

LONDONDERRY, NH PLANNING BOARD

MINUTES OF THE MEETING OF AUGUST 10, 2016 AT THE MOOSE HILL COUNCIL CHAMBERS

I. Call to Order

Members Present: Art Rugg, Chair; Mary Wing Soares, Vice-Chair; Chris Davies, Secretary; Scott Benson, Assistant Secretary; Rick Brideau, CNHA, Ex-Officio; Giovanni Verani, Ex-Officio; Leitha Reilly, member; Al Sypek, member; Ann Chiampa (alternate member)

Also Present:

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

Chairman Rugg called the meeting to order at 7:00 PM, and began with the Pledge of Allegiance.

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES

Member A. Sypek made a motion to approve the minutes of August 3, 2016, as presented. R. Brideau seconded the motion. The motion was granted, 5-0-3 with C. Davies, M. Soares and S. Benson abstaining. **The Chair voted in the affirmative.**

B. REGIONAL IMPACT DETERMINATIONS:

Woodmont Commons Phase 1 Site Plan: C. Mailloux explained that the project is a phased project with the first phase consisting of approximately 60 acres with 260 residential dwelling units, 100,000 square feet of office space, 100,000 square feet of retail space, and other associated uses. She stated that due to the size and scale of the project, Staff recommends that the project be determined a project of regional impact which requires abutter notices to Town of Derry and Regional Planning Commission who will receive copies of notices, be invited to review the plans, and provide comment.

M. Soares motion to accept Staff's determination that the Woodmont Commons Phase 1 Site Plan is a project 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 C. Mailloux reminded the Board that there is a public hearing at the Town Council meeting Monday, August 15, 2016, on the parking and loading zoning amendments.

J. Vogl informed the Board that the Master Implementation Advisory Committee held its first meeting in the Moosehill Conference Room last week with Ted Combes as chair where walkability and the complete streets program were discussed. He complemented Ted Combes and the group for their enthusiasm and hard work. Another meeting is anticipated for the end of September. The Board and Staff discussed the importance of televising the meeting.

J. Vogl informed the Board that the Capital Improvements Committee (CIP) met on Monday, and reviewed and prioritized the submitted projects. He stated that there are nine projects being considered which fall into three categories: (1) urgent (central fire station renovations); (2) necessary – action in three years (communication equipment information structure upgrade for Police, Fire & Department of Public Works, a new SAU office and outdoor recreation projects); (3) desirable – action in four to six years (school district audit, sanitation sewer projects, middle school renovation, new school facility). A report will be presented to the Planning Board in September for a workshop and then for adoption at a future meeting. Chairman Rugg mentioned the drainage for the Town Common. R. Brideau commented that the group of people on the committee is one of the best with great questions and responses. He mentioned Steve Young and Greg Warner by name for recognition.

J. Vogl reminded the Board that there is a public hearing at the Town Council meeting on Monday August 15, 2016 on a rezoning request for Map 17 Lot 45, 280 Rockingham Road – the Planning Board previously recommended that the request be granted.

III. OTHER BUSINESS

- A. Public Hearing – Proposed Site Plan Regulation amendments to improve the approval process for small developments including updates to the Minor Site Plan, Administrative Review, Design Review, Storm Drain System, Specifications for Site Plans and Documents, Traffic Impact Analysis, and Site Plan Application and Checklist sections.

Chairman Rugg introduced the topic. C. Mailloux reminded the Board of the July workshop, and stated the suggested changes were incorporated into tonight's presentation. She reiterated the purpose of the amendments which is to codify the current Planning Board processes,

update the regulations to be consistent with state statutes, make the process more equitable, predictable, flexible and business and consumer friendly. She noted that there was no public comment or input received after the changes were posted. The Board had no changes and there was no public input.

Member A. Sypek made a motion to accept the amendments to the site plan regulations as presented, noticed and posted.

L. Reilly seconded the motion.

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

- B. Concept design discussion: Subdivision and site plan for 7 Litchfield Road, Map 12 Lot 020, 14.00 acres, Zoned AR-I for an elderly housing development.

Chairman Rugg explained the conceptual discussion procedure. Joseph Decarolis, 17 Mohawk Drive, Londonderry, NH, presented his concept design to the Board as a member of the Limited Liability Corporation which has the subject property under agreement to purchase. He described the wetlands and topography of the parcel and his belief that all three preliminary concepts can be done on the property. He explained that the site is being developed to service the elderly who are looking for a retirement home at a reasonable cost. He expects to sell the condominiums (two bedrooms, air conditioning, 1 and $\frac{3}{4}$ baths) for around \$250,000. He informed the Board of a report that stated that affordable elderly housing is the number one need in the country. He presented the Board with three options for its consideration. His first concept, the most aggressive, consisted of three 24 units building for a total of 72 units. He stated that the former Hill Salvage Yard was cleaned, and he received a letter from the DES to that effect. There was a discussion about the utilities east of the cemetery, and the Class VI road. J. Trottier summarized an August 4th, 2016 letter from Steve Cotton, administrative support coordinator, which referred to a state statute that provides no disturbance can occur within 25 feet of a burial plot, and he stated that access through that cemetery for sewer or otherwise will not happen. Not all burial plots are identified. J. Decarolis spoke of another option for access with a neighbor, Mr. Moran, for a right-of-way towards the brook. More discussion ensued and the Board, Staff and J. Decarolis concluded that more work and investigation is needed to determine the location of the sewer lines.

