

**LONDONDERRY, NH PLANNING BOARD
MINUTES OF THE MEETING OF OCTOBER 11, 2017 AT THE MOOSE HILL
COUNCIL CHAMBERS**

I. CALL TO ORDER

Members Present: Art Rugg, Chair; Mary Wing Soares, Vice Chair; Al Sypek, member; Rick Brideau, Ex-Officio – Town Employee; Chris Davies, Secretary; Jim Butler, Town Council Ex-Officio; 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; 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 P. Commerford to vote for S. Benson and A. Chiampa to vote for L. Reilly.

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 the next work session on growth management is going to be October 21, 2017 from 8 a.m to 10 a.m. M Soares stated that people who could not attend the previous work session could view it on LACTV or online as it was taped.

III. OLD BUSINESS

A. Application for a formal review of a site plan to construct Phase 1 of an elderly housing development, consisting of 21 housing units, a clubhouse and associated site improvements; Nashua Road/NH Route 102, Adams Road and Cross Road - Map 6 Lot 84 & Map 6 Lot 59-1, Zoned AR-1, Cross Farm Development, LLC (Owner & Applicant) - continued from the September 6, 2017 meeting

Chairman Rugg read the case into record noting it was continued from the September 6, 2017 meeting.

Morgan Hollis, attorney at Gottesman & Hollis, P.A., 39 E. Pearl Street, Nashua, NH representing Cross Farm Development addressed the Board. He reviewed what was discussed at the last meeting and stated that Joe Maynard and Jack Szemplinski from Benchmark Engineering were with him to address any questions regarding the

plan. He reviewed the waivers that were denied at the last meeting. He informed the Board that the developers have removed the clubhouse from Phase 1 and put in its place a temporary recreational field. He explained that the developers pulled as much of the rain garden out of the buffer as was possible; however, there is still some of it in the buffer and they will need a waiver for this. He noted that the developers worked closely with the Conservation Commission for an agreement that this is a much improved application from the prior one. He stated that on this plan there is a clear turn around and extension of Pumpkin Patch Way, which results in a T-turn around type of arrangement. He stated the developers are re-requesting the waiver for the sidewalk as it adds significant impervious surface, drainage construction to the project and does not enhance the safety of the residents in any way.

Chairman Rugg asked for an overview of the detention pond.

Joe Maynard from Benchmark Engineering addressed the Board. He reviewed where the lowest portion of the site is for the Board. He explained that the rain garden was pulled out of the buffer as much as possible with 2000 SF of impact, 8600 SF of impact for the detention pond and 14,000 SF of CO impact for the compensatory storage.

Chairman Rugg looked for input from Staff. John Trottier stated that the application was accepted as complete on September 6, 2017. J. Trottier noted that the Board approved nine waiver requests and an exemption from residential phasing requirements. He stated the Board delayed acting on three waivers and denied one waiver requesting to provide internal sidewalks. He stated there are five waiver requests tonight and reviewed them with the Board. He noted that Staff supports granting all the waivers. He reviewed the design review items with the Board. He noted that NHDOT has recommended allowing the use of widening shoulder lanes for the 21 units. Town Planner Mailloux informed the Board that the plan has been redesigned to reduce the total impact area and are requesting a Conditional Use Permit (CUP) for two areas: The first being an area of 10,600 SF and the second being an area of 14,000 SF for compensatory storage area. She noted that the Conservation Commission has reviewed this and does support and recommended approval of the CUP.

