

1 **LONDONDERRY, NH PLANNING BOARD**  
2 **MINUTES OF THE MEETING OF FEBRUARY 3, 2016 AT THE MOOSE HILL**  
3 **COUNCIL CHAMBERS**  
4

5 Members Present: Art Rugg, Planning Board Chair; Mary Soares (arrived at 7:10  
6 p.m.); Chris Davies; Giovanni Verani, Ex-Officio; Rick Brideau, CNHA, Ex-Officio;  
7 Scott Benson; Leitha Reilly (arrived at 8:00 p.m.); Al Sypek, full member; Ann  
8 Chiampa, alternate member; and Ted Combes, alternate member  
9

10 Also Present:

11 John Vogl, GIS Manager/Comprehensive Planner; John R. Trottier, P.E., Assistant  
12 Director of Public Works and Engineering; Laura Gandia, Associate Planner (TEMP)  
13

14 A. Rugg called the meeting to order at 7:00 PM. The Chair appointed Al Sypek as  
15 full member to fulfill Lynn Wiles' term for a year leaving only two alternates. A.  
16 Rugg appointed Ann Chiampa to vote for Mary Soares until she arrives. Ted  
17 Combes was appointed to vote for Leith Reilly until she arrives.  
18

19 **Administrative Board Work**  
20

21 A. Approval of Minutes – January 6, 2016  
22

23 **C. Davies made a motion to approve the minutes of the January 6,**  
24 **2016 meeting. R. Brideau seconded the motion. No discussion.**  
25 **Vote on the motion: 6-0-2. The Chair voted in the**  
26 **affirmative**  
27

28 (S. Benson and Al Sypek abstained as they did not attend the January 6, 2016  
29 meeting).  
30

31 B. Extension Request: 57 Rear Pettengill Road, Tax Map 28 Lot 17-2, Zoned GB -  
32 the City of Manchester (Owner) and Anagnost Investments Inc. (Applicant).  
33

34 John Vogl informed the Board that the applicant is seeking an extension from  
35 2/11/16 to 2/11/17 because they are still working on the lease agreement with  
36 the landlord.  
37

38 **MOTION TO GRANT REQUEST WAS MADE BY C. DAVIES AND**  
39 **SECONDED BY R. BRIDEAU. VOTE ON THE MOTION 8-0-0. CHAIR**  
40 **VOTED IN THE AFFIRMATIVE.**  
41

42 C. Discussions with Town Staff  
43

- 44 1. John Vogl introduced the new Temporary Associate Planner Laura Gandia  
45 to the Board. Mr. Vogl said she was already in her third week with the  
46 Town and would be assisting the Board as well as ZBA.  
47 2. John Vogl informed the Board that Item B under Other Business,  
48 Regional Growth Management activity report would be postponed till the

1 March 2<sup>nd</sup> meeting given that not all of the required data points are  
2 available at this time.  
3

4 3. Chairman Rugg informed the public that the February 10<sup>th</sup> Planning  
5 Board meeting is cancelled due to lack of agenda items. The next  
6 scheduled meeting is March 2, 2016.  
7

8 4. Chairman Rugg informed the public that the Master Plan Implementation  
9 Committee met on January 20, 2016 and that the meeting is available  
10 on cable. Their next meeting is scheduled for 2/24/16 at 7 p.m. at the  
11 Cable Studio and that they will be meeting with Planning Board on March  
12 9, 2016. A. Sypek stated that if anyone is interested on serving on the  
13 Committee, they should send an application to the Planning Board or to  
14 the Chair.  
15  
16

17 **Public Hearings/Workshops/Conceptual Discussions**  
18

19 **A. Public Hearing pursuant to RSA 231:158 to discuss removal of a tree in**  
20 **the public ROW of Adams Road, a state designated Scenic Road,**  
21 **associated with the construction of a new house at 43 Adams Road (Map**  
22 **6 Lot 81-1, Zoned AR-I), Cross Apple Farm, LLC (Owner and Applicant).**

23  
24 Chairman Rugg stated that Adams Road is a scenic road and the statute calls for  
25 a public hearing.  
26

27 J. Trottier explained that the Board granted approval to the subdivision of Map 6  
28 Lot 81-1 on 3/14/14 with a condition that line-of-sight from the new driveway be  
29 confirmed prior to issuing a Certificate of Occupancy (CO). The new confirmation  
30 identified that there are tree roots interfering with line of sight. J. Trottier stated  
31 it was the staff's opinion that the entire tree should be removed and replaced with  
32 two new trees planted behind the stone wall on the private property.  
33

