

LONDONDERRY, NH PLANNING BOARD

MINUTES OF THE MEETING OF SEPTEMBER 13, 2017 AT THE MOOSE HILL COUNCIL CHAMBERS

I. Call to Order

Members Present: Art Rugg, Chair; Mary Wing Soares, Vice Chair; Leitha Reilly, member; Al Sypek, member; Scott Benson, Assistant Secretary; Ann Chiampa (alternate member); 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; 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. A. Rugg appointed A. Chiampa to vote for C. Davies. A. Rugg appointed P. Commerford to vote for M. Soares until she arrives.

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES: N/A

B. REGIONAL IMPACT DETERMINATIONS: N/A

C. DISCUSSIONS WITH TOWN STAFF: Town Planner Mailloux informed the Board that there was a discussion with the town attorney stating that the Board cannot enforce a one year requirement for building permits, as there are state statutory requirements that allow for a 24-month period. Town Planner Mailloux stated that the Board will now stop enforcing the one year requirement to pull a building permit and will be amending the site plan regulations.

Member A. Sypek asked Town Planner Mailloux to review what transpired at the Town Council meeting. Town Planner Mailloux stated that the Board had reviewed a change to a zoning ordinance regarding travel trailers last month and the Council approved that amendment at their meeting. A. Sypek asked the Fire Chief to come up and talk about the sprinkler ordinance at the Council meeting. Darren O'Brien, Chief of Fire Department, stated that they asked for an ordinance to uphold sprinklers in bars with occupancy over 100 people. He stated that no current places in town are affected, but the change will affect the new developments. A. Rugg stated that on September 14, 2017, at 7 p.m. in the Moose Hill Conference room the Governor's Advisory Commission is having a hearing on the highway plans for the next 10 years. A. Rugg also presented population numbers from the New Hampshire Office of Strategic Initiative, in which Londonderry increased to 25,361 from 24,891 last year.

III. Old Business - N/A**IV. New Plans/Conceptual/Non-binding Discussions**

A. Application for a formal review of a subdivision plan for a lot line adjustment between 12 Maureen Circle (Map 11 Lot 98-1, Zoned AR-1, Michael & Sara Loughlin, Owners), 11 Harvey Road, (Map 11 Lot 99, Zoned AR-1, John & Susan Madden, Owners) and 13 Harvey Road (Map 11 Lot 99-1, Zoned AR-1, Michael & Sara Loughlin, Owners) and Michael Loughlin, Applicant

Chairman Rugg read the case into record. J. Trottier stated there is one outstanding checklist item for which the applicant has submitted a waiver request. If the Planning Board grants the waiver, Staff recommends the application be accepted as complete. The applicant has submitted a waiver request from checklist items III.24 & 25 and Section 4.17.A. 28 & 32 to not provide HISS Mapping and a 4k test pit area for Lot 11-98-1 only. Staff supports this waiver request as sufficient HISS mapping and a 4k area were demonstrated on a subdivision plan approved by the Board on March 1, 2017 and recorded in the Rockingham County Registry of Deeds (RCRD) as plan number D-40148 and the proposed lot line adjustment will result in an increased lot area for parcel 11-98-1.

A. Sypek made a motion to approve the waiver per Staff's recommendation memorandum dated September 13, 2017.

S. Benson seconded the motion.

The motion was granted, 6-0-0. The Chair voted in the affirmative.

A. Sypek made a motion to accept the application as complete per Staff's recommendation memorandum dated September 13, 2017.

S. Benson seconded the motion.

The motion was granted, 6-0-0. The Chair voted in the affirmative.

Chairman Rugg noted that the 65-day time clock had started.

Brian Haynes, SEC & Associates, 138 Newton Road, (Rte 108), Suite 33A, Plaistow, NH, 03865, presented for the applicant. He stated that this was a lot line adjustment that involves three lots, which include 13 Harvey Road that is a 2.15 acre parcel with 134 feet of frontage, 11 Harvey Road that is a 2.42 acre parcel with 136 feet of frontage, and 12 Maureen Circle that is a 3.24 acre parcel with 50 feet of frontage. He stated that the proposal is to reduce the two Harvey Road lots, so the back half of these lots, can become part of the lot on Maureen Circle. He stated that the conservation signs have been placed on the wetland buffers and no variances were required. He stated that there is a waiver request for a plan scale from 1"=40 to 1"-50.

