

LONDONDERRY, NH PLANNING BOARD

MINUTES OF THE MEETING OF SEPTEMBER 14, 2016 AT THE MOOSE HILL COUNCIL CHAMBERS

I. Call to Order

Members Present: Art Rugg, Chair; Rick Brideau, CNHA, 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

Chairman Rugg called the meeting to order at 7:00 PM, appointed alternate member Ann Chiampa to vote for member Mary Soares, and began with the Pledge of Allegiance.

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES

Member L. Reilly made a motion to approve the minutes of September 7, 2016, as presented. R. Brideau seconded the motion. The motion was granted, 5-0-0. **The Chair voted in the affirmative.**

B. REGIONAL IMPACT DETERMINATIONS:

1. 298-302 Rockingham Road, Map 17 Lot 24, Zoned C-II – Application for Design Review of a Site Plan for a Change of Use to a Dog Day Care and Nano-Brewer, Remi O. Fortin (Owner & Applicant)
2. 80 Perkins Road, Map 15 Lot 55, Zoned MUC – Minor Site Plan Application for construction of a 702 +/- square foot uncovered deck on the second floor of an existing commercial building and other associated site improvements, KAK Real Estate Holdings, LLC (Owner & Applicant)

Town Planner C. Mailloux gave a brief description of the above projects and recommended that the projects are not developments of regional impact, as they do not meet any of the regional impact criteria provided in the guidelines prepared by Southern NH Planning Commission (SNHPC).

Member A. Sypek made a motion to accept Staff's determination that both projects are not developments of regional impact.

R. Brideau seconded the motion.

The motion was granted, 5-0-0. The Chair voted in the affirmative.

C. DISCUSSIONS WITH TOWN STAFF:

Town Planner C. Mailloux informed the Board that the department received an application for minor site plan review for 80 Perkins Road for the construction of an outside 702 +/- square foot deck, and the review and public hearing will be handled through the Minor Site Plan Review Committee.

She also mentioned that Minor Site Plan Review Committee will be holding a public hearing on September 15, 2016 in the Elwood conference Room at 9:00 a.m. to consider the acceptance and approval of a minor site plan application 3 Symmes Drive for a change of use from warehouse to retail for Reliable Equipment.

The Board had no objections for the plans proceeding as described.

Chairman Rugg read the notice received from the New Hampshire Department of Transportation meeting regarding the Exit 4A interchange study being held on September 27, 2016 at 7:00 p.m. at the Derry Municipal Center, 14 Manning Street, 3rd floor, Derry, NH 03038.

There were no other discussions.

III. OTHER BUSINESS:

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

Chairman Rugg read the matter into the record and reminded the Board that Joe DeCarolis recently presented a conceptual discussion on the same project.

Kent Brown, Brown Engineering & Surveying, 345 New Hampshire 1-4 #7, New Hampton, New Hampshire and Chris DeRosa presented for the applicant, Joe DeCarolis. K. Brown stated that this will most likely be the last concept discussion until the final design and engineering. He stated that the intent is to proceed with 4 six-unit townhouses and 4 eight-unit apartment buildings with a two acre lot to be subdivided off for a potential duplex. He stated that J. DeCarolis is working on the sewer issues with the abutter with the hopes of securing an easement to take the sewer to a manhole adjacent to Mammoth Road with the exact layout to be discussed with Town Staff.

Chairman Rugg asked for Staff comments. C. Mailloux reminded the Board that at the last meeting, the Board expressed an opinion on the unit/building types and this presentation is a result of that input. J. Vogl echoed the same sentiments.

Chairman Rugg asked for comments from the Board. A. Chiampa questioned why there were more units presented now than what was presented at the last meeting. She stated that last meeting 48 units were discussed, and that is the number that the Board liked. She asked if the design still supports ground entry units and learned that it would. C. DeRosa and K. Brown explained that apartments units would still have garages below and the townhouses would have a garage with parking spaces and a space in the driveway. K. Brown stated that the apartment unit buildings are connected by a breezeway. A. Chiampa asked the distance of the closest building to Litchfield Road. C. Derosa stated approximately 60 feet, and that the final design and location are not confirmed and still under review. R. Brideau commented that he liked the apartment complex design the best. L. Reilly asked about the location of the properties in the back. C. Derosa described the building layout as presented on the conceptual plan (See attached). She noted the elevations on the back of the property and the mix of townhouse and apartments. She also asked if another curb cut would be necessary for the duplex and she was informed that it would be along with a potential traffic study. A. Sypek liked the concept. Chairman Rugg also commented that the concept looked good, and stressed the importance of working with the abutters and meeting with the Heritage Commission regarding the stone walls. A. Chiampa asked if the townhouses will be for sale and was informed that this had not been determined. L. Reilly asked what the plan was if there was no sewer line. K. Brown said they would re-evaluate the situation at that time.

