

Heritage Commission Special Meeting Minutes
Londonderry, New Hampshire
June 26, 2014

In attendance: Chairman Commissioner Arthur Rugg, Commissioners Tom Bianchi, David Colglazier, Sue Joudrey, Martin Srugis, Alternate Commissioners Pauline Caron, Ann Chiampa, Town Council Ex-officio Jim Butler, and Kent Allen.

Absent: Vice-Chairman Commissioner Jim Schwalbe, Alternate Commissioner Janet Cichocki and GIS Manager/Planner John Vogl.

Chairman Rugg called the special meeting to order at 7:00 PM in the Sunnycrest meeting room of the Town Hall.

Chairman Rugg appointed Alternate Commissioner Caron to vote for Commissioner Schwalbe.

Commissioners Joudrey moved and Srugis seconded a motion to accept the meeting minutes for May 22, 2014. The motion passed 5-0-2. Commissioner Bianchi and Alternate Commissioner Caron abstained because they did not attend the May meeting.

A presentation was made by Huseyin Sevincgil, MHF Design Corp., Salem, NH. The applicant wants to renovate a lot at 1 Hampton Drive, map 7, lot 73-1. The applicant appeared before the Commission in May and is returning for approval of revised plans. There is currently a self-serve gas station with a convenience store and provisions for 10 fueling locations. The applicant seeks to tear down the building. The new store will be situated further east. It will have a vehicle lane to pass along the right side and around the back to a window for purchasing doughnuts and coffee. There will be 8 fueling locations under a new canopy structure.

Mr. Sevincgil provided some new renderings, plot plan, and building elevations. He noted that on the elevations two signs had been moved from the canopy to the building. There are now two signs on the west side and the north side. All letters and symbols on the signs are internally illuminated except for the channel letters on the west side that spell out "Alltown".

Mr. Sevincgil provided color and material samples for the siding, trim and roofing. The siding colors are Artic White with Light Mist trim. There is some Boothbay Blue over the west windows and the roofing is Williamsburg Slate color. He noted that the windows have additional muntins as requested by the Commission.

Mr. Sevincgil said that the sign was revised because if they revise the original it would need to conform to the current code. Therefore, the new sign is lower.

Alternate Commissioner Chiampa asked about the dentil moldings on the canopy that is not on the building. Mr. Sevincgil said that they would be applied to the main structure as well.

Commissioner Bianchi asked about the lighting under the canopy. Mr. Sevincgil said that there would be recessed LED under the canopy. He said that they would bring up the issue of having a little more light at the street entrances for safety, but a waiver might be needed for this.

Mr. Sevincgil provided a landscaping plan. Most of the plants will be away from the street so as to not block views.

Commissioner Colglazier went over the content and type of illumination for each sign to make sure that only letters and symbols would transmit light.

Alternate Commissioner Chiampa asked about the difference between the rendering and the elevations for the canopy where a peaked roof section is shown on the elevation, but not on the rendering. Mr. Sevincgil said that the elevation views are the ones that will be submitted.

The Commission recommended the plans as presented for the Planning Board.

A presentation was made for ProLogis by Robert Duval, President, TFM, Bedford, NH; Thomas Burns, Project Manager, TFM, Bedford, NH; and Dennis McCarthy, PDA Architects, Natick, MA.

Mr. Duval introduced the project size and location on a 45-acre plot on Pettengill Road in Londonderry. Prologis will construct an 1100-foot long access road from Raymond Wiczorek Drive for truck and employee traffic.

Dennis McCarthy described the actual structure. It is a distribution center for aircraft parts. It will have 604,240 square feet (13.87 acres) in one building. It is very similar to what was proposed at their presentation on May 22nd. Mr. McCarthy did have elevations and renderings that revealed their monument sign at the entrance to

the site and the signage on the building. Mr. McCarthy also had a landscape plan for the site.

The monument sign at the entrance has the UPS and Pratt & Whitney logos on it. It is not illuminated. Mr. McCarthy said that they asked about illumination for it, but the owners did not want any. He said that if it was requested in the future, that they would have a light bar mounted above it to send the light downward across the face of the sign.

Mr. McCarthy said that the two logos on the building would have internal illumination for the letters and shapes. He said that the Pratt & Whitney lettering was a dark blue that would transmit light.

Mr. Duval said that the landscape plan put most of the required plant materials at the front of the site where it would be most effective for screening. He noted that the site had a lot of natural screening in wooded areas on their lot and adjoining properties that were or were to be conservation lands with wooded spaces.

The Commission approved of the plans for recommendation to the Planning Board.

Alternate Commissioner Chiampa spoke about working on a trail or trails for the Town Forest and Common area. She had been to the Master Plan Implementation Committee and the Conservation Commission with her plans and ideas. She was told by both groups to work with the Londonderry Trailways group before coming to their respective groups.

Alternate Commissioner Chiampa made a presentation about access paths on the Town Forest property adjacent to the Town Common. Chiampa had done some research about accessible paths. She looked at standards and recommendations from state and federal resources. Chiampa had visited an accessible trail at Crotched Mountain. She presented maps and materials for that trail.

Chiampa talked about what could be done in the Town Forest for trails and for a possible skating rink. She also talked about parking options for the Town Common and Town Forest.

Kent Allen talked about the skating area and the trails. He had a report with a proposed plan for adding parking capacity by creating a space with an entrance and nearby exit on Pillsbury Road. Mr. Allen had looked at the site for his proposal with John Trottier from the Public Works Department.

Alternate Commissioner Chiampa and Mr. Allen will be working to further their ideas with the Conservation Commission and The Master Plan Implementation Committee after contacting the Londonderry Trailways.

Commissioner Bianchi suggested that they plan on getting trails into the Town Forest and Common areas for regular access first. Once that happens, he suggested, more people will be familiar with the areas and they will be supportive of establishing accessible trails for the segment of the population that needs them.

Chairman Rugg thanked Chiampa and Allen for their work.

Commissioner Colglazier reported that he had visited with Jennifer Goodman at the New Hampshire Preservation Alliance about the proposed legislation. He reported that he would make an appointment to see Mrs. Goodman in July since she said that she would be available during that month.

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