Chairman Rugg asked the Board for input.

Chairman Rugg asked for public input and there was none.

A. Sypek made a motion to approve the waiver request as outlined in the staff recommendation memorandum dated September 13, 2017.

L. Reilly seconded the motion.

The motion was granted, 6-0-0. The Chair voted in the affirmative.

A. Sypek made a motion to grant conditional approval of the Lot Line Adjustment Plan for Map 11, Lots 11-98-1, 11-99 and 11-99-1, 12 Maureen Circle, 11 & 13 Harvey Road, Michael & Sara Loughlin and John & Susan Madden (Owners), Michael Loughlin (Applicant), in accordance with plans prepared by S.E.C. & Associates, Inc, dated August 1, 2016, last revised August 22, 2017, with the precedent conditions to be fulfilled within two years and prior to plan signature and general and subsequent conditions of approval to be fulfilled as noted in the Staff Recommendation Memorandum, dated September 13, 2017. Town Planner Mailloux noted there was a typographical error and the date of the plans prepared by S.E.C. & Associates, Inc, dated August 1, 2017.

L. Reilly seconded the motion.

The motion was granted, 6-0-0. The Chair voted in the affirmative.

"Applicant", herein, refers to the property owner, business owner, or organization submitting this application and to his/its agents, successors, and assigns.

PRECEDENT CONDITIONS

All of the precedent conditions below must be met by the Applicant, at the expense of the Applicant, prior to certification of the plans by the Planning Board. Certification of the plans is required prior to commencement of any site work, any construction on the site or issuance of a building permit.

1. Any outstanding DRC comments be addressed.
2. The Owner's signatures shall be provided on the plans.
3. The Applicant shall provide a digital copy of the complete final plan to the Town prior to plan signature by the Planning Board in accordance with Section 2.05.n of the Subdivision Regulations.
4. The Applicant shall provide checks for LCHIP and recording fees, made payable to the Rockingham County Registry of Deeds.

5. The Applicant shall note all general and subsequent conditions on the plans (must be on a sheet to be recorded, or a separate document to be recorded with the subdivision plans).

6. Final planning review.

PLEASE NOTE – If these conditions are not met within two (2) years of the meeting at which the Planning Board grants approval, the Board's approval will be considered to have lapsed and re-submission of the application will be required. See RSA 674:39 on vesting.

GENERAL AND SUBSEQUENT CONDITIONS

All of the conditions below are attached to this approval.

1. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.

2. It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals which may be required as part of this project (that were not received prior to certification of the plans). Contact the Building Division at extension 115 regarding building permits.

B. Application for a formal review of a site plan for site preparation, grading and drainage improvements, 26 Jack's Bridge Road, Map 15 Lot 103, Zoned IND-1, Charles H. Evans (Owners & Applicant)

Chairman Rugg read the case into record. J. Trottier stated there are four (4) outstanding checklist items for which the applicant has requested waivers. If the Board grants the waivers, Staff recommends the application be accepted as complete. J. Trottier explained the waivers and stated that staff support granting all four (4) waivers.

A. Sypek made a motion to approve checklist waivers 1 through 4 as outlined in Staff's recommendation memorandum dated September 13, 2017

S. Benson seconded the motion.

The motion was granted, 6-0-0. The Chair voted in the affirmative.

A. Sypek made a motion to accept the application as complete.

S. Benson seconded the motion.

The motion was granted, 6-0-0. The Chair voted in the affirmative.

Chairman Rugg noted that the 65-day time clock had started.

