

Heritage Commission Meeting Minutes  
Londonderry, New Hampshire  
July 24, 2014

In attendance: Chairman Commissioner Arthur Rugg, Commissioners Tom Bianchi, David Colglazier, Sue Joudrey, Alternate Commissioners Pauline Caron, Janet Cichocki, Ann Chiampa, GIS Manager/Planner John Vogl and citizens Kent Allen and Richard Flier.

Absent: Vice-Chairman Commissioner Jim Schwalbe, Commissioner Martin Srugis and 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 appointed Alternate Commissioners Caron and Cichocki to vote for Commissioners Schwalbe and Srugis respectively.

Alternate Commissioner Caron moved and Commissioner Joudrey seconded a motion to accept the special meeting minutes for June 26, 2014. The motion passed 6-0-0.

A presentation was made by Bradlee Farrin, Corporate Facilities Manager, Southworth-Milton, Inc. Milford, MA and Stephen Harding, Senior Civil Engineer, Amec, Portland, ME for Milton CAT (Caterpillar). The applicant wants to construct a sales and service facility at 30 Industrial Drive for Caterpillar equipment. The parcel is on map 28, lot 17-4 with 29 acres of land. Mr. Farrin said that the land fronts on Industrial Drive and the plan to build a 1,000 foot driveway to service the facility. The land is oddly shaped and has a narrow conservation easement that passes through the center. The applicant has a variance to allow for use of the land with very little frontage on Industrial Drive. Currently there is a short section of road that services an abutter. Milton-CAT plans to have a construction access from Industrial Drive until such time as they open for operation. At that point they will use the existing road and their extension to service their property. This will allow the abutter full use of the road during construction.

The lot slopes down about 23 feet from Industrial Drive, so that the structure and the areas around it will be somewhat hidden from the entrance road. The lot has been used for sand and gravel excavation. There is a small stream that connects with Cohas Brook off of the property. There is a section of wetland that the applicant will not impact. Also, there is some conservation land as part of the property.

The applicant plans a main building with 82,000 square feet on the main floor and 10,000 square feet on a second level. There will be a separate 17,500 square foot building for service of the equipment. The main structure will have a split face concrete block lower level about four feet high with a insulated metal siding above it. On the sides and back the bottom level support will be poured concrete. The metal siding will be off-white and the concrete block and trim elements will be a dark gray. There will be a number of tinted windows throughout the main building and in the several large overhead doors in the service structure. There will be exterior down lights on the building for safety. There will be some poles with down lights in the parking areas for the employees.

On the lot near Industrial Drive there will be black vinyl covered chain link fencing for security of their new equipment parking area. There will be new plantings to shield the property along Industrial Drive and along their driveway. There will be a security gate across the driveway closer to the main structure. There will be additional plantings around the front of the building and on a large island in then parking/driveway area.

Commissioner Colglazier asked about the building signs. Mr. Harding said that they were all internally illuminated with yellow, black and white letters and backgrounds. There is also a short Milton-CAT sign near the entrance with internal illumination.

Mr. Colglazier asked about the inclusion of purple lilacs in the plant list on one drawing. Mr. Harding said that they were not included, but would be.

Commissioner Bianchi asked about the lighting. Mr. Harding said that they would install pole lighting with cut-off fixtures. Mr. Farrin said that the lighting plan had been submitted to the planning board and they did not have the drawing with them. Bianchi asked about air conditioning units. Mr. Farrin said that they would be roof mounted, but not extend above the highest point on the roof. He pointed out on one drawing their location.

Alternate Commissioner Caron asked about the color of the overhead doors. Mr. Farrin said that they were white. He said that the plan shows them as dark, but the drawing is not current. Mr. Farrin said that they

have a set of drawings that they are using to present to the different boards for project approval. It is not up to date with the most recent ideas, but is typical of their plan.

Ms. Caron asked about the placement of the purple lilacs. Mr. Farrin asked about where the Commission would like them. Ms. Caron suggested in the triangle in the parking lot. Mr. Farrin said that they would also like to have them along the roadway to the site and outside the area where they will have new equipment.

Alternate Commissioner Cichocki asked about the used and stored equipment lot. She was told that the lot would not be fenced because there is no way to get to it from the backside. Also, there are a number of water control ponds along the edge of the property. There is a conservation easement border that the applicants feel is very secure.

Alternate Commissioner Chiampa asked about a portion of the building on the plan and in a photograph. Mr. Farrin said that it was an outside storage area that is under a roof, where they keep products that do not need indoor protection like pallets.

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

A presentation was made by Richard Flier who owns the property at 132 Pillsbury Road, map 9, lot 51. Mr. Flier talked a little about his background in restoration of historic properties in Massachusetts.

Mr. Flier said that he is a partner in RAFCO, Inc., which does the development work. Mr. Flier said that he has installed a gazebo at the back of the property. He invites the public to sit in his gazebo and provide ideas about how they can develop this property. He hopes that he might be able to live there with his small family.

Mr. Flier said that they hope to restore the house. At the moment they need to board up the house windows for its protection. He has arranged to have a number of the window panels painted with historic figures and have them done by Old Home Day.

Mr. Flier's main idea is to develop the property with input from the community about what to do.

Mrs. Deb Paul from the Londonderry Historical Society made a brief presentation to the Commission to seek permission to stain the carriage shed on the side of the Parmenter Barn. After discussing the issue, Chairman Rugg determined that this was a maintenance issue and that no hearing was needed - see Town of Londonderry Zoning Ordinance, section 2.6.4.8.1.2. The Society can proceed with staining the shed white.

Planner Vogl described the process of setting up and reconfirming the Apple Way Scenic Byway program. Mr. Vogl has been in touch with the State authorities to confirm the Apple Way. The Heritage Commission will be the local authority agency. Mr. Vogl is working on the pamphlet revision and doing the other paperwork needed for the program.

Alternate Commissioner Chiampa and Planner Vogl described in some detail trails through the Town Forest and other aspects of what has taken place on the tract. Mr. Vogl guided a group of ten people through a long tour of the forestland to see current trails, Frog Pond, overlook, tree house and several other viewpoints. The primary purpose was to show the Master Plan Implementation Committee the Forest. The Conservation Commission was represented as well. There was a meeting after the tour to talk about the different plans that people have for the future of the Town Forest.

Mr. Vogl said that the group decided to conduct a small survey at Old Home Day about what other people think should be done for the Town Forest.

Commissioner Colglazier reported that he had an appointment with Jennifer Goodman on August 19 at the New Hampshire Preservation Alliance regarding the proposed legislation.

Alternate Commissioners Cichocki moved and Caron seconded a motion to adjourn. The motion passed 6-0-0 at 9:30 PM.

David Lee Colglazier,  
Secretary