

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF JANUARY 7, 2015 AT THE MOOSE HILL**
3 **COUNCIL CHAMBERS**
4

5 Members Present: Art Rugg; Mary Soares; Laura El-Azem; Chris Davies; Jim
6 Butler, Ex-Officio; Rick Brideau, CNHA, Ex-Officio; John Laferriere, Ex-Officio;
7 Leitha Reilly, alternate member; Al Sypek, alternate member; and Ann Chiampa,
8 alternate member
9

10 Also Present: Cynthia May, ASLA, Town Planner and Planning and Economic
11 Development Department Manager; John R. Trottier, P.E., Assistant Director of
12 Public Works and Engineering; and Jaye Trottier, Associate Planner
13

14 A. Rugg called the meeting to order at 7:00 PM. He appointed A. Sypek to vote
15 for Scott Benson and A. Chiampa to vote for Lynn Wiles. He also noted that non-
16 voting alternate L. Reilly has been reappointed to the Board but not yet officially
17 sworn in, however she would still be allowed to participate during the meeting.
18

19 **Administrative Board Work**
20

21 A. Jack Szemplinski (Owner and Applicant, 62 Rear Adams Road, Map 6 Lot 113-
22 1, Zoned AR-I), and Harold Kicza (Owner and Applicant, 86 and 88 Adams
23 Road, Map 6 Lots 90 and 90-1, Zoned AR-I) – Application Acceptance and
24 Public Hearing for formal review of a lot line adjustment plan (“Adams Road”)
25 to adjust the lot lines between Lots 6-113-1, 6-90 and 6-90-1, to create an
26 access utility easement on Lot 6-90-1, and to provide access via a shared
27 driveway and utility corridor for Lot 6-90-1 and 6-113-1.
28

29 A. Rugg announced that the applicants for this project have requested a
30 continuance to the March 4, 2015. **He entertained a motion to continue**
31 **the application acceptance and public hearing regarding Map 6 Lots**
32 **113-1, 90, & 90-1 to the March 4, 2015 meeting. J. Laferriere so**
33 **moved. L. El-Azem seconded the motion. No discussion. Vote on the**
34 **motion: 7-0-0.**
35

36 A. Rugg stated that this would be the only official notice of the continuation of
37 this public hearing to March 4, 2015 at 7:00 PM.
38

39 B. B-Sani Group, LLC (Owner and Applicant), Map 13 Lot 105 - Application
40 Acceptance and Public Hearing for formal review of a site plan (“Stumble Inn”)
41 to construct a 32’ x 35’ proposed patio with overhang onto an existing
42 restaurant at 20 Rockingham Road, Zoned C-II.
43

44 A. Rugg announced that the applicant for this project has requested a
45 continuance to the March 4, 2015. **He entertained a motion to continue**
46 **the application acceptance and public hearing regarding Map 13 Lot**
47 **105 to the March 4, 2015 meeting. J. Laferriere so moved. R. Brideau**
48 **seconded the motion. No discussion. Vote on the motion: 7-0-0.**
49

1 A. Rugg stated that this would be the only official notice of the continuation of
2 this public hearing to March 4, 2015 at 7:00 PM.

3
4 C. Approval of Minutes – December 3, 2014

5
6 **A. Rugg entertained a motion to approve and sign the minutes from**
7 **the December 3, 2014 meeting. J. Laferriere so moved. R. Brideau**
8 **seconded the motion. No discussion. Vote on the motion: 6-0-1.**

9
10 (J. Laferriere abstained as he did not attend the December 3, 2014 meeting).

11
12 Minutes for December 3, 2014 were approved and signed at the conclusion of
13 the meeting.

14
15 [J. Butler arrived at 7:07 during the first item under "Discussions with Town
16 Staff."]

17
18 D. Discussions with Town Staff

- 19
20 • Hannaford "To Go"

21
22 J. R. Trottier stated that representatives of Hannaford Supermarket
23 approached Staff regarding a proposed "To Go" feature for the
24 Londonderry store on Hampton Drive (Map 7 Lot 73). Six parking
25 spaces at the northwest end of the building would be removed and a
26 29-foot wide aisle with an island would be added to create a drive thru
27 area (see Attachment #1, page 2). Customers would make purchases
28 online, use the proposed drive thru to announce their arrival, and then
29 leave the drive thru aisle and park in one of three designated spaces due
30 south in the existing parking lot where employees would bring their
31 groceries to their vehicle. Minor additional pavement is indicated on the
32 conceptual plan submitted. Hannaford is requesting with the
33 recommendation from Staff that this issue be handled administratively.
34 A. Rugg verified with Staff that the site would remain in compliance with
35 the parking regulations. J. R. Trottier added that Staff will work with the
36 applicant to ensure drainage needs are met, that the turning radius at
37 the entrance to the drive thru is adequate and that the Fire Department
38 is satisfied with the layout. A. Rugg asked Board members if the matter
39 could be handled administratively. There were no objections to doing
40 so.

41
42 [M. Soares arrived at 7:13 during the next topic of discussion].

- 43
44 • Workforce Housing Proposal

45
46 C. May stated that because of the recent discussions within the
47 community about workforce housing, including at a recent Town Council
48 meeting, Planning Staff has been directed by the Council through the
49 Town Manager to gather data and information, perform an inventory of
50 workforce housing in town, and determine if the town has created its

1 "fair share" per State statute. Chairman Rugg recently joined the Town
2 Manager and Planning Staff at a meeting with representatives of both
3 the Southern New Hampshire Planning Commission (SNHPC) and the NH
4 Housing and Finance Authority (NHHFA), who are considered specialists
5 on the topic of affordable housing and housing needs. A proposal is
6 expected from SNHPC in the very near future concerning a housing
7 needs assessment specifically for Londonderry, along with a comparison
8 of those needs with the region, with consideration of the concept of "Fair
9 Share," which is not defined in the State statute. Staff will provide the
10 necessary data for the analysis, which could be completed within the
11 next two to three months. The exact time frame and associated cost will
12 not be known until the proposal is submitted by SNHPC. C. May noted
13 she is confident the expense can be covered by the current year's
14 Planning and Economic Development Department's budget and therefore
15 impose no additional tax impact to residents. This tool could be utilized
16 on a regular basis to assess affordable housing needs and supply. Staff
17 asked the Board if they were in favor of pursuing the project.

