

LONDONDERRY, NH PLANNING BOARD

MINUTES OF THE MEETING OF MAY 2, 2018 AT THE MOOSE HILL COUNCIL CHAMBERS

I. CALL TO ORDER

Members Present: Art Rugg, Chair; Mary Wing Soares, Vice Chair; Leitha Reilly, member; Giovanni Verani, Ex-Officio – Town Manager Appt; Chris Davies, Secretary; Ann Chiampa (alternate member); Roger Fillio (alternate member) and Peter Commerford (alternate member)

Also Present: Colleen Mailloux, Town Planner; John R. Trottier, P.E., Assistant Director of Public Works and Engineering; 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 S. Benson and P. Commerford to vote for A. Sypek.

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES:

Member M. Soares made a motion to approve the minutes of April 4, 2018, as presented.

C. Davies seconded the motion.

The motion was granted 6-0-1, with member P. Commerford abstaining.

The Chair voted in the affirmative.

Member M. Soares made a motion to approve the minutes of April 11, 2018, as presented.

C. Davies seconded the motion.

The motion was granted 5-0-2, with members P. Commerford and C. Davies abstaining.

The Chair voted in the affirmative.

B. REGIONAL IMPACT DETERMINATIONS: N/A

C. DISCUSSIONS WITH TOWN STAFF:

1. Extension request – Kestrel Estates, 115 Hovey Road

Town Planner Mailloux informed the Board that this project was initially approved on May 7, 2014, with one two-year extension granted on May 4, 2016. She stated that the applicant is now requesting an additional two-year extension in order to meet the conditions and finalize the subdivision.

Jonathan Lacombe, member of Diamond Edge Realty & Development, LLC, 12 Murphy Drive, #100, Nashua, NH introduced himself to the Board. J. Lacombe stated that the previous two-year extension was for road bonding and some other financial aspects. He stated that those issues have been addressed. He explained that he is here tonight for another two-year extension because the road will require a significant cut of land, which is a lot of material that needs to be removed from the subdivision to put the road in. He stated that they do not have a place to put all of that material right now and is looking for other piece of land in the general area to be a donor lot for the material. He noted that moving this much material can be financially impacting on a development. A. Rugg asked how much longer the applicant anticipated to get this done. J. Lacombe stated that it depends upon what he finds for donor land in the area and stated that he thought two years would be enough time.

Chairman Rugg opened it up to questions from the Board. A. Chiampa asked if the applicant had put ads in the paper to try and help reduce the cost. J. Lacombe stated that he had not and this is a significant amount of material that needs to be transported that might take weeks. L. Reilly asked if the applicant would be back in another two years to ask for another extension. J. Lacombe stated that he thought this was a simple request and noted that as long as the ordinances or regulations on road building have not changed in the town, then he should be able to finalize the project. L. Reilly stated that the road requirement has changed to 28 feet. J. Trottier noted that this is a 28-foot wide road. R. Fillio asked if there was a place on the site where he could temporarily store the material. J. Lacombe stated that there was not as the amount of material might occupy two and a half lots. Town Planner Mailloux noted that there is no requirement that the material has to be removed before the plans are signed. M. Soares asked when the plans expire. Town Planner Mailloux noted the plans expire on May 4, 2018. M. Soares stated in her opinion, the Board should grant an extension of six months or a year, but not two years. L. Reilly stated in her opinion, she was okay with a one year extension.

Member M. Soares made a motion to grant a one-year extension for Kestrel Estates, 115 Hovey Road, to expire May 1, 2019.

L. Reilly seconded the motion.

The motion was granted 7-0-0. The Chair voted in the affirmative.

III. OLD BUSINESS - None

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

V. Other Business -

A. Zoning Overhaul Update

Town Planner Mailloux informed the Board that she is still working with Richard Canuel on the commercial zoning overhaul and would be updating the Board in the upcoming weeks. A. Chiampa pointed out that she sat down with Town Planner Mailloux and Associate Planner Gandia to review historic properties in town that might be indirectly or directly affected with the zoning change.

B. Londonderry Growth Update

Town Planner Mailloux stated that there is a memo that the Board received and noted that this is just an update on where things stand versus an actual growth ordinance. She pointed out that in Londonderry there were 80 building permits issues in 2017, and noted that this number is inclusive of accessory dwelling units. She noted that the accessory dwelling units' numbers are on the rise. Town Planner Mailloux stated that the 80 permits that were issued was higher than the average of the preceding six years, which was 75.7. She noted that Londonderry's growth rate is under one percent. A. Rugg asked if she could place this information on the Planning Board's website for the public. She stated that she could.

VI. ADJOURNMENT

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

The motion was granted, 7-0-0.

The meeting adjourned at approximately 07:35 PM.

These minutes were prepared by Beth Morrison.

Respectfully Submitted,



Chris Davies, Secretary

These minutes were accepted and approved on June 6, 2018 by a motion made by M. Soares and seconded by C. Davies.