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Heritage Commission Meeting Minutes Londonderry, New Hampshire September 25, 2014

In attendance: Commissioners Tom Bianchi, David Colglazier, Sue Joudrey, Martin Srugis, Alternate Commissioners Pauline Caron, Ann Chiampa, Town Council Ex-officio Jim Butler, GIS Manager/Planner John Vogl and citizen and Richard Flier.

Absent: Chairman Commissioner Art Rugg, Vice-Chairman Commissioner Jim Schwalbe, Janet Cichocki

D. Colglazier called the meeting to order at 7:00 PM in the Sunnycrest meeting room of the Town Hall.

Pauline was appointed to vote for Art Rugg and Ann Chiampa was appointed to vote for Jim Schwalbe.

[Note: Acting Chairman Commissioner Colglazier thought that Alternate Commissioner Chiampa was still a member, having no contrary information. The Town Council had accepted Alternate Commissioner Chiampa's resignation at its meeting of September 22, 2014. Alternate Commissioner Chiampa's voting had no material effect on the outcome of the meeting.]

P. Caron moved and A. Chiampa seconded a motion to approve minutes. Motion carried 5-0-1, M. Srugis abstained due to absence.

Design Review: School House Square

Jack Szemplinski, PE presented for Mesiti development group. He presented plans for a 27-unit condominium community. The plans call for construction of 1,200' of private road. Density and number of units was obtained through a variance. He described that units will be single-family detached, similar in style to the Nevins and Hickory Woods developments. He said there are several stone walls on the property, both along the property edges and throughout the site. Priority will be to preserve the walls at the perimeter, however, walls throughout the center of the site will be disturbed. Mr. Szemplinski said stones would be preserved and re-used elsewhere on the site. P. Caron asked if stones could be used to improve perimeter walls. Members expressed approval with the look and feel of the proposed homes and were supportive of a mix of styles. J. Vogl requested that the site plan be updated to include descriptions for relocated stone walls. Members concurred. Members discussed signage. J. Szemplinski stated the sign plan is in early stages. D. Colglazier asked for more definition on signage, specifically size and scale. He asked that sign details be submitted to John Vogl when they are ready and then be distributed to the entire committee. Members discussed lighting. J. Szemplinski stated driveway lights would be available but it was unclear how they would be managed; they would at least be part of a private system. J. Butler asked about setbacks. J. Szemplinski responded that they plans met all the dimensional criteria. P. Caron asked about a landscape plan. J. Szemplinski stated that his preference was that they not create one; his impression was that his other projects in Town advanced without them. Members discussed the need for clear plans and expressed their preference for species, including purple lilacs. J. Szemplinski stated that a plan would be submitted to the Planning Board, inclusive of lilacs.

Design Review: the Grand Estate at Londonderry

George Chadwick and Gregory Timsik presented for Grand Estate. G. Chadwick expressed that the plan was for a 100+-unit elderly housing project located near the intersection of Button drive and Golen Drive. The proposal calls for 3 residential structures with carport outbuildings. The application is in formal review status. Mr. Timsik described the building as an elderly housing project (55+) consisting of 1 and 2-bedroom units. The building's character affords community space, patios, carports and a community lawn. All units are residential. The space around the building has mixed materials and the grounds have been landscaped to break up massing. Colors are neutral above a stone base and the roof is covered with architectural shingles. Members discussed the architecture and color palette. J. Butler asked that material samples be made available to the Planning Board. J. Butler asked about parking stalls; is there enough parking for guests? G. Timsik responded that covered

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spaces are for residents. The number of spaces was determined at the ZBA. T. Bianchi asked about the proximity of handicap units to handicap spaces. T. Bianchi expressed that there was apparently a long distance between the exits on the buildings and the closest handicap spaces. He stated that this was an excessive burden to someone in a wheelchair. Members discussed the amount of spaces. T. Bianchi said that during winter months, the location of the spaces could prove burdensome. J. Vogl expressed that accessibility is determined according to federal guidelines and the Town could only enforce those standards. G. Chadwick said the plan meets or exceeds the ADA standards. T. Bianchi suggested adding a new parking structure closer to the buildings for dedicated handicap spaces. The idea was that these would be closest to building entry points. G. Chadwick said this team would review the situation, consider such a structure. Members asked about the size of spaces; are they accessible for wheelchair vans? G. Chadwick said they are consistent with current practices. J. Vogl said it may be OK to look into the number and size of spaces, but that this determination was best made by the building inspector. T. Bianchi asked about the building's sign. G. Chadwick presented the sign plan. He said the illumination was not described on the plan but that they would utilize downlighting. D. Colglazier asked that Calamar submit a sign plan to J. Vogl illustrating the placement of downcast lighting. J. Butler asked about outside storage of campers or boats. G. Chadwick expressed that campers or other such trailers are not permitted on the property. J. Butler asked T. Bianchi for an estimate of necessary handicap spaces. T. Bianchi responded that up to 10 additional spots may be appropriate. Members continued discussion of parking spaces. G. Chadwick stated that there is roughly one space for every bedroom. G. Chadwick will examine and try to incorporate more handicap spaces, particularly van accessible. He will also consider additional, relocated parking structures.