34 Kevin Leonard, P.E. of Northpoint Engineering, LLC stated that the owner is  
35 building a house using the same driveway that currently exists. He spoke of the  
36 sight distance profiles and the conditions. He stated that portions of a stone wall  
37 obstructing sight lines had already been moved but that exposed tree roots which  
38 were obstructing 6 inches of the required 18" sight line. The tree in question is a  
39 22 inch maple with a root mass that is on the roadside slope.  
40

41 Property owner Richard Flier stated he agrees with John Trottier in terms of the  
42 sight line. Flier spoke of the declining beauty of trees in the neighborhood  
43 pointing out that some trees across the street are dying. He stated that his  
44 preference was to keep this tree. He offered a proposal which is just to cut the  
45 root 6 inches during the winter and if necessary or required, to cut down the tree  
46 in June. He stated his house is still under construction and there is a lot of mud  
47 which would make it very difficult to cut the tree down. He asked if he has to cut  
48 it down could he wait until June.

1  
2 Chairman Rugg asked if we take 6 inches out how much is left. There was a  
3 discussion about removing the whole root so that root would be ineffective but  
4 John Trottier expressed concern over this. Mr. Trottier believes that roots and  
5 branches will grow back.  
6

7 Flier offered other alternatives such as putting a condition in his occupancy permit  
8 to make sure the root did not grow back, putting a condition in his deed that the  
9 maintenance of the tree would pass to future landowners. Mr. Trottier restated  
10 his position that the tree should be removed and questioned the enforceability of  
11 such provisions.  
12

13 Chairman Rugg asked for the Board's input.  
14

15 Ann Chiampa stated that she was at the property yesterday looking at the tree  
16 and talked to Mike Cross from Mack's Apples. She stressed again how Adams  
17 Road is a scenic road and she did not want to lose the tree. She would hate to  
18 lose a healthy tree and thought that Mr. Flier should cut the root.  
19

20 J. Trottier was concerned over who makes the call whether or not the tree  
21 survived. A. Chiampa stated we could check the tree in the spring. She also  
22 questioned whether winter heaving may have caused the obstruction. J. Trottier  
23 said no. The Board discussed the 18 inches and the amount of time it would take  
24 for the tree to grow back.  
25

26 C. Davies was concerned with the maintenance factor. He stated that if the tree  
27 dies then this becomes an issue for the owner. J. Trottier expressed that it is not  
28 the Town's responsibility to trim trees that obstruct other people's sight distance.  
29

30 R. Brideau agreed that he would hate to lose the tree. He asked whether there  
31 was an existing driveway. The Chair confirmed that there was an access way.  
32

33 M. Soares does not want to touch the tree. She stated that the tree has been  
34 there forever and there already is an existing access way that has been in use.  
35 She spoke of the scenic road status.  
36

37 G. Verani suggested cutting the root and putting it on the plan. J. Trottier again  
38 questioned who would enforce it especially if Mr. Flier had an approved subdivision  
39 plan. M. Soares confirmed that J. Trottier would not recheck. J. Trottier thought  
40 it was cleaner to remove the tree.  
41

42 T. Combes agreed with M. Soares and asked about the number of accidents on the  
43 road. The Chair did not recall any.  
44

45 S. Benson disagreed with M. Soares and stated that we are entering a gray area  
46 and we should follow the rules. He said if we cut the root, the tree will die. He  
47 stated the sight requirement is a clear rule, black and white, and we should follow  
48 it.  
49

1 Al Sypek agreed with S. Benson that sight distance is important especially from a  
2 public safety point of view.

3  
4 Chairman Rug asked for public input.

5  
6 **PUBLIC INPUT:**

7  
8 William Blanchard of 28 Page Road spoke in favor of keeping the tree.

9  
10 Jon Weigler of 74 Page Road spoke in favor of keeping the tree. He thought that  
11 cutting down the tree would defeat the purpose of having Adams Road as a scenic  
12 road.

13  
14 Ray Breslin of 3 Gary Drive spoke in favor of keeping the tree. He thought the  
15 tree should be retrained for its beauty and it is important to have a buffer.

16  
17 Russ Lagueux of 2 Fiddler's Ridge Road spoke in favor of keeping the tree. He  
18 stated that there are other parts of the road without sight view.

19  
20 Ann Chiampa spoke of when Mr. Flier hired an arborist to help him with his  
21 Pillsbury Road landscaping when he first moved in and that he went to extra  
22 lengths to make his property look nice.