18
19 A discussion ensued about the need to assess the status of workforce
20 housing in Londonderry and whether this can be done before any
21 additional workforce housing projects are granted approval. There were
22 also questions as to whether State legislators can be called upon to bring
23 better specificity to the State statute in place of the Town having to
24 make determinations based on the vague language provided. J.
25 Laferriere questioned the need to pay an outside source to provide an
26 analysis when legislators could be asked to clarify the statute. It was
27 noted by Staff and other Board members that the information to be
28 provided in the report is still needed, regardless. A. Rugg noted the
29 need for the Town to have a legally defensible position if they choose to
30 oppose workforce housing in any way. J. Laferriere suggested that if
31 taken to court, the Town could use the argument that the State has not
32 provided the definitions needed. J. Butler pointed out that the data in
33 two recent SNHPC studies show that Londonderry may have already met
34 their "fair share" requirement. C. May explained that planning
35 professionals agree that the data in the SNHPC charts may not
36 accurately project the Town's fair share. She said SNHPC will provide an
37 explanation in the near future. A. Rugg explained that the need for valid
38 information with a legal basis was discussed at the aforementioned
39 meeting with SNHPC and NHHFA. Current information, he explained,
40 identifies Londonderry within the region, but the proposed report will
41 pertain to Londonderry only and provide the data needed to answer the
42 questions posed by the Town Council. L. El-Azem asked if the workforce
43 housing ordinance could be tabled until the SNHPC report can be
44 reviewed. A. Rugg replied that this, too, would probably only result in
45 legal action against the Town, noting that the RSA does not provide any
46 options for a temporary remedy. J. Laferriere suggested the Town
47 Attorney still be consulted about the ability to postpone approval of any
48 new plans until the data is received from SNHPC. J. Butler pointed out
49 that the cost of this report would be above and beyond the annual dues
50 the Town pays to SNHPC, and that Londonderry would most likely be

1 paying for something that will be used as a model for other towns. He
2 stated his understanding that the Town has the data it needs if legal
3 action is taken against the Town. He asked for clarification as to how a
4 judge will make a determination using the "builder's remedy." C. May
5 explained that a judge would generally base their decision in part on
6 whether the Town's denial of plans or conditions placed on an approved
7 plan were reasonable. A. Rugg added that the judge will define what is
8 "reasonable." C. Davies noted that the Town's workforce housing
9 ordinance includes a requirement for an annual audit to assess inventory
10 and future needs. J. Laferriere asked Staff to inquire with SNHPC if they
11 would be able to perform the study at no additional cost. C. May said
12 Staff would ask the question, but explained that the annual fees paid to
13 SNHPC are for ongoing annual services, and therefore a cost would be
14 associated with this kind of specific request made by the Town. The
15 proposal, including the associated timeline and cost, is expected soon by
16 Staff, however the Board will not meet again for four weeks due to the
17 cancellation of the January 14 meeting. Staff asked for direction from
18 the Board as to whether they would like to pursue the project. A. Rugg
19 noted that as a contract, the acceptance of the proposal would be the
20 purview of the Town Manager. Board members voted 8-1-0 to obtain
21 the proposal from SNHPC and review it at their February 4, 2015
22 meeting. A potential review and update of the workforce housing
23 ordinance was also discussed under the next topic "Zoning and
24 Regulations Audit."

25
26 • Zoning and Regulations Audit

27
28 C. May asked if the Board was in support of Economic Development
29 Consultant the Arnett Development Group (ADG) performing an
30 evaluation and update of the workforce housing ordinance. This would
31 be in addition to the overall ongoing audit of the zoning ordinance at a
32 cost of approximately \$12,000. ADG is also willing to evaluate and
33 update the parking and loading requirements in the zoning ordinance,
34 including the effort to remove them from the ordinance and integrate
35 them into the site plan regulations at a cost of approximately \$10,000.
36 These costs would be funded through the current Planning and Economic
37 Development Department budget. There were no objections from the
38 Board.

39
40 • Zoning Ordinance Online

41
42 C. May announced that the online version of the zoning ordinance with a
43 revised numbering system is now available through the Planning and
44 Economic Development webpage. Users can search the ordinance, link
45 with other resource documents (currently restricted to the site and
46 subdivision plan regulations and zoning map). Staff will have the ability
47 to perform updates following any revisions made to the ordinance,
48 whereas with other similar services, updates must be performed by the
49 provider and may only take place yearly. Once small technical glitches

1 are resolved by Staff, a link will be placed on the front of the Town
2 website.

- 3
4 • Cancellation of January 14, 2015 meeting.

5
6 Since no agenda items have been scheduled for this meeting date and
7 because the zoning audit update previously scheduled will not be ready,
8 A. Rugg stated that the January 14 meeting has been cancelled. The
9 zoning audit update is scheduled for the February 11 meeting.

- 10
11 • Plans signed

12
13 C. May notified the Board that the following plans were signed recently
14 at the Town Offices:

- 15 ○ Fairwind Properties Site Plan (December 10, 2014)
16 ○ Global Motor Fuel Outlet Site Plan (December 23, 2014)
17 ○ Wallace Farm LLA Plan (December 31, 2014)
18 ○ Wallace Farm Site Plan (December 31, 2014)

19
20 **Public Hearings/Workshops/Conceptual Discussions**

21
22 A. Londonderry Lending Trust (Owner) and Advanced Design Construction
23 (Applicant), Map 12 Lot 59-3 – Application Acceptance and Public Hearing for
24 formal review of a site plan amendment (“Trail Haven Estates,” formerly
25 “Whittemore Estates”) and Conditional Use Permit to amend a previously
26 approved 2014 site plan with a proposal to construct a total of 28 units of age
27 restricted residential housing with associated improvements at 73 Trail Haven
28 Drive, Zoned AR-I.

29
30 J. R. Trottier stated there were no checklist items and that Staff recommends
31 the application be accepted as complete.

32
33 **M. Soares made a motion to accept the application as complete per**
34 **Staff’s Recommendation memo dated January 7, 2015. J. Laferriere**
35 **seconded the motion. No discussion. Vote on the motion: 9-0-0.**

36
37 A. Rugg noted that the 65 day time frame for the Board to render a decision
38 under RSA 676:4 commenced with acceptance of the application as complete.

39
40 Earle Blatchford, Senior Project Manager from Hayner-Swanson, gave a brief
41 presentation of this proposed amendment to an elderly housing site plan
42 originally approved in 2004 and amended in 2013. The 2013 amendment was
43 the result of roughly 20 acres being subdivided off the north end of the
44 property to create a workforce housing project for NeighborWorks of Southern
45 NH. The already established Whittemore Road subsequently became part of
46 the new workforce housing project and because that development has used the
47 Whittemore name in their advertising, Staff asked the applicant if they would

1 consider a name change for safety reasons. The applicant agreed to change
2 the name to Trail Haven Estates to prevent any confusion for emergency
3 services looking for Whittemore Road. The first phase of the original project
4 was completed in 2005, including installation of infrastructure for the site,
5 creation of the stormwater management area and construction of one 6-unit
6 building. Phase II under the original plan would have included building the
7 clubhouse and 11 additional units that had been approved. When applicant
8 Advanced Design Construction took over the project, they opted to eliminate
9 the clubhouse, as there was no longer a need for one with the reduced scale of
10 the project. They proposed instead to add 11 more units to the 17 already
11 approved (including the six already built) for a total of 28. The resulting
12 increase in impervious surface has been offset with a supplemental stormwater
13 management area. The applicant met with the Heritage Commission in
14 September and demonstrated that the previously approved architecture of the
15 last plan will not change. The Conservation Commission gave their
16 recommendation of approval for a Conditional Use Permit associated with the
17 project (see description below), which is also supplemental to a previously
18 approved CUP. A variance was obtained from the Zoning Board of Adjustment
19 to allow a minimum separation between buildings of 30 feet where 60 feet is
20 required under the elderly housing ordinance. All Town and State permits have
21 been obtained as well as all applicable utility clearance letters. The Applicant is
22 seeking one waiver from the Board to the Site Plan regulations regarding the
23 required plan review fees (see below).
24