J. Decarolis described the second concept plan that consists of two buildings for 48 units. Each building has 24 units – 12 units on each side of the building. He mentioned the option of having rental units (apartment style) and for sale town houses. C. Mailloux stated that J. Decarolis is seeking direction and preference from the Board on the style and form of ownership. Chairman Rugg asked for input from the Board. J. Decarolis stated that the condominiums are all one floor. A. Chiampa

discussed smaller units possibly one bedroom and J. Decarolis stated that at least 25% would settle for one bedroom but it will be cost prohibitive. He stated that 6 of the 24 units would be single bedroom if the apartments were constructed. R. Brideau stated that he preferred the apartments.

J. Decarolis described the option of having 24 units per building versus 16 units. He spoke of a third concept, 3 buildings with 16 units per building, all ground floor accessible with parking underneath. He explained that the topography of the land allows for this two story configuration with no wetland encroachments or waiver required. C. Davies, A. Sypek, S. Benson and M. Soares preferred the 3 rental buildings with 16 units in each. G. Verani preferred the town house concept as he believed in would be a better fit with the character of the neighborhood. L. Reilly thanked J. Decarolis for taking his time to come in and speak to the Board. She stated she was opposed to a four story approach and liked the ground level accessibility and lower building height.

The Board concluded that 48 rental style units (three 16 units buildings) are preferred over 72 units. J. Decarolis asked for straw poll on the members' preference. Most members preferred rental except for G. Verani who preferred town house for ownership and L. Reilly who preferred single floor living for ownership. The Board and Staff agreed that the next step would be another round of conceptual review. Chairman Rugg reminded J. Decarolis to visit the Heritage Commission for design review and landscaping feedback.

- C. Concept design discussion: Lorden Commons, Phase 2, 3 & 4 – 83 Lot Conservation Subdivision, Old Derry Road, Map 16 Lot 38, Zoned AR-1.

Chairman Rugg introduced the concept design. Jason Lopez, Keach-Nordstrom Associates, 10 Commerce Park N, Bedford, New Hampshire and Mike Wynkoop, Chinburg Properties presented to the Board. J. Lopez explained that the property is northeast of Exit 5 and the project has been in front of the Board before with Phase 1 almost complete (50 single home units in total with 8 units still incomplete) with two access points: one main access which will stay and one temporary access off of the cul-de-sac due to road lengths. He stated that the property is serviced by sewer with individual wells with cisterns in lieu of sprinkler system. He stated that they are ready to proceed with Phases 2, 3 and 4. He informed the Board that he was in front of the Heritage Commission in July where there was a lengthy discussion about the use of the stones and stones walls. He stated that he is scheduled to appear before the Conservation Commission at the end of the month to discuss a Conditional Use Permit necessary to for a wetland crossing. He stated there are no zoning issues of which he is aware. He stated that his firm was not involved in the permitting of the first phase.

He stated that the whole property is 229 acres, the subject property is 174 acres, phase one consists of 50 homes, phase 2 consists of 18 homes with 1200 feet of road, phase 3 consists of 40 homes with 2930 feet of road, and phase 4 consists of 25 homes with 1134 feet of road (for a total of 133 homes). He explained that once complete, there will be 144 acres of open space, 70 feet of frontage, and similar Phase 1 style homes. He stated he filed with the Division of Historical Resources for a Phase 1A Short Report and received the approval to proceed. He also filed with the Natural Heritage Bureau which found some concern over some snakes and turtles, particularly the Blanding Turtle, and the matter is before the Fish and Game Commission for review and determination. He stated that there will be one wetland impact of approximately 6,060 square feet. He explained that they are limited to 25 houses per year. He described the sewer connection as it relates to the wetland impact and the Conditional Use Impact. He explained that the Phase 2 housings will be serviced by wells and the use of cisterns will continue (adding two additional cisterns, one by the intersection and one by Old Derry Road). A discussion about the maintenance and servicing of the cisterns ensued, and J. Lopez stated he would speak with his client, and provide more information to the Board.

Regarding the sewer, J. Lopez stated that the Public Utilities Commission granted approval to the system (no further approvals are required for the extension), and that the project is privately owned and operated by Lorden Commons Sewer Company with pending sewer applications to the Town of Londonderry, City of Manchester and the State. He stated that the Town does not own or maintain the system, and the homeowners association is responsible for the maintenance of the system with a separate company overseeing the budget and financial and administrative aspects of it.

Regarding drainage, J. Lopez described the drainage plan, and stated that there is 28 feet wide pavement with a number of ponds (two detention ponds, a pocket pond, etc.), all complying with alteration of terrain requirements.

