

LONDONDERRY, NH PLANNING BOARD

MINUTES OF THE MEETING OF NOVEMBER 9, 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, member; Rick Brideau, CNHA, Ex-Officio; Giovanni Verani, Ex-Officio; Al Sypek, member; Ann Chiampa (alternate member); Ted Combes (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, and began with the Pledge of Allegiance. He appointed A. Chiampa to vote for L. Reilly.

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES

Member R. Brideau made a motion to approve the minutes of November 2, 2016, as presented. M. Soares seconded the motion. The motion was granted, 7-0-1 (M. Soares abstained). The Chair voted in the affirmative.

B. REGIONAL IMPACT DETERMINATIONS:

Subdivision Plan for Victory Baptist Church – 9 Harvey Road, Map 11, Lot 98, Victory Baptist Church (Owner & Applicant): Town Planner Mailloux explained that the subdivision was to divide one parcel into two single family residential lots. She stated that the project is not one of regional impact as it does not meet the criteria for regional impact as set out by the Southern New Hampshire Regional Planning commission (SNHPC).

M. Soares made a motion to accept Staff's determination that this project is not a development of regional impact.

R. Brideau seconded the motion.

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

C. DISCUSSIONS WITH TOWN STAFF:

Town Planner Mailloux stated that a minor site plan application for the addition of a shed for Londonderry Dance, 21 Buttrick Road was received and will proceed under the newly established minor site plan application process.

Chairman Rugg reviewed a letter from the New Hampshire Department of Transportation dated November 1, 2016 regarding the pavement rehabilitation project located on the four sections of roadway including NH Route 111 in Windham and Salem, NH Route 125 in Kingston, US Route 4 in Durham and Dover and NH Route 102 in Hudson, Litchfield and Londonderry. He noted that the work in Londonderry will begin at the intersection of NH 102 and NH 3A in Hudson and extend east 8.5 miles through Litchfield to the Interstate 93 southbound on-ramp in Londonderry. He stated that the tentative advertising date for this project is March 7, 2017.

Member T. Combes presented the Board with an update of the activities of the Master Plan Implementation Advisory Committee. He reviewed the attached memo that was created with the assistance of John Vogl. He noted that the next meeting is late November.

III. OLD BUSINESS:

A. Application acceptance and Public Hearing for a formal review of site plan for a proposed Planned Unit Development (PUD), Phase 1 - buildouts of Woodmont Commons, Subarea WC-1, WC-1-GL, and WC-2, 34 Nashua Road (Map 010 Lot 052), 5 Garden Lane (Map 010 Lot 54-1) and 15 Pillsbury Road (Map 010 Lot 41), Pillsbury Realty Development (Applicant) and Demoulas Supermarkets, Inc. (Owner), Robert D. & Stephen R. Lievens (Owner), and Pillsbury Realty Development, LLC (Owner) – CONTINUED FROM 11/2/2016 MEETING

Chairman Rugg read the case into the record, noted that the application was continued last meeting due to an abutter notification issue, and stated that a request was made for the hearing to be continued until November 30, 2016.

M. Soares made a motion to continue the hearing until November 30, 2016 at 7:00 p.m.

R. Brideau seconded the motion.

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

IV. New Plans

- A. Public hearing for a review of a Site Plan for a proposed aircraft hangar, office building, parking and associated site improvements, Kelly Avenue (Map 28 Lot 19, Zoned Airport District), Pro Star Aviation (Applicant) and Manchester Airport Authority (Owner). The site plan is reviewed pursuant to Londonderry Zoning Ordinance section 2.5.2.5 and nonbinding comments may be issued by the Planning Board.

Chairman Rugg read the case into the record, and noted that this project involves a governmental land use which is governed by statute and case law. He expressed appreciation for the applicant taking the time to appear before the Board, give an overview of the project and receive non-binding comments from the Board. He noted the good working relationship between the Town and the airport.

Tucker McCarty, Project Manager, TF Moran, 48 Constitution Drive, Bedford, NH and Mike Lawrence, Project Manager, PRO CON, 1358 Hooksett Road, Hooksett, NH presented to the Board.

T. McCarthy stated that the site plan is for the construction of a new 30,000 SF hangar building and a two story office building. He played a video showing an architectural rendering of the building. He stated that the applicant, Pro Star Aviation, provides service and engineering for private airplanes and currently occupies space in a few different locations on the airport property. He stated that the project will be connected with municipal water and sewer. He described the drainage system. He explained that the project will require a New Hampshire Department of Environmental Services Alteration of Terrain permit and sewer approval. He also noted that the project received FAA approval for a reference line encroachment and that he will be speaking with the fire department about any concerns. He stated that landscaping was limited due other existing conditions and FAA regulations. He noted that the applicant tried to meet all Town standards on the project. He welcomed any questions.

Chairman Rugg asked for Staff input. J. Trottier stated that there are engineering, sewer, drainage and roadway (ROW for Kelly Ave) issues to be reviewed and addressed.

