

Heritage Commission Meeting Minutes
Londonderry, New Hampshire
March 27, 2014

In attendance: Vice-Chairman Commissioner Jim Schwalbe, Commissioners David Colglazier, Sue Joudrey, Alternate Commissioners Pauline Caron, Janet Cichocki (7:07), Ann Chiampa, GIS Manager/Planner John Vogl Town Council Ex-officio Jim Butler (8:00) and Kent Allen.

Absent: Commissioners (Chairman) Arthur Rugg, Tom Bianchi and Martin Srugis.

Vice-Chairman Schwalbe called the meeting to order at 7:01 PM in the Sunnycrest meeting room of the Town Hall.

Vice-Chairman Schwalbe appointed Alternates Caron, and Chiampa to vote for Commissioners Rugg, Srugis.

Alternate Commissioners Caron moved and Chiampa seconded a motion to accept the meeting minutes for January 23, 2014. The motion passed 5-0-0.

Vice-Chair Schwalbe appointed alternate Cichocki to vote for Commissioner Bianchi.

A presentation was made William Gregsak, Gregsak Engineering, Chester, NH and John Lacombe, Diamond Edge Realty, Nashua, NH, for the owner and applicant: Diamond Edge Realty & Development, Nashua, NH. The applicant wants to develop lots at 115 Hovey Road, map 12, lot 138. The parcel that the applicant is subdividing will have six lots on it. There is currently 2310 feet of stonewalls on the land. The development will need to displace a total of 190 feet of stonewalls for road construction and a small section for lot development.

Commissioner Schwalbe asked about using stonewall materials for a new wall at the entrance. Mr. Gregsak suggested that the entry way would not be very good because of the topography. They are also concerned about running out of materials at the entry, if they started work there. There are fears about sight lines being impinged upon by new stonewalls.

Commissioner Joudrey had mixed ideas about whether to reinforce the present walls or have some stonewalls at the entry.

Alternate Commissioner Caron suggested that the stone be used at the entry way because there was enough stone in 190 feet of existing wall. Mr. Gregsak noted that there would be a lot of earthwork done at the entry. At the side of the road there will steep banks due to Town regulations. He thinks that the steep banks will cause rocks to roll down. The road needs to go down from Hovey then up a little and then up at a steeper grade to get into the property. This causes steep bank cuts at this point.

Commissioner Chiampa discussed the entryway use, but after several back and forth between staff and the applicant it was determined that the entry way was not very suitable for stonewall reuse.

Commissioner Colglazier suggested that they move the southern section of stonewall further east to establish the lot line since this wall already aligns with the lot line. Mr. Colglazier suggested that the remaining sections be used to reinforce the look of the nearby stonewalls that were weak or low.

The applicant said that they would amend the drawings with notes to carry out what was discussed with the Heritage Commission.

Brian Pratt, CLD Consulting Engineers, Manchester, NH and Robert LaMontagne, LaMontagne Builders, Bedford, NH made a presentation for Fairwind Properties, Bedford, NH the owner of a site at Akira Way and Technology Drive, map 28, lot 31-1. The applicant wants to erect a 9,600 square foot, high bay, multi-tenant building. It will be conventional wood frame with 20-foot high ceilings that will allow for a possible mezzanine level. The front will have conventional door and windows. There will two levels of windows for the possible second floor – mezzanine level. At the rear there will be single overhead doors and a regular passage door or each of the eight units. On the front there will be double entry doors with a canopy for each of the four sets. The siding and windows will be siding with three different colors of siding in a regular pattern. There will be a base level of artificial stone. The front walkway is sloped to conform to the hill and to provide a continuous surface for ADA access.

Commissioner Schwalbe asked about signage. Mr. Pratt said that the signage would be up to each tenant. There is a panel on each unit that would allow for a sign smaller than what is allowed. A freestanding sign that

is not illuminated will be planned for the driveway entrance.

Mr. Pratt said that there will be downcast lighting mounted on the building below the eaves line.

Commissioner Colglazier asked about the siding material. Mr. Pratt said that will be vinyl siding and vinyl trim.

Alternate Commissioner Chiampa asked about the lack of mullions in portions of some of the windows. Mr. LaMontagne said that the windows were by design of the architect. Chiampa asked about the ADA access. Mr. Pratt said that there was a single ramp at the center of the front. Mr. LaMontagne said that they would add another ramp at the corner of the building where there is another ADA parking spot.

Alternate-Commissioner Cichocki asked about parking spaces. Mr. Pratt said that there were plenty of spaces following the code requirements.

Planner Vogl asked about snow removal. Mr. Pratt said that they had plenty of spaces for snow, but there was a limit due to the retention pond. If there was a lot of snow, they would haul the excess away.

Alternate Commissioner Joudrey did not like the look of the cables holding up the canopy sections over the doorways. Mr. LaMontagne said that this was by design and was needed for support.

The Commission and Mr. Pratt talked about getting some information about the window mullions and images of the signage. Mr. Pratt suggested that he would like to discuss the sign now. The Commission agreed to the concept of a stone base and supports similar to the building in color and materials.