23  
24 **M. Soares made a motion to leave the tree as is and not to remove any**  
25 **portion of the root system.**

26  
27 **Seconded by R. Brideau.**

28  
29 **VOTE ON MOTION: 2-5-0. Chair did not vote. M. Soares and S. Benson**  
30 **voted in the affirmative. C. Davies, R. Brideau, A. Sypek, G. Verani and T.**  
31 **Combes voted in the negative. Motion fails.**

32  
33 **M. Soares made a motion to cut the 6 inches of the root in question**  
34 **leaving the rest of the tree intact.**

35  
36 **R. Brideau seconded the motion.**

37  
38 **Vote on the motion: 5-2-0. The Chair did not vote. C. Davies, R. Brideau,**  
39 **A. Sypek, G. Verani and T. Combes voted in the affirmative. M. Soares and**  
40 **S. Benson voted in the negative. Motion passed.**

41  
42 **B. REZONING REQUEST:**

43  
44 **Public Hearing to consider a request to rezone a portion of Tax Map 17 Lot**  
45 **45 near Sanborn Road from Industrial I (IND-I) to Multi-Family**  
46 **Residential (R-III) at 280 Rockingham Road, Evans Family Limited**  
47 **Partnership (Owner and Applicant).**

1 G. Verani excused himself due to potential conflict. No alternate was appointed as  
2 he is an ex-officio. Seven members were available to vote.

3  
4 Earl Blatchford of Hayner/Swanson, Inc., Three Congress Street, Nashua, NH  
5 presented.

6  
7 E. Blatchford introduced the site and current split zoning types, including IND-1  
8 (90% of total parcel area) and R-III (10% of total parcel area). The parcel has  
9 frontage on Rockingham Road, Page Road and Sanborn Road.

10  
11 L. Reilly arrived at 8:00 p.m.

12  
13 E. Blatchford stated that the area to be rezoned from IND-1 to R-III includes  
14 approximately 47 acres contiguous to the existing R-III area. He stated there are  
15 natural and manmade barriers (wetlands/topography and utility easements) that  
16 tend to segregate the area to be rezoned from the remainder of the parcel. Given  
17 the topography and land conditions, access and utilities for the 47 acres would  
18 likely be through the contiguous R-III zoned area along Sanborn Road and  
19 therefore R-III would be a more compatible fit for the land than IND-1. He noted  
20 the existing R-III zoned parcels immediately abutting the target area. E.  
21 Blatchford also noted that the rezoning creates a long, narrow stretch of I-1 zoned  
22 land that extends northeasterly from the power lines to I-93 but stated that this  
23 area is mostly wet and offers limited development potential. The Industrial zoned  
24 acreage to the west, along Rockingham Road would remain unchanged.

25  
26 J. Vogl stated that Staff was in support of the request given that it was a logical  
27 expansion of the R-3 zone that was essentially self-contained due to wetlands.

28  
29 Board discussion followed. L. Reilly expressed concern over access to the  
30 industrial portion of land behind American Tire and Harvey Industries and thought  
31 that this change results in landlocking a portion of the property. E. Blanchard  
32 stated that development potential in the described area is slim given wetland and  
33 wetland buffers. A Rugg responded that an applicant would have to come before  
34 the board to create access. G. Verani asked how many total acres would be in the  
35 new R-III zone. E. Blatchford responded 60 acres but that the figure does not  
36 account for wetlands and steep slopes.

37  
38 The Chair asked if any member of the public had questions or wanted to speak.

39  
40 Jon Weigler of 74 Page Road questioned the zoning status of abutting lots and the  
41 exact outline of the property. J. Vogl summarized the proposal and noted this  
42 would remain a split-zoned parcel; no new lot lines are proposed.

43  
44 G. Verani asked as a member of the public whether a 200 acre parcel with two  
45 different zones would warrant a subdivision. He also noted that the Board should  
46 take into consideration the effect of landlocking a piece of land.

47  
48 Russ Lagueux of 2 Fiddler's Ridge noted that you have residential against  
49 industrial with no transition. L. Reilly stated that the multifamily acts as transition

1 between AR-1 properties on Sanborn Road and future Industrial development from  
2 Page Road or Rockingham Road.

3  
4 Jim Connors of 11 Sanborn Road asked why the property was referenced as 280  
5 Rockingham Road. R. Brideau stated there would be one address for the 200  
6 acres and that the entire property was addressed on Rockingham Road. J.  
7 Connors questioned whether industrial property on Route 28 would remain. E.  
8 Blatchford clarified that there were no changes in that area. J. Connors  
9 questioned the access on Sanborn Road. A. Rugg responded it would be reviewed  
10 when any site development plans are pursued.

