

LONDONDERRY, NH PLANNING BOARD

MINUTES OF THE MEETING OF FEBRUARY 8, 2017 AT THE MOOSE HILL COUNCIL CHAMBERS

I. Call to Order

Members Present: Mary Wing Soares, Vice Chair; Rick Brideau, CNHA, Ex-Officio; Jim Butler, Town Council Ex-Officio; Chris Davies, Secretary; Scott Benson, Assistant Secretary; Leitha Reilly, member; Al Sypek, member; Ted Combes (alternate member); Ann Chiampa (alternate member)

Also Present:

Colleen Mailloux, Town Planner; John R. Trottier, P.E., Assistant Director of Public Works and Engineering; John Vogl, GIS Manager/Comprehensive Planner; Laura Gandia, Associate Planner

Vice Chairperson Soares called the meeting to order at 7:00 PM, explained the exit and emergency procedures, and began with the Pledge of Allegiance. She appointed alternate member A. Chiampa to vote for Art Rugg.

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES:

Member L. Reilly made a motion to approve the minutes of February 1, 2017, as presented. R. Brideau seconded the motion. The motion was granted, 6-0-1 with A. Sypek abstaining. The Vice Chair voted in the affirmative.

B. REGIONAL IMPACT DETERMINATIONS: N/A

C. DISCUSSIONS WITH TOWN STAFF: J. Trottier noted the change in trash pick-up and recycling due to inclement weather. Town Planner Mailloux inquired of the Board of its interest as a result of the conceptual discussion of Lithia Springs, Affordable Housing Development, 30 Sanborn Road and applicant, Steven Lewis' invitation to visit one of his other developments as public and properly noticed site walk. The Board welcomed the idea and asked if there was availability at the end of February. Town Planner Mailloux stated she would check with the applicant on availability for those dates. Vice Chair Soares reminded the public of the school deliberative session on Friday, February 10, 2017, and the town deliberative session on Saturday, February 11, 2017.

III. OLD BUSINESS:

- A. Application acceptance and Public Hearing of a proposed 83 lot conservation subdivision, Lorden Commons Phases 2, 3 and 4 - 17 Old Derry Road, Map 16, Lot 38, Zoned AR-1, Lorden Commons, LLC (Owner) and Chinburg Properties, Inc. (Applicant) – continued from the January 4, 2017 meeting

Vice Chair Soares read the case into the record noting that the case was continued from the January 4, 2017 meeting. Town Planner Mailloux informed the Board that she received a written request from the applicant to continue the hearing until March 1, 2017 to provide for more time to address the Board's concerns regarding water and hydrological analyses. J. Butler arrived.

Member C. Davies made a motion to continue the hearing until March 1, 2017.

Member R. Brideau seconded the motion.

The motion was granted, 8-0-0. The Vice Chair voted in the affirmative, and noted this is the only public notice of the continuance to March 1, 2017.

IV. New Plans/Conceptual/Non-binding Discussions

- A. Conceptual discussion: Proposed Distribution Facility Site Plan, 31 Jack's Bridge Road, Map 17 Lot 45-3, Zoned IND-1, Poultry Processing Northeast c/o CMC Design Build (Applicant) & Evans Family Limited Partnership & Freedom Park Associates (Owner)

Vice Chair Soares read the case into the record. Jim Petropoulos, Civil Engineer for Hayner Swanson, Inc., Three Congress Street, Nashua, New Hampshire and Bill Conrad, Chief Operating Officer of Poultry Products Northeast ("PPNE"), 11 Bemis Road, Hooksett, New Hampshire, presented to the Board. J. Petropoulos stated that PPNE, founded in 1959, is one of the largest locally owned independent distributors in New England and eastern New York. He added that PPNE serves over 2,000 customers from its two distribution centers, one in Hooksett, NH and one in E. Windsor, CT. He explained that PPNE distributes 4,000 products, primarily protein products, and is involved in custom meat cutting and trimming with no slaughtering done on the site. He explained that PPNE has approximately 190 employees with three shifts and operates 24-7 with the largest shifts being the second and third shifts. He stated that the undeveloped property, zoned Ind-1, at 31 Jack's Bridge Road, abuts Harvey Industries, American Tire and undeveloped parcel of land owned by the Evans family. He described the topography, wetlands, and shared driveway and utility access with American Tire. He explained that he would be submitting a subdivision application to subdivide one lot into two lots (PPNE lot would own lot 45-3 (25.866 acres) and the Evans would own lot 45-6 (7.899 acres)). He then described the site plan application for a two story 110,000 SF building with

offices and a warehouse and distribution facility as well as a small processing area. He noted the possibility of future expansion. He described the access from the Jack's Bridge Road cul-de-sac, the front parking for the employees, the access around the building for emergency and fire vehicles, the loading docks, the box truck parking on the south and east side, the small fuel island and the above ground storage tank and dispensers. He reviewed the impact to the wetlands, and the storm water management plan. He stated the building would be approximately 30-40 feet in height with a flat roof. He anticipates submitting the applications later this month along with a conditional use permit for wetland and buffer impacts. He concluded his presentation and welcomed questions.

Vice Chair Soares asked for Staff input. J. Trottier stated that J. Petropoulos adequately described the project, and noted that conversations have already begun with the NHDOT – District 5 for traffic concerns for the Symmes Drive/Route 28 intersection.