Chairman Rugg thanked them for their time.

B. Capital Improvement Plan (CIP) Workshop

Chairman Rugg stated that this portion of the meeting was a workshop, and a public hearing is scheduled for October 12, 2016. He gave thanks to the CIP Committee, John Farrell, Chair and Town Staff and Department heads for all of their hard work.

J. Vogl stated this is a Town annual project with the purpose of looking at anticipated capital projects, their timing, need and urgency, funding and priority. He stated that this is an advisory document that is presented to the Town Council, Budget Committee for their own deliberations.

He explained that early in the summer department heads and committees were contacted for projects that might be included in the CIP. There were about 10 projects that were ranked by the CIP. He went through the projects as shown in the CIP report page 13 (See attached). He also explained the priority system

from 1-6 with Priority 1 being urgent and cannot be delayed – need immediately for health and safety. He stated that he is proposing two amendments to the CIP as reported out of committee: (1) to update cost figures for the communication infrastructure upgrade based on new information; and (2) the Heritage Commission Town Common project.

For the communication equipment infrastructure upgrade and the central fire station and renovations projects, Fire Chief Darren O'Brien addressed the Board. He stated that most of the Department's communications equipment was purchased shortly after 9/11 and that it is becoming increasingly difficult to find replacement parts or equipment. He also noted that his staff has continuously been looking at the usability and feasibility of the department's equipment, and he stated he had discussions with police and public works regarding upgrading the infrastructure to benefit all departments with a unified system. He noted that professionals reviewed the Town's communication systems with emergency responders. He mentioned staff goals and budgetary items. He stated that it was important for the citizens to know that this is not a four million dollar project just for the fire department but a project for all emergency personnel and public works. He also expressed his desire to utilize different communication facilities and cell towers. He informed the Board that he reached out to other communities such as Hudson, Derry and Auburn. He stated that this is a great opportunity for the Town to improve communication and public safety.

Chairman Rugg asked for comments from the Board. A. Chiampa asked about sharing the cost with other communities. Chief O'Brien stated that the figures presented do not include any upgrades to connect or be part of other communities. L. Reilly asked about the towers. Chief O'Brien stated that they are currently using existing towers and there is talk about other towers coming into Town. He also stated that service with some towers is challenging due to topography and location. He stated that currently they do not pay any monies for the towers they use. A. Sypek informed the Board that every 5 years FEMA requires that the Town establish a hazard mitigation committee and at these meetings, communication repeatedly came up as a major problem. He asked Chief O'Brien about the possibility of splitting up the costs for this project. He stated that he listens to fire channel frequently, and hears quite often "I can't hear you, go to the truck." He views this as a life safety issue. He asked if the fire department got the infrastructure it needs, could it use the existing equipment it has now.

Chief O'Brien responded that splitting up the project was not a feasible option. He stated that all the pieces need to work seamlessly together to optimize the benefits from the upgrade.

Chief O'Brien stated the current equipment is 15 years old and passed its life expectancy. There was a discussion about separating the portables from the infrastructure and keeping the whole project under the CIP. Doug Smith, Town of Londonderry, Finance Director, stated that due to the life expectancy of the portables and the 10-15 year life cycle of the equipment, it should be part of the CIP, and noted that there are some financing options that could be considered. D. Smith stated that more information regarding life cycle/expectancy of the

equipment has been obtained since the Town Council's meeting that lends the project to CIP. The Fire Department had discussions with vendors regarding life cycles and dividing up some of the costs between infrastructure and cost of portables. The Department learned that it would make sense to complete the project all together for efficiency. Chief O'Brien noted that the coverage was spotty in some areas, and the Public Works' system has issues. He noted that in some instances, communication is only available by cell phones. A. Chiampa asked Chief O'Brien about the possibility of grant money. He informed her that he did look into it but no funds were available due to the Town's size, financial status and revenue stream. A. Chiampa asked about towers on Wiley Hill and other areas of Town. Varsity Wireless was discussed along with the Musquash area, Ash Street, Seven Hills (Madden Road – Derry) area. Chief O'Brien and the Board reviewed the coverage map as presented (See attached). L. Reilly stated that she lives in the blue section on the map with less than desirable coverage, and spoke of the fatal fire on Hemlock and its impact on the Town. Even with these concerns, she felt that the project should remain as a Priority 2. A. Sypek reiterated the fact that Town Council did not have all the information. R. Brideau reminded the Board that the priority of certain projects has been changed.