Chairman Rugg opened it up to questions from the Board. P. Commerford asked if there was a new traffic analysis study. J. Trottier explained the two applications that NHDOT is reviewing for the development. P. Commerford stated he has been doing traffic analysis as well and thought they are borderline tripping some warrants now taking into account the added number of cars that Woodmont Commons might bring in. He stated he is seriously concerned about the traffic on route 102 and wants to make sure that NHDOT will review this. P. Commerford voiced concern about all the septic systems related to the development in relation to the wetlands on the site with contamination. A. Rugg stated that the state sets the septic system requirements. J. Maynard stated that all the septic systems would be permitted through the state and Alteration of Terrain. C. Davies asked someone to summarize the letter from NHDOT in the packet. J. Maynard explained that for

the 21 unit application, NHDOT stated there were no significant changes to be made; however the 200 unit application, NHDOT is stating a right turn lane into the site is warranted. C. Davies asked about a note pertaining to retaining pavement for future use from NHDOT. J. Maynard stated that NHDOT has said if the developer only builds 21 units, NHDOT wants them to cut the pavement back and remove it because NHDOT does not want to maintain excessive amounts of pavement if it is not going to be used. M. Soares voiced her approval of the removal of the clubhouse, but asked about the open space at the entrance of the project where they had originally proposed putting a club house. J. Maynard stated they were planning on removing the benches once the club house and other amenities were built in phase 2. M Soares asked if they were planning on putting a house there. J. Maynard stated that it was a possibility. M. Soares stated that she would prefer it stay open space, and that the grass and benches remain.

Chairman Rugg opened it up to the public.

Peter Curro, 105 Adams Road, addressed the board in opposition of the application. He read from his letter, which is Exhibit 1, to the Board. He asked the Board to broker a meeting with the Planning Board, Conservation Commission and developers to come up with a more reasonable size for this development.

Chairman Rugg opened it back up to the Board. A. Chiampa voiced her concern about denying access to Adams Road, as this road is a state designated scenic byway that encourages tourists to drive down it. P. Commerford asked if the culvert could be replaced to help the water situation. J. Maynard stated that it cannot be replaced because the Town has a zero increase in rate of run off to neighboring properties, and if the culvert were to be fixed, downstream would see an increase in water, which is against the Town ordinances. J. Trottier verified J. Maynard's statement. P. Commerford voiced his opinion of a traffic light being needed on Route 102. There was no further public input.

M. Soares made a motion to approve the Applicant's request for the above waivers 1 through 4 as outlined in the Staff recommendation memorandum dated October 11, 2017.

R. Brideau seconded the motion.

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

M. Soares made a motion to approve the Applicant's request for reconsideration and to approve the Applicant's request for the above waiver 5, as outlined in the Staff recommendation memorandum dated October 11, 2017, for the reasons stated.

R. Brideau seconded the motion.

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

M. Soares made a motion to approve the Applicant's request for a Conditional Use Permit as outlined in the Staff Recommendation Memorandum dated October 11, 2017.

R. Brideau seconded the motion.

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

M. Soares made a motion to grant conditional approval of the Cross Farm Phase 1 Site Plan, Map 6 Lots 84 & 59-1, Cross Farm Development, LLC (Owner & Applicant) in accordance with plans prepared by Benchmark Engineering, Inc., dated February 23, 17, last revised September 21, 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 October 11, 2017.

R. Brideau seconded the motion.

The motion was granted, 8-0-0. 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 address all appropriate items from the Planning & Economic Development Department/Department of Public Works & Engineering/Stantec review memo dated October 11, 2017.
2. Pipes for which a depth of cover waiver have been granted shall be Class V reinforced concrete pipe.
3. All condominium documents associated with the project shall be approved prior to signature of the plan.
4. The overall condominium site plan, showing the common area, limited common area and units, as described in the condominium documents be submitted to the Town for review and included in the final plan set for signature.

5. The offsite improvements plans for the waterline extension to the project, prepared by Pennichuck Water Works, shall be approved prior to signature of this site plan. Said plans shall be made a part of this plan set.
6. The off-site improvement plans for the Harvest Moon/ NH Route 102 intersection shall be approved prior to signature of this site plan. Said plans shall be made a part of this plan set.
7. All required permits and approvals shall be obtained and noted on the plan, including NHDES Wetland Permits, NHDES Alteration of Terrain Permit, NHDES Subdivision Approval, NHDOT Driveway Permit and any others that may be required.
8. The Applicant shall note all waivers and exemptions granted on the plan.
9. The Applicant shall note approved Conditional Use Permit on the plan.
10. 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.
11. The Applicant shall note all general and subsequent conditions on the plans.
12. Third-party review fees shall be paid within 30 days of conditional site plan approval.
13. Financial guarantees be provided to the satisfaction of the Department of Public Works and Engineering.
14. Final engineering review.