25 A. Rugg asked for Staff input.

26
27 J. R. Trottier read into the record the waiver request from the Staff
28 Recommendation memo:

- 29
30 1. Section 2.04.b.4 and Section 7, Exhibit 3 of the Site Plan Regulations
31 regarding the Site Plan Fee Schedule. Lot 59-3 is 29.8 acres, however the
32 proposed area of disturbance amounts to approximately 136,000 square
33 feet or three acres. Based on the Planning Board's past practice, calculating
34 the review fees using the area of disturbance would seem more reasonable.
35 Staff supports **granting** the waiver because the three acres of actual
36 disturbance on the existing site.
37

38 J. R. Trottier read into the record the Conditional Use Permit request from the
39 Staff Recommendation memo:

- 40
41 1. The Applicant is proposing improvements within the Conservation Overlay
42 District (COD) wetland buffer that will require a Conditional Use Permit
43 approval by the Planning Board. Combined COD buffer impacts previously
44 approved for the original 2004 site plan and 2013 site plan amendment
45 totaled 10,185 sf for construction of a culvert crossing to access upland
46 building area and for construction of slopes in the buffer area. The
47 proposed amendment would increase this total by an additional 6,551 sf
48 due to a new stormwater management area and supplementary slope
49 construction. The Conservation Commission recommends approval of the
50 CUP Permit, subject to the removal of the parking area that is currently

1 shown in the Conservation Overlay District buffer adjacent to unit 86, which
2 has been revised. Staff recommends granting the Conditional Use Permit
3 because the application meets the criteria as outlined in Section 2.6.3.4.1 of
4 the zoning ordinance.
5

6 J. R. Trottier also summarized the engineering review letter (see Attachment
7 #2).
8

9 A. Rugg asked for comments and questions from the Board. There were none
10

11 A. Rugg asked for public input.
12

13 Noreen Villalona, 72 Trail Haven Drive, inquired as to possible impacts on the
14 condominium rules, fees, etc. because of the change in name from Whittemore
15 Estates to Trail Haven Estates. She was told that those questions were beyond
16 the Board's purview, but that if a board of owners has not yet been established
17 and the developer still owns the property, then any issues associated with the
18 renaming would be the responsibility of that developer.
19

20 There was no further public input.
21

22 **M. Soares made a motion to approve the Applicant's request for the**
23 **waiver as outlined in Staff's Recommendation Memo dated January 7,**
24 **2015. R. Brideau seconded the motion. No discussion. Vote on the**
25 **motion: 9-0-0.**
26

27 **M. Soares made a motion to approve the Applicant's Request for the**
28 **Conditional Use Permit as outlined in Staff's Recommendation Memo**
29 **Dated January 7, 2015. R. Brideau seconded the motion. No discussion.**
30 **Vote on the motion: 9-0-0.**
31

32 **M. Soares made a motion to grant final approval to the Site Plan for**
33 **Advanced Design Construction , Inc. (Applicant), Map 12 Lot 59-3, to**
34 **amend a previously approved 2014 site plan with a proposal to**
35 **construct a total of 28 units of age restricted residential housing with**
36 **associated improvements at 73 Trail Haven Drive, Zoned AR-I, in**
37 **accordance with the plans prepared by Hayner/Swanson, Inc. dated**
38 **September 19, 2014, and last revised December 10, 2014, with the**
39 **precedent conditions to be fulfilled within 120 days of the approval and**
40 **prior to plan signature, and the general and subsequent conditions of**
41 **approval to be fulfilled as noted in the Staff Recommendation Memo,**
42 **dated January 7, 2015. R. Brideau seconded the motion. No discussion.**
43 **Vote on the motion: 9-0-0.**
44

45 C. 381 Mammoth Road, LLC (Owner and Applicant), Map 12, Lots 57 & 60 –
46 Application Acceptance and Public Hearing for formal review of a lot line
47 adjustment plan ("School House Square") to adjust the lot line between Tax
48 Map 12 Lots 57 and 60 at 381 and 389 Mammoth Road, Zoned AR-I.
49

50 J. R. Trottier stated there were no checklist items and that Staff recommends

1 the application be accepted as complete.

2
3 **M. Soares made a motion to accept the application as complete per**
4 **Staff's Recommendation memo dated January 7, 2015. R. Brideau**
5 **seconded the motion. No discussion. Vote on the motion: 9-0-0.**
6

7 A. Rugg noted that the 65 day time frame for the Board to render a decision
8 under RSA 676:4 commenced with acceptance of the application as complete.
9

10 Project Engineer Jack Szemplinski of Benchmark Engineering explained that the
11 proposed reconfiguration of the two lots would leave Lot 57 with 17.6 acres
12 and Lot 60 with three, along with the existing house located there (see
13 Attachment #3). The existing home on Lot 57 will be removed as part of the
14 associated site plan. The Tennessee Gas Line Easement crosses over both lots
15 and a drainage easement is proposed on Lot 60. The latter is also part of the
16 associated site plan, but if approved, will be noted on the lot line adjustment
17 plan since it will be recorded at the Registry of Deeds. No waivers are being
18 requested from the Subdivision Plan Regulations. State subdivision approval
19 has been obtained.
20

21 A. Rugg asked for Staff input.
22

23 J. R. Trottier reiterated that there were no waiver requests associated with the
24 plan. He also summarized the engineering review letter (see Attachment #4)
25 and stated that Staff recommends final approval of the plan to the Board.
26

27 A. Rugg asked for comments and questions from the Board. There were none.
28

29 A. Rugg asked for public input. There was none.
30

31 **M. Soares made a motion to grant final approval to the Lot Line**
32 **Adjustment Plan for 381 Mammoth Road, LLC (Owner and Applicant),**
33 **Map 12 Lots 57 & 60, to adjust the lot line between Tax Map 12 Lots 57**
34 **and 60 at 381 and 389 Mammoth Road, Zoned AR-I, in accordance with**
35 **the plans prepared by Benchmark Engineering, Inc., dated May 10,**
36 **2014, and last revised August 28, 2014 (Submitted November 20,**
37 **2014), with the precedent conditions to be fulfilled within two (2)**
38 **years of the approval and prior to plan signature, and the general and**
39 **subsequent conditions of approval to be fulfilled as noted in the Staff**
40 **memo, dated January 7, 2015. R. Brideau seconded the motion. No**
41 **discussion. Vote on the motion: 9-0-0.**
42

43 D. 381 Mammoth Road, LLC (Owner and Applicant), Map 12, Lots 57 & 60 –
44 Application Acceptance and Public Hearing for formal review of a site plan
45 (“School House Square”) and Conditional Use Permit to construct 27 single
46 family detached housing units with associated improvements at 381 and 389
47 Mammoth Road, Zoned AR-I.
48

49 J. R. Trottier stated there were no checklist items and that Staff recommends
50 the application be accepted as complete.