Member A. Sypek made a motion to reclassify the Communication Equipment Infrastructure Upgrade as Priority 1 project in the full amount (\$4.2 million)

R. Brideau seconded the motion.

The motion was granted, 4-1-0. The Chair voted in the affirmative.

J. Vogl introduced projects regarding the school district including a Priority Two project, the new SAU office (\$3.2 million), as shown on the meeting worksheet.

Peter Curro addressed the Board. He stated the office was built in 1980 for 12 employees, and they now currently have 23 with the anticipation of hiring more. He stated that there have been numerous changes from having no kindergarten or middle school to having 2,000 students and now having 4,500 students. He explained the growth of the Town for the school district, and stated that a new building is needed. He stated that he had two companies look at the building to consider an upgrade versus a rebuild and was told that it would not be economically wise to upgrade the building due to its condition and age. He is looking at a 2019 construction timeframe. He stated that when it was presented to CIP, the committee asked him to confirm the presented figure which he did – the quoted figures for the \$3.6 million project was based off of a project in Keene. He stated that the location is yet to be determined but is thinking somewhere between Shasta/Litchfield Road and Pillsbury area. He also stated that the current building lacks meeting spaces for school personnel when dealing with confidential information. He also commented about the poor air quality and inadequate heating system in the building. He thinks that the proposed building would be 10,000-12,000 square feet. R. Brideau commented on the winter conditions of the SAU building. A. Sypek asked about the expected life of the new building. P. Curro stated the life expectancy for the new building is 30-35 years.

P. Curro then discussed the auditorium project. He expressed that there is still a need for an acoustically sound classroom that would be used for various purposes (educational summits, lecture style classroom, community events, etc.). He reminded the Board that when the high school was built in 1981 the plan was to add the auditorium in a few years, and stated it is time to finish the high school. P. Curro stated that these projects (SAU renovation and auditorium) were scheduled together on purpose to achieve economy of scale efficiencies when construction begins with the hopes of cost savings for the Town.

Chairman Rugg asked for questions from the Board. A. Sypek liked the idea of other uses for the auditorium.

P. Curro then discussed the new school facility project with a 2022 A&E timeframe. He clarified that the timing was unknown and that this project was included for planning purposes. He stated that the facility would most likely be an elementary school in the east, northeast quadrant due to the locations of certain developments in Town. He stated that it was suggested that the numbers of students per classroom be increased but the school board was not in favor of this idea. He reminded the Board in 2006, 2007 and 2008 timeframe, the school housed an in house special education program reallocating space saving the district \$6M a year. He stated that these projects are being brought to the Town's attention for planning purposes giving the current growth trends of the Town. He explained that the school district is trying to be proactive and transparent in its planning approach so these projects can be fairly vetted and receive the attention they deserve. He did not want this to come as a shock to the Town or its citizens.

He then addressed the middle school renovations based on enrollment and current utilization of space. Again, he spoke of this project in the terms outlined for the new school facility noting that it is anticipated that in six years the Town's population growth will significantly change. He stated that the middle school is in need of core upgrades and reminded the Board that in 1986, the size of the middle school doubled.

Chairman Rugg asked for questions from the Board. A. Sypek asked if the intent was to keep two elementary schools in the north of Town. P. Curro said yes, and explained that at South School, a foundation was laid for two additional classrooms in anticipation of additional growth. He also noted that redistricting is a real possibility. A. Sypek then asked P. Curro to clarify what core upgrades/facilities are. P. Curro explained that all schools have these facilities, office, gym, cafeteria, library areas, based on an anticipated enrollment when the school is built but as time goes on and the enrollment increases these spaces become ineffective and too small to accommodate the growing numbers. He further described that if you continuously add more students without updating these facilities, you will encounter issues. As an example, he stated that lunches frequently become a problem. You have an increased number of students and a limited amount of space in the cafeteria which forces the school to divide the students into smaller groups with more lunch times resulting in a shorter lunch to accommodate the increased number of students. L. Reilly stated that there are two places (cafeteria and multi-purpose room) at the middle school for lunch with only 20 minutes for lunch and no recess.