Regarding traffic, he stated that the traffic study will be updated with particular focus on the sight distance on Old Derry Road.

Regarding utilities, he stated that the utilities will be underground which will require blasting. He explained the area of blasting.

He stated that two waivers will be required: (1) road slope to 8% and (2) two feet cover instead of three of under road pipes.

Chairman Rugg asked for Staff input. J. Trottier stated that there were issues with traffic and that issue will be reopened. J. Trottier stated his concern with the proposed location of the cistern, sanitary sewer systems, off-site improvements, access to the proposed storm water

features (swale along the easterly back side), and the lack of completion of Phase 1.

Chairman Rugg then asked for the Board's input. A. Chiampa offered a suggestion of connecting to the rail trail. J. Lopez expressed concern over access to it given the existing wetlands. A. Chiampa also expressed concern over the proper use of the stone wall. J. Lopez stated that the plan is to reuse the stones for stone walls in accordance with the Heritage Commission meeting. R. Brideau complimented J. Lopez on his presentation and asked about the removal of the cul-de-sac after the Phase 3 construction. J. Lopez confirmed the removal in Phase 1 after binder is obtained. M. Soares asked about common play area for the children and suggested that the applicant consider this. She also asked about bus pick-up. J. Lopez stated that he has not had a conversation with the school about this yet. L. Reilly asked if it was a private road. J. Lopez stated that it will be a public road once complete, and L. Reilly stated that once it is a public road the school bus will have access to it provided it meets the criteria. M. Soares suggested a shelter spot for the children to wait for the bus, possible a lighted one. G. Verani liked the idea of connecting to the rail trail. L. Reilly echoed the concern for a safe bus stop especially with the road terrain, and concern over school enrollment. S. Benson echoed M. Soares' sentiments.

Chairman Rugg complimented J. Lopez on the thoroughness of his presentation, and asked that he follow-up with the Heritage Commission especially with the concerns over the stone walls. J. Lopez asked the Board for its thoughts regarding adding some elderly housing to the project given that the property can support 208 units and only 133 lots are being used. The consensus of the Board was to proceed with the plans as originally presented. Chairman Rugg commented on the original intent to keep the open look to the project, and the concern over the cul-de-sacs. J. Lopez concluded his presentation.

D. School enrollment forecast presentation

J. Vogl presented to the Board his school enrollment presentation based off a presentation that he presented to the School Board in June which was well received. He explained that he was approached by Superintendent Greenberg in April with a request to analyze the projects that were on the horizon for the next three years, and their potential impact on school enrollment. He reviewed the chart and spreadsheet (attached), and certain projects that he believed would be proceeding: Mill Pond, Lorden Commons, Wallace Farms, Townhomes at Whittemore Place, Schoolhouse Square, Woodmont Commons (he stated he put in placeholder of 60 units but believes this number is low based on the presentation last week to the Board), Kestrel Estates, Pinkerton Hills, Residences at McGregor Cut, Albird Estate, and Wayland Drive. He stated that after 6 or so years of no growth in Town that growth is back with a fury. He estimated that new construction in 2016 will result in

182 units, in 2017, 185 units, and in 2018, 345 units (accounting for Woodmont and McGregor Cut). He explained the estimate rollout figures for 2016, 2017 and 2018. G. Verani asked about the numbers for rental/leased units compared to single family residences. J. Vogl explained that some of the bigger projects, Wallace Farms, McGregor Cut and Woodmont Commons, include rentals/leased units. He explained the student generation column and noted that there are different multipliers that are used for housing types. Kindergarten enrollment was discussed and it was noted that there is a significant number of students who go to private kindergartens. J. Vogl noted the distribution of students along the students' geography in Town. He explained that the real emphasis in growth is in the north district, then after the third year, the growth shifts to the Matthew Thornton district, and concluded that it is a district wide issue. He commented that on the positive working relationship between the School Board and the Planning Department. In response to concerns expressed by Chairman Rugg, J. Vogl started that he believes that the north school is close to capacity, and L. Reilly stated that the typical buyer profile needs to be considered. L. Reilly stated that the school district provided a facilities report with the age of buildings, capacity concerns and enrollment figures. The Board discussed the limitations of the school, their capacities for growth, and the needs of the different types of students. L. Reilly stated that this is an important topic to plan for solutions. She thanked J. Vogl and the Planning Staff for working so closely with the School District, and appreciated the cooperation from the Planning Department. A. Chiampa asked about redistricting, and L. Reilly explained that redistricting is always a factor but the redistricting process takes time and requires significant consideration to address and safeguard the children's needs. J. Vogl also noted that fast turnaround in homes in the south side of homes and the CIP implications.


Chairman Rugg noted how the whole Town has really come together to work on this issue and expressed his appreciation and thanks to J. Vogl and the Planning Staff for a great job. J. Vogl reviewed the remaining graphics (see attached). Chairman Rugg appreciated the clarity of the presentation.

