

Heritage Commission Meeting Minutes  
Londonderry, New Hampshire  
May 24, 2018

In attendance: Chairman Martin Srugis, Vice-Chairman Art Rugg; Commissioners Janet Cichocki, David Colglazier; Alternate Commissioner Victoria Gorveatt; Associate Planner Laura Gandia; and Kent Allen, Sexton.

Absent: Commissioners Tom Bianchi and Sue Joudrey; Alternate Commissioner Krystopher Kenney; Town Council Ex-officio Jim Butler.

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 appointed Alternate Gorveatt to vote for Commissioner Joudrey.

Vice-Chairman Rugg moved and Commissioner Cichocki seconded a motion to accept the minutes of the March 15, 2018 meeting. The motion carried 5-0-0.

Kent Allen reported that they had installed 11 shrubs and a couple of trees in the Allen Forest. They are offering different planting opportunities as memorials for people to buy for inclusion in the Allen Forest. He said that they have spread 110 tons of Rap to help stabilize some of the trail surfaces.

Mr. Allen said that they have gotten good press coverage for the efforts to improve the Forest. He said that his wife is ready to make suggestions to people who may want to make contributions to the Forest. Those contributions can go towards stone curbing and other permanent landscape features instead of plant materials for people wanting to offer a different type of support for the Forest.

John Trottier, Assistant Director, Department of Public Works and Engineering, reported that he and the Director of Public Works, Janusz Czyzowski, looked at the Town Common drainage situation. They determined that they would need to do some blasting of rock to clear a way for buried drain pipes to carry away water that is running onto the Town Common.

Mr. Trottier said that he doubted that the State would want to put in curbing and/or drainage to solve the problem of excess water on the Common. Quite a few years ago the Town opted not to participate with the State when the Pillsbury and Mammoth Road intersection was renovated and drainage could have been installed.

Mr. Trottier said that they would work on the drainage project to develop some costs for the Town to include in future Capital Improvement Projects.

Richard Zacchilli, Principal, Londonderry Middle School, said that he was filling in for Senior High Administrators who are at a different function. He said that two advisors would introduce the students. The students, who represent the class of 2018, want to donate a new sign to the High School to replace the current roadside sign that is in general use for the High School. The students involved at this meeting were: Luke Cava (Activities Coordinator), Aidan Crowley (Historian), Shannon Fraser (Secretary) and Jill Doris (Prom Chair).

The students handed out a nine-page document with pictures and text about the sign project.

A student said that the current sign requires a person to walk on a narrow platform a little over a foot off of the ground to be able to reach the changeable letters.

A second student said that the school spends about \$17,000 a year to change the sign based upon a rate of \$35/hour and almost 500 hours. It was noted that one has to clear the walking surface when snow is present.

The students said that it takes from two to four hours to change the sign. The task has to be fit into the schedule for the workers, so sometimes signs stay up longer than needed.

The students said that they would like a sign similar to the Pinkerton Academy sign with two rows of text. They had some examples of what they would like: fixed title area above two rows of text. They did not like red LED (light emitting diodes) letters, but did like the amber alternative offered by the New Hampshire Sign Company. The LED letters would be on a dark background. They noted that the sign would be controlled by three school administrators for security. They said that there could be two messages if there was a need for it, but they envisioned just one at a time per day. They thought that the message board could be used for civic purposes to inform the public about emergency situations and/or some event like Old Home Days.

The students have raised about \$15,000 needed for the \$20,000 cost. They said that \$3,000 could come from sign maintenance and some demolition costs could be reduced by having the school staff work on that.

Alternate Commissioner Gorveatt asked about the letter colors. The students indicated that red was offered, but they chose amber because some people with color blindness have trouble with the red letters.

Vice Chairman Rugg liked the idea of a white background with dark letters. He liked the two rows of letters and did not like any flashing or moving text.

Commissioner Cichocki liked white letters on a dark background.

Commissioner Colglazier liked white letters on a dark background.

Vice-Chairman Rugg suggested that the students plan their sign structure based upon guidance from the Londonderry Lookbook.

Chairman Srugis asked about the audience for the sign. The students said that it would be for their students, but it could be used for other school department notices about other schools and for special events at the school.

Mr. Srugis asked about the content of the sign. The students said that an administrator makes decisions about the contents.

Mr. Steve Young, School Board member, spoke about the sign project. He said that he was against the project because the sign is illegal in Londonderry by local ordinance. He said that he has offered to go with any students to work within the Town structure to get the sign exempted from the ordinance or to change the ordinance. Mr. Young said that the School Committee could vote to allow the sign because the School Committee is exempted from following local regulations. However, Mr. Young feels that the School Committee should follow local laws.