P. Curro stated that the new school would be built for 500 students which is the norm.

There were no other questions from the Board and Chairman Rugg thanked P. Curro for his time and work.

Mike Speltz, Conservation Commission member, presented the next project, Outdoor Recreations Enhancement, Priority 2. He informed the Board that about two years ago, the Commission contracted for a study regarding an outdoor recreation plan, and noted that the Commission felt that supporting infrastructure is lacking, particularly parking. He explained that 4 of the 14 recreation assets from the study were taken to the next step, and became part of an A&E study with Stantec to develop engineering requirements and rough costs for the improvements with the hopes of having information for the CIP committee. He stated that unfortunately, not all information is available tonight but he is hopeful he will have it soon. He asked that the \$100,000 remain as a placeholder to determine the priority of projects. He also explained that he is reluctant at this point to recommend specific projects without having the study completed. He asked for the Board's forbearance until the study is completed, and noted that parking at Musquash appears to be at the top of the list.

Chairman Rugg said they will wait for that information, and will leave it as a placeholder. L. Reilly asked if the projects would be separated. M. Speltz asked for the projects and costs to be separated so they can see the whole picture resulting to assist in prioritizing the projects. A. Sypek asked about whether a wildlife biologist is involved to help create a better habitat. M. Speltz stated they have a knowledgeable forester who has been useful – all work has been done internally using their own resources and assistance from John Vogl. He also noted the benefit from New Hampshire Fish & Game who have detailed maps of Londonderry due to Londonderry having the largest population of Blanding's and spotted turtles and a significant number of NE cottontails. He stated that there has been work done involving the Musquash and Kendall Pond. A. Chiampa asked if the Commission could use the land use tax monies to pay for parking. M. Speltz said he was unsure if he could, and would seek counsel on that matter.

Chairman Rugg asked if there were any other questions, and there were none. He thanked M. Speltz for his time and work.

J. Trottier addressed the three projects relating to public works. He stated that these items were in the works since the 2005 sewer facility plan. He described the location of the Sanitary Sewer – South Londonderry, Phase II - \$3.6 million project, as area north of 102 to Gardner Lane, east to Apple Tree Mall, north to Century Village and south to the intersection of Route 102 and Mammoth Road. The \$410,000 project is to upgrade a 10 inch pipe on Mammoth Road in the village district just south of Sanborn Road to a 15 inch pipe to accommodate future area development. A. Sypek asked about the funding of these projects. J. Trottier and D. Smith agreed that the funding could come from access fees and/or bonding.

J. Vogl stated and explained an additional Priority 3 project from the Heritage Commission for improving usability of the Town Common for \$225,000 particularly the drainage. The board discussed the poor drainage on the site. J. Vogl explained that there would be regrading of the land.

Member A. Sypek made a motion to add the Heritage Commission Priority 3 Town Common project to the CIP project submission.

L. Reilly seconded the motion.

The motion was granted, 5-0-0. The Chair voted in the affirmative.

Chairman Rugg reminded the Board that there will be a public hearing on October 12, 2016.

ZONING OVERHAUL UPDATE

Chairman Rugg introduced the topic, and C. Mailloux began the discussion focusing on the scope of work (See attached). She described the project as an organizational overhaul, and informed the Board that Cynthia May and Jonathan Edwards will no longer be assisting with the project but Stuart Arnett of Arnett Development Group and Bill Parker, recently retired Milford Community Developer, will be assisting and will acting as the Town's point of contact. C. Mailloux reviewed the goals of the overhaul, and proposed timing of the project including presenting drafts for the Board's review a week before each meeting (a public hearing in April/May, a project completion date of June 30, 2017, and all work finished by Staff in July). She also noted that the project will focus on some of the overlay districts to eliminate some confusion associated with those districts.

Mile Speltz, 18 Sugarplum Lane addressed the Board regarding the 100 or so action items in the Master Plan involving ordinances, and stated that he hoped that these items would be considered in the overhaul. C. Mailloux stated that some issues dealing with organization and consolidation area addressed, but bigger items such as signage, would not be addressed because they are larger than what is entailed in the scope of the overhaul.