Earl Blatchford, Haynor/Swanson, Inc., 3 Congress St., Nashua, NH 03062 presented to the Board for the applicant. E. Blatchford stated that the applicant has owned the property for several years and has made several attempts to market the property and there have not been any takers. He stated the intent of the plan is to clear the site and perform grading to make the site better for showing potential development. He described the parcel as having 9.65 acres in the Industrial 1 zone and having 673 feet of frontage. He stated that the lot has a single gravel driveway, which serves the existing cell tower. He noted that they have filed for an alteration of terrain permit with DES and stated they received that permit on Monday.

Chairman asked the Board for input. A. Chiampa asked if the applicant was going to lose any land to the widening of 93. E. Blatchford stated that he has and thought it was going to be a 30 foot strip of land. A. Chiampa asked if Clark Road had a barrier. E. Blanchard stated it had an opticon gate for emergency access.

Chairman Rugg asked for public input and there was none.

A. Sypek made a motion to grant conditional approval of the site plan for site preparation, grading and drainage improvements, 26 Jack's Bridge Road, Map 15 Lot 103, Charles H. Evans (Owner and Applicant), in accordance with plans prepared by Haynor-Swanson, Inc., dated April 14, 2017, last revised August 14, 2017, with the precedent conditions to be fulfilled within 120 days of the approval and prior to plan signature and general and subsequent conditions of approval to be fulfilled as noted in the Staff Recommendation Memorandum, dated September 13, 2017.

S. Benson seconded the motion.

The motion was granted, 6-0-0. The Chair voted in the affirmative.

"Applicant", herein, refers to the property owner, business owner, or organization submitting this application and to his/its agents, successors, and assigns.

PRECEDENT CONDITIONS

All of the precedent conditions below must be met by the Applicant, at the expense of the Applicant, prior to certification of the plans by the Planning Board. Certification of the plans is required prior to commencement of any site work, any construction on the site or issuance of a building permit.

1. The Applicant shall provide a utility clearance letter from Eversource for the relocated utility poles.
2. The Applicant shall address all appropriate items from the Planning & Economic Development Department/Department of Public Works & Engineering/Stantec review memo dated September 13, 2017.
3. All required permits and approvals shall be obtained and noted on the plan.
4. The Applicant shall note all waivers granted on the plan.
5. The Applicant shall provide a digital copy of the complete final plan to the Town prior to plan signature by the Planning Board in accordance with Section 2.05.n of the Site Plan Regulations.
6. Third-party review fees shall be paid within 30 days of conditional site plan approval.
7. Financial guarantee be provided to the satisfaction of the Department of Public Works and Engineering.
8. Final engineering review.

PLEASE NOTE – If these conditions are not met within 120 days of the meeting at which the Planning Board grants approval, the Board's approval will be considered to have lapsed and re-submission of the application will be required. See RSA 674:39 on vesting.

GENERAL AND SUBSEQUENT CONDITIONS

All of the conditions below are attached to this approval.

1. No construction or site work may be undertaken until a pre-construction meeting with Town staff has taken place, filing of an NPDES – EPA Permit (if required), and posting of the site-restoration financial guaranty with the Town. Contact the Department of Public Works to arrange the pre-construction meeting.
2. The project must be built and executed as specified in the approved application package unless modifications are approved by the Planning Department & Department of Public Works, or, if Staff deems applicable, the Planning Board.
3. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.

4. It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals which may be required as part of this project (that were not received prior to certification of the plans).

5. As built site plans must to be submitted to the Public Works Department prior to the release of the applicant's financial guaranty.

V. Other Business - Town Planner Mailloux informed the Board that the CIP is an advisory document to the Town Council and the Budget Committee to use in their deliberations for setting budget recommendations. She stated in the summer department heads, town boards and committees were asked to submit any projects that they might want to include in the CIP. She stated that eight projects were submitted, almost identical to last year's CIP projects. She noted that the CIP Committee reviewed these projects and provided a priority ranking from 1-6, with priority 1 being the most urgent projects that cannot be delayed that are needed for health and safety. Town Planner Mailloux then read from Exhibit 1 to the Board reviewing all eight CIP projects. She stated that all the department heads were in the audience and would be happy to address any questions.