PLEASE NOTE - Once these precedent conditions are met and the plans are certified, the approval is considered final. If these conditions are not met within **120 days** to the day of the meeting at which the Planning Board grants conditional 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 for the subdivision 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. All condominium documents and plans associated with the project shall be recorded prior to requesting a pre-construction meeting with the Town.
3. 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.
4. 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.
5. Fire department access roads shall be provided at the start of the project and maintained throughout construction. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface.
6. 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.
7. All site improvements and off-site improvements must be completed in accordance with the approved plan prior to the issuance of a certificate of occupancy. In accordance with Section 6.01.d of the Site Plan Regulations, in circumstances that prevent landscaping to be completed (due to weather conditions or other unique circumstance), the Building Division may issue a certificate of occupancy prior to the completion of landscaping improvements, if agreed upon by the Planning Division & Public Works Department, when a financial guaranty (see forms available from the Public Works Department) and agreement to complete improvements are placed with the Town. The landscaping shall be completed within 6 months from the issuance of the certificate of occupancy, or the Town shall utilize the financial guaranty to contract out the work to complete the improvements as stipulated in the agreement to complete landscaping improvements. **No other improvements shall be permitted to use a financial guaranty for their completion for purposes of receiving a certificate of occupancy.**
8. As built site plans must to be submitted to the Public Works Department prior to the release of the applicant's financial guaranty.
 - B. Application for a formal review of a site plan for the redevelopment of a 492 SF music studio and construction of 13,200 SF 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) - continued from the September 6, 2017 meeting

Chairman Rugg read the case into record noting it was continued from September

6, 2017 meeting. J. Trottier stated that there are no outstanding checklist items and recommends that the application be accepted as complete.

M. Soares made a motion to accept the Application as complete per Staff's Recommendation Memorandum dated October 11, 2017.

R. Brideau seconded the motion.

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

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

Alan Johnson, Owner of Ramp Holdings and John Rokeh, 89 King Road, Chichester, NH addressed the Board. J. Rokeh stated that the music studio and parking will stay as is on the site. He stated that the new building is a 13,200 SF commercial building with 2 stories of office and the rear two thirds of the building will be 16 foot garage bays, used typically by contractors for storage. He noted that his client, Ramp Holdings, will maintain and occupy the first three bays of the building with the potential of one additional tenant. He explained they are doing a private storm tech system with a maintenance plan. He noted that the application has no waivers or conditional use permits with it. He stated that the existing septic system will change. Two new systems will be constructed, one for the music studio and another one in the rear, for the new building. He informed the Board that they will be connected to municipal water and are in contact with Manchester Water Works (MWW). He concluded his presentation and asked the Board for questions.

Chairman Rugg opened it up to questions from the Board. J. Trottier summarized the design review items for the Board. J. Trottier asked if the boom lifts were going to be screened. A. Johnson stated that the booms could be screened if needed. He explained that he has 12 boom lifts that come in and out depending upon work and were to be stored outside. A. Rugg explained that the Board does not usually approve outside storage and prefers a screen. Town Planner Mailloux informed the applicant that typically one would identify the area on the plan to be used as storage for outdoor equipment and then to provide screening. A. Johnson commented that the boom per OSHA regulations has to be stored in the raised position and is 30 feet in height, noting that the bottom of the boom would be screened but not the top. M. Soares asked for worst case scenario with the booms. A. Johnson stated he has 12 and the boom takes up one parking spot. A. Johnson stated he could park the booms directly in back of the building. M. Soares asked what would happen with snow storage having the booms on the property. A. Johnson answered that he owns another property in Derry, where he would move the booms. P. Commerford asked who is in charge of the maintenance of the drainage system and how it will be enforced. J. Rokeh stated that Ramp Holdings is in charge of the drainage system with reports being turned into the Town.

Chairman Rugg opened it up to the public.