Chairman Rugg stated the law surrounding signage is changing, and C. Mailloux informed the Board that there have been recent Supreme Court cases involving signage that will impact how signage is regulated and will be reviewed in a future project focusing on signage.

Chairman Rugg thanked Town Staff for their hard work.

R. Brideau made a motion to adjourn the meeting at 8:55 p.m. Seconded by L. Reilly.

Motion was granted, 5-0-0. The Chair voted in the affirmative.

The meeting adjourned at 8:55 PM.

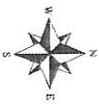
These minutes were prepared by Associate Planner Laura Gandia.

Respectfully Submitted,



Chris Davies, Secretary

These minutes were accepted and approved on October 5, 2016 by a motion made by M. Soares and seconded by R. Bideau.



CONCEPT PLAN

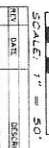
TAX MAP 12 LOT 20
 LITCHFIELD RD LONDONDERRY NH 03053

PREPARED FOR:
GREENSCAPE PROPERTY AND BUILDING
 LONDONDERRY, NH 03053

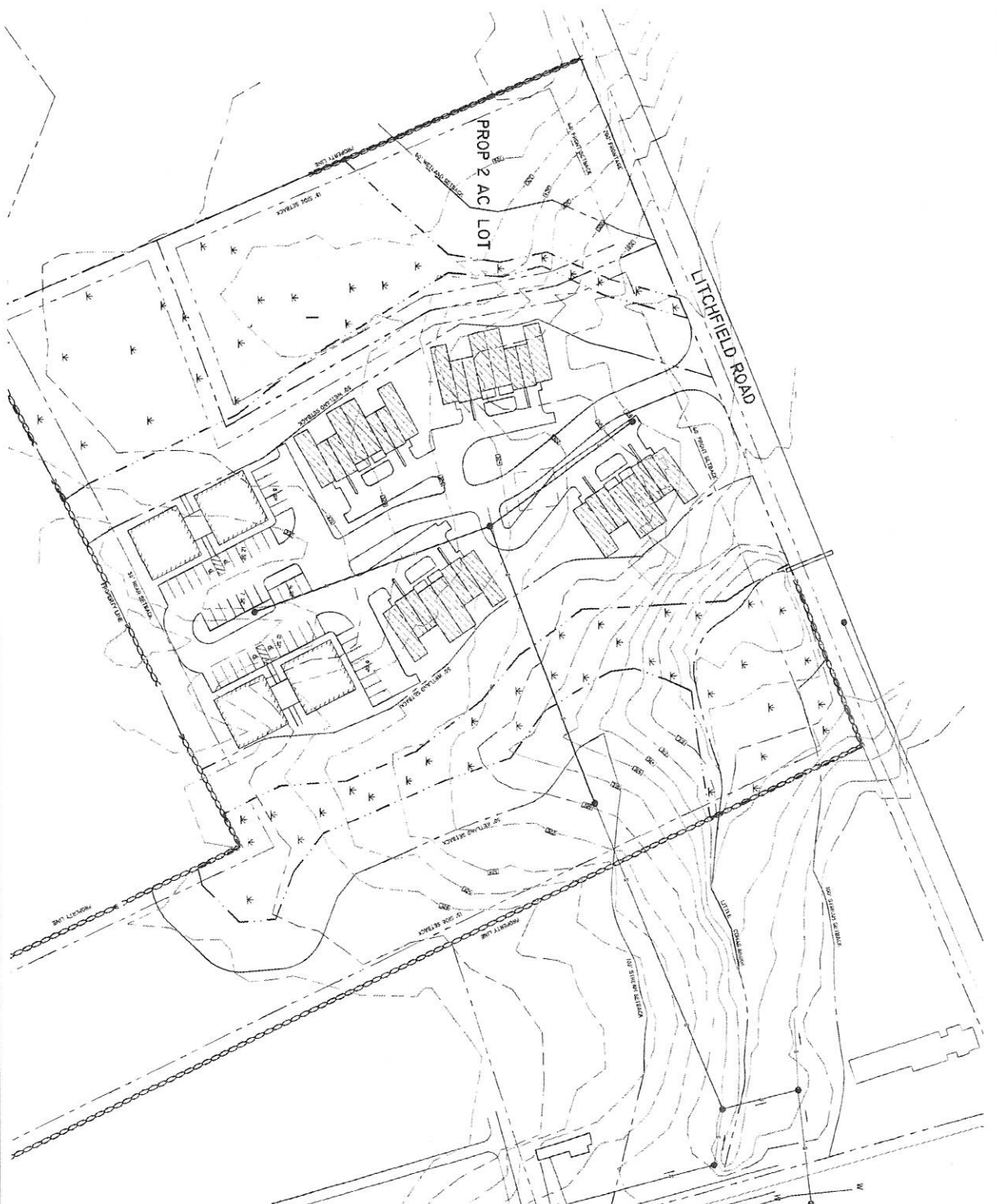
PREPARED BY:
BROWN ENGINEERING & SURVEYING LLC