IV. ADJOURNMENT:

M. Soares made a motion to adjourn the meeting at 9:07 p.m. Seconded by R. Brideau. Motion was granted, 8-0-0. The Chair voted in the affirmative. The meeting adjourned at 9:07 PM.

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

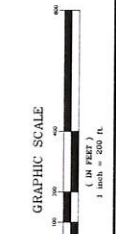
Respectfully Submitted,


~~Chris Davies, Secretary~~ *Mary Wing Soares, Vice Chair*

These minutes were accepted and approved on September 7, 2016 by a motion made by MaryWing Soares and seconded by Rock Brideau.



- NOTES:**
1. OWNER: LORDEEN COMMONS, LLC
 2. LORDEEN COMMONS, LLC IS A CORPORATION INCORPORATED IN THE STATE OF NEW HAMPSHIRE.
 3. LORDEEN COMMONS, LLC IS A CORPORATION INCORPORATED IN THE STATE OF NEW HAMPSHIRE.
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LEGEND

[Symbol]	WETLAND
[Symbol]	EXISTING PROPERTY LINE
[Symbol]	WETLAND
[Symbol]	EDGE OF PAVED
[Symbol]	FLOOD HAZARD ZONE X
[Symbol]	ZONE LINE
[Symbol]	PROPOSED PROPERTY LINE