1
2 **M. Soares made a motion to accept the application as complete per**
3 **Staff's Recommendation memo dated January 7, 2015. R. Brideau**
4 **seconded the motion. No discussion. Vote on the motion: 9-0-0.**
5

6 A. Rugg noted that the 65 day time frame for the Board to render a decision
7 under RSA 676:4 commenced with acceptance of the application as complete.
8

9 Project Engineer Jack Szemplinski of Benchmark Engineering stated that the
10 development of 27 condominium-style single family detached units will take
11 place on the 17.6 acres that will comprise Lot 57 as a result of the associated
12 lot line adjustment between Lots 57 and 60. The development on a single lot
13 was made possible due to a variance obtained from the Zoning Board of
14 Adjustment for density. A private road ("School House Road") will provide
15 access from Mammoth Road and a separate, smaller private road ("Phillips
16 Brook Lane") will branch off of School House Road to the western side of the
17 lot (see Attachment #5). Because School House Road was required to be
18 aligned with Trail Haven Drive on the other side of Mammoth Road, a wetland
19 crossing at the front of Lot 57 was needed for access. A State Dredge and Fill
20 permit was obtained with a positive recommendation from the Conservation
21 Commission for 9,860 square feet of wetland impact. A Conditional Use Permit
22 for 2,600 sf of associated Conservation Overlay District wetland buffer impact
23 was also recommended for approval to the Board by the Conservation
24 Commission. Tennessee Gas was consulted to ensure there would be no issues
25 with construction of the private road over their gas easement and gas lines.
26 Utilities to the site will be installed above that gas line, therefore no blasting
27 will be required. Municipal water will be provided by Pennichuck Water via
28 their existing booster pumping station in front of Mountain Home Estates to the
29 south. The necessary permit has been obtained from Pennichuck, as have the
30 Town and State permits for the municipal sewer to be utilized. J. Szemplinski
31 briefly reviewed the drainage design, including the two rain gardens and three
32 detention ponds, which will ensure there is no increase in the rate of runoff
33 post development. Off-site improvements entail the replacement of an existing
34 undersized driveway culvert just north of the site to ensure proper flow of
35 runoff along Mammoth Road. Nine waivers from the Site Plan and Subdivision
36 Plan regulations are being requested (see below). All requisite approvals from
37 the Department of Transportation and Department of Environmental Services
38 (including the Alteration of Terrain Bureau) have been obtained.
39

40 A. Rugg asked for Staff input.
41

42 J. R. Trottier read into the records the nine waiver requests from the Staff
43 Recommendation memo:
44

- 45 1. Section 3.07.g.2 of the Site Plan Regulations which states that the
46 minimum velocity in drain pipes shall be 2 feet per second. The
47 Applicant is requesting a minimum velocity from catch basin 11 to catch
48 basin 10 of .6 feet per second. Staff recommends **granting** the waiver

1 because a minimum velocity of 2 fps is unachievable due to the minimum
2 pipe size requirement and because the pipeline only drains the center island
3 of the cul-de-sac and the flows are minimal.
4

- 5 2. Section 3.07.g.3 of the Site Plan Regulations which states that the
6 minimum depth of cover for storm drain lines shall be 36 inches (3 feet)
7 from the top of the pipe to finished grade. The Applicant is requesting a
8 minimum depth cover of 2.1 feet at catch basin #1 and 2.3 feet at catch
9 basin #2. Staff recommends **granting** the waiver because the pipe runs
10 are cross country and not under the proposed road.
11
- 12 3. Section 3.06.a of the Site Plan Regulations which requires a minimum
13 6-foot depth of cover for sewer lines. The Applicant is requesting a
14 minimum depth cover of 4 feet at an individual man hole on the proposed
15 School House Road where it intersects with the existing gas easement.
16 Staff recommends **granting** the waiver because the elevation of the
17 existing gas line and the utility requirement for two feet of separation limits
18 the available depth of cover.
19
- 20 4. Section 305.a of the Site Plan Regulations which requires a minimum
21 5-foot depth of cover for water lines. The Applicant is requesting a
22 minimum depth cover of 4 feet where the proposed School House Road
23 intersects with the existing gas easement. Staff recommends **granting** the
24 waiver because the elevation of the existing gas line and the required two
25 feet of separation limits the available depth of cover, and because insulation
26 will be provided where the line does not meet 5 feet of cover.
27
- 28 5. Section 6.01.C of the Site Plan Regulations which mandates that no
29 certificate of occupancy shall be issued by the Building Department until
30 all on-site improvements specified on the approved site plan are completed
31 and inspected in accordance with Section 6.02. The Applicant is requesting
32 the waiver to allow issuance of certificates of occupancy for individual units
33 prior to completion of the wearing course of pavement. Staff recommends
34 **granting** the waiver **with the condition** that a note be added to the plan
35 stating that "The wearing course will be placed prior to the issuance of a
36 certificate of occupancy for the last five houses to be constructed, or no
37 later than two years after placement of the binder course, whichever comes
38 first". Staff supports the waiver because ongoing construction activities will
39 damage the wearing course and because the Applicant has indicated in their
40 request that they will post a financial guarantee with the Town.
41
- 42 6. Section 3.09.R, Table I of the Subdivision Regulations which states that
43 a right of way shall have a width of 50 feet. The Applicant is proposing
44 a right of way with a width of 40 feet with 5-foot easements on both
45 sides. Staff recommends **granting** the waiver because the proposed right
46 of way in this community is private.
47
- 48 7. Section 3.09.R, Table I of the Subdivision Regulations which requires a
49 design speed of 35 miles per hour. The Applicant is proposing a design

1 speed of 25 mph. Staff recommends **granting** the waiver because the
2 streets are private and designed only for local use by the residents and
3 because this would reduce the required minimum intersection sight distance
4 from 365 feet to 280 feet at the Phillips Brook Lane/School House Road
5 intersection.

6
7 8. Section 4.16 of the Site Plan Regulations which requires submission of
8 an illumination plan. The Applicant is requesting the requirement be waived
9 and have provided a typical lighting schedule for each unit instead. Staff
10 recommends **granting** that portion of the waiver addressing residential
11 scale building and post lights, **with the condition** that a note be added to
12 the plan stating that " All lighting shall meet the requirements of the zoning
13 ordinance, and therefore double residential flood lights will not be permitted
14 as this type of lighting does not comply with the ordinance".

15
16 9. Section 3.09.F.3 of the Subdivision Regulations which limits the
17 maximum driveway width for single family lots to 12 feet at the right of
18 way. The Applicant is requesting driveways be allowed an 18 foot width for
19 the entire length from garage to street for only those homes with "front
20 loaded" garages. If the Board grants the previous waiver request number 6
21 to permit a 40 foot right-of-way with 5 foot easements on both sides, the
22 length of individual driveways will correspondingly be shortened by five
23 feet. Staff recommends **granting** the waiver because the shortened
24 driveway length would not provide the maneuvering room needed for a
25 vehicle before the driveway is narrowed down to the 12 foot width at the
26 right of way line as required by the Subdivision Regulations. In addition to
27 noting the waiver on the site plan, an additional plan note shall be included
28 to state that "Only houses with "front loaded" garages shall be permitted to
29 have 18 foot wide driveways constructed to the street."