125 NH ROUTE 10N, SUITE 7
 100 WINDY HILL RD
 TEL: (603) 724-1444
 WWW.BROWNSURVEYING.COM

DATE: SEPTEMBER 9, 2016



JOB NO: 4962-03
 FIELD BOOK 190



CONCEPT PLAN

TAX MAP 12 LOT 20

LITCHFIELD RD LONDONDERRY NH 03083

RESIDENCE
GREENSPACE PROPERTY AND BUILDING

Approved by:
BROWN ENGINEERING & SURVEYING LLC

145 NH ROUTE 104, SUITE 7
NEW HAMPSHIRE, NH 03256
Tel: (603) 744-1644
www.brownsurveying.com

DATE: SEPTEMBER 9, 2016

civil engineers, surveyors
construction managers

Graphic Scale
1" = 50'

DATE	DESCRIPTION
09/09/2016	BY

JOB NO: 4962-03
FIELD BOOK 190

TOWN OF LONDONDERRY, NEW HAMPSHIRE

ZONING ORDINANCE REWRITE SCOPE OF SERVICES

AUGUST 2016

BASIC SERVICES

Base and Resource Documents for Rewrite

1. The basis for the Zoning Ordinance Rewrite will be the findings of the Zoning Audit completed in 2014. The recently adopted Housing Amendments to the Ordinance and amendments to the Site Plan Regulations should be considered as the Town has treated these projects as the first steps to a comprehensive zoning update.
2. The Rewrite will also incorporate other planning documents, studies and processes pertaining to Londonderry and the goals of the Planning Board. Such documents may include: the 2013 Master Plan, Land Use Regulations, Town of Londonderry GIS, transportation plans, the most recent Sewer Facilities Plan, current economic development strategies, the Woodmont Commons Master Plan, Londonderry Hazard Mitigation Plan, the most recent Capital Improvement Program (CIP), Historic Preservation Taskforce Summary, Open Space Plan, and any other relevant documents identified by the Town and the Consultant.

Scope of Work

1. Project Coordination
 - a. The Consultant as the lead author of zoning amendments and supporting graphic details. A member of the Consultant will provide zoning text amendments, organizational recommendations, graphic support, and serve as the 3rd party peer reviewer for the Zoning Ordinance Rewrite. The Consultant will also make presentations to the Planning Board and Town Council public hearings. Town Planning Staff will provide peer review, graphic support, GIS services, and be the interface with other Town Departments, Boards and Commissions throughout the project.
 - b. A project kick-off meeting will be conducted with Town Staff, and the Consultant Team via telephone, video conference or other agreed-to means to discuss and refine the project scope, process, schedule and goals. The meeting will also cover project organization, project coordination, procedures for sharing information, and discussing the most efficient means of integrating enCode tools into the process.
 - c. Following the kick-off meeting, communication and coordination between the Town and the Consultant will occur routinely on a weekly basis facilitated through video conference, conference call, e-mail, Dropbox or other agreed-to means. The Town and Consultant will also communicate whenever necessary to keep the project moving forward regarding the review of draft materials, coordination of on-going issues, preparation for Planning Board workshops

and public hearings, and Town Council public hearings for adoption. The Consultant will be responsible for integrating materials into the body of work to be presented to the Town.

- d. Additional public outreach events beyond Planning Board workshops and public hearings are not anticipated at this time, but in the event a need is identified, coordination for any event shall be conducted in the same manner as previously identified and treated as an additional service by the Consultant.

