

APPROVED

HERITAGE COMMISSION MEETING

JULY 27, 2017

Design Review:

DeCarolis Estates, 7 Litchfield Rd.

Ken Brown, Project Engineer; Chris DeRosa, Partner, Eric Buck, Landscaper.

New signage on Litchfield road to read DeCarolis Estates. Granite slab sitting on a mound of fieldstone at entrance to project. Downcast lighting (gooseneck).

Landscaping will be of low maintenance and water usage with blooms year round.

Heritage Committee accepts the plan as shown.

114 Rockingham Rd.

Joh Roki, Civil Engineer project manager. Eric Buck, Landscaper.

Site currently has a single home, with a music studio out front and to left of house. The house will be demolished but the music studio will be retained and its exterior will match new building. The new building will be 13,000 sq. ft with the first 1/3 of the building being two stories, as the property slopes down (the individual bays will be two stories). From the road you will see the narrow side, not the full width. The owner will occupy about 2 to 2 ½ bays.

The property will have a 50 ft. buffer between it and the wetlands. On the other side of the wetlands is the Rail Trail. No visual impact to rail trail.

The music sign will eventually be replace with new sign with building name.

Siding is of vinyl type, gray in color. Each door will have small sign indicating who occupies the space. Downcast lighting will be attached to building. Dumpster out back. No parking of trucks outside. Windows are 6 over 6 with mullions.

Tentative date for completion by Dec.

Wicked Good Scoops 9 Buttrick Rd.

Jason Lopez, Project Engineer

Don Charetter, owner. New Ventures Ice Cream & Coffee LLC.

Main access is on Buttrick Rd. The existing building (750 sq. ft.) will be remodeled to accommodate about 15 seats. Walk up window for coffee and ice cream. The exterior will be painted a dark color. No vinyl.

Lighting, a monopole with downcasting lights. Paved parking lot to town standards.

Signage, one facing Rt. 102 as the property backs up to Rt-102. In phase two, more lighting will be added to path way to covered bridge. Whiffle ball cages located in back with lights. The brush in back will be cleared.

Suppliers for ice cream and coffee are from Maine companies. Coffee is Fair Trade qualified. Operations are planned for seven days/week and year round. Plans are for delivery of both coffee and ice cream.

Bluebird Self-Storage 76 Perkins Rd.

This is a three-story building facing Perkins Road on 3.5 acres of land. The building occupies 35,000 sq. (when all floors are included - 104,000 sq. ft.).

The outside dimensions are 200' by 171'

Main entrance on north side with a second one on south Side. Gray/blue in color. A climate controlled building with internal access to storage units only. Two canopies for unloading storage items at the main entrance, south and east sides.

Pylon sign facing Rt. 28 with a smaller sign at entrance to facility. Seats on stone foundation. Internally lit.

Dumpster located in back of building.

Lighting – No pole mounted lighting. Only lights are on building with downcast, LED. “Dark Sky” friendly lights.

Building was designed to fit into New England building styles. Looks more like a bank than typical storage site. No metal skin, using Eifs to cover outer building on top of steel frame, with rigid foam for insulation. The Sleep Inn behind it is made of the same material. Eifs is a durable product but it does not like to be struck. The skin is only ¼ inch thick on top of 1.5 inch rigid foam.

Commissioner Tom Banchi asked about the lighting of the Perkin Road sign. Signs will be backlit all around.

Commissioner Art Rugg stated he was looking for more of a brick look. Similar to the bus stop across the street. As an entrance to the airport area of the town, looking to have the same style of building material.

Developer stated this is the corp look and color so customers would recognize the facility and name of company. Bluebird was looking to fit into New England town look. He had reviewed the town of Londonderry’s “Look Book.” The style used was reflective of large classical commercial buildings of New England. He noted that Manchester and Bedford had stricter standards.

Commissioner Srugis, stated he had seen the one in Bedford and thought it was an apartment building being built on the site. It was a nice design and blended in.

Commissioner Rugg asked how durable eifs is.

Developer stated that it is very stable, the color is solid thru out, but it does not like to be struck. But if the strike is small it is easily repairable. It’s a cement based material with acrylics added to give durability. That is why the lower level has cement blocks as the exterior.

Discussion ensued over color, and surrounding buildings and the “look” the town wants for exit 5 area. The style of building is acceptable but the color is not. The town would like to see a brick style cladding (to help reduce the cost) using cement based blocks. There are several types available.

A motion was made by Commissioner Butler and seconded by Commissioner Rugg for the applicant “To go back to corporate and get new color renderings and block style faux brick facades.”

Developer is not in favor due to the fact these are the corporate colors being used across NH.

In favor: Commissioner’s Caron, Banchi, Rugg, Butler, Kenny. Commissioner Srugis did not vote. The motion passed.

Lymo Construction:

Kevin Anderson Meredian Landscaping

Craig Jones, Architect

Building is 26,000 sq/ft manufacturing facility with a 3,000 sq.ft detached storage area. Entrance to building is on 2nd floor due to the topography of land. The first 1/3 of building is made up of offices the rest is the manufacturing plant. The company is moving from Merrimack, NH to Londonderry to expand and meet the growing needs of the company.

The company makes exterior “skins’ for buildings in the New England region and Boston. Clients will be brought to building to show products and order as needed.

The exterior of building is made of panels of eifs, foam insulation and interior panels to make building energy efficient. The building will surpass state standards for energy efficiency.

Commissioner Blanchi asked “whether the exterior will be replaced in future as new products are developed?”

Craig Jones, "That is not the intention but due to the construction this can be done.

Commissioner Kenney, "Will there be a sign on High Range Rd.

Craig Jones, "Not at this time." Small sign to direct truck traffic to loading docks.

Staff Report:

Three plans submitted. One from Manchester Water works for 1.9 acre acquisition of land from Noyes property for their water tower.

Condon Conversion

Sub-Division of 152 South Rd. 8,8 acres into 5 lots. All with frontage to south rd.

Forest Management:

Commissioner Rugg reports that Kent was unable to make tonight's meeting. But phase 2 of the walkway ramp will be getting underway. Getting estimates for the work.

Kent will do general clean up before Old Home days and will be asking residents what they want out of the area.

Master Plan Implementation Committee:

No report. Under review.

Town:

New GIS manager to start. Amy Kizak. Comes with ten years of experience from the SNHPC.

Other Business:

None.

Motion to adjourn made by Commissioner Rugg, seconded by Commissioner Caron. All in favor. Meeting adjourned.