11  
12 M. Soares made a motion to recommend to the Town Council to approve the  
13 rezoning of a portion of Map 17 Lot 45, currently zoned IND-1 to the R-III  
14 (Residential – III) zoning classification, which is consistent with zoning on the  
15 same lot and in the immediate area and adjacent to the parcel.

16  
17 R. Brideau seconded the motion.

18  
19 Vote on the motion: 7-0-0. Motion passed.

20  
21 **C. CONCEPTUAL PRESENTATION: Conceptual presentation and**  
22 **discussion of a proposed warehousing facility at 44 Rear Pettengill Road**  
23 **(Map 14, Lot 45) Zoned GB), Ballinger Properties (Owner).**

24  
25 James (Jim) N. Petropulos, P.E., LEED AP, President of Hayner/Swanson, Inc., 3  
26 Congress Street, Nashua, NH 03062, D. Andrew McBeth (Andy), President of  
27 Green Leaf Construction, 98 Adams Street, Ste. 105, Leominster, MA 01453 and  
28 Greg Bodlovick, General Manager of FW Webb Company, 1 Bon Terrain Drive,  
29 Amherst, NH 03031 presented.

30  
31 J. Petropulos started with a description of the property as follows:

32  
33 The location is south of Pettengill Road and includes map 14 lots 45,35,36,38 in  
34 the gateway business district. The property abuts Prologis and is south and west  
35 of FedEx Ground. His plan is to submit two applications: (1) subdivision to create  
36 lot 36-1 (75 acres) on Webb Drive; (2) site plan for distribution facility on 75  
37 acres for FW Webb distribution facility. He stated that FW Webb is celebrating its  
38 150<sup>th</sup> year in business and is looking for one facility to serve as its central  
39 distribution center. It will be a two shift business – 220 warehouse employees  
40 and 50 truck drivers. The building is 400 ft. wide and 1800 ft. in length for a total  
41 of approximately 750,000 square feet. The offices will comprise 46,000 square  
42 feet. The west side of the building is for vehicle routine service with access from  
43 Webb Drive. Access is all around the building. There are 220 employee parking  
44 spaces. Utilities will be brought up through Webb Drive and there will be a public  
45 sanitary sewer station located on the property. 5,500 sq. ft. of wetlands are  
46 impacted. There are two storm water basins on the south side and one on the  
47 north.

48

1 The architecture is high bay, 44-45 feet in height, and 30 feet for the offices.  
2 Metal panels with red and gray as the colors of choice.

3  
4 He stated his schedule is to file later this month with the Planning Department and  
5 go to Conservation Commission and Heritage while working on CU permits, fiscal  
6 impact statements, waivers, etc. The project is similar to Fed Ex.

7  
8 The Staff was pleased that FW Webb was looking at Londonderry.

9  
10 Chairman Rugg requested input from the Board.

11  
12 Al Sypek asked about the size of the fuel storage. J. Petropolis stated that fuel  
13 storage will be in 12k gallon above ground tanks.

14  
15 The Board asked about the number of employees and A. McBeth replied that there  
16 will be a total of 220 at full growth with approximately 150 to start. The size of  
17 the offices was questioned. J. Petropolis stated that the office space includes  
18 more than just offices – there are conference rooms, cafeteria and other rooms  
19 comprising that space. There was a discussion about the detention ponds and  
20 grading of the property. L. Reilly stated that the master plan envisioned more of a  
21 corporate office park – this was not what she envisioned. M. Soares asked about  
22 outdoor features and was told that that there will be a gym and places to walk  
23 play volley ball, etc. A. McBeth also mentioned that they are energy conscious  
24 and will bring these elements forward. The height of the building was discussed  
25 as it relates to Prologis and the elevation of Webb Drive. J Petropolis stated that  
26 trees on the west side of the site, abutting Manchester properties were under  
27 easement and would not be disturbed.

28  
29 Chairman Rugg welcomed the addition and was proud to have them choose  
30 Londonderry. He asked that sidewalks be considered and stated that the Heritage  
31 Committee will give it a closer look. J. Petropolis stated that FW Webb searched  
32 the whole state for a site and is happy to be choosing Londonderry. Chairman  
33 Rugg spoke of the tax positive status of such a venture.