Debbie Goulds, 110 Rockingham Road, addressed the Board in opposition of the application. She stated that she was not aware of the demolition and would have liked to be notified. A. Rugg stated that only abutters to the property receive letters. She stated that she is concerned about her artesian well and what this would do to it. She has written letters to NHDOT regarding noise and traffic with no response. She questioned what type of property could go in here. Town Planner Mailloux informed her that this was zoned C-II.

James Dunn, 117 Rockingham Road, addressed the Board in opposition of the application. He stated that he would be looking directly at the building as he is directly across the street, and asked about the lighting. A. Rugg stated the applicant has meet all the lighting requirements. He asked who would monitor the tenants of the building. A. Rugg stated that the Fire Department has a record of all hazardous materials and the Building Inspector would get involved if there are any complaints. He voiced concern about speed and traffic on Rockingham Road, noting his mail box has been taken out 4 times. A. Rugg stated that NHDOT has jurisdiction over Rockingham Road.

John Wetson, 119 Rockingham Road, addressed the Board in opposition to the application echoing the concerns of his fellow neighbors. A. Rugg suggested that the group write to the state representatives. J. Wetson stated that he has and gotten no response. Town Planner Mailloux explained that there was a traffic analysis done and was submitted to NHDOT for their driveway permit. She noted that everything is based on an office/storage use and not retail, which would increase traffic to the area. There was no further public input.

J. Butler stated that he was looking at several issues with zoning, traffic and noise. He stated that he Board can control some issues. He asked the applicant if he would be willing to do appropriate landscaping to help mitigate noise. A. Johnson stated he would be more than happy to help with landscaping and either timers or motion sensors on the lights if that would help. M. Soares voiced her concern about not having lights on to open the site up for vandalism or other distractions. Town Planner Mailloux informed the Board that she had been compiling a list of conditions that the Board may consider and reviewed them with the Board.

M. Soares made a motion to grant conditional approval of the 114 Rockingham Road Site Plan, Map 16 Lot 86, Ramp Holdings, LLC (Owner & Applicant), in accordance with plans prepared by Rokeh Consulting, LLC., dated June 12, 2017, last revised September 15, 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 October 11, 2017 with the following conditions:

- 1. Additional landscaping along the southerly property line and along Rockingham Road shall be provided and identified on the site plan to the satisfaction of Planning Staff;**

- 2. Outdoor storage areas be identified on the plan with a note stating that when this area is needed for snow storage any equipment in that area will be removed from the site; and**
- 3. A note be added to the plan stating that hours for deliveries are limited to between 7am and 5pm.**

R. Brideau seconded the motion.

The motion was granted, 8-0-0. 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 address all appropriate items from the Planning & Economic Development Department/Department of Public Works & Engineering/Tighe & Bond review memo dated October 11, 2017.
2. The Applicant shall address all third party engineering review comments relating to the traffic impact analysis.
3. All required permits and approvals shall be obtained and noted on the plan, including NHDOT and Manchester Water Works.
4. 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.
5. Third-party review fees shall be paid within 30 days of conditional site plan approval.
6. Financial guarantees be provided to the satisfaction of the Department of Public Works and Engineering.
7. Final engineering review.
8. Additional landscaping along the southerly property line and along Rockingham Road shall be provided and identified on the site plan to the satisfaction of Planning Staff.

9. Outdoor storage areas be identified on the plan with a note stating that when this area is needed for snow storage any equipment in that area will be removed from the site.

10. A note be added to the plan stating that hours for deliveries are limited to between 7am and 5pm.

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.

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. Fire department access roads shall be provided at the start of the project and maintained throughout construction. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface.

5. 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.

