

## **LONDONDERRY, NH PLANNING BOARD** **MINUTES OF THE MEETING OF JULY 5, 2017 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; Chris Davies, Secretary; Giovanni Verani, Ex-Officio – Town Manager Appt; Leitha Reilly, member; Scott Benson, Assistant Secretary; Al Sypek, member; Ann Chiampa (alternate member); Roger Fillio (alternate member); Peter Commerford (alternate member)

Also Present: Colleen Mailloux, Town 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.

### **II. ADMINISTRATIVE BOARD WORK**

#### **A. APPROVAL OF MINUTES:**

**M. Soares made a motion to approve the minutes of June 7, 2017, as presented.**

**R. Brideau seconded the motion.**

**The motion was granted, 7-0-1, with A. Sypek abstaining.**

**The Chair voted in the affirmative.**

**M. Soares made a motion to approve the minutes of June 14, 2017, as presented.**

**R. Brideau seconded the motion.**

**The motion was granted, 7-0-1, with C. Davies abstaining.**

**The Chair voted in the affirmative.**

#### **B. REGIONAL IMPACT DETERMINATIONS:**

Town Planner Mailloux informed the Board that she had six projects for their consideration. She described the projects as follows and noted that none of the projects meet the criteria set forth by the SNHPC for developments of regional impact:

- Application for a site plan for affordable elderly housing 66 units, Seven Litchfield Road, Map 12 Lot 20, Zoned AR-1 & Litchfield Road, 7 Litchfield Road Realty Trust (Owner & Applicant)
- Application for a subdivision of one lot into two, Seven Litchfield Road, Map 12 Lot 20, Zoned AR-1 & Litchfield Road, 7 Litchfield Road Realty Trust (Owner & Applicant)
- Application for design review of a site plan for the redevelopment of a 492 sf music studio and construction of 13,200 two story commercial building with associated parking and other site improvements, 114 Rockingham Road, Map 16 Lot 86, Zoned C-II, Ramp Holdings, LLC (Owner & Applicant)
- Application for design review of a lot line adjustment/subdivision plan between 14 Josephine drive, map 15 lot 40, zoned AR-1 (City of Manchester Water Works, Owner & Applicant), 56B Noyes road, Map 15 Lot 35C-B, Zoned AR-1 (Maria C. Ferrera & Michael J. Frank, Owners), and 56A Noyes Road, Map 15 Lot 35C-A, Zoned AR-1 Jeffrey A. Hupfer & Gary Lepage, Owners)
- Application for design review of a condominium conversion of 56B Noyes Road, Map 15 Lot 35C-B, Zoned AR-1 (Maria C. Ferrera & Michael J. Frank, Owners), and 56A Noyes Road, Map 15 Lot 35C-A, Zoned AR-1 (Jeffrey A. Hupfer & Gary Lepage, Owners) - City of Manchester Water Works (Applicant)
- Application for design review of a minor site plan for the construction of a 768 SF coffee and ice cream shop, batting cages and associated site improvements, Nine Buttrick Road, Map 7 Lot 33, Zoned C-I, JMMKC Corporation (Owner) and Don Charette (Applicant)

**M. Soares made a motion to find that all six projects are not of regional impact.**

**R. Brideau seconded the motion.**

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

- C. DISCUSSIONS WITH TOWN STAFF: Town Planner Mailloux noted that the Fortin change of use that had originally requested a waiver to not complete site plan improvements prior to issuance of certificate of occupancy on their project at Rockingham Road has withdrawn the waiver request and that is why it was not on the agenda for tonight.

**III. Old Business- N/A**

**IV. New Plans/Conceptual/Non-binding Discussions**

A. Application for formal review of a five lot residential subdivision, 24 Griffin Road, Map 1 Lot 26, Zoned AR-1, Chestnut Realty Partners, LLC (Owner & Applicant)

Town Planner Mailloux stated the Planning Board had received a request from the applicant to be continued until the August 2, 2017, meeting.

**M. Soares made a motion to continue the application for formal review of a five lot residential subdivision, 24 Griffin Road, Map 1 Lot 26, Zoned AR-1, Chestnut Realty Partners, LLC (Owner & Applicant) until August 2, 2017.**

**R. Brideau seconded the motion.**

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

#### **V. Other Business**

A. A. Rugg stated that the zoning update will be on the agenda for next week's meeting. Town Planner Mailloux stated that was correct and the Board will be receiving emails regarding this. Town Planner informed the Board she will be on vacation next week. A. Rugg pointed out that next meeting will be about travel trailers.

#### **VI. Adjournment**

**M. Soares made a motion to adjourn the meeting at approximately 7:11 p.m. Seconded by R Brideau.**

**The motion was granted, 8-0-0.**

**The meeting adjourned at approximately 7:11 PM.**

These minutes were prepared by Beth Morrison

Respectfully Submitted,

  
\_\_\_\_\_  
Chris Davies, Secretary

These minutes were accepted and approved on August 2, 2017 by a motion made by \_\_\_L. Reilly\_\_\_\_\_ and seconded by \_\_\_R. Brideau\_\_\_\_\_.