34  
35  
36  
37 **Other Business**

38  
39 Woodmont Common Master Plan Biennial Report to the Planning Board.

40  
41 Ari Pollack, representing Pillsbury Realty Development, LLC, 15 Pillsbury Road,  
42 Londonderry, NH stated that he was here to provide updates on the process and  
43 the status of the project as a condition of approval of the masterplan of 2013.

44  
45 Ari Pollack stated that last summer/fall, land was donated to the Town cemetery.  
46 He is working on the realignment of the existing Market Basket plaza, with  
47 improvements well underway. A. Pollack expressed that they are holding to a  
48 very aggressive schedule with a May opening for new, relocated tenants.

49

1 He stated the next area to be considered will be the downtown/main street area,  
2 WC-1 and WC-2, (approximately 200 acres), access from Garden Lane. He said  
3 the team's designers are working to create the downtown area with a focus on  
4 retail businesses, restaurants, banks, entertainment, open space and provisions  
5 for parking.

6  
7 A. Pollack referred to the Birkdale, North Carolina example where there are  
8 walkable sidewalks with open space and pocket parks that draw your eye to see  
9 what is at the next block. He stated that smaller chunks allow you to see  
10 difference of grain and structure.

11  
12 A. Pollack stated that Phase 1 might represent approximately 200 acres with 150-  
13 175K sq. ft. of commercial dwelling (non-residential) and 125-150 apartment  
14 units, however, these numbers are not set in stone.

15  
16 A. Pollack stated that they are also trying to budget and anticipate expenses and  
17 have been conducting numerous meetings at the State level with the NH DOT,  
18 DES, Governor and the Executive Council. They have also met with utility  
19 providers, the Town's traffic consultants and Town staff.

20  
21 A. Pollack stated that the vacancies in buildings along Route 102 west are  
22 concerning as potential tenants may bargain for a different price with the  
23 argument that they could move down the street. Other projects in the area will  
24 also have an impact. A. Pollack stated that another item being addressed is the  
25 construction of Exit 4A on the easterly side of I-93. They are monitoring and  
26 advocating for this which would help with an east side connection to Woodmont.  
27 It is more conducive to corporate build out.

28  
29 The Chair sought input and questions from the Board.

30  
31 Ann Chiampa asked about the number of residential apartment dwellings to be  
32 located above some of the commercial units. She also asked about walkable  
33 access areas and bike lanes. A. Pollack repeated the numbers previously given  
34 and stated that this would be a pedestrian friendly community. M. Soares  
35 expressed her thanks for the trimming of the trees on Gilcreast Road and when  
36 the residential portion would be developed. A. Pollack stated that the residential  
37 portion along Gilcreast Road will not be developed until after the downtown area  
38 progresses. G. Verani asked about vacancies. Similar discussion was had about  
39 obtaining new tenants with vacant properties along Route 102. T. Combes asked  
40 about their time line. A. Pollack stated that he estimates a site plan submission  
41 within 60-90 days. They want to move forward aggressively. There will be more  
42 than one phase for downtown.

43  
44 Chairman Rugg commented about the maintenance of apple tress on Gilcreast and  
45 asked about the status of the pond. A. Pollack stated that the beavers moved in  
46 and clogged the outfall and it looks like a real pond. Conversations are  
47 commencing with NH DES but no applications are ready yet.

48



1 T. Combes asked if the safety issues at the Market Basket plaza were addressed.  
2 A. Pollack said these were construction accidents and that there were no systemic  
3 problems.

4  
5 Ann Chiampa asked about the archaeological dig and did that occur on Woodmont  
6 property. A. Pollack believes it did because the state asked permission. He  
7 understood the results were inconclusive for what the State was looking for.

8  
9  
10  
11 **OTHER BUSINESS**

12  
13 (Regional Growth Management Activity report to the Planning Board was  
14 postponed to March, 2016)

15  
16 Elderly Housing Annual Report to the Planning Board. J. Vogl stated that every  
17 year, the zoning ordinance requires that the Planning Board take a look at the  
18 quantity of elderly housing units available in Londonderry. J. Vogl presented a  
19 breakdown of approved 55 plus communities in town. He stated that there are  
20 651 approved over 55+ communities in Londonderry; 7.0% of the total housing  
21 supply. He said that there are 6,651 person over-55 in Londonderry; 25.8% of  
22 the total population. J. Vogl concluded that since the share of elderly units is less  
23 than the population share, the Town is in full compliance with the ordinance and  
24 no limitation is warranted.