2. Participation in Team Meetings

- a. During the process of updating the Ordinance, the Project Team will organize at least one technical workshop with user stakeholder groups, targeting engineers, architects, surveyors, attorneys, and developers. The purpose of this workshop will be to review the proposed changes and solicit input regarding further improvements to be made. The Team will also meet with the Design Review Committee at least once during the rewrite process for the same purpose as the technical workshop. The Consultant shall assist with meeting preparation, including assembling materials and publicity and shall integrate comments expressed at the meeting into future zoning language.
- b. The Team will meet prior to each Planning Board Workshop, Public Hearing, and Town Council Public Hearing to finalize presentations.
- c. Following each workshop or public hearing, the Team will meet via conference call to debrief about the meeting, review feedback and strategize the next steps, including incorporation of the pertinent information into the current draft at that time. The Consultant is responsible for conducting these meetings and keeping the workflow on schedule; however, the Consultant is not responsible for schedule lapses incurred by longer than anticipated review time by the Town, or additional meetings scheduled by the Planning Board or Town Council beyond the scope of this Agreement, including sending the document back to the Planning Board for revisions.
- d. All statutory public notifications are the responsibility of the Town.

3. Attendance at Public Workshops/Hearings

- a. The Consultant shall provide staff support to the Town at public workshops and hearings to help communicate the draft and final product. This contract assumes attendance at 8 such meetings.

4. Zoning Ordinance Rewrite

- a. Using the findings and recommendations of the Zoning Ordinance Audit as a guide, and feedback presented to the Town during the Technical meetings or Public Hearings, the Consultant will provide draft language for consideration by the Planning Board and Town Council. The language shall be in an amended form that can be adopted by the Town and will utilize change tracking mechanisms so that ongoing revisions may be noted.

Time Line

The Project shall commence no sooner than April 1, 2016 and end no later than June 30, 2017, unless extended or shortened (in writing) by mutual agreement.

It is anticipated that the Planning Board will include the Zoning Ordinance Re-write on at least one agenda each month, commencing in September 2016. Planning Board Workshops are anticipated to occur over a period of nine (9) months, including public hearings. The Town Council will hold a First Reading at the meeting immediately following the Planning Board's vote to send the Zoning Ordinance Re-write to the Town Council for adoption.

Deliverables

Deliverables shall include draft and final zoning amendments suitable for presentation at the Planning Board and Town Council public hearings. The amendment should be tailored in order to achieve desired aspects of the 2013 Master Plan: diverse housing options; village centers; community focal points; mixed-use; appropriateness of building size and scale; desired innovative land uses; and open space, pedestrian, bicycle, and vehicular connectivity. Deliverables should include graphic images where appropriate to present principles expressed in the written body in a user-friendly, demonstrative way. Graphics should be embedded in the document and should reinforce the approved text.

The final deliverable should be a comprehensive update of the existing ordinance that can be adopted by Town Council and should satisfy the following goals, as generally expressed by the 2014 Zoning Audit:

- Logically reorganize, simplify, clarify the ordinance and reduce its length.
- Consolidate definitions.
- Eliminate redundancies, contradictions, inconsistencies, insignificant dissimilarities.
- Make sure that requirements, procedures, and review criteria are stated clearly and completely.
- Eliminate impact fee, growth management, and innovative land use control provisions that have been allowed to sunset or been placed on hold.
- Reconsider and reduce the number of separate listed uses.
- Re-examine the basis and appropriateness of procedural distinctions among uses, including the Routes 28 and 102 Performance Overlay Districts.
- Refine the concept and definition of "usable uplands" to guard against the encroachment of development on environmentally sensitive areas.
- Consolidate the various interspersed industrial and commercial districts more directly by function and type of location.
- Review floodplain sections for consistency with FEMA guidelines and current practices/standards.
- Extend MUC provisions more broadly throughout commercial areas and apply GB standards to industrial areas.
- Extend the applicability and range of discretionary options available through such flexible permitting tools as MUC, GB, PUD, Conservation Subdivision, Back Lot Development.
- Consolidate similar Conditional Use procedures and criteria.
- Consolidate property development standards, such as access, buffers, outdoor structures, temporary structures, accessory structures, and signs.
- Promote a broader range of home occupations with discretionary approval based on exterior effects.
- Rely on the statutory standards for small wind energy systems.

- Review the telecommunications section for consistency with federal law and current practices/standards.

