

Heritage Commission Meeting Minutes
Londonderry, New Hampshire
January 26, 2017

In attendance: Chairman Commissioner Martin Srugis, Vice-Chairman Commissioner Pauline Caron, Commissioners Tom Bianchi, David Colglazier and Sue Joudrey; Alternate Commissioner Janet Cichocki; GIS Manager/Planner John Vogl.

Absent: Commissioner Art Rugg; Alternate Commissioners, Roger Fillio and Noreen Villalona; Town Council Ex-officio Jim Butler and Kent Allen, Sexton

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

Chairman Srugis said that Art Rugg would be absent due to a tendon problem. He said that Alternate Commissioner Villalona was in the hospital in Boston with a serious medical situation. He hoped that the Commissioners would keep Noreen in their thoughts and prayers.

Vice-Chairman Caron moved and Commissioner Joudrey seconded a motion to approve the minutes of September 22, 2016. The motion passed 5-0-0.

Vice-Chairman Caron moved and Commissioner Joudrey seconded a motion to approve the meeting cancellation notice for November 17, 2016. The motion passed 5-0-0.

Tim Cote, a citizen, thanked the Commission for saving the chestnut tree on the Armory property. Chairman Srugis said that he should thank the Armory. Mr. Cote asked about the age of the tree. It was suggested that he talk to the Armory people or try the Londonderry Conservation Commission.

Chairman Srugis asked for the design review for the tower on Chase Road. A presentation was made by Elizabeth Kohler, attorney, Downs, Rachlin & Martin, Burlington, VT for the American Tower Services, Cary, NC.

Ms Kohler had several a/v images for the Commission. The site is at 76 Chase Road. She showed the plan layout for the access road, the building at the base and the tower with security fencing around the border. The tower is in a corner of the property between some wetlands and a pond. There will be planting around the fencing. There will be almost 400 feet of gravel road leading to the site with several courses of stone.

The tower, a monopole, will be 145 feet high with a 4-foot extension at the top. This site was the last of seven that they investigated for improved coverage in Londonderry by their primary client T-Mobile. Ms Kohler presented a map of the considered locations and gave reasons why the other six were eliminated. Most were not chosen due to structures being very nearby.

Ms Kohler had several set of photographs to show what the tower would look like from several locations. She also had printed images for the Commission to view. The applicant put a balloon up 200 feet and then photographed it from several locations in early January. From the photographs, they inserted a tower image to show the visibility of it.

Chairman Srugis asked if there were any stonewalls on the property. Ms Kohler said that there were none and any stones that they have encountered are field stones. Mr. Srugis asked about any generators on site. Ms Kohler said that there were none.

Chairman Srugis said that he should have done this earlier, so he appointed Alternate Commissioner Cichocki to vote for Art Rugg.

Commissioner Bianchi asked about the access road. Ms Kohler said that it existed already in various states. It would be improved to provide a better-quality feature.

Commissioner Colglazier noted that the planting list for around the base pad and fencing did not include any purple lilac. Ms Kohler agreed. Mr. Colglazier said that purple lilac plants would be appreciated, but that the issue would not hinder our approval. Ms Kohler agreed to try to have lilacs added to the plant list.

Chairman Srugis asked for a vote of approval and recommendation to the Planning Board. It was approved by a vote of 6-0-0.

Planner Vogl made a presentation for Henry Nguyen of Hudson, NH for property at 7 Rockingham Road, map 13, lot 97. Mr. Vogl said that there would be some use changes for the building, but nothing dramatic. The applicant wants to put some lines on the pavement. Mr. Vogl said that there would be no landscape changes. The

plan changes would go before a minor site plan review committee and not before the whole Planning Board.

Chairman Srugis asked if an approval was needed. Mr. Vogl said that if there were no questions, he did not need one. There were no questions from the Commission.

Mr. Vogl presented a printed report from Kent Allen about the Town Center Trails. Mr. Allen noted that the jurisdiction for the Town Forest went from the Conservation Commission to the Town Manager. Mr. Allen noted that 60 piles of brush were removed as part of his cleanup. 224 tons of Rap was put down on the oval loop trails thanks to the Public Works Department. Mr. Allen said that on Old Home Day there were many people walking on the trails.

Mr. Allen would like to thank Eversource for free tree cutting and clearing; 14 volunteers from Orchard Christian Church for cleanup help; Trimmers Inc. and The Lawn Butler for free machine use; Public Works as noted; and forester Fred Borman from UNH Extension Service for a walking tour and review of the Forest.

Chairman Srugis asked about the drainage project for the Common. Mr. Vogl said that it did not get proposed by a warrant article, so it is a delayed issue at this time.

Commissioner Bianchi moved and Vice-Chair Caron seconded a motion to elect Chairman Srugis to another term as Chairman. The motion carried 6-0-0.

Chairman Srugis moved and Commissioner Bianchi seconded a motion to elect Vice-Chair Caron to another term as Vice-Chair. The motion carried 6-0-0.

Vice-Chair Caron moved and Commissioner Bianchi seconded a motion to elect Secretary Colglazier to another term as Secretary. The motion carried 6-0-0.

Commissioner Bianchi said that work was being done on the Wallace Farm project with regards to stonewall reconstruction. Mr. Bianchi said that some large stones have been used near the entrance and then smaller stones have been used further in the property for more conventional looking walls. Chairman Srugis said that he could not get onto the property to inspect the situation. Commissioner Colglazier said that he gave John Trottier a couple of cans of marking paint early on in the project for the construction people to use for wall marking. It was concluded that we need to follow up on the stonewall aspect of that project.

Vice-Chair Caron noted that the Town Manager took over control of the Town Common last September. Ms Caron noted that work started on the Common a couple of days later, but that the Heritage Commission was never notified of the plans, even though there were specification that went out to bid for the work. Ms Caron felt strongly that the Town Manager failed to inform the Heritage Commission of what was happening.

Commissioner Colglazier said that on Wednesday the 25th there was a hearing for SB 79 at the State House. This bill was regarding the reduction of the assessment for qualifying historic houses. It was rewritten after last year's hearing where it received some criticism for several aspects of it. Mr. Colglazier testified in favor of the bill.

Elizabeth Muzzey from the New Hampshire Department of Historical Resources also testified. She was in general favor, but wanted some more definitions in it. She also wanted to know more about the evaluation process and about its implementation. Ms Muzzey said that she would work with Mr. Colglazier to address her concerns.

Planner Vogl reported that the Lithia Springs elderly housing project wanted to have a February meeting for a design review of their project. The future applicant has a timeline where they would like a special meeting to help their progress. Chairman Srugis said that there would be a meeting on February 23rd for Lithia Springs housing.

Vice-Chairman Caron moved and Commissioner Joudrey seconded a motion to adjourn. The motion passed 6-0-0 at 7:52 PM.

On the next day Planner Vogl reported to the Commission Secretary that all procedures had been followed by Mr. Cotton for work on the Town Common. Mr. Vogl said that none of the work required a public hearing.

David Lee Colglazier,
Secretary