

Heritage Commission Meeting Minutes
Londonderry, New Hampshire
March 23, 2017

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

Absent: Commissioner Art Rugg, Sue Joudrey; Alternate Commissioners, Roger Fillio and Noreen Villalona (deceased, Feb. 25); Town Council Ex-officio Jim.

Chairman Martin Srugis called the Historic District and Heritage Commission meeting to order at 7:10 PM in the Moosehill meeting room of the Town Hall.

Chairman Srugis asked for a moment of silence to honor Alternate Commissioner Noreen Villalona who died on February 25, 2017. A period of silence was observed.

Chairman Srugis appointed Alternate Commissioner Cichocki to vote for Commissioner Joudrey.

Vice-Chairman Caron moved and Commissioner Bianchi seconded motion to accept the minutes of January 26, 2017. The motion passed 5-0-0.

A presentation was made by Steven Lewis, Principal, Steven Lewis Inc., Atkinson, NH, Timothy Kleiner, Property Manager, Steven Lewis Inc., Atkinson, NH and Karl Dubay, President, The Dubay Group, Windham, NH for the Lewis firm. Mr. Lewis distributed some groups of drawings to the Commissioners. Mr. Lewis gave some history about the Town asking him to develop some affordable senior housing on Town owned property at 30 Sanborn Road, map 15, lot 83-2. The development will be known as Lithia Springs.

Mr. Lewis stated that there would be two buildings with 51 units per building. The site is 12 acres of land that has been previously well used. Mr. Lewis said that the land surrounding the site is not very residential in nature. Mr. Lewis said that because of the previous uses they had to make three iterations to get to the current plan.

Mr. Lewis said that the buildings were to be four stories with vinyl clapboards, vinyl cedar shakes, vinyl trim and asphalt roof shingles. Samples of the exterior materials with the chosen colors were presented. There will be a mixture of clapboard and shake siding to add variety and texture to the large expanses of wall surface. The siding trim will be white. The clapboards are “desert tan”, the shakes are “Cypress” and the roof is “weathered wood” to describe the Certanteed brand of vinyl materials and roofing.

Commissioner Bianchi asked about lighting. Mr. Lewis said that there would be lighting on the building and some approved pole lighting in the car parking areas. Mr. Lewis said that the lighting would be good for the walking safety of the proposed senior residents.

Mr. Bianchi asked plantings. Mr. Lewis said that there would be maple, oak, several pines, Japanese lilac and dogwood. (A complete list of type and locations is on 3 sheets in the plans.)

Mr. Bianchi asked about signs. Mr. Lewis said that there would be two signs. Mr. Lewis said that there would be one sign at each of the two entrances. They would be made from stone and wood/vinyl with landscaping around them. They will be illuminated from the ground level.

Mr. Bianchi asked about stonewalls. Mr. Lewis said that the site had been cleared, so that there were no stonewalls left. Mr. Lewis said that the site had an archaeological assessment and they found no natural features for their work. The site at was at one time a tire dump, but it has been remediated.

Alternate Commissioner Cichocki said that she liked the colors. She asked about the tower on each structure and if that was where the elevator is located. Mr. Lewis said that the elevator was elsewhere and that the tower was to add scale to the structure.

Commissioner Colglazier asked about the white elements next to the porches. Mr. Lewis said that they were vents and were made to look like windows. He said that there are no mechanicals on the roof.

Mr. Colglazier asked about the large expanse of blank wall on the rear elevation at the right side. Mr. Lewis said that there are units behind the wall. Mr. Kleiner said that there were windows there, but that they did not show up on that particular drawing in that area.

Mr. Colglazier asked about the window in the tower. Mr. Lewis said that in the tower space there is a living room area for the floor. He said that on the top floor the ceiling is high and the windows let in light.

Mr. Colglazier asked about the railings on the decks. Mr. Kleiner said that they were vinyl covered metal.

Mr. Colglazier asked about the windows having small divided lights with mullions as shown in the drawing. Mr. Lewis said that they would be as presented.