Darren O'Brien, Chief of Fire, addressed the Board. D. O'Brien stated that last year the project was ranked priority 1 as well and last year the Town approved \$35,000 for a feasibility study. He noted that they are in the process of performing the feasibility study with an architect. A. Sypek asked if there would be any additional architectural fees on the ballot in March. D. O'Brien stated that in his opinion, the feasibility study was hoping to get everything done. Town Planner Mailloux stated that the CIP Committee separated architectural/engineering from construction.

A. Rugg asked the Board if there were any questions. A. Chiampa asked the Fire Chief to go into more detail regarding the project. D. O'Brien stated that the Fire Department is anticipating adding more apparatus space and the architect drew up a design for the building to build out more towards Sargent Road side with a two story building with bays underneath. He noted that this design was going to cost more than they had anticipated, so at the close of the last meeting, they came up with a new idea. He explained the new idea was to take what they have for existing living space and add that to the north side of the building while adding a same size structure to the south side of the building, making the existing living space into apparatus space. A. Sypek asked if in the design there was a communication center upgrade. D. O'Brien stated that there would be a new communication center with the flexibility if the police department goes down, they can use the fire departments communication center.

Michael McQuillen, Battalion Chief addressed the Board. M. McQuillen stated that the communication project has noted that the current infrastructure will not support the project because if equipment were to break they could not replace it. He noted that they are looking at replacing the infrastructure and

to be able to share resources, so police, fire and highway are all on the same towers. He noted that right now they are all using different equipment that is not compatible. He explained that they want to build three additional sites to get more coverage so that there will always be radio contact with the communications center.

A. Rugg asked the Board if there were any questions. A. Chiampa asked if there was a chance to get grants for any communication upgrades. M. McQuillen stated they are looking at grants and he believes there may be some small ones as there are not large dollar grants available. A. Sypek stated that he felt the communication issue was a safety issue that needs to be resolved. A. Chiampa asked if any other towns were looking into this issue. M. McQuillen stated that Derry is looking at a 1.4 million upgrade to their system.

Peter Curro, business administrator for the school district addressed the Board. P. Curro stated that the current SAU office was built for 12 employees originally and now has 25. He noted that there were also some health issues, space issues and storage issues with the current building. He noted that he has been told that the building should not be renovated. He noted some employees have documented respiratory illnesses from the building. A. Sypek stated he agreed with P. Curro about the CO2 levels. A. Sypek asked what the Town would do with the building. P. Curro stated it would be torn down as it is not healthy. A. Chiampa asked where they were looking at for space. P. Curro stated he was not at liberty to say yet. A. Chiampa asked if it would be on any school property. P. Curro stated the only school property that could be used would be Moose Hill, as it was originally designed to be a second middle school and has more room, but then they are locked out of options for anything else at Moose Hill in the future.

P. Curro also noted that with the current enrollment in the elementary schools there will need to be another elementary school built in the future. He noted that the developments going in the north end of town might bring more children to that area. He stated that Moose Hill and North School do not have any more room for classrooms, while Matthew Thornton and South school do. He noted that he does not want to redistrict twice within two years, but rather once. He noted that years back when the middle school doubled in size of students areas such as the library, gym and cafeteria were not expanded. He stated that in a few years there will be the question of going to full day kindergarten in the town. He explained that when they built Moose Hill a deal was made with the state that if and when kindergarten was ever moved to the elementary schools the Town would abide by the minimum classroom size, which for kindergarten is 1200 SF. He stated that in the elementary schools the average classroom size is 900 SF with Matthew Thornton being 600 SF. He noted that it would take about 2 years to build the elementary school and 1-1/2 years for the renovations. A. Sypek asked how the school board is going to handle full day kindergarten. P. Curro stated

that the state gives you a choice it is not mandated and the school board would have to decide what to do.