30
31 J. R. Trottier read into the record the Conditional Use Permit request from the
32 Staff Recommendation memo:

33
34 1. The Applicant has requested a Conditional Use Permit (CUP) to allow a
35 permitted use in the Conservation Overlay District. The request is to allow
36 approximately 2,600 square feet of impact to the Conservation Overlay
37 District (COD) wetland buffer associated with the construction of School
38 House Road. The Conservation Commission is recommending approval of
39 the CUP. Staff recommends granting the Conditional Use Permit because
40 the application meets the criteria as outlined in Section 2.6.3.4.1 of the
41 zoning ordinance.

42
43 J. R. Trottier also summarized the engineering review letter (see Attachment
44 #6).

45
46 C. May pointed out that the recommendation of approval from the
47 Conservation Commission for the CUP was done by consensus and not an
48 official vote, but since the Commission is an advisory entity only, the Board has
49 the ability to accept a recommendation resulting from a consensus.
50

1 C. May noted the following Precedent Conditions from the Staff
2 Recommendation memo (with the numbering below matching that of the
3 memo):
4

5 2. The associated "School House Square Lot Line Relocation Plan" shall be
6 signed prior to Planning Board signature of the site plan.
7

8 3. The Applicant shall add a note to the plan stating that "The Applicant shall
9 meet with the Heritage Commission for their recommendation of approval
10 regarding the sign detail prior to the issuance of a sign permit."
11

12 4. The Applicant shall add a note to the plan stating that "All lighting shall
13 meet the requirements of the zoning ordinance, and therefore double
14 residential flood lights will not be permitted as this type of lighting does not
15 comply with the ordinance".
16

17 5. The Applicant shall add a note to the plan stating that "All plantings within
18 the sight distance areas as delineated on the site plan shall be less than 18
19 inches in height (maximum mature growth)." This restriction shall also be
20 added to the condominium documents.
21

22 6. With the granting of the Waiver for design speed, the Applicant shall revise
23 the site plan and associated driveway sight distance plan and profile sheets
24 to delineate the areas to be reserved for adequate sight distance based on a
25 minimum sight distance of 175 feet (25 MPH design speed).
26

27 C. May noted the following General and Subsequent Conditions from the Staff
28 Recommendation memo (with the numbering below matching that of the
29 memo):
30

31 1. The associated "School House Square Lot Line Relocation Plan" shall be
32 recorded at the Rockingham County Registry of Deeds prior to requesting
33 the pre-construction meeting.
34

35 2. The Applicant shall work with the Town to finalize a development
36 agreement. All general and subsequent conditions of approval shall be
37 incorporated into the Development Agreement. The Development
38 Agreement shall be approved by the Town Attorney prior to signature by
39 the Town Manager. The Development Agreement shall be recorded at the
40 Rockingham County Registry of Deeds.
41

42 A. Rugg asked for comments and questions from the Board.
43

44 J. Butler expressed concern that units 14 through 17 located on the School
45 House Road cul de sac in the northwestern corner of Lot 57 were particularly
46 close to the rear and side building setback lines respectively, and encouraged
47 the applicant to ensure the foundations of those units do not encroach into the
48 setbacks. J. Laferriere also noted the close proximity of units 3 and 26 to the
49 gas line easement and expressed concern that construction vehicles will
50 therefore also be in close proximity to those homes. M. Soares asked if any

1 play areas had been considered for the development. J. Szemplinski replied
2 that a play area had been contemplated, but that the natural grade left only
3 one suitable area in the northeast corner of Lot 57 and there was concern that
4 it could become more of a "hangout" area since it is removed from Mammoth
5 Road. L. Reilly questioned the prohibition of flood lights as noted in Precedent
6 Condition #4 since they are typically found in residential areas. C. May
7 explained that because this is a site plan and not a subdivision plan, the
8 applicant must comply with the zoning regulations, which do not allow that
9 specific style of lighting. Other lighting described in the lighting plan will be
10 permitted as it is allowed by the zoning ordinance. A. Sypek asked if the
11 portion of the gas easement located on these lots was part of the planned
12 expansion by Tennessee Gas. J. Szemplinski said he believed it might be, but
13 noted there is always a potential for expansion, hence the easement. A. Sypek
14 also confirmed that the existing Pennichuck Water pumping station currently
15 has the capacity to service this proposed development and that it has a backup
16 emergency generator. When L. Reilly asked about the length of School House
17 Road (approximately 1,200 feet) and noted school buses would not be entering
18 the private road, M. Soares asked if a sidewalk could be provided for the
19 children residing in the development. J. Szemplinski said it was considered for
20 a portion of School House Road at one time, but Town regulations would
21 require granite curbing and it was decided there would not be enough traffic on
22 School House Road to warrant a sidewalk.

23
24 A. Rugg asked for public input. There was none.

25
26 **M. Soares made a motion to approve the Applicant's request for the**
27 **waivers numbered 1 through 9 as outlined in Staff's Recommendation**
28 **Memo dated January 7, 2015. R. Brideau seconded the motion. No**
29 **discussion. Vote on the motion: 9-0-0.**

30
31 **M. Soares made a motion to approve the Applicant's Request for the**
32 **Conditional Use Permit as outlined in Staff's Recommendation Memo**
33 **Dated January 7, 2015. R. Brideau seconded the motion. No discussion.**
34 **Vote on the motion: 9-0-0.**

35
36 **M. Soares made a motion to grant final approval to the Site Plan for**
37 **381 Mammoth Road, LLC (Owner and Applicant), Map 12 Lots 57 and**
38 **60, to construct 27 single family detached housing units with**
39 **associated improvements at 381 and 389 Mammoth Road, Zoned AR-I,**
40 **in accordance with the plans prepared by Benchmark Engineering,**
41 **Inc., dated May 10, 2014, and last revised October 23, 2014, with the**
42 **precedent conditions to be fulfilled within 120 days of the approval and**
43 **prior to plan signature, and the general and subsequent conditions of**
44 **approval to be fulfilled as noted in the Staff Recommendation Memo,**
45 **dated January 7, 2015. R. Brideau seconded the motion. No discussion.**
46 **Vote on the motion: 9-0-0.**

47
48 **Other Business**

49
50 There was no other business.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15

Adjournment:

M. Soares made a motion to adjourn the meeting. R. Brideau seconded the motion. Vote on the motion: 9-0-0.

The meeting adjourned at 8:47 PM.

