockingham Road, as shown on map 16, lots 66, 73 & 75. Previously the applicant had presented plans for this project before the Commission at the November 21st meeting. The new plans were in response to suggestion made by the Commission.

Without the applicant present, the Commission entered into a series of informal talks amongst themselves to deal with the revised plans.

Several, if not all, of the Commissioner would like for the Sunoco canopy with its colors and logo name to be removed as it distracts from the nice look of the new facility. However, it was noted that the Sunoco Company requires this canopy to remain because it contains the color and appearance icons of their business brand.

Several Commissioners thought that the canopy's condition looked a bit shabby and not congruent with the applicant's clean and crisp designs. Several Commissioners thought that the canopy's condition might be improved upon after the project was nearly finished, when the contrasting appearances might be more obvious.

The Commission noted and liked the new siding rendition with a mixture of new surfaces and design elements to break up the somewhat monolithic look of the original plan.

The Commission suggested that Mr. Vogl ask about adding another triangular roof element on the I-93 side to break up that side like the others.

The consensus of the Commission was to approve the plan for recommendation to the Planning Board.

The Commission met with Kent Allen with regards to the Town Forest.

There is a warrant article to be put on the Town ballot that asks for the citizens to approve the management of the Town Forest to come under the jurisdiction of the Town Manager with input from the Conservation Commission and the Heritage and Historic District Commission, often called the Heritage Commission.

Mr. Allen noted that the Conservation Commission's attitude is that the Forest is a forest that should be left unattended and undisturbed. The Heritage Commission, on the other hand, would like for there to be some basic cutting and clearing, so that the Forest is more accessible to the public. This coincides with the work of the Londonderry Trailways group's volunteer efforts to establish a series of walking trails throughout the Town.

Chairman Rugg and Mr. Allen discussed the use of a small area of the Forest along Pillsbury road for a possible ice-skating area. Mr. Allen said that there was a location where there was a spring fed source that created a natural small pond that had been used in the past as a water source for Macks to obtain water for their chemical spraying of the orchards.

Chairman Rugg suggested that the Commission members should try to attend the deliberative session to add to the discussion about the Town Forest.

Commissioner Colglazier reported that he had just received that afternoon some text from Mr. Michaud at the NH Department of Historic Resources with regards to the proposed legislation. Mr. Colglazier noted that this communication was an un-official helping hand about the legislation. The NHDHR is neutral with regards to the legislation since they might have to be more involved once it is passed, whenever that may be.

Mr. Colglazier will distribute via e-mail the notes from Mr. Michaud.

Mr. Colglazier had also talked with Jennifer Goodman, Director of NH Preservation Alliance about the proposed legislation. Mrs. Goodman was in favor of tying the legislation to some type of reward bill, as yet unnamed. Mr. Colglazier countered by saying that the reward should be helping historic homeowners. Also, that a reward could come from having a good historic housing stock in each town that wanted to accept the legislation.

Commissioners Joudrey moved and Bianchi seconded a motion to cast a single ballot in favor of the election of Arthur Rugg as Chairman, James Schwalbe as Vice-Chairman and David Colglazier as Secretary of the Heritage and Historic District Commission for the ensuing year of office. The motion passed 6-0-0.

Commissioners Joudrey moved and Srugis seconded a motion to adjourn. The motion passed 6-0-0 at 9:35 PM.

David Lee Colglazier,
Secretary