

LONDONDERRY, NH PLANNING BOARD

MINUTES OF THE MEETING OF APRIL 11, 2018 AT THE MOOSE HILL COUNCIL CHAMBERS

I. CALL TO ORDER

Members Present: Art Rugg, Chair; Mary Wing Soares, Vice Chair; Rick Brideau, Ex-Officio – Town Employee; Al Sypek, member; Leitha Reilly, member; Giovanni Verani, Ex-Officio – Town Manager Appt; Scott Benson, Assistant Secretary; Ann Chiampa (alternate member) and Roger Fillio (alternate member)

Also Present: Colleen Mailloux, Town Planner; Amy Kizak, GIS Manager/Comprehensive Planner; Laura Gandia, Associate Planner and Beth Morrison, Recording Secretary

Chairman Rugg called the meeting to order at 7:00 PM, explained the exit and emergency procedures, and began with the Pledge of Allegiance. Chairman Rugg appointed A. Chiampa to vote for C. Davies.

II. ADMINISTRATIVE BOARD WORK

- A. APPROVAL OF MINUTES: N/A
- B. REGIONAL IMPACT DETERMINATIONS: N/A
- C. DISCUSSIONS WITH TOWN STAFF: N/A

III. OLD BUSINESS - None

IV. New Plans -/Non-Binding Conceptual Discussions - None

V. Other Business - Commercial zoning workshop

Town Planner Mailloux informed the Board that the goal of the zoning overhaul is to clarify the Performance Overlay District, as it can be confusing to residents, and to make a more uniform district along the Route 28 and 102 corridors. She explained that there is a proposal for a new zone called the Commercial Performance Zone ("CPZ") and reviewed the definition of that zone with the Board. She noted that the Planning Board will be the authority on this and the applicants will no longer be going to the Zoning Board of Adjustment ("ZBA") for variances. She stated that the Planning Board will have the authority to grant a waiver if the intent of the waiver meets the intent and purpose of the CPZ. She explained that all the current C-I, C-II, and Mixed Use properties will now be under the Commercial Performance Overlay Zone. She reviewed the Table of Performance Standards with the Board. She went over some examples of how a developer can have some flexibility using the Performance Dimensional Standards. A. Sypek noticed the wording in footnote 9 of the Table of Performance Dimensional Standards that "with recommendation from the Heritage Commission" should be deleted as it potentially compromises the

Planning Board from making a decision. M. Soares asked if there would be specific trees outlined in the zoning table. Town Planner Mailloux stated that it would be specific to native trees. M. Soares voiced her opinion, that the current evergreen trees at the end caps at Home Depot are hard to see around, and stated that she thought they did not meet the town regulations. Town Planner Mailloux asked the Board for their opinion on the interior landscaping section, specifically relating to the island requirements of 250 square feet minimum, as she thought it makes it harder for plowing, harder to maintain and most trees will not survive in the 250 square feet minimum allowed space. G. Verani stated that in his opinion, that the islands make people want to cut through and create a safety issue. L. Reilly thought that there would be a risk of too much pavement with no clear direction if there were no islands. She gave the Target and Loews building in Bedford as an example of how parking might be done. Town Planner Mailloux noted that she has looked at Bedford's zoning language when doing this overhaul and would look at other towns' site plans to see what worked and what did not. Town Planner Mailloux pointed out that one of the incentive bonuses would be for developers to use shared parking, as they can reduce their side and rear landscaping requirements. She noted this would be a good thing for the town to have reduction in impervious surface. M. Soares asked about a particular wording within the minimum performance standards for signage. Town Planner Mailloux noted that this particular section had been taken word-for-word from the old ordinance and agreed the word should be removed. She noted that the environmental performance standards, wetland/ground water protection performance standards, and performance standards for development of steep slopes are all from the existing ordinance. She asked the Board if there were any further questions. M. Soares asked what the difference was between C-I, C-II, C-III, and C-IV zones are. Town Planner Mailloux stated that C-I and C-II are for more intense commercial use, C-III and C-IV are very limited commercial and are not part of this re-zoning. She noted that she needed to have additional conversations with existing property owners in the C-III and C-IV zones regarding the potential change. G. Verani stated he thought the language regarding arterial roads versus non-arterial roads was confusing. Town Planner Mailloux stated she would work on clarifying the language to make it less confusing. G. Verani asked if any existing non-conforming lots would be grandfathered in. Town Planner Mailloux stated that if it is an existing non-conforming lot it will be grandfathered. G. Verani asked if all these standards could be done in a one acre lot. Town Planner Mailloux stated that they would, but it would be tight. G. Verani asked how a decision for one parcel would not become binding for all future parcels. Town Planner Mailloux stated that each lot has to stand on its own merits and would be looked at on a case-by-case basis. She concluded her discussion.

VI. ADJOURNMENT

Member M. Soares made a motion to adjourn the meeting at approximately 08:20 p.m. Seconded by R. Brideau

The motion was granted, 8-0-0. The Chair voted in the affirmative.

The meeting adjourned at approximately 08:20 PM.

These minutes were prepared by Beth Morrison.

Respectfully Submitted,



Chris Davies, Secretary

These minutes were accepted and approved on May 2, 2018 by a motion made by M. Soares and seconded by C. Davies.