P. Curro presented last on an auditorium, which the district feels, is necessary. He noted that it is 6 years out for a project because the enrollment issue takes priority. M. Soares asked how many of the bonds dropped out of the school district. P. Curro stated in 2017, they lost the middle school note and in either 2022 or 2023 the high school note is done. He stated that the district office inside of 10 years loses all its debt.

John Trottier, Assistant Director of Public Works and Engineering, addressed the Board. J. Trottier stated there were two CIP projects submitted. He noted the first is the south Londonderry phase 2 for sewer. He stated that the second project was the replacement of a section of sewer on Old Mammoth Road that needs to be upgraded.

A. Rugg asked if the Board had any questions. A. Sypek asked when J. Trottier had to hook up the sewer. J. Trottier stated that state RSA requires if sewer runs in front of your property and your sewer system fails, the RSA mandates you tie in to the sewer. M. Soares stated that she feels like this makes the Shaw's plaza more marketable. J. Trottier agreed.

Town Planner Mailloux concluded, that if the Board has no changes, she would revise the document and come back next month for a public hearing on October 11, 2017, in which the Board would adopt the document making it an advisory document to the Town Council and Budget Committee. L. Reilly asked if the Board could make adjustments at the public hearing meeting next month. Town Planner Mailloux stated that the Board could make adjustments at that time.

VI. Adjournment

Member M. Soares made a motion to adjourn the meeting at approximately 08:35 p.m. Seconded by A. Sypek.

Motion was granted, 6-0-0.

The meeting adjourned at approximately 8:35 PM.

These minutes were prepared by Beth Morrison, recording secretary.

Respectfully Submitted,



Chris Davies, Secretary

These minutes were accepted and approved on October 4, 2017 by a motion made by L. Reilly and seconded by R. Brideau.

STAFF RECOMMENDATION

To: Planning Board
From: Colleen P. Mailloux, AICP, Town Planner
John R. Trottier, PE, Assist. Dir. Of DPW

Date: September 13, 2017

Application: Application Acceptance and Public Hearing for formal review of a lot line adjustment plan between 12 Maureen Circle and 11 & 13 Harvey Road, Map 11, Lots 98-1, 99 & 99-1, Michael & Sara Loughlin and John & Susan Madden (Owners), Michael Loughlin (Applicant)

- **Completeness:** There is one outstanding checklist item for which the Applicant has submitted a waiver request. If the Planning Board grants the waiver, Staff recommends the application be accepted as complete.
 1. The Applicant has submitted a waiver request from Checklist Items III.24 & 25 and Section 4.17.A. 28 & 32 to not provide HISS Mapping and a 4k test pit area for Lot 11-98-1 only. Staff supports this waiver request as sufficient HISS mapping and a 4k area were demonstrated on a subdivision plan approved by the Board on March 1, 2017 and recorded in the RCRD as plan number D-40148 and the proposed lot line adjustment will result in an increased lot area for parcel 11-98-1.

Board Action Required: Motion to approve the waiver per Staff's recommendation memorandum dated September 13, 2017.

Board Action Required: Motion to Accept the Application as Complete per Staff's recommendation memorandum dated September 13, 2017.

- **Waivers:** The Applicant is requesting one waiver of the subdivision regulations:
 1. The Applicant has submitted a waiver request from Section 4.01C of the Subdivision Regulations in order to allow for the use of a plan scale of 1" = 50'. Staff **supports** granting this waiver as the plans are legible at the scale presented.

Board Action Required: Motion to approve the waiver request as outlined in the staff recommendation memorandum dated September 13, 2017.

- **Recommendation:** Based on the information available to date, Staff recommends that the Planning Board **CONDITIONALLY APPROVE** this application with the Notice of Decision to read substantially as follows:

Board Action Required: Motion to grant conditional approval of the Lot Line Adjustment Plan for Map 11, Lots 11-98-1, 11-99 and 11-99-1, 12 Maureen Circle, 11 & 13 Harvey Road, Michael & Sara Loughlin and John & Susan Madden (Owners), Michael Loughlin (Applicant), in accordance with plans prepared by S.E.C. & Associates, Inc, dated August 1, 2016, last revised August 22, 2017, with

the precedent conditions to be fulfilled within two years and prior to plan signature and general and subsequent conditions of approval to be fulfilled as noted in the Staff Recommendation Memorandum, dated September 13, 2017.