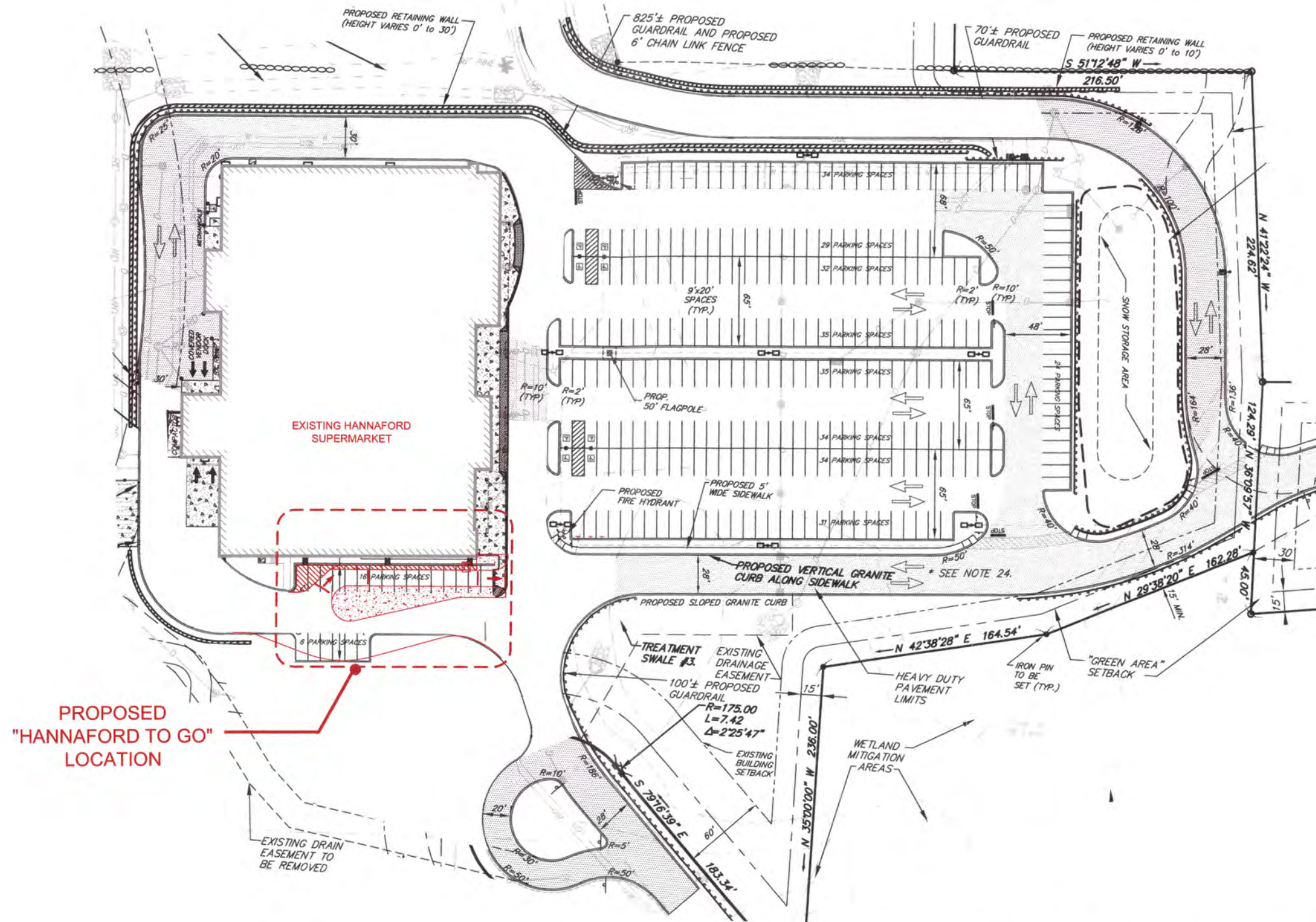
These minutes prepared by Associate Planner Jaye Trottier

Respectfully Submitted,

Laura El-Azem, Assistant Secretary

DRAFT

Planning Board Meeting Minutes - January 7, 2015 - Attachment #1



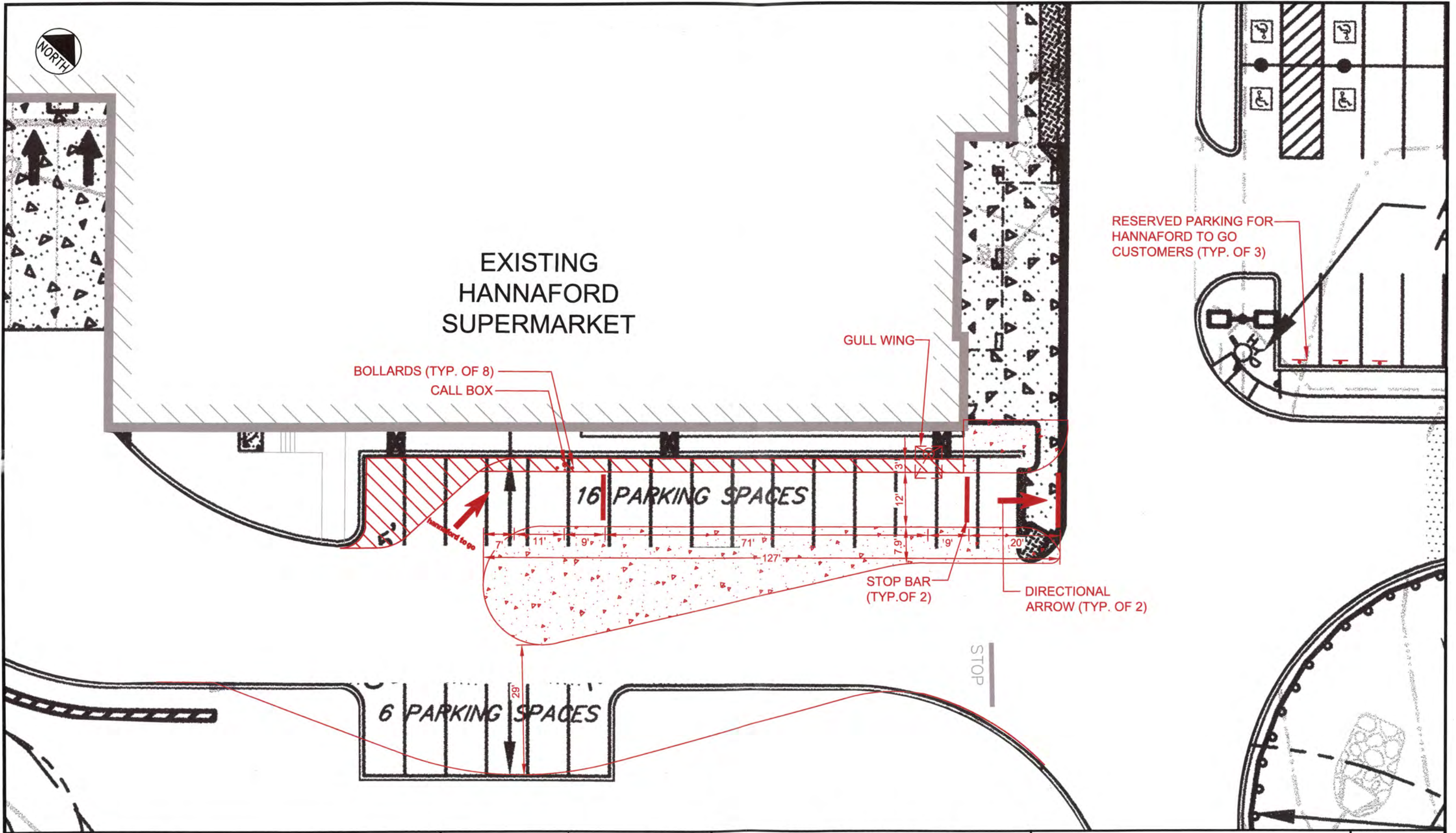
PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
3	12.3.14	UPDATED CONCEPT
2	11.24.14	UPDATED CONCEPT
1	10.31.14	CONCEPT