OWNER OF RECORD:
LORDEEN COMMONS, LLC
3 PENNINGTON WAY
BK. 533B PG. 2903

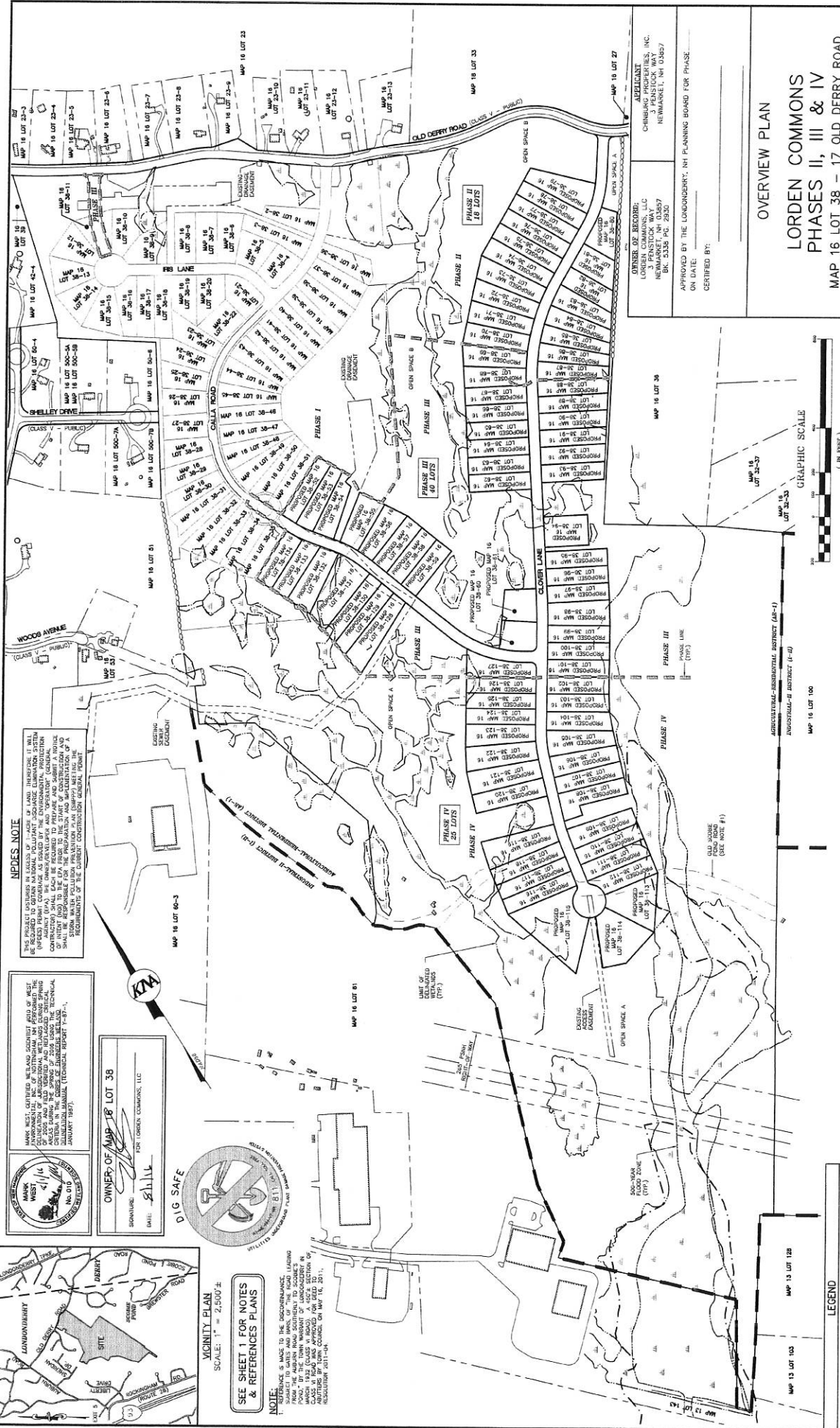
APPLICANT:
CHINBURG PROPERTIES, INC.
3 PENNINGTON WAY
NEW HAMPSHIRE, NH 03857

OVERVIEW PLAN

LORDEEN COMMONS
PHASES II, III & IV
MAP 16 LOT 38 - 17 OLD DERRY ROAD
LONDONBERRY, NEW HAMPSHIRE

PROJ. NO.: 15-0904-2
DATE: JULY 15, 2016
SCALE: 1" = 200'
FILE NO.:
SHEET NO. 1 OF 71

KMA
KMA KRAECHER-NORDSTROM ASSOCIATES, INC.
Civil Engineering and Surveying Landscape Architecture
1000 Mountain Park Road, Suite 200, Londonderry, NH 03053 (603) 487-0081



NOTES:
 1. THIS PROJECT LOCATED IN SEVERAL OF THE PHASES OF LAND. THEREFORE, IT WILL BE NECESSARY TO OBTAIN PERMITS FROM THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (NHDES) FOR THE CONSTRUCTION OF A SEWER TREATMENT PLANT. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PREPARATION, REVIEW AND SUBMISSION OF ALL NECESSARY PERMITS AND APPLICATIONS TO THE APPROPRIATE AGENCIES AND SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH PERMITS AND APPLICATIONS.

MARKING OF RECORD:
 CHAMBERLAIN ASSOCIATES, INC.
 3 PENNINGTON WAY
 NEW HAMPSHIRE 03857
 NEW HAMPSHIRE PROFESSIONAL SEAL NO. 22557

APPLICANT:
 CHAMBERLAIN ASSOCIATES, INC.
 3 PENNINGTON WAY
 NEW HAMPSHIRE 03857
 NEW HAMPSHIRE PROFESSIONAL SEAL NO. 22557

APPROVED BY THE LONDONBERRY, NH PLANNING BOARD FOR PHASE:
 ON DATE: _____
 CERTIFIED BY: _____

PROJ. NO. 15-19004-2
DATE: JULY 15, 2016
SCALE: 1" = 400'
FILE NO.: _____
PROJECT NO. 2 OF 71

OVERVIEW PLAN

LORDEN COMMONS PHASES II, III & IV

MAP 16 LOT 38 - 17 OLD DERRY ROAD
 LONDONBERRY, NEW HAMPSHIRE

OWNER OF MAP 16 LOT 38
 CHAMBERLAIN ASSOCIATES, LLC
 DATE: 8/1/16

VICINITY PLAN
 SCALE: 1" = 2,500'

SEE SHEET 1 FOR NOTES & REFERENCES PLANS

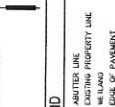
LEGEND
 --- ADJUTER LINE
 --- WE LAND PROPERTY LINE
 --- EDGE OF PARCELS
 --- EXISTING EASEMENT
 --- EXISTING ZONE X
 --- ZONE LINE
 --- PROPOSED PROPERTY LINE
 --- PHASE LINE

REVISIONS

NO.	DATE	DESCRIPTION

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW HAMPSHIRE. I HAVE REVIEWED THE PLAN AND THE INFORMATION PROVIDED TO ME AND I AM SURE THAT THE PLAN IS ACCURATE AND COMPLETE. I AM NOT PROVIDING ANY SERVICE AS A CONSULTANT OR ADVISOR TO ANY OTHER PERSON OR ENTITY. I AM PROVIDING THIS SERVICE AS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW HAMPSHIRE. DATE: 8-1-16