Vice Chair Soares asked the Board members if they had any questions. C. Davies asked about the paved areas on the site. J. Petropoulos stated that the area for future expansion will not be paved but the earth work would be performed as well as the area being loamed and seeded. He stated he would come back to the Board at a different time for the expansion. T. Combes asked about snow storage, and J. Petropoulos pointed out several possible areas of snow storage. T. Combes also asked for some more information on the future expansion. J. Petropoulos stated that the expansion would be a 50,000 SF structure. A. Chiampa asked about the impact on the wetlands. J. Petropoulos explained that part of the impacted wetlands is a manmade wetland for the storm water runoff from American Tire. He stated that his approach is to avoid, minimize and mitigate noting the wetlands on the site are New England wooded wetlands, a lower quality/grade wetland. A. Chiampa asked about the location of the loading docks, and J. Petropoulos stated that they are located behind the building. Vice Chair Soares asked that consideration and coordination be given to the beginning and end of each shift as it relates to the shifts at Harvey Industries and American Tire to mitigate any traffic concerns. She also asked about amenities on the properties for the employees. B. Conrad stated they will have amenities on site such as a barbeque area. J. Butler asked about the processing of meats on site. B. Conrad explained that they cut meats to specification and meats come to them in boxes – they do not deal with live animals. J. Butler also asked the disposal of waste products. B. Conrad stated that the company employs a licensed disposal company to dispose of waste noting that they reuse much of the waste. The presentation was concluded, and Vice Chair Soares thanked them for their presentation.

B. Conceptual discussion: Proposed Site Plan Amendment, 270 Nashua Road, Map 002 Lot 007, Zoned C-I, Joseph & Tina Jean (Owners) & Sweet Landscaping (Applicant)

Vice Chair Soares read the case into the record. Jim Gebo and Kyle Segal, owners of Sweet Landscaping presented to the Board. J. Gebo stated that they currently operate a facility in Hudson which they are outgrowing. He stated that the proposed site is similar in nature to their current business, and they are hoping to expand the fencing portion of their business with this new location. He stated that they are not looking to add on or substantially change the site, and are requesting the addition of storage bins for natural materials such as mulch, stone, sand, etc. He noted that currently some of those materials are currently on site. He added that to the east right of the site, there would be salt storage for the snow removal portion of their business. He noted that the area contains ledge and has an impermeable surface with natural screening. J. Gebo described the gravel lot that exists on the property noting that it could be used for potential parking. J. Trottier did not recall that area being gravel. J. Trottier noted that there would be a change in use which would require approval. J. Trottier noted that typically Staff looks at what is on file for the parcel. He explained that there is not much on file for this property resulting in the need for an existing conditions/survey plan which will constitute the starting point with any changes meeting current standards. Town Planner Mailloux echoed the need for an existing conditions/survey plan.

Vice Chair Soares asked the Board members if they had any questions. A. Chiampa asked about the look of the storage bins. J. Gebo stated that there is currently an existing 8 feet fence on the property and the bins would not be visible through the fence which would be slatted. K. Segal noted that the set up would be stacked not a jersey barrier set up, and commented on the importance of keeping material neat and orderly. A. Chiampa asked about a sliver of land extending to High Range Road. K. Segal stated that the land is owned by Elwood Orchards. A. Chiampa expressed concerns about storage of salt near the wetlands. K. Segal stated that they would use appropriate containment systems. R. Brideau also expressed concerns about the storage of salt near the wetlands. J. Gebo stated that there will only be one salt bin located closest to the road. L. Reilly requested that they take steps to make the property look neat and orderly, and block the view from the public. A. Sypek asked what the process or involvement of the Board would be. Town Planner Mailloux stated that the application could be handled administratively through the Minor Site Plan Review Committee. Vice Chair Soares asked about the number of employees, and J. Gebo stated that he anticipates on having 15 full time employees some of whom will use their own vehicles and others will use company vehicles. She also expressed concern over salt containment, the public view, and look of the front of the property. She also requested from Town Staff pictures of the bins, and an update on the project. The presentation was concluded and Vice Chair Soares thanked them for their time.

V. Other Business

A. Zoning Update

Associate Planner L. Gandia provided the Board with an update to the changes to the home occupation section of the zoning ordinance noting the new two category/class approach: (1) home occupations as a matter of right and (2) home occupations permitted by special exception. She explained that so long as the occupant meets the criteria identified in the ordinance for a home occupation as a matter of right, no special exception or Town involvement is necessary. If those conditions are not met, then a special exception from the Zoning Board of Adjustment would be necessary. She pointed out the separate section for childcare facilities as a home occupation, and the need to reference state statute and the New Hampshire Department of Health and Human Services. She also explained that Town Staff felt that a recertification process was unnecessary. She welcomed questions from the Board. A. Chiampa expressed concern over the use of the word dumpster. Town Staff stated they would remove that word and look into when and if dumpsters are allowed. The Board and Town Staff engaged in a discussion about adult day care facilities as home occupations, and the Board's desire to see it remain as a separate section in the ordinance noting the increased need for those types of services. Concern was also expressed over the number of clients allowed.

R. Brideau made a motion to adjourn the meeting at approximately 8:10 p.m. Seconded by C. Davies.

Motion was granted, 8-0-0.

The meeting adjourned at approximately 8:10 PM.

These minutes were prepared by Associate Planner Laura Gandia.

Respectfully Submitted,



Scott Benson, Assistant Secretary

These minutes were accepted and approved on March 1, 2017 by a motion made by

L. Reilly and seconded by A. Sypek.