Mr. Colglazier asked about trash collection spaces. Mr. Lewis said that there were two spaces as shown by the brown squares on page two.

Mr. Colglazier asked about sign location. He said that they were at the entrances, but they do not have a drawing for them yet. Mr. Colglazier suggested that they should consider downcast lighting and that the finished drawings could go to Mr. Vogl. Mr. Lewis said that he would do that and he would try downward lighting.

Mr. Colglazier asked about the plantings list and the inclusion of purple lilac. Mr. Lewis said that Japanese lilacs were included.

Vice-Chairman Caron asked about elevators per building. Mr. Lewis said that there was one per building.

Ms Caron asked about handicapped parking spaces with only three per building shown on the drawing. Mr. Lewis said that there were more, but they are not shown at the moment.

Mr. Vogl said that the parking spots show up on the site plan drawings.

Chairman Srugis asked about recycling being part of the trash collection. Mr. Kleiner said that they considered that, but they found that people just threw their trash in with the recycling.

Vice-Chairman Caron asked about the name – Lithia Springs. Mr. Lewis said that it was what they came up with at the Senior Center, where there was a contest to pick the name. Mr. Lewis said that he would be happy to have another name, if somebody could come up with one more appropriate.

Commissioner Bianchi asked about the dumpster having an opening on the side for lower access. Mr. Kleiner said that there would be an opening on the sides for wheel chair access. Mr. Lewis said that one on the side was good because some seniors do not want to lift over their heads to toss trash into the receptacle.

No motion was made, but the Commission approved of the plans as presented. The Commission still wants to see the sign plans once they are developed and distributed through John Vogl's office to the Commission.

A presentation was made by James N. Petropoulos, President, Hayner/Swanson Inc., Nashua, NH and William Conrad, Chief Operating Officer, PPNE[®], Poultry Products Northeast, Hooksett, NH for a proposed process plant for PPNE[®] at 31 Jack's Bridge Road, map 17, lot 45-3.

Mr. Petropoulos said that PPNE[®] seeks to build a process plant of 118,000 square feet on 26 acres. Their neighbors are Harvey Industries, American Tire and open land owned by the Evans family. The site has space for an addition that is outlined on the plan drawing. There is space for 184 cars in one lot and spaces for other vehicles in other spots around the building. There is paving around the building to allow for the flow of trucks to and from the 12 loading dock doors. The main building has a flat roof that is 30 to 40 feet above the ground. There is a small two story wing for offices at the

corner near the larger parking lot. The office portion has blue and gray siding of metal panels and some glass panels. This siding configuration is still in the design process. The rest of the plant will have white metal siding.

They will take up and rearrange about 400 feet of stonewalls. Those walls will be at the perimeter of the paved surfaces on the northeast side. The configuration is also shown on the site plan drawing.

Mr. Petropoulos presented a drawing of their proposed sign that will be out near the property entrance on Jack's Bridge Road. It is a monument style with brick base and white and blue metal panels for the back ground and letters respectively. He said that exterior illumination would be altered to shine from the top down. The sign on the building will not be illuminated.

Mr. Petropoulos said that the planting plan calls for over 140 trees and bushes to be around the building with the main emphasis being on the sides that face the street and property entrance. There will be some Korean Lilacs in front of the building. The rest of the plantings follow the Town's regulations for same.

Mr. Petropoulos said that the building will sit back 800 feet from the road. It will have a backdrop of wooded areas. He said that the property level drops down from the road, so that from the road one would not see the lower 15 to 20 feet of the structure.

Mr. Petropoulos said that the lighting plan follows the regulations of the Town. There will be wall packs and downcast pole lighting. The pole lights will be 25 feet high.

Commissioner Bianchi asked about the roof site line. Mr. Petropoulos said that the mechanicals on the roof are far enough back that they should not be seen from the ground.

Mr. Bianchi asked about the handicapped parking. Mr. Petropoulos said that there are the required number of spaces near the entrance. He said that they do not show up well on the colored drawing – they are there, but faint.