“Applicant”, herein, refers to the property owner, business owner, or organization submitting this application and to his/its agents, successors, and assigns.

PRECEDENT CONDITIONS

All of the precedent conditions below must be met by the Applicant, at the expense of the Applicant, prior to certification of the plans by the Planning Board. Certification of the plans is required prior to commencement of any site work, any construction on the site or issuance of a building permit.

1. Any outstanding DRC comments be addressed.
2. The Owner’s signatures shall be provided on the plans.
3. The Applicant shall provide a digital copy of the complete final plan to the Town prior to plan signature by the Planning Board in accordance with Section 2.05.n of the Subdivision Regulations.
4. The Applicant shall provide checks for LCHIP and recording fees, made payable to the Rockingham County Registry of Deeds.
5. The Applicant shall note all general and subsequent conditions on the plans (must be on a sheet to be recorded, or a separate document to be recorded with the subdivision plans).
6. Final planning review.

PLEASE NOTE – If these conditions are not met within two (2) years of the meeting at which the Planning Board grants approval, the Board’s approval will be considered to have lapsed and re-submission of the application will be required. See RSA 674:39 on vesting.

GENERAL AND SUBSEQUENT CONDITIONS

All of the conditions below are attached to this approval.

1. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.

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2. It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals which may be required as part of this project (that were not received prior to certification of the plans). Contact the Building Division at extension 115 regarding building permits.

STAFF RECOMMENDATION

To: Planning Board
From: Colleen P. Mailloux, AICP, Town Planner
John R. Trottier, PE, Assist. Dir. Of DPW

Date: September 13, 2017

Application: Application Acceptance and Public Hearing for formal review of a site plan for site preparation, grading and drainage improvements, 26 Jack's Bridge Road; Map 15, Lot 103, Charles Evans (Owner/Applicant).

- **Completeness:** There are four (4) outstanding checklist items for which the Applicant has requested waivers. If the Board grants the waivers, Staff recommends the Application be accepted as complete.
 1. Checklist Item XI.1 and Sections 3.14 and 4.17 of the Site Plan Regulations to provide a traffic impact analysis. Staff **supports** this waiver as the site plan is for site preparation only and there is no proposed use which would generate traffic for which a traffic impact analysis could be prepared.
 2. Checklist Item XI.5 and Sections 3.04, 3.05, 3.06, 3.07 and 4.18.B of the Site Plan Regulations to provide utility clearance letters for gas, electric, cable and telephone. Staff **supports** granting this waiver as the plan is for site preparation only and there will be no utility service to the site. There are utility poles which will be relocated as part of this plan, for which an application has been made to Eversource, and Staff has included a recommended condition of approval that final approval for the utility pole relocation be obtained.
 3. Checklist Item V.II and Section 3.10 of the Site Plan Regulations to provide a landscape plan. Staff **supports** granting this waiver as this plan is for site preparation only, upon completion of the work the site will be stabilized, loamed and seeded, and a landscape plan will be required for any future site plan approvals.
 4. Checklist Item VIII and Sections 3.13 and 4.16 of the Site Plan Regulations to provide a lighting plan. Staff **supports** granting this waiver as the proposed project does not include any proposed lighting.

Board Action Required: Motion to approve checklist waivers 1 through 4 for as outlined in Staff's recommendation memorandum dated September 13, 2017

Board Action Required: Motion to Accept the Application as Complete.

- **Waivers:** There are no additional waivers required for this plan.

- **Recommendation:** Based on the information available to date, Staff recommends that the Planning Board **CONDITIONALLY APPROVE** this application with the Notice of Decision to read substantially as follows:

Board Action Required: Motion to grant conditional approval of the site plan for site preparation, grading and drainage improvements, 26 Jack’s Bridge Road, Map 15 Lot 103, Charles H. Evans (Owner and Applicant), in accordance with plans prepared by Haynor-Swanson, Inc., dated April 14, 2017, last revised August 14, 2017, with the precedent conditions to be fulfilled within 120 days of the approval and prior to plan signature and general and subsequent conditions of approval to be fulfilled as noted in the Staff Recommendation Memorandum, dated September 13, 2017.