The Commission approves of the plan as presented. The Commission will review the drawings for the signage when the plan is done. The Commission would like to know about the window mullion treatments on the plan with regards to the lack of complete mullions on some windows.

Councilor Jim Butler arrived at about 8:00. He was told that the Commission was through with two of the three design reviews.

Planner Vogl distributed a single drawing for the FedEx facility design change. The applicant wants to add a 10 foot by 10 foot building with fiber cement siding and a roof with architectural shingles near their security entrance building. The structure will contain metal lockers for backpacks brought in by employees. The employees are not allowed to have backpacks in the facility. This will be for employees who do not have a vehicle in which to store their belongings if they should arrive by bicycle, motorcycle or on foot.

The Commission had no objection to this additional structure.

Commissioner Schwalbe said that Chairman Rugg wanted the Commission to discuss further the Town Forest issue with Kent Allen. Mr. Allen deferred to Planner Vogl.

Planner Vogl said that he had been to the meeting of the Master Plan Implementation Committee (MPIC), which has just started to meet recently. Mr. Vogl said that the MPIC would like to develop some plans for the area around the Town Forest and make recommendations for it. Vogl said that any ideas that the Heritage Commission members have would be taken back to the MPIC for their deliberation. He said that the MPIC meetings are open to the public and people should feel free to attend them and participate.

Commissioner Colglazier said that he would like to see the Town Forest be an active place where people could walk through it on defined trails or paths that are not paved. He would like to have it somewhat cleared to maintain the trails. Colglazier suggested some minimal signage for the trails to give directions for the trail where needed. He thought that it could be left with some fallen wood to let nature take its course, but let people be able to see nature's progress. He would like to let people enjoy this small forest in the center of town and let larger areas of preserved forest remain natural where they would remain primitive.

Commissioner Schwalbe was concerned about having the Forest maintained after it was cleaned up. He wondered about having some group operate for a long period for maintenance.

Kent Allen briefly discussed the history of his efforts to have the Town Forest be more managed like a natural park with some roughly maintained trails and the removal of bittersweet and poison ivy.

After a brief discussion Alternate Commissioner Chiampa handed out some trail drawings that she had done. After looking at them the Commission agreed with her plans to enhance some current trails and create some new trails in the Town Forest. With Chiampa's plan at least one current trail would be straightened to create a wheel chair accessible path to go to a nice overlook point near the northwest area of the Town Forest. The plan also called for other trails along the Mammoth Road side. Mr. Allen suggested a few minor changes to the paths drawn in the plan.

The various people thought that the plan was good and encouraged its adoption for the sake of the elderly and handicapped. It was noted that there are some portions of the trails that could be made more accessible to these groups who are otherwise excluded from the other larger trails areas in Londonderry.

The Commission spent more time discussing some of the details of the plan. Ms. Chiampa suggested that the Commission should work with the Conservation Commission to help create an area that will be an educational nature area that families can explore and enjoy. A lot of free-form discussions were had about aspects of improving this area. The Commissioners were in agreement about making area more accessible to the public.

Commissioner Colglazier reported that he was waiting to talk with Chairman Rugg about the draft legislation that was given to the Southern New Hampshire Planning Commission.

Councilor Butler said that Lion's Hall floor was being taken up and that there might be beams that could be salvaged for the Historical Society. He said that he would be there on that Saturday at 10:00 AM for anyone who was interested.

Alternate Commissioner Caron moved and Councilor Butler seconded a motion to adjourn. The motion passed 6-0-0 at 9:02 PM.

David Lee Colglazier,
Secretary

April 16, 2014

I have attached a scan of the two sheets that Alternate Commissioner Chiampa presented at the meeting as part of her comments about the Town Forest issue.

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11/21/13

ANN CHIAMPA
(603) 432-3708

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ANN CHIAMPA
603-432-3708
3-27-14

TOWN FOREST

- NEWLY BUILT TRAIL SHOULD BE HANDICAP ACCESSIBLE (A/B)
- FUTURE TRAIL COULD TRAVERSE BROOK WITH WOOD BRIDGE AT BROOK ENTRY INTO TOWN FOREST AND WITH WOOD PLANKING OVER WET AREA WHERE BROOK EXITS TOWN FOREST AT GLENWOOD CEMETERY
- AREA FOR CHILDREN AND ADULTS TO EXPLORE
- DARK, COOL GULLY WITH BROOK, ROCKS, AND DOWNED TREES
- OPEN, WET AREA NEAR CEMETERY FOR VIEW
- VIEW SHED OVERLOOK DECK - WEST
 - GREAT VIEWS TO WEST OVER LOOKING APPLE ORCHARD AND PUMPKIN PATCH
 - LOW CURVED BENCH FOR RESTING
 - IF A/B WAS HANDICAP ACCESSIBLE, ALL ABILITIES COULD USE THIS FEATURE
- FROG POND IS A WILDLIFE HABITAT - NO SKATING!
 - DOESN'T MACK'S APPLES HAVE A SKATING POND?
 - LET THE FROGS BE... IN THEIR SHALLOW POND... OVERWINTERING IN PEACE
- NO PARKING IN TOWN FOREST