PROJECT SCORING AND PRIORITY SUMMARY

2018 - 2023 CIP Project Submissions - 8-8-2018 Meeting Worksheet										
Project	Department	Cost	Placement in 2017-2022 CIP	2015 CIP Committee Score	2016 Dep/Board Score	2016 CIP Committee Score	CIP Committee Priority Assignment	CIP Committee Placement in 18-23 CIP FY	Warrant Article Year	
Central Fire Station Renovations	Fire	\$4,083,433	FY 17 (A&E) FY 18 (Const)	29	32	32	1	2018 A&E 2019 Const	2017 A&E; 2018 Const	10% A&E (\$408,343) in 2018. Remainder (\$3675090) in future years
Communication Equipment Infrastructure Upgrade	Fire	\$1,500,000*	N/A	N/A	24	24	2	2019	2018	Plus \$400,000 annual Warrant Article for Lease of equipment, starting 2019
Auditorium	School District	\$9,000,000	Priority 2, FY 15 (A&E), FY16-17 (Const)	24	20	20	3	2019 A&E 2020 Const	2018 A&E; 2019 Const	A&E Costs assumed to be 10% of total; Construction 90% of total
New SAU Office	School District	\$3,700,000	Priority 2, FY 20	23	23	23	2	2019 A&E 2020 Const	2018 A&E; 2019 Const	A&E Costs assumed to be 10% of total; Construction 90% of total
New School Facility	School District	\$24,000,000	N/A	N/A	28	28	3	2022 A&E 2023 Const	2021 A&E; 2022 Const	A&E Costs assumed to be 10% of total; Construction 90% of total
Middle School Renovations	School District	\$3,000,000	N/A	N/A	24	24	3	2022 A&E 2023 Const	2021 A&E; 2022 Const	A&E Costs assumed to be 10% of total; Construction 90% of total
Sanitary Sewer - South Londonderry, Phase II Sanitary Sewer	DPW - Sewer	\$3,631,050	Priority 4, FY 19	17	23	23	3	2022 A&E 2023 Const	2022 A&E; 2023 Const	A&E Costs assumed to be 10% of total; Construction 90% of total
Replacement - Section of Mammoth Road	DPW - Sewer	\$410,481	Priority 4, FY 19	N/A	22	22	3	2022 A&E 2023 Const	2022 A&E; 2023 Const	A&E Costs assumed to be 10% of total; Construction 90% of total
Outdoor Recreation Enhancements	Conservation Commission	\$100,000	Priority 3, FY 17	N/A	19	19	2	2018	2017	

* Represents assumed capital share of total project cos

- 1 - Urgent
 - 2 - Necessary
 - 3 - Desirable
 - 4 - Deferrable
 - 5 - Premature
 - 6 - Inconsistent
- Cannot be Delayed; Needed immediately for health & safety
 Needed within 3 years to maintain basic level & quality of community services
 Needed within 4-6 years to improve quality or level of services.
 Can be placed on hold until after 6 year scope of current CIP, but supports community development goals.
 Needs more research, planning & coordination
 Contrary to land use planning or community development goals.

Londonderry Work Order #23

August 23, 2016

TASKS	Hour Est.	Aug 8	Aug 11	Sept 14	Oct 12	Nov 9	Dec 14	Jan 11	Feb 8	Mar 8	Apr 12	May 10	June 30
Project Review													
Kick-Off Meeting	8												
Planning Board Workshop													
Planning BOD Workshop A	(w/in 'B')												
#1 Reorganize					Draft								
#2 Definitions					Draft								
#3 Redundancies					Draft								
#4 Clarity					Draft								
#5 Eliminate Sunset/Holds					Draft								
Planning Board Workshop B	96												
#6 Reconsider Sep. Uses					Draft								
#7 Review Uses- Rts 28 & 102					Draft								
#8 Usable Uplands					Draft								
Planning Board Workshop C													
#9 Consolidate Indust/Com							Draft						
Planning Board Workshop D	144												
#10 MUC Provisions/ GB								Draft					
#11 Permitting Tools								Draft					
#12 Consolidate Cond. Use								Draft					
#13 Consolidate Prop Stand								Draft					
Planning Board Workshop E	(w/in 'F')												
#14 Home Occupations													
Planning Board Workshop F	48												
#15 Floodplain													
#16 Wind Energy													
#17 Telecommunications													
Final Product Due	60												
Revisions													
Editing/Final Proof													
Administration	38												
Oversight	80												
Graphic Development	160												
Public Hearing #1	8												
Public Hearing #2	8												
Town Council Hearing #1	6												
Town Council Hearing #2	6												
Town Council Vote													
Estimated Hours	662												

Meeting

Deadline

662

Estimated Hours