25  
26 Chairman asked for questions/input from the Board.

27  
28 T. Combes asked if there was any clamoring for more 55+ communities. He  
29 stated that these developments have substantial costs for police and ambulance  
30 services. J. Vogl stated that there could be more projects coming; this remains a  
31 high-demand unit type; and if there are future projects, there will be a closer look  
32 at those impacts through each project's required fiscal impact analysis.

33  
34  
35 **Adjournment:**

36  
37 **M. Soares made a motion to adjourn the meeting at 9:35 p.m. R.**  
38 **Brideau seconded the motion. Vote on the motion: 8-0-0.**

39  
40 The meeting adjourned at 9:35 PM.

41  
42  
43 These minutes were prepared by Associate Planner (TEMP) Laura Gandia.

44  
45  
46 Respectfully Submitted,

47  
48  
49 

50 Chris Davies, Secretary

**Town of Londonderry Planning Board**  
**AGENDA**  
**February 3, 2016**  
**Regular Meeting**

**I. Call To Order**

**II. Administrative Board Work**

- A. Approval of Minutes – January 6, 2016
- B. Extension Request - 57 Rear Pettengill Road, Tax Map 28 Lot 17-2, Zoned GB - the City of Manchester (Owner) and Anagnost Investments Inc. (Applicant).
- C. Discussions with Town Staff

**III. Public Hearings/Conceptual Discussions**

- A. Public Hearing pursuant to RSA 231:158 to discuss removal of a tree in the public ROW of Adams Road, a state designated Scenic Road, associated with the construction of a new house at 43 Adams Road (Map 6 Lot 81-1, Zoned AR-I), Cross Apple Farm, LLC (Owner and Applicant) .
- B. Public Hearing to consider a request to rezone a portion of Tax Map 17 Lot 45 near Sanborn Road from Industrial I (Ind-I) to Multi-Family Residential (R-III) at 280 Rockingham Road, Evans Family Limited Partnership (Owner and Applicant).
- C. Conceptual presentation and discussion of a proposed warehousing facility at 44 Rear Pettengill Road (Map 14, Lot 45) Zoned GB), Ballinger Properties (Owner).

**IV. Other Business**

- A. Woodmont Common Master Plan Biennial Report to the Planning Board
- B. Regional Growth Management activity report to the Planning Board
- C. Elderly Housing Annual Report to Planning Board

**V. Adjournment**

## STAFF RECOMMENDATION

**To:** Planning Board  
**From:** John Vogl, GIS Manager |Comprehensive Planner  
John R. Trottier, PE, Assist. Dir. Of DPW

February 3, 2016

**Re: 43 Adams Road Sight Distance Tree Cutting Request**

---

**Subject:** Public Hearing pursuant to RSA 231:158 to discuss removal of a tree in the public ROW of Adams Road, a state designated Scenic Road, associated with achieving adequate sight distance for a new house at 43 Adams Road (Map 6 Lot 81-1, Zoned AR-I), Cross Apple Farm, LLC (Owner and Applicant) .