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1. The Applicant shall provide a utility clearance letter from Eversource for the relocated utility poles.
2. The Applicant shall address all appropriate items from the Planning & Economic Development Department/Department of Public Works & Engineering/Stantec review memo dated September 13, 2017.
3. All required permits and approvals shall be obtained and noted on the plan.
4. The Applicant shall note all waivers granted on the plan.
5. The Applicant shall provide a digital copy of the complete final plan to the Town prior to plan signature by the Planning Board in accordance with Section 2.05.n of the Site Plan Regulations.
6. Third-party review fees shall be paid within 30 days of conditional site plan approval.
7. Financial guarantee be provided to the satisfaction of the Department of Public Works and Engineering.
8. Final engineering review.

PLEASE NOTE – If these conditions are not met within 120 days of the meeting at which the Planning Board grants approval, the Board’s approval will be considered to have lapsed and re-submission of the application will be required. See RSA 674:39 on vesting.

GENERAL AND SUBSEQUENT CONDITIONS

All of the conditions below are attached to this approval.

1. **No construction or site work may be undertaken until a pre-construction meeting with Town staff has taken place, filing of an NPDES – EPA Permit (if required), and posting of the site-restoration financial guaranty with the Town.** Contact the Department of Public Works to arrange the pre-construction meeting.
2. The project must be built and executed as specified in the approved application package unless modifications are approved by the Planning Department & Department of Public Works, or, if Staff deems applicable, the Planning Board.
3. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
4. It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals which may be required as part of this project (that were not received prior to certification of the plans).
5. As built site plans must to be submitted to the Public Works Department prior to the release of the applicant’s financial guaranty.

2019 - 2024 CIP Project Submissions - 8-21-17 Meeting Worksheet

Project	Department	Cost	Placement in 2018-2023 CIP	2016 CIP Committee Score	2017 Dept Score	2017 CIP Committee Score	CIP Committee Priority Assignment	CIP Committee Placement in 19-24 CIP FY
Central Fire Station Renovations	Fire	\$4,285,056	Priority 1 2018 A&E 2019 Const	32	29	25	1	A&E 2019 Const 2020
Communication Equipment Infrastructure Upgrade	PD/Fire/DPW	\$3,700,000	Priority 2 2019	24	27	22	1	2019
Auditorium	School District	\$10,000,000	Priority 3 2019 A&E 2020 Const	20	13	13	3	AE 2023 Const 2024
New SAU Office	School District	\$4,000,000	Priority 2 2019 A&E 2020 Const	23	22	22	1	A&E 2019 Const 2020
New School Facility	School District	\$26,000,000	Priority 3 2023 A&E 2024 Const	28	20	20	2	AE 2022 Const 2023
District Wide Renovations	School District	\$12,000,000	N/A	N/A	22	22	2	AE 2021 Const 2022
Sanitary Sewer - South Londonderry, Phase II	DPW - Sewer	\$3,812,600	Priority 3 2023 A&E 2024 Const	17	24	0	2	Design 2020 Const 2021
Sanitary Sewer Replacement - Section of Mammoth Road	DPW - Sewer	\$431,000	Priority 3 2023 A&E 2024 Const	22	20	0	3	Design 2022 Const 2023

- 1 - Urgent** Cannot be Delayed; Needed immediately for health & safety
- 2 - Necessary** Needed within 3 years to maintain basic level & quality of community services
- 3 - Desirable** Needed within 4-6 years to improve quality or level of services.
- 4 - Deferrable** Can be placed on hold until after 6 year scope of current CIP, but supports community development goals.
- 5 - Premature** Needs more research, planning & coordination
- 6 - Inconsistent** Contrary to land use planning or community development goals.