

Heritage Commission Meeting Minutes
Londonderry, New Hampshire
July 28, 2016

In attendance: Chairman Commissioner Martin Srugis, Vice-Chairman Commissioner Pauline Caron, Commissioners Tom Bianchi, David Colglazier and Sue Joudrey (7:04); Alternate Commissioners Janet Cichocki and Roger Fillio and; GIS Manager/Planner John Vogl; Town Council Ex-officio Jim Butler (7:06); Sexton Kent Allen.

Absent: Commissioner Art Rugg and Alternate Commissioner Noreen Villalona.

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 Cichocki and Fillio to vote for absent Commissioners Joudrey and Rugg, respectively.

Vice-Chairman Caron moved and Alternate Commissioner Cichocki seconded a motion to approve the minutes of May 26, 2016. The motion passed 4-0-2. Commissioners Bianchi and Alternate Commissioner Fillio abstained since they were not at the May meeting.

Chairman Srugis recognized Paul Margolin to speak out of agenda order. Mr. Margolin was speaking on behalf of the Beautify Londonderry Committee. Mr. Margolin said that the Beautify Committee was interested in working with the Heritage Commission on projects for fixing up and/or repairing historic signs within the Town. They are willing to help with funding or finding volunteer opportunities. They are also wanting to help with monuments and their surrounding areas. Their focus is to help "spruce up" historic monuments and/or signs.

A presentation was made by Eric Mitchell, Eric C. Mitchell & Assoc., Bedford, NH. For Gendron and Son Construction, Derry, NH. Gendron would like to erect a building on Enterprise Drive, tax map 15, lot 62-1. They seek to build a metal sided structure of about 6,000 square feet. It would have a two pitched metal roof and house 4 business units. Each unit will have a single front office door, and a single rear door along with a high bay retractable door. At a maximum point the roof will be about 20 feet high.

Mr. Mitchell showed some plan drawings to show that the structure would be hard to see from the adjacent rail-trail pathway. There is some elevation difference that will help hide the structure. Gendron will add trees along the property edge adjacent to the rail-trail.

Vice-Chair Caron asked about other plantings. Mr. Mitchell said that there was a variety of plantings around the site and the structure.

Ms. Caron asked about signage. Mr. Mitchell said that there would be a simple sign without illumination.

Councilor Butler asked about the color. Mr. Mitchell said that they were thinking about a neutral color of gray or tan. Mr. Mitchell said that they could do a green roof after the Commission briefly discussed it.

Planner Vogl said that the sign issue would need to come before the Commission once the design has been established.

Vice-Chair Caron asked about snow removal. Mr. Mitchell said that they planned to store snow on site, but they would pass the plan before the Conservation Commission with regards to the 100-foot buffer and the snow melt.

Commissioner Colglazier said that the plan, as presented, would be recommended to the Planning Board, but that there was no sign recommendation.

A presentation was made by Tucker McCarthy, Project Engineer, TFMoran, Inc., Bedford, NH for the Kluber Lubrications plant at 32 Industrial Drive, map 28, lot 18-4. The property is owned by Freudenberg Real Estate, LP, Plymouth, MI.

Mr. McCarthy provided plan drawings to show three phases of work at the site. The first phase is to enlarge the parking area and improve the site drainage facility. Phase 2 will remove some plant materials, increase the parking area, and enlarge the paved spaces around the building. Phase 3 is to remodel the entrance and add some office space on two floors. The third phase would add about 3,500 square feet total on two floors. The remodel of the building adds some space and improves the appearance. It follows the plan of the original in the design aspect.

Alternate Commissioner Fillio asked about what they are seeking with regards to the phases. Mr. McCarthy said that they want approval for phases 1, 2 and 3.

Commissioner Joudrey asked about the lighting and signage. Mr. McCarthy said that the sign will remain the same and the lighting plan is in accordance with Town regulations.

Commissioner Colglazier asked about the inclusion of purple lilacs in the planting list. Mr. McCarthy said that the lilacs would be included.

Mr. Colglazier said that the Commission would recommend the plans, as presented, along with the inclusion of purple lilacs for all three phases.

A presentation was made by Francis Parisi, General Counsel, Varsity Wireless, Boston, MA. The applicant wants to construct a monopole tower about 180 feet high at 90 Wiley Hill Road. On the parcel the tower sits back some distance from the Road.