Design Review: American Assisted Living (Kaplan)

G. Chadwick expressed that this is an assisted living facility, consisting of 45 assisted living rooms and 13 memory care rooms. Memory care units access an enclosed outdoor space. Steve Humphreys presented the architectural details. Members expressed support for the look and feel of the building, including earth-tone colors, peaks, trim and roofline details. Members expressed support for the presented sign plan. G. Chadwick presented the landscape plan. Members expressed support for the diverse mix of trees and shrubs, especially the patio and trellis details. M. Srugis asked if plantings would interfere with sightlines. G. Chadwick explained that the plan is consistent with the Town's sightline requirements. Commissioners were very supportive of the plan.

Design Review: Pinkerton Hills Development

Pete Julia presented for Keach Nordstrom on a 6-lot residential subdivision (10 acres total). P. Julia distributed photographs describing the conditions and extent of stone walls through the site. He explained that there are remnants of walls along the roadway that will be impacted. The project will widen Bancroft Road southerly to assemble a 24' wide road with 4' wide grass shoulders where possible. The plan is to salvage any stones from their existing places and reposition them along the new property edges. New walls will not be geometrically trued but rather built as rough, natural fieldstone walls. T. Bianchi asked if there was enough material for wall to run the entire length of the subdivision. P. Julia explained that there was; every single stone will be physically removed to widen the road and then repositioned further from the roadway. Members discussed placement of walls relative to driveway curb cuts and expressed support for moving the walls back from the road. Members discussed wetland areas on the site. No further comments were relayed.

Design Review: Stumble Inn Restaurant

J. Szemplinski described the plan intent. He said that Stumble Inn had previously put in a patio without proper permits. They have since torn up the work and were now seeking approvals to reconstruct legally. The work involves an outdoor concrete patio fenced in with short walls complimented by landscaping and lighting on the corners, and adding a new fence along the property line to screen this lot from abutters. J. Szemplinski described the proposed landscaping. P. Caron asked about the fencing. J. Szemplinski replied it would be wood, solid, privacy fencing. Members discussed fencing. J. Butler suggested extending the fencing an additional 20' along the abutters line to run almost the entire length. J. Butler expressed support for cleaning up the

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landscaping on that site. T. Bianchi asked about lighting. J. Szemplinski replied they would be low wattage, down-facing lights and that they did the illumination studies; lighting is consistent with the local regulations. D. Colglazier recommended extending the border fence further along the west side of the lot to shield the entire building (total of app. 120').

Design Review: Whittemore Estates (elderly housing) site plan amendment

Earl Blatchford described the proposed improvements to the elderly portion of Whittemore Estates, including the chronology of the project. He said the current plan calls for 17 units and a clubhouse building; the new proposal is to add 11 units (28 total) and remove the clubhouse, which isn't necessary for a complex of this size. The complex would be a for-profit, age-restricted condominium community. The goal is to enable a feasible development plan. The amendments call for enhanced landscaping and some additional drainage reserves. E. Blatchford displayed photos of the existing units and said that new buildings would look similar, following the same architectural plans and colors. Outdoor lighting would be placed on the structures and would be LED, full cutoff, improving on earlier plans. T. Bianchi asked about building colors; E. Blatchford said that if any colors change, they will remain in the same palette. P. Caron asked about differences in roof lines between the structures. E. Blatchford said there were minor differences, and that the goal was to match the existing building's elevations. A. Chiampa asked about parking; is it allowed in the stubs? E. Blatchford responded the stubs are for turning around; they are providing 2 spaces per unit and people could park in the Right Of Way (28' wide) if necessary. J. Vogl asked about a mailhouse. Members discussed signage. E. Blatchford explained that they are intending to use the same sign at the site. J. Vogl said if it is an existing sign, they could likely continue to use it. E. Blatchford clarified the status of the project as still conceptual but would be submitted as design review soon. Members expressed support for the project as presented.