PROJECT "HANNAFORD TO GO" LONDONDERRY, NEW HAMPSHIRE	
SHEET TITLE OVERALL SITE PLAN WITH PROPOSED HANNAFORD TO GO	
CLIENT HANNAFORD SUPERMARKETS	REVISIONS

FAY, SPOFFORD & THORNDIKE ENGINEERS · PLANNERS · SCIENTISTS 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106	
DRAWN: PBF	DATE: OCTOBER 2014
DESIGNED: ARF	SCALE: N.T.S.
CHECKED: JAL	JOB NO. SL-M001
FILE NAME: SL-M001-BASE.DWG	
SHEET	C-1

R:\GL-M001 Londonderry, NH Hannaford To Go\Cadd\Concept Set\dwg\GL-M001 BASE.dwg Ima, 1/23/2014 11:03 AM



FAY, SPOFFORD & THORNDIKE
 ENGINEERS · PLANNERS · SCIENTISTS
 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN:	PBF	DATE:	DEC. 3, 2014
DESIGNED:	ARF	SCALE:	1" = 20'
CHECKED:	JAL	JOB NO.:	SL-M001
FILE NAME:	SL-M001-BASE.DWG		

HANNAFORD TO GO
 HANNAFORD SUPERMARKET
 LONDONDERRY, NH

CONCEPT 1

FIGURE
 C-2

MEMORANDUM

To: Planning Board

Date: January 6, 2015

From: Planning and Economic Development
Department of Public Works & Engineering
Tighe & Bond, Inc.

Re: Map #: 12 Lot #: 59-3
Trail Haven Estates Condominiums
Formal Site Plan Application
73 Trail Haven Drive Londonderry, NH

Owner: Londonderry Lending Trust
Applicant: Advanced Design Construction, Inc.

Hayners/Swanson, Inc. (HSI) submitted plans and supporting information for the above-referenced project. The DRC and the Town's engineering consultant, Tighe & Bond, Inc. reviewed the submitted plans and information, and review comments were forwarded to the Applicant's engineer. The Applicant submitted revised plans and information and we offer the following comments:

Checklist Items:

1. There are no checklist items.

Design Review Items:

1. The applicant has provided the design review submission fee based on the proposed area of disturbance in lieu of total site area. The Applicant has submitted a **waiver request** for this requirement (Town of Londonderry Site Plan Review Regulations Section 2.04.b.4 & Exhibit 3 of the Site Plan Regulations).
2. The Applicant should address the following comments relative to the Site Grading Plan:
 - a. All proposed contours should be labeled.
3. The Applicant should address the following comments relative to the Utility Profiles sheet:
 - a. The rim elevation of SMH J-104 should be updated to match the rim elevation on the Site Utility Plan.
4. The Applicant should address the following comments relative to the Stormwater Management Report:
 - a. The HGL for the stormwater ponds should be included in the summary tables.

Board Action Items:

1. The Applicant is requesting one (1) waiver to the Site Plan Regulations as noted in their previously submitted letter dated September 29, 2014. The Board will need to consider each waiver under this application.
2. The Board will need to consider an associated Conditional Use Permit (CUP) for impacts to the wetland buffer as part of this project.

Board Informational Items:

1. There are no additional informational items.

NOTES:

- PURPOSE OF PLAN:
 - TO SHOW EXISTING CONDITIONS OF THE PROPERTIES KNOWN AS TAX MAP 12 LOTS 57 & 60
 - TO ADJUST THE PROPERTY LINE BETWEEN TAX MAP 12 LOTS 57 & 60
- PARCEL ID: TAX MAP 12 LOTS 57 & 60
- TOTAL PARCEL AREA:

TAX MAP 12 LOT 57:	427,590	SQUARE FEET =	10.762	ACRES
TAX MAP 12 LOT 60:	468,801	SQUARE FEET =	9.816	ACRES
TOTAL PARCEL AREA	= 896,391	SQUARE FEET =	20.578	ACRES
- EXISTING:

TAX MAP 12 LOT 57:	427,590	SQUARE FEET =	10.762	ACRES
TAX MAP 12 LOT 60:	468,801	SQUARE FEET =	9.816	ACRES
TOTAL PARCEL AREA	= 896,391	SQUARE FEET =	20.578	ACRES
- PROPOSED:

TAX MAP 12 LOT 57:	765,206	SQUARE FEET =	17.567	ACRES
TAX MAP 12 LOT 60:	131,185	SQUARE FEET =	3.012	ACRES
TOTAL PARCEL AREA	= 896,391	SQUARE FEET =	20.578	ACRES
- PARCEL ZONING:

AGRICULTURAL-RESIDENTIAL (AR-1)	
---------------------------------	--

 A PORTION OF THE PROPERTY IS ALSO SITUATED WITHIN THE CONSERVATION OVERLAY DISTRICT
- MINIMUM REQUIREMENTS:

LOT SIZE	=	BY H.I.S.S.
FRONTAGE	=	150 FEET
- MINIMUM SETBACKS:

FRONT BUILDING SETBACK	=	40 FEET
SIDE/REAR BUILDING SETBACK	=	15 FEET
- EXISTING USE: (2) 4 BEDROOM RESIDENTIAL HOUSE LOTS
- PROPOSED USE: (2) 4 BEDROOM RESIDENTIAL HOUSE LOTS
- LOT 57 IS SERVICED BY ON SITE SEPTIC SYSTEM AND PENNICHUCK WATER.
- LOT 60 IS SERVICED BY ON SITE SEPTIC SYSTEM AND WELL.
- PREVIOUS VARIANCES (MAP 12 LOT 57)

CASE#10/17/2012-1	GRANTED WITH RESTRICTIONS OCTOBER 17, 2012
-------------------	--

 VARIANCE TO ALLOW 20 SINGLE FAMILY DWELLINGS ON ONE 9.82 ACRE LOT IN THE AR-1 ZONE WHERE OTHERWISE LIMITED BY SECTION 2.3.1.3. GRANTED WITH RESTRICTIONS TO NO MORE THAN NINETEEN (19) RESIDENCES, AND SUBJECT TO PLANNING BOARD APPROVAL, AND ACTED UPON AFTER PLANNING BOARD APPROVAL WITHIN AN EIGHTEEN (18) MONTH TIME FRAME.