Chairman Rugg asked for Board input. M. Soares asked about the FAA permit. T. McCarty explained the FAA permit as it relates to the height of the building and overhead door and the distance off of the center of the runway. He stated that he received a permanent waiver. Richard Fixler, Assistant Director of Engineering and Planning for the Manchester Airport explained that each runway has a transition surface – there is a safety area for each runway which is 500 feet wide on the ground, and on the outside of the safety area, there is a transition surface that goes up at a 7:1 slope. He stated that the FAA's preference's is that nothing penetrates that

surface. He explained that if there is an obstruction, then the FAA requires obstruction lighting on buildings and/or permanent structures that penetrate the transition surface – it is an extra measure of safety. He stated that the light is a red light that can be spotted from the air quite easily – there are already several obstruction lights existing around the airport.

Chairman Rugg asked for public input and there was none. He asked the applicant to continue to work with staff and noted the building was a nice addition.

- A. Conceptual Review Of A Site Plan For A 200 +/- Unit Elderly Housing Development At 57 Adams Road (Map 6 Lot 84, Zoned Ar-1) And 21 Cross Road (Map 6 Lot 59-1, Zoned Ar-1) – Cross Farm Development, LLC & Doris & Kenneth Cross (Owners) And Benchmark Engineering (Applicant)

Chairman Rugg read the case into the record. He noted that this is a conceptual discussion and no decisions are made. He welcomed the public to ask questions. Joseph Maynard, Benchmark Engineering, 1F Commons Drive, Suite 35, Londonderry, NH and Richard (Rick) Welch, Cross Farm Development, LLC presented to the Board. J. Maynard stated that the 165 acre parcel has frontage on Cross and Adams Road as well as NH Route 102 frontage (he noted that the previous owner sold off its curb cuts on Route 102). He stated that it is the hope to bring a road in from Cross Road and Adams Road. He stated that the property will be serviced by water from Pennichuck Water Works and gas through an extension of an existing line from the Hickory Woods Development. He explained that Cross Farm Development has experience developing like properties – both the Hickory Woods and Nevins developments in Londonderry. He noted that this development will have a clubhouse located near the Cross Road entrance. He stated that the units are detached units similar to the Hickory Woods Development and that the development of the property will be phased due to length of road issues. He stated that the main thoroughway in the development measures a little over 6,000 feet of road. The first phase would be approximately 8,700 feet of road with approximately 116 units off that stretch of road occupying the eastern side of the lot. The second phase would be a loop road off the back side that would access the western side of the lot which consists of approximately 3,700 feet of road and approximately 80 units. A total of approximately 6,500 feet would be built in the second phase.

Chairman Rugg asked for Staff input. J. Trottier stated Staff had met with the applicant to review the concept. Chairman Rugg asked for questions from the Board. A. Sypek asked about wetland impact. J. Maynard stated that a wetland permit will be required as part of the project. He also stated that he plans to meet with conservation commission. He stated that the units will be offered for sale with individual septic for each unit. G. Verani and J. Maynard discussed the road layout. M. Soares asked if there would be sidewalks. J. Maynard stated that there will be no sidewalks but the layout is for a Town standard 28 foot wide road with ample room for both residents and vehicles. After discussions with residents in other developments and the location of the driveways (being approximately 30

feet apart), J. Maynard stated that he learned that residents walk in the road to avoid the ups and downs due to the driveway cut outs. M. Soares expressed concerns over the number of units. J. Maynard responded that he is actually proposing fewer units than what is permitted by the regulations. He stated that he is allowed 1,200 bedrooms on the property and he is only requesting around 400 bedrooms. M. Soares expressed concern over the location of the clubhouse as it is not centrally located. R. Welch stated that at Hickory Woods, the clubhouse is not centrally located and that location is working well. C. Davies asked for the number of units. J. Maynard stated there are 206 in total with 116 units in the first phase. T. Combes asked about wetland crossings. J. Maynard stated that there are box culverts per State regulations. T. Combes asked about the size of the clubhouse. J. Maynard stated that it will be about 5,000 SF. T. Combes recommended possible striping of the roads to provide for walkability and A. Chiampa echoed those sentiments as well as connectivity of the streets and location of the clubhouse. Chairman Rugg stated that if you want people to walk to the clubhouse consider keeping the location no more than half mile from each unit if possible. The Board discussed a possible cut through on the largest portion of the land. A. Sypek asked if the roads are private. J. Maynard stated yes and the homeowner's association will be responsible for the maintenance.

Chairman Rugg stated that it appears to be a very intensive use of the land, and asked the applicant to be cognizant of the wetlands. He also asked the applicant to meet with Heritage Commission, and to pursue possible options with the State regarding Route 102 access. J. Maynard stated that he spoke with the State and believes that he will not be able to obtain access from Route 102. He stated that he made a proposal to purchase the rest stop with the State. Responding to traffic concerns, J. Maynard stated that there are 65 trips at the am peak and 77 trips at the pm peak at full buildout. Chairman Rugg urged the applicant to work with the State and abutters. Chairman Rugg asked for public input.