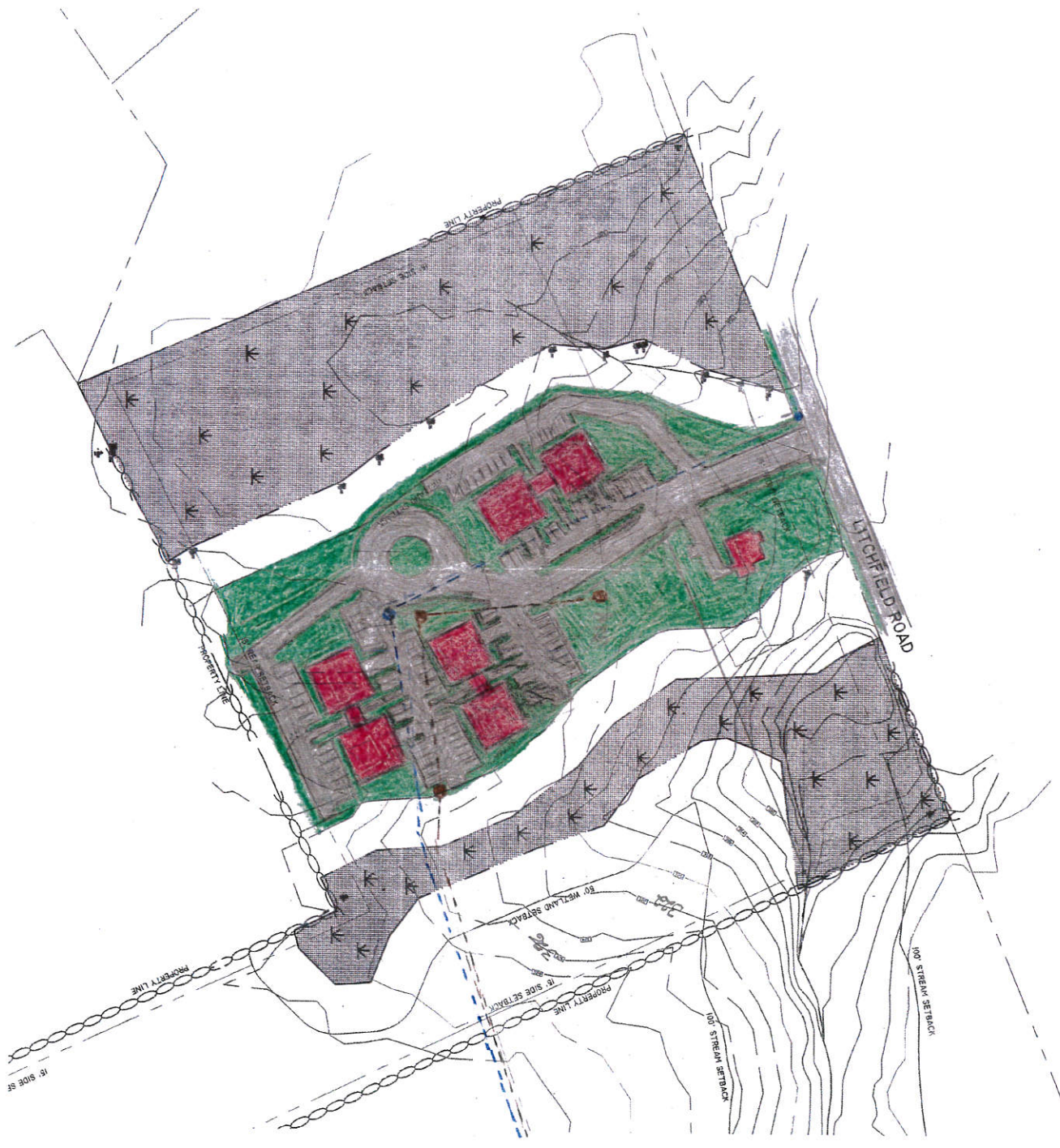
LEGEND

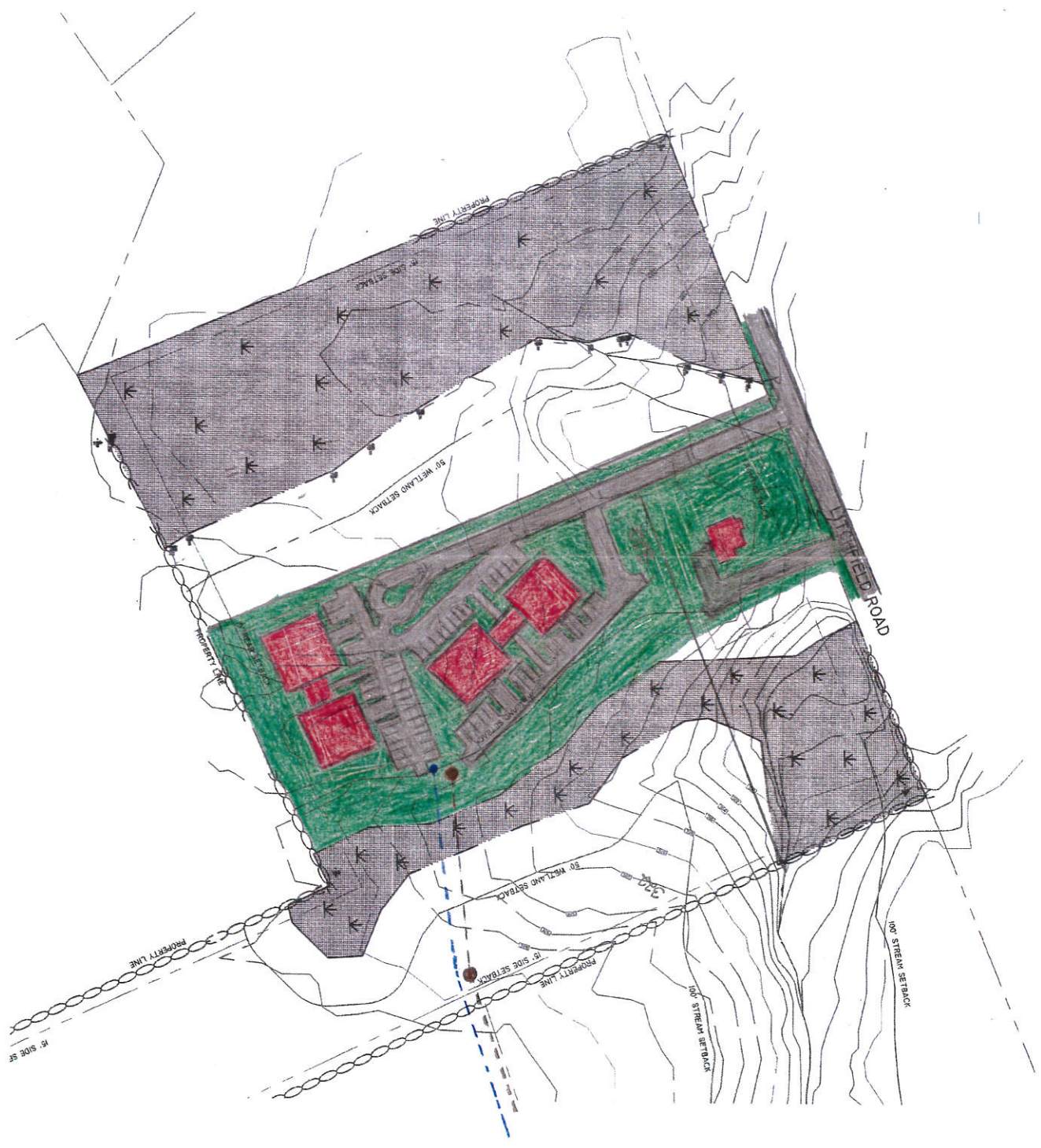


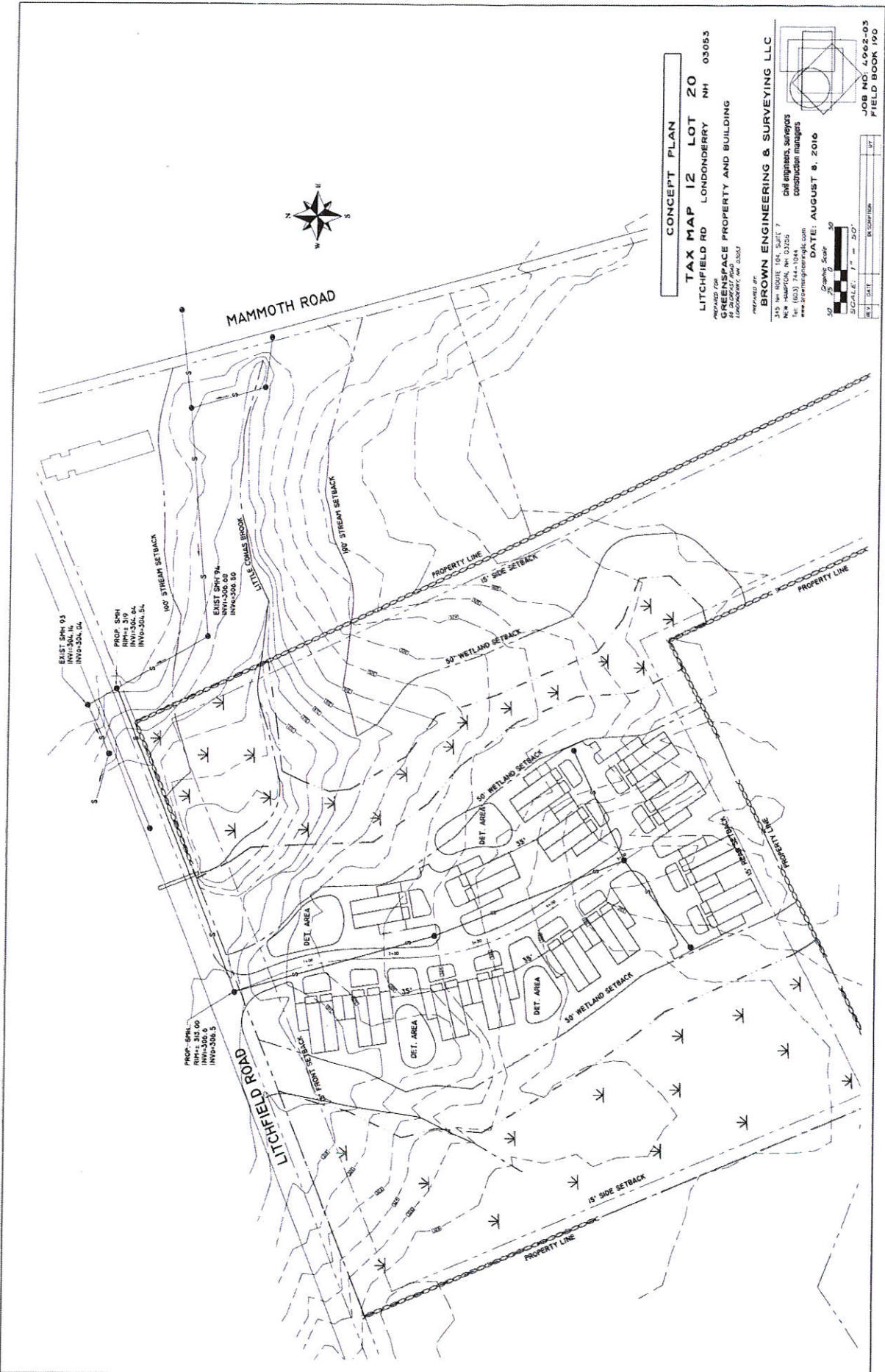
MARK R. KNA
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF NEW HAMPSHIRE
 LICENSE NO. 22557