6. Prior to issuance of a certificate of occupancy, all site improvements and off-site improvements shall be completed in accordance with the plan approved by the Planning Board. In accordance with Section 6.01.d of the Site Plan Regulations, in circumstances that prevent landscaping to be completed (due to weather conditions or other unique circumstance), the Building Division may issue a certificate of

occupancy prior to the completion of landscaping improvements, if agreed upon by the Planning Division & Public Works Department, when a financial guaranty (see forms available from the Public Works Department) and agreement to complete improvements are placed with the Town. The landscaping shall be completed within 6 months from the issuance of the certificate of occupancy, or the Town shall utilize the financial guaranty to contract out the work to complete the improvements as stipulated in the agreement to complete landscaping improvements. ***No other improvements shall be permitted to use a financial guaranty for their completion for purposes of receiving a certificate of occupancy.***

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

IV. NEW PLANS/CONCEPTUAL/NON-BINDING DISCUSSIONS - N/A

V. OTHER BUSINESS - CIP Public hearing-

Town Planner Mailloux informed the Board that there has been no comments, concerns or input from residents regarding this. M. Soares asked P. Curro if he thought the school facility should be moved up a year. P. Curro stated it should not be moved up tonight and it will be brought up before the School Board on October 24, 2017. A. Sypek asked for an update from the Fire Chief. Darren O'Brien, Fire Chief, addressed the Board reviewed any updates to the CIP. D. O'Brien stated that he wanted to go right to design build this year, not pushed back a year as was discussed at the CIP meeting. He asked the Board for consideration to move it back from FY'19 to the warrant in March '18. There was no public input.

A. Sypek made a motion to move design build 2019 back onto warrant in March '18.

J. Butler seconded the motion.

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

M. Soares made a motion to adopt the CIP as amended.

A. Sypek seconded the motion.

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

Town Planner Mailloux informed the Board that Staff is still working on zoning and she will be back with information on this at a later date.

VI. ADJOURNMENT

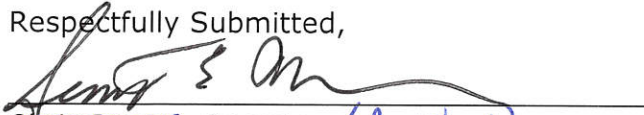
Member R. Brideau made a motion to adjourn the meeting at approximately 9:20 p.m. Seconded by A. Sypek.

Motion was granted, 8-0-0.

The meeting adjourned at approximately 9:20 PM.

These minutes were prepared by Beth Morrison

Respectfully Submitted,

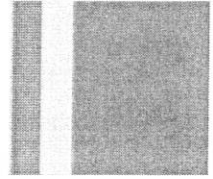


Chris Davies, Secretary (Assistant)
Scott Bensen

These minutes were accepted and approved on November 8, 2017 by a motion made by
L. Kelly and seconded by R. Brideau.

Peter Curro

105 Adams Road, Londonderry, NH
(603) 231-9225 pjc0718@aol.com



September 26, 2017

Art Rugg

Chairman, Londonderry Planning Board

Dear Art Rugg,

Due to commitments, I may not be able to attend the next meeting on the Adams Road development. So, I will leave it up to you, as to the best way to attach these comments to the Adams Road record. At the last meeting I got a bit distracted and allowed myself to become unfocused regarding the issue at hand.

I understand before the Board is the proposal for 21 units. However, I strongly feel, when deliberating, the Planning Board needs to recognize there is little doubt this development could ever remain just the 21 units. One example is the construction of a club house and related courts and fields. Excluding the fixed cost of construction, the clubhouse and other infrastructure will carry an annual cost for maintenance that would be very difficult for only 21 owners. My quick calculations show 50 to 100 owners would be needed to make these costs manageable for financial sustainability and allow the development to continue. Therefore, when deliberating, the Planning Board would need to consider the traffic 50 to 100 units and beyond would need a safe exit / entrance to Rte. 102.

The traffic engineer from Stantec, the Towns engineer provided some information the Board needs to pay close attention to, it was where I wanted to go. There are two worlds, the world of academia and the real world. The world of academia holds all variables constant. Then formulas are developed based on historic averages. The real world for this case provides two significant variables, mother nature and human nature. The engineer from Stantec provided a perfect example of this dichotomy. New Hampshire DOT, a large line of sight, provides safety and therefore off-site improvements may not be necessary. The engineer however, stated,



when drivers see long sight lines, they tend to accelerate, thus safety actually drops. The Planning Board should take this evidence very seriously when deciding how large can this development should be approved for. If seems he believes anything beyond the 21 units for phase I, would need substantial offsite improvements to Rte. 102. If the Planning Board is concerned about the number of potential cars entering / exiting Rte. 102, then that should be addressed now, before approvals are given. If we don't address this now, I fear, we the Town will be asked to address and pay for improvements due to safety concerns, concerns already addressed by the Town engineer.