Chairman Srugis said that he would like to have a full Heritage Commission consider the sign issue since it is an important issue with regards to the first sign starting a cascade of signs for other schools and for government agencies.

Kevin Smith, Town Manager, stated that the School Board and Town Council wanted the issue to come before the Heritage Commission. Mr. Smith indicated that the Town Attorney said that there is case law that holds that allowing the School Board or Town Government to not follow the sign regulations does not then set a precedent for private or non-profit entities to not have to follow current regulations for signs.

Chairman Srugis thanked the students for their presentation. He said that he would like for the whole Commission to discuss the issue.

A presentation was made by Karl Dubay, Principal, The Dubay Group, Inc., Windham, NH and Dennis Mires, Architect, The Architects, Manchester, NH, Randy Knowles, ASLA, Knowles Design, Manchester, NH, for the property at 42 Nashua Road, Map 7 Lot 68-1, owned by NH Six Realty Trust, c/o Hajjar Management Co., Milton, MA.

Mr. Dubay said that the site is the location of the Citizens Bank. The bank takes up a fair amount

of property on the site with five drive through lanes and two extra parking lots. There are two entrances and one exit for automobile traffic to the site.

Mr. Dubay said that the owner is going to remove the bank building and reconfigure the lot for three structures. The new Citizens Bank building will be about 3,200 square feet. The bank will have white cement clapboard siding and a green standing seam metal roof. There will be an architectural block masonry base below the clapboards. The windows and doors will have dark bronze trim with two over one window lights (panes). There will be a bump-out on one side for an ATM drive-up.

A second building will be 5,100 square feet and house a "Convenient MD" Urgent Care facility. It will have a two-story tower block at one end with pitched hip roof surfaces of dark red standing seam metal. The sides will be a cultured stone band at the base and light cream cement clapboards. There will be dark red canopies above first floor windows. The tower corner panels will be cultured stone dry stack style going to the roof level in each corner. Behind the tower block there will be a flat roof. There are floor to ceiling white trimmed windows in the front part of the building. The smaller windows on the sides will two over one lights with white aluminum trim.

The retail space will be about 4,000 square feet. It will be similar to the Convenient MD building. The cement clapboards are shades of gray. The roof is aged copper color (a light shade of green). The canopies are the same color and also raised seam metal. The windows have anodized aluminum trim color to go along with the gray siding. The building has two sets of doors front and back for two small retail units.

Chairman Srugis asked about the stone surfaces on Convenient MD not being a brick material. Mr. Mires said that the brick was a flatter look and they wanted some texture and richness of the stone look. Mr. Srugis asked about the polished stone surface not being as rural as this location is. Mr. Mires suggested that they were thinking of the polished stone as being a little more institutional and substantial.

Commissioner Cichocki asked about trash storage. She was told that is was at the back corner of the lot with a gated fence and plantings around it.

Commissioner Colglazier asked about lighting. Mr. Mires said that there was downlighting under the canopies. He said that there was some exterior downlighting on the sign for the Convenient MD that showed the texture of the stone backing.

Vice-Chairman Rugg said that the second story of the bank looked a little big in the drawing. Mr. Mire said that the drawings made the roof look larger than it really was. He said that the scale was a little larger on the front, but it will not look as large on the side where people park.

Commissioner Colglazier asked about the road on the west side, noted as a Private Road on the drawing. Mr. Dubay said that they would be redoing and improving that road since it is in bad condition.

Chairman Srugis asked about trees blocking the traffic at the northwest corner. Mr. Dubay said that they were working with the Town staff and would take that into consideration. It would be easy to make those changes at this point in the planning.

Vice-Chairman Rugg said that the plan would be recommended to the Planning Board.

A presentation was made by Jon Rokeh, Engineer, Rokeh Consulting, LLC, Chichester, NH and Allen Johnson, Owner, Ramp Holdings, LLC for the property at 114 Rockingham Road, Map 16 Lot 86.

Sign images were distributed to the Commission. Jon Rokeh said that the sign would be internally illuminated and have white sections with black letters. The bricks shown will match the construction of the building that was previously approved for this project.

Chairman Srugis asked about the height of the sign in the picture image that was presented to the

Commission. Mr. Rokeh said that it was about 15 feet high. Mr. Srugis asked about the duration of the lighting. He was told that it would be on all night, but at a low level.

Alternate Commissioner Gorveatt asked about the light source. She was told that it was 100% internally illuminated and that there were no outside sources.

Commissioner Colglazier asked about the blue panels that were shown in the image. He was told that the blue panels were actually to be white, but the sign company drew them in as blue.

This project was approved for recommendation 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, LLC, Londonderry, NH, map 6, lots 84 & 59-1, for Phase 2 of the Cross Farm Development.