MARK R. KNA
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF NEW HAMPSHIRE
 LICENSE NO. 22557

DATE: 8-1-16







CONCEPT PLAN
TAX MAP 12 LOT 20
 LITCHFIELD RD LONDONDERRY NH 03053
 PREPARED FOR
GREENSPACE PROPERTY AND BUILDING
 LONDONDERRY NH 03053

PREPARED BY:
BROWN ENGINEERING & SURVEYING LLC
 100 W. MAIN ST. SUITE 7
 LONDONDERRY NH 03053
 TEL: (603) 744-1044
 WWW.BROWNEENGINEERING.COM
 DATE: **AUGUST 8, 2016**

CALL ENGINEERS, SURVEYORS
 & CONSTRUCTION MANAGERS

SCALE: 1" = 50'
 GRAPHIC SCALE: 0 50 100

JOB NO. 4962-03
 FIELD BOOK 100

Known Projects	New Housing Unit Estimate			Elem District	K District	Enrollment per Household			New Enrollment Estimate (2016)			New Enrollment Estimate (2017)			New Enrollment Estimate (2018)		
	2016	2017	2018			Elem & Middle	High	Total	Elem & Middle	High	Total	Elem & Middle	High	Total	Elem & Middle	High	Total
Mill Pond	29	17	0	North	PM	0.46	0.274	0.734	13	8	21	8	5	12	0	0	
Lorden Commons	17	15	15	North	PM	0.394	0.22	0.614	7	4	10	6	3	9	3	9	
Wallace Farms	96	96	96	North	PM	0.213	0.085	0.298	20	8	29	20	8	29	8	29	
Townhomes at Whittemore Place	0	0	40	North	PM	0.213	0.085	0.298	0	0	0	0	0	0	3	12	
School House Square	13	14	0	North	PM	0.394	0.22	0.614	0	0	0	0	0	0	9	18	
Woodmont Commons***	0	0	60	North	AM	0.213	0.085	0.298	0	0	0	0	0	0	0	0	
Kestrel Estates	0	6	0	North	PM	0.526	0.328	0.854	0	0	0	0	0	0	0	0	
off Hovey Rd	0	0	0	North	PM	0.526	0.328	0.854	0	0	0	0	0	0	0	0	
Bancroft Rd	3	3	0	North	PM	0.526	0.328	0.854	2	1	3	2	1	3	0		
Pinkerton Hills	3	0	0	North	PM	0.526	0.328	0.854	0	0	0	0	0	0	0		
Residences at Macgregor Cut ***	0	0	96	North	PM	0.213	0.085	0.298	0	0	0	0	0	0	0		
Stonhenge Rd	0	0	0	North	PM	0.274	0.174	0.734	0	0	0	0	0	0	0		
Albirt Estates	0	0	6	North	PM	0.46	0.274	0.734	0	0	0	0	0	0	0		
Auburn Rd	0	0	6	North	PM	0.46	0.274	0.734	0	0	0	0	0	0	0		
Wayland Drive	3	2	0	North	AM	0.526	0.328	0.854	2	1	3	2	1	3			
Quentin/High Range Rd	3	0	0	North	AM	0.526	0.328	0.854	2	1	3	2	1	3			
Scattered Sites (South)	10	15	15	South	AM	0.526	0.328	0.854	5	3	9	8	5	13	13		
Scattered Sites (North)	6	9	9	North	PM	0.526	0.328	0.854	3	2	5	5	3	8	8		
Scattered Sites (Matthew Thornton)	5	8	8	North	PM	0.526	0.328	0.854	3	2	5	4	3	7	7		
Manter Mill Rd/Hunter Mill Rd	182	185	345						60	32	91	62	33	96	88	40	128
District Total									District Total								
South %	9%								South %	9%							
North %	73%								North %	73%							
MT %	18%								MT %	18%							
Moose Hill PM	86%								Moose Hill PM	86%							
Moose Hill AM	14%								Moose Hill AM	14%							
District Share	13%	25%	52%						District Share	13%	25%	52%					
South %	9%								South %	9%							
North %	62%								North %	62%							
MT %	25%								MT %	25%							
Moose Hill PM	82%								Moose Hill PM	82%							
Moose Hill AM	18%								Moose Hill AM	18%							
District Share	13%	25%	52%						District Share	13%	25%	52%					
South %	9%								South %	9%							
North %	62%								North %	62%							
MT %	25%								MT %	25%							
Moose Hill PM	82%								Moose Hill PM	82%							
Moose Hill AM	18%								Moose Hill AM	18%							

*** Plans Not Yet Approved: Actual unit count unknown