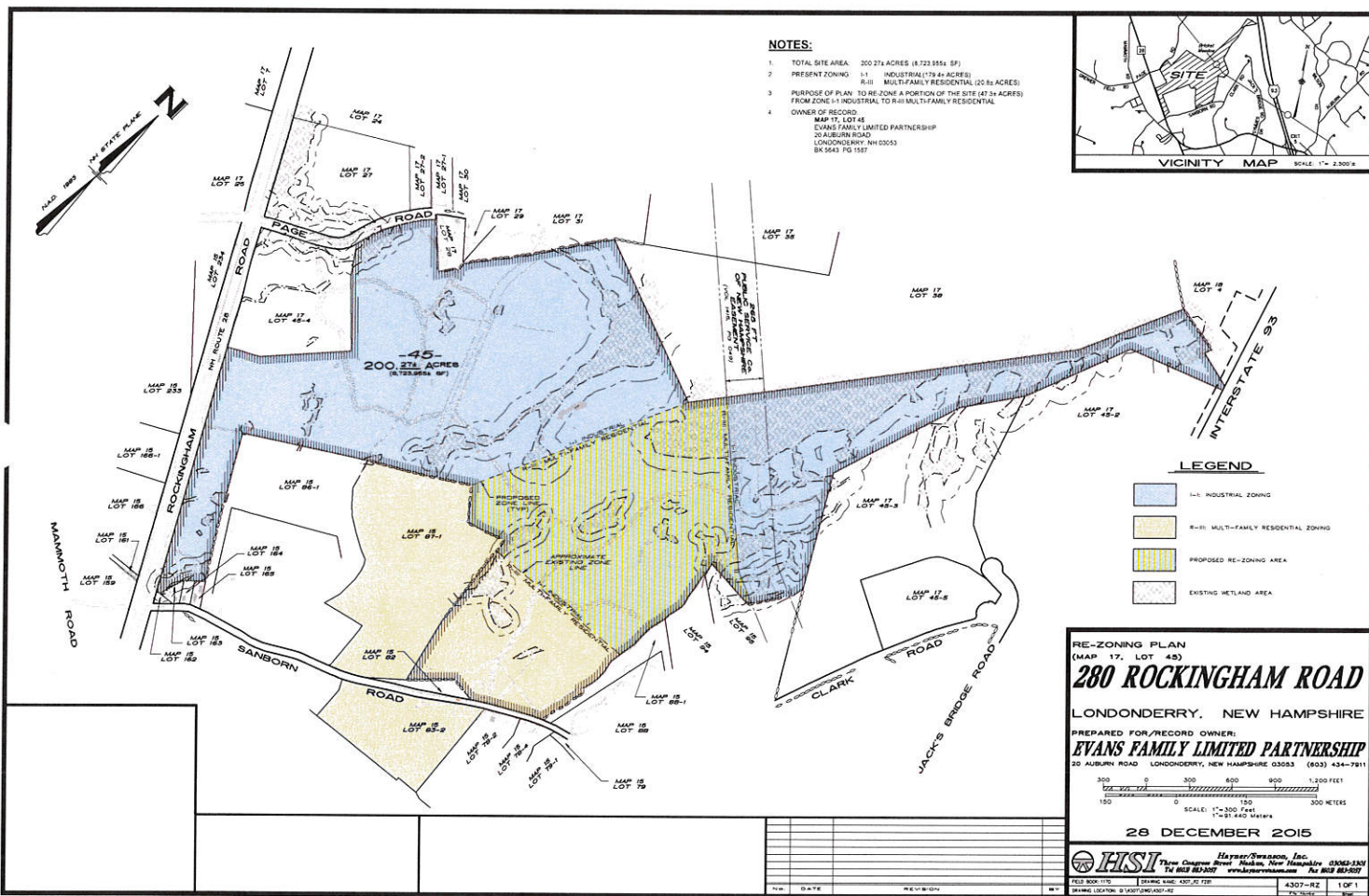
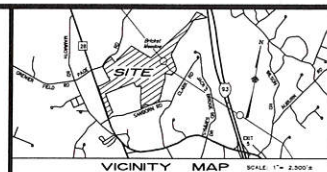
**Background:** The subdivision for 41 Adams Road was approved by the Planning Board on March 4, 2015. The approval was made with the understanding that if there were any sight distance issues with the new driveway, which would serve the new house at 43 Adams Road (created by the subdivision plan), the applicant would come back to the Planning Board to discuss the alternatives. There is an existing tree whose root structure impedes sight distance to the east. This tree is located in the Town ROW on Adams Road, which is a designated scenic road.

Staff recommends that because this is a safety issue, the tree should be removed and 2 new native shade trees of at least 2 ½ inch caliper should be planted behind the stone wall and on the applicant's lot. Planting in this location will give the two new trees more likelihood of thriving and contributing to the rural character of Adams Road.

- Recommendation: Based on the information available to date, Staff recommends that the Planning Board **approve** the removal of one tree in the public ROW of Adams Road as identified by the applicant.
  - Board Action Required: **Motion to approve the removal of one tree in the Public ROW along the frontage of 43 Adams Road, because it impedes sight distance from the driveway, with the following conditions:**
    1. The applicant shall plant two native shade trees, a minimum of 2 ½" caliper, behind the stone wall and on the applicant's property.
    2. The existing tree shall be removed and required improvements completed prior to the issuance of a Certificate of Occupancy for the residence at 43 Adams Road.
    3. The applicant shall provide a performance surety for the two trees if they can't be planted prior to the request for a Certificate of Occupancy.