Public Hearing re: Apple Way Redesignation

J. Butler moved and P. Caron seconded a motion to go into public hearing. Motion passed 6-0-0.

J. Vogl presented a summary of the status of the Apple Way Scenic and Cultural Byway application. He said that the Town had contracted with Southern NH Planning Commission to draft an application for submit to NH DOT. He explained that the Apple Way was in danger of being removed from the State's Scenic and Cultural Byways program due to the lack of a management plan and the absence of a byways committee. He said the Town Council had recently charged the Heritage Commission with the duties of a byways Committee and that this application would constitute an updated Scenic Byway Plan. J. Vogl distributed a draft application. This application was partially complete and had been drafted by himself and Adam Hlasny. J. Vogl summarized the information and asked that members review and submit comments back to himself. He said that in particular, feedback was needed on the Recommendations and Intrinsic Values sections. He said the intrinsic values were all taken from the points included in the existing Apple Way promotional materials and that he was open to any and all comments. J. Butler asked if the Woodmont project will impact this designation. J. Vogl responded that the project can be described but will not affect the application or our designation. M. Srugis asked for clarification regarding this program and the designation scenic roads (Adams Road). J. Vogl clarified that they are separate programs and that the Apple Way does not have any restrictions the way scenic roads do. A. Hlasny agreed that the two should not be confused.

M. Srugis moved and P. Caron seconded a motion to close the public hearing. Motion passed 6-0-0.

Discussion re: Town Common and Town Forest improvement and maintenance

J. Vogl presented a summary of the last Master Plan Implementation Committee meeting. He explained that the Committee had reviewed a draft plan for the Town Center/Town Common and that this new plan represented an update to the Master Plan vision, with a closer eye on the land conditions and the opinion and ideas expressed by the Committee members. He explained the idea was to treat the Forest and Common as a closer union. He explained some of the ideas discussed, including formalizing the Town Common with sidewalks, paths, benches,

lighting and possibly a re-orientation of the existing monuments, as well as aggressively combating the invasives in the Town Forest and treating it more like a forest park. Members discussed the roles of the Heritage and Conservation Commission in this process. M. Srugis said the next step should be to clarify management of the spaces – who is responsible for implementing recommendations. J. Vogl said it would likely take Town Meeting votes to remove Conservation from the process. J. Butler said the two groups should get together and work out a solution. A. Chiampa explained more of the process and discussions of the Master Plan Implementation Committee and clarified the Committee’s suggestions regarding forest cleanup; i.e how much “cleanup” should be done there. J. Vogl expressed that it was not yet determined and that this was a work in progress. J. Butler expressed that he would like to see a cleaned, organized space that is inviting and accessible (akin to Bensons Park in Hudson). He said that today, the area is un-walkable. J. Vogl outlined the next steps including the expectation of a final report for the October meeting.

Discussion re: status of potential legislation for reduced tax on historic properties

D. Colglazier had collected names of Senators and Reps who had supported similar bills in the past and was getting ready to seek support this time around for future bills.

Commissioner Srugis left at 10:05.

Other Business

R. Flier was recognized to deliver an update on his deliberations regarding his property at 132 Pillsbury Rd. R. Flier explained that while he had previously desired to build multiple residential units on the site, he instead had decided to construct a 2-family home on the site. He explained that he was seeking to preserve the Naylor home as much as possible and would be adding a historically appropriate structure off the back that would serve as the second unit. This building would likely take the appearance of a classic barn. He explained that he has retained architectural firms that specialize in post and beam and that he was committed to constructing a building that would enhance the Town Center and be supported by all the historic groups in Town. He explained that the Naylor House was in bad shape and needed to be shored up this year or it would be lost. Members discussed the look and feel of his ideas for the second unit via a rough conceptual sketch. J. Vogl clarified that R. Flier would be working with Building Inspector, Richard Canuel, to obtain the necessary building permits. R. Flier expressed support for the ideals of the Town Forest plans and relayed his experiences with forest properties in and around Boston. He explained that in some instances (including Boston Garden), a trust fund was set up to enable a continuing management stream to manage properties/plantings and turn the parks into really special places.

T. Bianchi moved and J. Butler seconded a motion to adjourn. The motion passed 5-0-0 at 10:23 PM.

Minutes recorded and submitted by John Vogl.