

LONDONDERRY PLANNING – MINOR SITE PLAN REVIEW COMMITTEE PUBLIC HEARING – NOVEMBER 22, 2016 – ELWOOD CONFERENCE ROOM

Members Present: Colleen Mailloux, AICP, Town Planner; John R. Trottier, P.E., Assistant Director of Public Works and Engineering; and Richard Canuel, Senior Building Inspector

Also Present:

Laura Gandia, Associate Planner; Barbara Mullen, Trustee of the Barbara G. Mullen Revocable Trust; and Chris Guida, Fieldstone Land Consultants, LLC

Colleen Mailloux called the meeting to order at 10:00 a .m. for the following application:

Application Acceptance and Public Hearing for formal review of a minor site plan for construction of a 14' x 36' storage shed, Tax Map 6 Lot 28-1 at 21 Buttrick Road, Zoned C-I, Barbara G. Mullen Revocable Trust (Owner) and Fieldstone Land Consultants, PLLC (Applicant)

C. Mailloux stated that no waivers were required for this project, and there were no outstanding checklist items. She recommended that the application be accepted as complete.

J. Trottier made a motion that the MSRC accept the application as complete per Staff's Recommendation memo dated November 22, 2016.

R. Canuel seconded the motion. The motion was granted, 3-0-0.

C. Guida presented an overview of the project. He stated that Londonderry Dance is seeking to construct a 504 SF outside storage shed on the property which will be located at the edge of the existing parking area. He explained that there will be two feet of crushed stone for roof run-off. He stated that there will be no change in drainage or infiltration problems. He noted that there will be no electricity or other utilities associated with the shed. He commented on the previous site plan noting that there was a bust in the boundaries on the previous plan leading to the current discrepancy involving the parking area and the buffer.

J. Trottier commented on the slight error in the parking set back in the buffer zone. C. Mailloux noted the parking encroachment into the perimeter buffer and stated that prior to any future site improvements on the property, correction of that encroachment may be required. She explained that this was stated as part of the conditions for approval. She also noted that the Heritage Commission would like to see the shed be of similar style and color to the existing building. C. Mailloux asked for any public input.

Abutter, Roy Bouchard, 19 Buttrick Road, addressed the Committee and offered his support of the project noting that there have never been any issues with Londonderry Dance.

There was no other public input.

J. Trottier made a motion to approve the Minor Site Plan for construction of a 14' x 36' storage shed, Tax Map 6 Lot 28-1 at 21 Buttrick Road, Zoned C-I, Barbara G. Mullen Revocable Trust (Owner) and Fieldstone Land Consultants, PLLC (Applicant) in accordance with the plans prepared by Fieldstone Land Consultants, PLLC, dated February 18, 2016, and last revised July 7, 2016, with the precedent conditions to be fulfilled within 120 days of the approval and prior to plan signature, and the general and subsequent conditions of approval to be fulfilled as noted in the Staff Recommendation Memo, dated November 22, 2016.

R. Canuel seconded the motion.

The motion was granted, 3-0-0.

"Applicant", herein, refers to the property owner, business owner, or organization submitting this application and to his/its agents, successors, and assigns.

PRECEDENT CONDITIONS

1. All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to certification of the plans by the Planning Board. Certification of the plans is required prior to commencement of any site work, any construction on the site or issuance of a building permit.
2. The Applicant shall provide the Owner's signature on the plans.
3. The Applicant shall provide a digital (electronic) copy of the complete final plan sent to the Town at the time of signature by the Board in accordance with Section 2.05.n of the regulations.
4. Financial guaranty for proposed improvements to the satisfaction of the Department of Public Works.

PLEASE NOTE - Once these precedent conditions are met and the plans are certified the approval is considered final. If these conditions are not met within 120 days to the day of the meeting at which the Planning Board grants conditional approval the board's approval will be considered to have lapsed and re-submission of the application will be required. See RSA 674:39 on vesting.

GENERAL AND SUBSEQUENT CONDITIONS

All of the conditions below are attached to this approval.

1. No construction or site work for the site plan may be undertaken until the pre-construction meeting with Town staff has taken place, filing of an NPDES-EPA Permit if required, and the site restoration financial guaranty is in place with the Town. Contact the Department of Public Works to arrange for this meeting.

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2. The project must be built and executed exactly as specified in the approved application package unless modifications are approved by the Planning Division & Department of Public Works, or if staff deems applicable, the Planning Board.
3. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
4. All site improvements must be completed prior to the issuance of a certificate of occupancy.
5. As built site plans must to be submitted to the Public Works Department prior to the release of the applicant's financial guaranty.
6. It is the responsibility of the Applicant to obtain all local, state, and federal permits, licenses, and approvals which may be required as part of this project (that were not received prior to certification of the plans). Contact the Building Division at extension 115 regarding building permits.
7. The existing parking area adjacent to the southerly property line does not comply with the 15' green buffer required under Section 2.4.3.B.1 of the Londonderry Zoning Ordinance, and shown on the Planning Board approved 1984 site plan for the property. The approval of the proposed shed is not an approval of the parking encroachment into the perimeter buffer and prior to any future site improvements on the property, correction of that encroachment may be required.

J. Trottier made a motion to adjourn at 10:10 a.m.

R. Canuel seconded the motion.

The motion was granted, 3-0-0.

The meeting adjourned at 10:10 a.m.

These minutes were prepared by Associate Planner Laura Gandia.

Respectfully submitted,



Colleen Mailloux, AICP, Town Planner