**NOTES:**

1. TOTAL SITE AREA: 200.27± ACRES (8,722,855± SF)
2. PRESENT ZONING: I-1 INDUSTRIAL (179.4± ACRES)  
R-111 MULTI-FAMILY RESIDENTIAL (20.8± ACRES)
3. PURPOSE OF PLAN: TO RE-ZONE A PORTION OF THE SITE (45± ACRES)  
FROM ZONE I-1 INDUSTRIAL TO R-111 MULTI-FAMILY RESIDENTIAL
4. OWNER OF RECORD:  
MAP 17, LOT 45  
EVANS FAMILY LIMITED PARTNERSHIP  
20 HUBBARD ROAD  
LONDONDERRY, NH 03053  
BR-5643, PG 1587



**LEGEND**

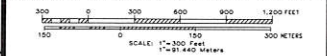
- I-1 INDUSTRIAL ZONING
- R-111 MULTI-FAMILY RESIDENTIAL ZONING
- PROPOSED RE-ZONING AREA
- EXISTING WETLAND AREA

**RE-ZONING PLAN  
(MAP 17, LOT 45)  
280 ROCKINGHAM ROAD**

LONDONDERRY, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:  
**EVANS FAMILY LIMITED PARTNERSHIP**

20 HUBBARD ROAD LONDONDERRY, NEW HAMPSHIRE 03053 (603) 434-7911



**28 DECEMBER 2015**

**ESI** Engineering & Surveying, Inc.  
 Three Cottage Street, Dublin, New Hampshire 03045-2107  
 Tel: 603-883-2107 www.esi-engineers.com

ES-100-110 2015-12-28 10:00 AM 4307-102 1 OF 1

## MEMORANDUM

**To:** Planning Board

Date: February 3, 2016

**From:** John Vogl  
GIS Manager | Comprehensive Planner

**Re:** Rezoning Request: Map 17 Lot 45 (Split Zone Expansion of R-III Zoning)

---

The Planning & Economic Development Department has reviewed the above referenced rezoning request and we offer the following comments:

### **Review Comments:**

The subject of the rezoning request is a 200 acre split-zoned parcel with frontage on Rockingham Road, Sanborn Road and Page Road. (Please see the attached plan). The applicant is requesting that a portion of Map 17 Lot 45, currently zoned (Industrial I) be rezoned to R-III (Residential III), which would expand the area of the lot currently zoned R-III with frontage on Sanborn Road to the limits as identified on the attached plan prepared by HSI for Evans Family Limited Partnership, dated December 28, 2015.

The area identified for the zoning change is isolated within the larger industrial zoned area of parcel by extensive natural and man-made features. By rezoning this piece to R-III, it would expand the existing Residential III zoned area of the subject parcel from approximately 20.8 to 47.3 acres, and opportunities for reasonable development are increased for that portion of the lot with Sanborn Road frontage. There are two adjacent parcels zoned R-III on Sanborn Road, so the re-designation is consistent with the zoning in the area.

### **Staff Recommendation:**

The proposed rezoning is consistent with the zoning in that area and would allow for reasonable development of Map 17 Lot 45 where that lot is served by Sanborn Road, keeping the developable portion in a single zoning classification. As such, Staff supports a Planning Board ***RECOMMENDATION*** to the Town Council to approve the rezoning of a portion of Map 17 Lot 45, currently zoned Ind-I (Industrial I) to the R-III (Residential-III) zoning classification, which is consistent with zoning on the same lot and in the immediate area and adjacent to the parcel.

**MEMO**

Planning and Economic Development  
Department  
268B Mammoth Road  
Londonderry, NH 03053

**Town of Londonderry, NH**

To: Art Rugg, Chair, Londonderry Planning Board  
From: John Vogl, GIS Manager/Comprehensive Planner  
CC:  
Date: 2/3/2016  
Re: Status of limitation on the number of elderly housing units

---

The Town of Londonderry includes 11 Over-55 (Elderly Housing) communities, consisting of 436 built and 631 approved units. A breakdown of units by community follows:

Community	Existing Units	Approved Units
Buttrick Place	40	40
Cohas Landing	44	44
Forest Hills	65	65
Grand Estate	0	110
Harvest Village	45	45
Hickory Woods	70	98
The Nevins	128	128
Parrish Hills	37	37
Sugarplum Lane	36	36
Trail Haven	6	28
(Whittemore) Estates		
Total	471	631

Based on the 2010-2014 US Census American Community Survey (ACS) count of 9,045 total housing units, the total (existing and proposed) age restricted units account for 7.0% of the current supply.

According to the US Census Bureau, the Town of Londonderry had a total 2014 population of 24,247. The population 55 years and older is 6,276 or 25.8% of the total.

Whereas the percent of elderly housing units (7.0%) is less than the percent of persons age 55 (25.8%) or older, the limitation on the number of elderly housing units per section 3.6.6.1 is not in effect at this time.