Mr. Bianchi asked about lighting of the sign on the building. Mr. Petropoulos said that there are no plans to illuminate it.

Mr. Bianchi asked about lighting the large sign. He was wondering if it could be internally lit as an option. Mr. Petropoulos said that they would work on it some more with regards to either top-down or internal.

Commissioner Colglazier asked about the shaded rectangles on the plan at the right side. Mr. Petropoulos said that that shading is for a fueling station with a canopy roof. He said that because they have trucking as part of the operation they want on-site fueling to make it easier for them. He said that they are considering moving that station to the southwest corner where it would be less visible.

Chairman Srugis said that he was disclosing that he deals with the company on a regular basis. Mr. Srugis works for the State and purchases food for the State Hospital. He said that the State chooses the vendors and he does not choose them.

Mr. Srugis asked about the blue color on the drawing. He realizes that this is a commercial facility, but would like the color toned down a little. Mr. Conrad said that he is sure that the color is more of a Navy blue.

Commissioner Colglazier asked if this was recommended to the Planning Board. Chairman Srugis said that it would be recommended to the Planning Board.

A presentation was made by Jack Szemplinski, Engineer, Benchmark Engineering, Inc., Londonderry, NH and John Kalantzakos, Marketing Director, Mesiti Development, Londonderry, NH for the Cross Farm development at Nashua Road/NH Route 102, map 6, lots 84 & 59-1, for Cross Road, LLC., PO Box 843, Londonderry, NH.

Mr. Szemplinski said that they are hoping to start an elderly housing development on 185 acres. They plan to have single family, detached units that would number 200 when they are fully built out.

The first phase is for 22 units off of route 102. The initial entrance will go through the old rest stop area that will be purchased from the State. The topography is such that the first units will be shielded from route 102.

Mr. Szemplinski said that there are four basic plans with a variety of interiors that will be built for the owners. The colors are to be mostly earth tones, but he has been informed that they may do some in reds and blues. He said that he does not have samples of the siding or colors because they are just being developed. He said that the siding will be vinyl with vinyl trim and composite roof shingles.

He said that the development will have a clubhouse facility with some recreational multipurpose and bocce courts. The clubhouse will have two level of recreational and multipurpose rooms to serve the development.

Mr. Szemplinski said that the entrance sign is being designed. He expects it to have some fence section along with the sign and some plantings.

Mr. Szemplinski said that the clubhouse will have exterior lighting. The rest of the development will have lighting from post lights at each house that will be controlled by solar detectors.

Commissioner Bianchi asked about the colors. Mr. Szemplinski said that they do not have samples now, but they can have them later.

Mr. Bianchi suggested that any rocks that are found should be incorporated into the entrance area. Mr. Szemplinski said that they would try to incorporate rocks as well as they could as they were collected.

Mr. Bianchi asked about street lighting. Mr. Szemplinski said that it would be coming from the post lights and any lighting on the houses.

Alternate Commissioner Cichocki asked about the entrance on route 102. She asked about a turning lane on route 102. Mr. Szemplinski said that for this phase there was no plan for a turning lane. He said that in the future there may be a turning lane as traffic increases.

Commissioner Colglazier asked about the planting details. He said that the plans as presented do not give him much of an idea about what the finished product will be like. Mr. Kalantzakos said that it will look like the Hickory Woods development. Mr. Colglazier asked about the rounded shapes on the plans in front of each house. Mr. Szemplinski said that those were snow storage areas as requested by the Conservation Commission. Mr. Colglazier asked about the snow melt from those areas. Mr. Szemplinski said that it would run into the street drainage system that then feeds that water into a retention pond area near the entrance.

Mr. Colglazier asked about the process in which we were involved. Mr. Vogl said that they were looking for some input about further sections of the development which would come before the Commission at a later date. Mr. Colglazier said that he would like to see more details about the individual lots and houses, but he is somewhat happy with what is being presented.

Vice-Chairman Caron asked about the number of unit for this phase. Mr. Szemplinski said that there were 22 units. Ms Caron asked about stairs. Mr. Szemplinski said that they were single story structures with cellar stairs. He said that there were some units with walkout cellars.