Mr. Parisi said that they have some variances approved by the Zoning Board of Adjustment for setback lines. Mr. Parisi said that the tower will have a square base pad area 75 feet on a side that will be fenced. There will be a single gravel road from the street to the tower base. Mr. Parisi said that the area is heavily wooded so that the tower will be hard to see from other locations along Wiley Road. Varsity Wireless will provide some space for the Town's emergency service antennas on the tower.

Councilor Butler asked about lighting at the tower site. Mr. Parisi said that the tower does not need lighting according to the Federal Aviation Administration and there are no lights at the base structure.

Commissioner Colglazier asked about stone wall disruptions with any of the site work. Mr. Parisi said that there were some stones in poor condition along the road. Mr. Colglazier said that they constituted a stonewall in our definition. Mr. Parisi said that there was a driveway going through the stones at the road side. Mr. Colglazier asked the Commission about what they would like to do with regards to the movement of the stonewall section for the driveway. Councilor Butler said that it would be good for the applicant to either move the stones to reinforce the present wall on the sides of the driveway or push them around to conform to the sides of the new driveway's path for a short distance.

Mr. Colglazier asked about other stonewalls on the site with regards to their work. Mr. Parisi said that there was some further back on the property, but they were not going to work in that area.

Chairman Srugis said that the Commission would recommend the plan to the Planning Board with the provision that the stonewall materials be used to enhance the current wall or delineate the new road for a short distance.

A presentation was made by Jason Lopez, Project Manager, Keach-Nordstrom Associates, Bedford, NH and Michael Wynkoop, Assistant Development Manager, Chinburg Properties, Newmarket, NH for Lorden Commons, 17 Old Derry Road, map 16, lot 38. Mr. Lopez introduced the plans as being phases II, III and IV of the project. Phase I was for 50 homes. The additional phases will be for 83 additional homes. The site for these phases is along an old roadway that was discontinued. The project will demolish 800 feet of stonewalls. The plan calls for using 285 feet of walls by the entrance area. They plan to store the additional stonewall materials in an unused area on the property. Mr. Lopez distributed a few sales brochures for the homes that they have done and plan to do in these phases of the project.

Chairman Srugis asked about sidewalks. Mr. Lopez said that there will be no sidewalks. Mr. Srugis asked if the roads were Town accepted at 28 feet wide. Mr. Lopez said yes.

Mr. Lopez explained the phasing of the new roads in the plans. There are several temporary cul-de-sacs before the roadways are completed. The phases will add 18, 40 and 25 homes respectively.

Councilor Butler asked if the road was wide enough for a fire truck. Mr. Lopez said that a fire truck could turn around, but they could also drive all the way through.

Commissioner Bianchi asked about the plan to use the stone materials. Mr. Lopez said that he had not walked the walls, so he was not familiar with their character. He did not know how easy they might be to move for homeowners to use. Mr. Bianchi said that it would be nice for the stones to be used for walls or some feature other than a pile. Mr. Lopez said that he would talk with Chinburg about using them.

Chairman Srugis asked about using the stone around the retention ponds. Mr. Lopez said that some might be able to be used that way, but there still is a gap between the total and what they have planned to use.

Chairman Srugis said that the Commission recommends the plans as presented and also recommends that the applicant try to use as much of the displaced stonewalls as possible.

Chairman Srugis said that he would like to see the Heritage Commission develop some ideas for plans for the future of the Town Common. The Heritage Commission should provide a plan along with the Historical Society to do something besides what may appear in the most recent Master Plan.

The Commission discussed without resolution the issues of drainage, burning bushes and the history of town commons.

Sexton Kent Allen reported that the 40 piles of brush have been removed from the Town Forest. He said that there were some new benches installed. Mr. Allen reported that someone has been cutting the tops off of small, tall

saplings. He reported that someone has been sleeping in the Town Forest on an irregular basis.

Councilor Butler asked Sexton Allen about path materials for the Town Forest. Mr. Allen said that “rap” should be used instead of stone dust. The “rap” will last better and can be packed enough to support a wheel chair. He said that the loop trail materials list has been calculated by John Trottier.

Alternate Commissioner Roger Fillio moved and Vice-Chair Caron seconded a motion to recommend the application of “rap” on the loop trail in the Town Forest for a width of 6 feet and a depth of 4 inches. The motion passed 7-0-0.

Planner John Vogl reported the Master Plan Implementation Committee had a quiet summer and will start up on August 4th.

Vice-Chair Caron moved and Alternate Commissioner Fillio seconded a motion to adjourn. The motion passed 7-0-0 at 9:00 PM.

David Lee Colglazier,
Secretary