Abutter Richard Xavier, 19 Cross Road, addressed the Board. He expressed concerns over wetland and drainage flow to his property as well as concerns over traffic, parking and privacy issues. Chairman Rugg informed him that there is no parking on Cross Road and drainage issues will be reviewed by the Town.

Abutter Charles Farley, 23 Cross Road, addressed the Board. He agreed with Chairman Rugg about pursuing access off of Route 102, and expressed concerns over privacy issues, traffic and the location of the clubhouse.

Abutter Gilbert Slater, 18 Acropolis Ave, addressed the Board, and expressed concerns over wetlands.

Abutter Kathleen Peterson, 7 Constance Drive, addressed the Board, and expressed concerns over wetlands and the preservation of trees. R. Welch stated that he tries to save as many trees as possible.

Abutter Mike Peterson, 7 Constance Drive, addressed the Board, and expressed concern over the tree cutting and wetlands. J. Maynard stated that he is working on leaving as many trees and buffer as possible, and all wetlands were mapped.

Abutter, Richard Xavier asked the Board an additional question, and asked where the drainage would exit. J. Maynard stated that a majority of the run-off will remain on the site with a closed drainage system, and noted he is still working out the particulars on the drainage plan.

Nearby resident Suzanne Charest, 3 Fiddlers Ridge addressed the Board, expressed concern over access on Adams Road, safety and traffic issues, and reminded the Board that Adams Road is a scenic by-way.

Abutter Andrea Oullette, 12 Acropolis Ave, addressed the Board, and asked about the status of proposed roads shown on the plans. J. Maynard reviewed the proposed road layout.

Abutter, Paul Martin, 49 Adams Road, addressed the Board, echoed concerns about traffic, and stated that adjacent to the property, land was cleared as part of a grant for the cottontail rabbits.

Abutter James Connolly, 53 Adams Road, addressed the Board, and expressed concerns over access to the property and the possible access from Route 102. He also questioned the amount of trees that would be cut. R. Welch stated that they like to keep those trees that serve as buffers to the surrounding properties. He stated his intent is to leave perimeter trees standing. Further discussions ensued about access from Route 102. J. Maynard stated he has tried extensively to obtain access from Route 102, and that the current properties signed off their rights and/or curb cuts to Route 102. The Board recommended to J. Maynard that he may want to consider working with the abutters and elected state officials to see if access could be obtained from Route 102.

Sandra Lagueux, 2 Fiddlers Ridge Road addressed the Board as a member of Londonderry Trailways and as a nearby resident. She stated that sidewalks are a must and expressed concerns over the location of the clubhouse. She stated that the Board needs to be enforcing every single regulation on the books. She stated that the Town's job is not to maximize the profitability of a project by allowing variances or exceptions to the Town's regulations. She also stated that the ideal access is from NH Route 102. She expressed concerns over traffic, wetlands and vernal pools. She also commented on Adams Road as a scenic and cultural by-way.

Abutter James Connolly expressed another concern to the Board about the proposed entrance near Adams Road and the potential back-up of traffic.

Abutter Jean Slater, 18 Acropolis Ave, addressed the Board, and spoke of her concerns about exiting on NH Route 102 and the possible need for a light.

Chairman Rugg asked if there was any other public input and there was none. He summarized the abutters' concerns as the following: (1) clubhouse location, (2) buffering, (3) walkability and connectivity of the project, and (4) NH Route 102 access. He also encouraged collaboration between the applicant and the abutters.

B. OTHER BUSINESS

A. ZONING ORGANIZATION UPDATE

John Vogl welcomed Bill Parker to the meeting who is assisting with the zoning reorganization. J. Vogl stated that he is providing an update on the conditional use permit section. He reviewed the Town memo (See attached) which summarized the conditional use permits (CUP) from 2014-2016. He also referenced the ADG memo which presented the updated and consolidated CUP language where the overall intent and purpose was kept (See attached). C. Davies asked about section 6.1.1 and asked about changing the "and" in the first sentence to "or" and his change was noted. J. Vogl stated that at next month's meeting, definitions will be reviewed as well as the elimination of the performance overlay district and the Route 102 Overlay District.

B. Lot Merger

Chairman Rugg stated that the Board received a request from the Anne D. Peterson Revocable Trust, 28 Peabody Row to merge two lots, Map 6 Lot 75, and Map 6 Lot 75-5, into one lot.

M. Soares made a motion to allow the Chair to sign the Notice of Merger of Parcels under RSA 764:39-a.

R. Brideau seconded the motion.

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

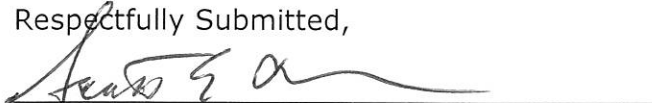
M. Soares made a motion to adjourn the meeting at approximately 8:50 p.m. Seconded by R. Brideau.

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

The meeting adjourned at approximately 8:50 PM.

These minutes were prepared by Associate Planner Laura Gandia.

Respectfully Submitted,



Scott Benson, Secretary

These minutes were accepted and approved on December 7, 2016 by a motion made by M. Soares and seconded by S. Benson.