Ms Caron asked about the number of different types of units. Mr. Kalantzakos said that there is one basic unit with four variations with regards to the size, type and configuration of the doors and windows.

Ms Caron asked about the entrance sign. Mr. Kalantzakos said that it would be closer to the Club House. Ms Caron asked about the design and specifications. Mr. Kalantzakos said that they would be developed in the future and be presented.

Chairman Srugis asked if the roads were to be 28 feet wide. Mr. Szemplinski said that they would be that size. Mr. Srugis noted there were no sidewalks. He asked about if the roads were similar to

Hickory Woods where there were no bike paths painted on the roads. Mr. Szemplinski said that they would follow that plan with no paths painted on the roads.

Planner Vogl asked if the Commission was going to ask for stonewall plans. Mr. Szemplinski said that they would inventory the stonewalls on the remaining land and develop a plan for their use.

Commissioner Colglazier said that in the future the Commission would need sign plan, stonewall layouts and color samples that would pass through Planner Vogl's office for distribution to the Commission.

Chairman Srugis suggested that we drive through Hickory Woods to get a better idea of what the finished product will resemble.

Sexton Kent Allen talked about his plans as outlined in his written report. Mr. Allen said that the area that includes part of the Town Forest at the intersection of Pillsbury and Mammoth Roads was to be considered as a planting area for the introduction of the modern American Chestnut into that space. Mr. Allen is working with the American Chestnut Foundation. They are hoping to have April 28 be a day for doing the planting with the help of some school children from the Town. This is all dependent upon approval from the Chestnut Foundation.

Mr. Allen said that this could be the starting point for the planting of some other heirloom species such as black walnut, hazelnut and hickory. The Commission was in favor of Mr. Allen's project and thanked him for his work.

Chairman Srugis said that he had no report from the Master Plan Implementation Committee.

Planner Vogl said that the Planning Board was working on zoning changes. He said that the "Look-Book" was being moved into the Zoning regulations.*

Vice-Chairman Caron asked about the sign ordinance. Mr. Vogl said that they were not working on that at the moment. He said that they were waiting for the State legislature to act on the issue and then see what come from their actions.

Commissioner Bianchi asked about raising some money for the Town Forest to buy supplies. Mr. Allen said that funding would have to go through the Town Manager. Mr. Allen said that he has been able to get some volunteer labor from interested groups. He said that he has to cut the materials because volunteers are not allowed to use machinery. The volunteers provide manual labor to haul out what has been cut.

Ann Chiampa made a presentation for the Historical Society. She was concerned about getting a demolition delay for the house at 24 Griffin Road. The property at that location has been recently sold. Ms Chiampa noted that she found that there was a notation in the property records that this was the oldest house in Londonderry. Ms. Chiampa noted that she has been able to get a couple of knowledgeable people to look at the house with regards to dating the house. Ms. Chiampa has been able to get a couple of people to photograph the house before it is demolished. Ms Chiampa would like the Commission to support her efforts by attending the Delay Committee meeting.

Vice-Chair Caron asked why it was being demolished. Ms Chiampa said that the property had been purchased by a party that wanted to develop the 48 acres.

Commissioner Colglazier reported that SB79 which dealt with assessment reduction was determined to be "inexpedient to legislate". He said that he would work with the Divisional of Historic Resources to modify the bill and try to get it introduced this year in October.

Commissioner Colglazier moved and Vice-Chairman Caron seconded a motion to adjourn. The motion passed 5-0-0 at 9:15 PM.

David Lee Colglazier,
Secretary

* To clarify the minutes, I asked Mr. Vogl a few days later about what he had actually said at the meeting. My less than perfect hearing and the recorder did not pickup the term “Look-Book” as being moved into Zoning. I think that this is important because it makes the “Look-Book” a part of the zoning regulations. He said that something could be denied because it did not follow the “Look-Book”. At the same time, he said that any additions to the “Look-Book” would have to go through the zoning change process. - DLC