Mr. Szemplinski said that this is the second phase of the Cross Farm housing project. The houses are supplied with municipal water from Pennichuck and they have commercial gas. There are a variety of house styles and colors. A brochure and some cut sheets were distributed to show the concept and house styles.

The second phase will include 86 houses and will add a clubhouse. The clubhouse will have a tavern and some game facilities inside and outside.

This phase includes 35 acres of conservation land.

Alternate Commissioner Gorveatt asked about the roof shingles. Mr. Kalantzakos said that there were 35 year asphalt shingles and all the same.

Chairman Srugis asked about secondary road access. Mr. Szemplinski said that with Planning Board approval they would connect with Adams Road.

Chairman Srugis asked about any large signs on the clubhouse. Mr. Kalantzakos said that there were none.

This plan was approved for recommendation to the Planning Board.

A presentation was made by Frank Monteiro, President, MFH Design Consultants, Salem, NH, for a site plan and site improvements for Ten Roundstone Drive, Map 14 Lots 49-4 & 49-5. Also in attendance were Alex Vailas and Peter King, owners and applicants, Access Road, LLC, Manchester, NH and Charlie Desfosses, developer, CHD 603, LLC, Manchester, NH, and Rob Martel, architect, Berard - Martel Architecture, Inc., Bedford, NH.

Mr. Monteiro introduced the various people. He supplied several sheets of plans and elevations for the project.

Mr. Monteiro said that they are also asking for a lot line adjustment to reduce lot 49-5 from 2.6 acres to 1.47 acres. This will allow the owners to lease the land for the construction of a carwash.

The carwash will be a two-lane facility with plenty of space for queuing of cars. There are 5 spaces for vacuum cleaning. The building will be gray fractured face cement units on the outside at ground level. There will be some gray cement clapboards on the gable ends. The roof is to be blue, standing seam metal.

Mr. Martel went over some of the details of the site, outside equipment and traffic flow. He said that the structure would have windows along the approach side so that customers could see some of what was taking place inside. An employee will work from an internal office space.

The two lanes for washing will be against the outside walls and equipment will run down the center of the structure. There is a trash enclosure with drive up space in front of it at the back of the lot.

Alternate Commissioner Gorveatt asked about the color of the roof based upon the supplied drawing. Mr. Martell said that their printer had a blue which is what is shown. He said that the actual blue has not been chosen, but that they meant for the roof color to match the outdoor equipment and

the Wash Pro sign blue. Vice-Chairman Rugg also commented about the blue and liked the more muted blue that appeared on a sign drawing sheet.

Mr. Monteiro said that the base of the sign would match the building block material.

Chairman Srugis asked about the sign lighting. Mr. Monteiro said that the sign was internally illuminated. Mr. Srugis asked about the lighting. Mr. Monteiro said that there are a number of elevated LED fixtures on the site.

Commissioner Colglazier asked about having more than four purple lilacs. Mr. Monteiro said that they could add some more to the plan. Mr. Colglazier asked if this was a 24 hour a day operation. Mr. Monteiro said that they would probably run from 7:00 AM to 9:00 PM.

Chairman Srugis said that the proposal would be recommended to the Planning Board.

A presentation was made by Kevin Anderson, owner, Meridian Land Services, LLC, Milford, NH for a project at 49 Wentworth Avenue, Map 14 Lot 44-35, owned by BDRC Properties, LLC. Also present was Shawn Campbell, a second owner.

Mr. Anderson said that there are to be two buildings of 24,000 and 5,000 square feet. The first building was previously approved. It has a tenant for part of it. The second structure will be for more commercial space to be rented. The building will be a tall one-story structure, with metal panel siding and a sloping flat roof. The metal siding will be gray and light gray which is in response to a question from Alternate Commissioner Gorveatt about the color scheme. The buildings are meant for contractor tradesmen who need small office space and larger storage space for supplies.

The basic plans as presented were approved for recommendation to the Planning Board.

A presentation for an elderly housing project at 48 Old Nashua Road has been delayed until July 2018.

The Commission reviewed and approved of a lot line adjustment for 10 Roundstone Drive. This project was reviewed earlier at this meeting.

The Commission reviewed and approved of a lot line adjustment for 268 Mammoth Road, Map 9 Lot 45, and Four Sargent Road, Map 9 Lot 41 1-1.

The Commission reviewed and approved of a condominium conversion of Three Weymouth Road, Map 15 Lot 187.

Associate Planner Laura Gandia presented the two lot line adjustments and the condominium conversion plans.

Associate Planner Laura Gandia informed the Commission that drawings and plans were being prepared for the expansion of the Fire Department Headquarters on Mammoth Road. They would be presented to the Commission when they are ready.

Vice-Chairman Rugg moved and Commissioner Cichocki seconded a motion to adjourn. The motion passed 5-0-0 at 9:34.

David Lee Colglazier,  
Secretary