If the Planning Board would ever consider opening Adams Road to normal traffic for this development that would clearly put Adams Road as well as Cross Road in an unsafe environment. Once they realize the left turn onto Rte102 is unsafe, a significant amount of the residents would use Adams to get to the Rte. 120 / 128 light. This is already being played out in the development across from the flea market, where a number of owners use West Road to avoid a left turn onto Rte. 102. I would strenuously ask the Planning Board for significant improvements to:

- The intersection of Adams and Mammoth Roads. Remember, you already have a garden center at that intersection that attracts a significant amount of traffic. I see no way avoiding a traffic light if this were to ever happen
- We know a significant amount of residents from the development near Hudson use the West Road curb cut so they can avoid a left turn onto Rte102; and use the traffic light on West Road. You have already heard testimony from our friends on Apollo / Acropolis with the same issue now, imagine if 400 more cars are added to the area.
- Some improvements to the intersection of Adams and High Range Roads
- Offsite improvements on Adams Road in the way of a walking trail the entire length. Many people enjoy this federally approved scenic byway for walking, running, biking and other recreational activities, and the safety of these activities should not be forfeited because of this development. Our fear is if a curb cut is approved onto Adams Road, an overwhelming amount of these residents will use this entrance / exit rather than Rte. 102. This entrance /exit would be a right turn onto Adams, a right turn onto Mammoth to get to the traffic light intersection. Again, I ask you to listen to your own engineer from Stantec, academia vs the real world.

Also, I know you said you feel that water management is not part of the Planning Board responsibilities, however I still strenuously disagree. We are still in a drought situation; I hope nobody here think one wet spring ends a drought. We can all agree, this area is loaded with

water and various wetlands that serve many residents their natural clean water for their individual wells. Last year, I had a significant amount of sand in my house, as my water pressure was very low. As the committee responsible for responsible growth, I believe the availability of clean water must be debated whenever new growth is debated. If not the Planning Board, then this issue should be immediately directed to the appropriate Board for immediate attention and action. To that, all developments not yet approved should be on hold until this potential health issue is resolved.

So in an effort of trying to get this development to a more reasonable and manageable size, I am asking the Planning Board a most unusual request. I am asking the chair of the Planning Board to broker a meeting between the developer and members of the conservation committee. We know the Conservation Committee would like to protect the westerly and southwesterly areas. The idea of this meeting is to find a negotiated solution where the total build-out of this plan is reduced for conservation land. Certainly a reduction in size would relax some of the concerns, while addressing the master plan in open space preservation.

Finally, I never got an answer regarding the impact of the development on the conservation tract of land called the Ralston Tract. I certainly hope this development is NOT impacting this conservation land. I hope the Planning Board takes into account all the evidence, recognizes the unsafe situation this development would cause at full-buildout, and will take any / all action to reduce the size and scope of this development.

Thank you to members of the Londonderry Planning Board for their time and commitment to saving their Town and community.

Sincerely,

Peter Curro

CLOSING THOUGHTS

- This development could impact the water feeding residential wells
- There seems to be no clear consensus on how to deal with the enormous traffic issue
- If approved at full buildout, there is a good bet, the town will have an unsafe situation to deal with
- The town infrastructure cannot continue to handle these large developments



- I remember when Tom Aspell was the planner, he said the intersection of 102 / 128 would be dead in a few years..... has anyone done an analysis on this intersection....and include Woodmount
- Yes, the developer has a right to develop his land, however not when it has a negative public health impact or creates an unsafe situation
- Why should the planning board deny this plan...?
- Why does Rice play Texas?

