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Heritage Commission Meeting Minutes
Londonderry, New Hampshire
March 24, 2016

In attendance: Chairman Commissioner Martin Srugis, Commissioners Tom Bianchi, David Colglazier, Art Rugg; Alternate Commissioners Janet Cichocki, Roger Fillio and Noreen Villalona; GIS Manager/Planner John Vogl; Town Council Ex-officio Jim Butler (7:05); Sexton Kent Allen and Richard Flier, citizen.

Absent: Vice-Chairman Commissioner Pauline Caron and Commissioner Sue Joudrey.

Chairman Martin Srugis called the Historic District and Heritage Commission meeting to order at 7:00 PM in the Sunnycrest meeting room of the Town Hall.

Chairman Srugis appointed Alternate Commissioners Fillio and Villalona to vote for absent Commissioner Joudrey and Vice-Chairman Caron respectively.

Commissioners Rugg moved and Bianchi seconded a motion to approve the minutes for the January 28th meeting. The motion carried: 6-0-0.

A presentation was made by James Petropulos, President, Hayner/Swanson, Inc., Nashua, NH and Andrew McBeth, President, Green Leaf Construction, Leominster, MA for the applicant F. W. Webb, Inc. Webb is proposing the construction of a distribution center at 10 Webb Drive, a road that they will build to service the facility. Webb Drive will be an extension of Pettengill Road that will end in a circle at the Webb facility entrance area. In the future it may extend beyond the Webb parcel to service more land owned by the developer of the Webb tract. The parcel cover 74 acres of land that was a former sand and gravel shallow pit area.

F. W. Webb is a plumbing supply dealer with 86 stores in New England and the Northeast. It supplies, residential plumbing, heating and HVAC equipment along with water systems, utility water system supplies and industrial pumps and systems.

The proposed distribution center structure will cover 785,250 square feet (18 acres). The overall height is a maximum of 49 feet with it being 45 feet at the perimeter. The walls will be cast concrete with vertical striations. There is a two story, 60,000 square foot office area on one side. The siding will be brick interspersed with metal and glass panels to give some different bands of texture and color. There are some setback areas to give physical depth to the office façade. There are some horizontal narrow red bands to give a color theme to the long sides of the building. The red is carried over into a covered parking area for truck cabs and the fueling station.

There are 302 mixed parking spaces for employees near the office area. The distribution building has 80+ dock doors for incoming and outgoing trucks and trailers. The covered parking area holds 42 truck cabs. There is space for parking 32 trailers and 30+ box trucks.

There will be two signs for the business that are located at the Pettengill Road and Webb Drive intersection and at the site entrance off of Webb drive. The site sign will be 10 feet high and have space for other tenants along Webb Drive, whenever that takes place. At the Webb entrance there is a long, low internally illuminated sign for the business. There is a series of smaller directional signs on posts to help guide vehicles around the finished site. Finally, there are some round logo signs on the building in the office area without illumination.

There is a landscaping plan that focusses on the entrance area and the spaces near the offices and employee entrance. The entire site is bordered by trees that are on adjacent properties. The plan calls for over 400 trees to be planted. Trees are preferred because of the mass of the 2,000-foot-long building and scale of trees. There are some bushes near the building where employees may sit outside. The lilac count is 19 Bloomerang, 5 Charles Joly and 2 Japanese. The large grass areas will contain a conservation mix that does not need cutting.

Alternate Commissioner Fillio asked about the road and site. Mr. Petropulos said that the site is about 70 feet below the entrance road, Webb Drive. He said that there was a small conservation area that needed to be mitigated and it was in the plans.

Commissioner Colglazier asked about the illumination of the ground sign. After further examination the night view of the sign was found on a drawing near the regular view. It was determined that the building logo signs were perhaps illuminated.

Planner Vogl said that the plans had just been received and they would go before the Planning Board.

Commissioner Rugg liked the plan and thought that it looked terrific.

Colglazier asked about solar panels for the large roof area. Mr. McBeth said that they had not talked about that, but it would probably not happen because there is no tax incentive to encourage them.

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Chairman Srugis asked about stonewalls. Mr. Petropulos said that they had surveyed the site and none were found. He said that since the site had been used for sand and gravel it was pretty much scoured.

Commissioner Colglazier asked about the operation of the business. Mr. Petropulos said that the business operates 2 shifts so that trucks can leave early to start their deliveries.

Commissioner Colglazier noted that plan was approved for recommendation to the Planning Board as presented.

Planner Vogl made a presentation for Continental Paving on West Road. Several sheets were distributed to the Commission. Vogl said that they were extending a two story frame office building. In order to do that, they need to move a property line to make the extension fit within the setback border. Vogl said that the applicant owns both properties in question.

Commissioner Colglazier noted that the change was approved for recommendation to the Planning Board as presented.

The Commission started to discuss the Town Forest plan. Chairman Srugis noted that at the last election the control of the Town Forest was moved from the Conservation Commission to the Town Manager. The Town Manager will need permission from the Heritage Commission for work to be done. In the recent past, the Heritage Commission has been in favor of making the Town Forest more accessible by minor clearing and installation of trails through it. Sexton Kent Allen has been working on the trail process, but has been restrained some by the Conservation Commission. Now, he will be able to make some more progress.

Commissioner Rugg said that the Town was working on plans for better drainage of the Town Common and the Town Forest that is adjacent.

Alternate Commissioner Cichocki said that she was approached by Boy Scout Troop 521 seeking some civic oriented work. It was agreed that they could contact Kent Allen for directions about how they could help him and the Forest Project.

A lot plan dated 2002 was shown to explain the possible changes on the Common. It had elevations for the Common in 1 foot increments. Those lines show the flat area in front of the bandstand that is also lowest.

The Commission discussed the situation of who would be doing the work. Planner Vogl said that the project would be contracted out. The Town DPW will come up with the specifications. The plan will go into the CIP regimen. After that it can go before the Town Council and be put into the budget plans.

Richard Flier made a presentation about the situation on Adams Road. Mr. Flier is putting up a new residence on Adams Road. He understood that he would be able to use an existing driveway for access to his house site. He wanted to use this so that he would not have to cut down several old maple trees along the road to improve the site lines. Also, he would not have to move stone walls along the road for the same improvement purpose. Now he is being told that he can not use the existing driveway curb cut without making the improvements. Therefore, he would like for people on the Commission to look at the situation and appear at the Planning Board hearing on April 6th to support his position. The Commission discussed the situation. No action was taken since none was requested by Mr. Flier. It was left that it would be up to the members of the Commission to act on their own.

Commissioner Rugg moved and Councilor Butler seconded a motion to appoint Chairman Srugis to be the Heritage Commission's representative to the Master Plan Implementation Committee. The motion carried 7-0-0.

Alternate Commissioner Cichocki asked about letting a Scout in Troop 521 redo the photography for the Historic Structures list. The Commission agreed to let that be done since it had been 10 years since it was first done.

Commissioner Rugg moved and Alternate Commissioner Fillio seconded a motion to adjourn. The motion passed 7-0-0 at 8:38 PM

David Lee Colglazier,
Secretary

(PDF copies will have drawings appended.)