PREVIOUS VARIANCES (MAP 12 LOTS 57 & 60)	
CASE#8/21/2013-4	GRANTED WITH RESTRICTIONS AUGUST 13, 2013

 VARIANCE TO ALLOW INCREASED DENSITY OF SINGLE-FAMILY DWELLINGS ON A LOT WITH LESS THAN THE PER-UNIT SQUARE FOOTAGE REQUIRED BY SECTION 2.3.1.3. GRANTED WITH THE SAME RESTRICTIONS PLACED ON THE APPROVAL OF CASE#10/17/2012-1, WITH THE EXCEPTION OF THE NUMBER OF HOMES TO BE BUILT (27 CONDOMINIUMS AND ONE SINGLE FAMILY DWELLING); I.E. WITH THE RESTRICTION THAT THE APPROVAL IS SUBJECT TO PLANNING BOARD APPROVAL AND ACTED UPON AFTER PLANNING BOARD APPROVAL WITHIN AN EIGHTEEN (18) MONTH TIME FRAME.
- THIS PROPERTY IS LOCATED OUTSIDE THE ESTABLISHED 100-YEAR FLOOD HAZARD ZONE AS SHOWN ON THE FEDERAL FLOOD INSURANCE MAPS (F.I.R.M.) FOR LONDONDERRY, NEW HAMPSHIRE, COMMUNITY PANEL #3301500319E (EFFECTIVE MAY 17, 2005).
- PERMITS:

PREVIOUS NHDES SUBDIVISION APPROVAL NUMBER:	N/A - PRE 1967	(LOTS 57 & 60)
PREVIOUS NHDES CONSTRUCTION APPROVAL NUMBER:	N/A - PRE 1967	(LOT 60)
PREVIOUS NHDES CONSTRUCTION APPROVAL NUMBER:	CA1997006156	(LOT 57)
NHDES SUBDIVISION APPROVAL NUMBER:	SA2014010452	(LOT 60)
- PLANNING BOARD WAIVERS: NONE
- SHEET 1 TO BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. ALL SHEETS WILL BE ON FILE AT THE TOWN OF LONDONDERRY PLANNING DEPARTMENT.
- BOUNDARY & TOPOGRAPHIC SURVEY BY:

RANGWAY LAND SURVEYING AND DESIGN, INC.	252 DANIEL PLUMMER ROAD	GOFFSTOWN, NEW HAMPSHIRE 03045	PHONE: (603) 624-1602
---	-------------------------	--------------------------------	-----------------------
- WETLAND AND SOIL MAPPING PROVIDED BY BLUE MOON ENVIRONMENTAL, PO BOX 368, CONCORD, NH 03302

PLAN REFERENCES:

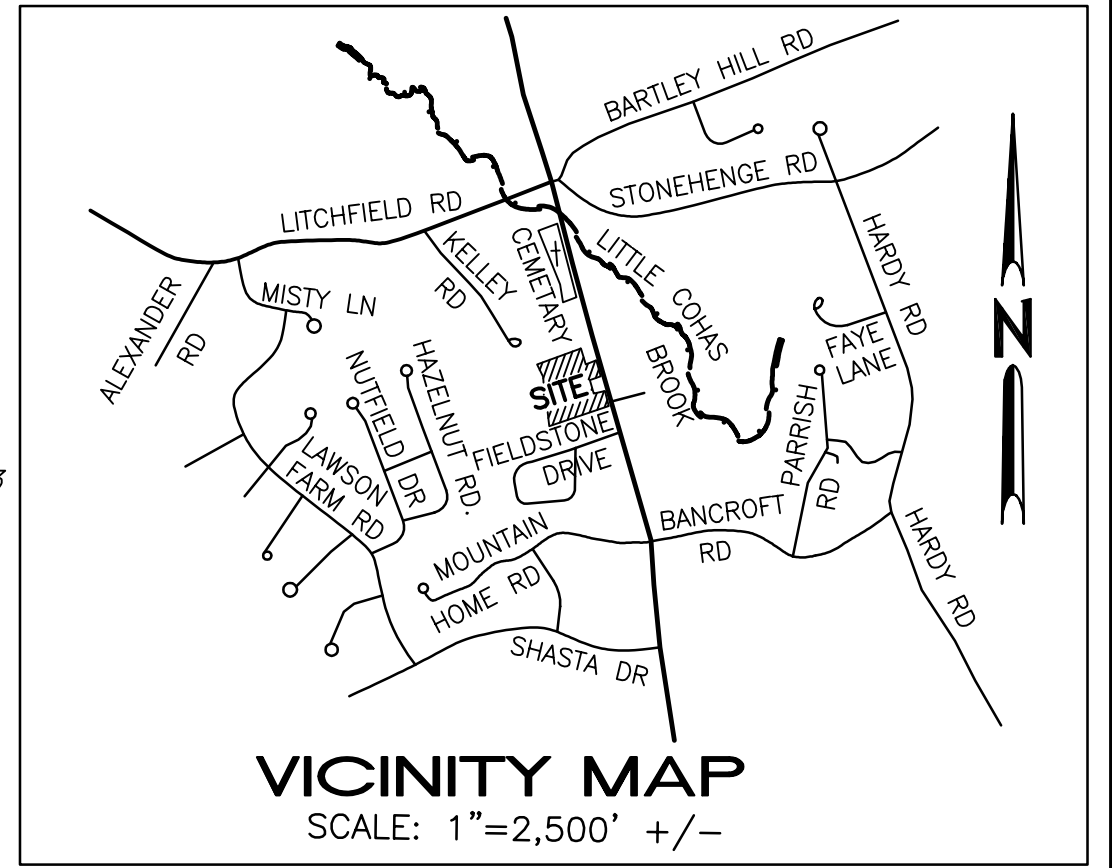
- SEE PLAN TITLED "BOUNDARY PLAN, ASSESSORS MAP 12 - LOTS 39 & 57, ALBERT & CLAIRE SEARLES, MAMMOTH ROAD (RTE. 128) LONDONDERRY, NEW HAMPSHIRE" PREPARED FOR MHE ASSOCIATION, INC. LONDONDERRY, NEW HAMPSHIRE SCALE: 1"=100' DATED: 11/24/92, PREPARED BY STORCH ASSOCIATES, MAMMOTH, NH. RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #22007.
- SEE PLAN TITLED "SUBDIVISION IN LONDONDERRY, N.H. MAP 12 PARCEL 63" OWNED BY HERBERT A. DODGE JR. PAWTUCKAWAY LAKE, NOTTINGHAM, DRAWN FOR: NEWHOUSE CONSTRUCTION INC., 11 LEDGEWOOD DRIVE, LONDONDERRY, NH; SCALE: 1"=50' DATED: DECEMBER 1977; PREPARED BY EDWARD N. HERBERT, SURVEYOR, WINDHAM, NH. RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #7700.
- SEE PLAN TITLED "PLAN OF LAND FOR HERBERT A. DODGE IN THE TOWN OF LONDONDERRY, N.H." DATE: OCTOBER 1970, SCALE: 1"=60', PREPARED BY WALTER F. O'NEIL, MANCHESTER NH. RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN #C-2031.
- SEE PLAN TITLED "RTE. 128 MAMMOTH ROAD FIELDSTONE DRIVE MOUNTAINVIEW APARTMENTS LONDONDERRY, NEW HAMPSHIRE" SHEET 6 OF 12, DATED DECEMBER 4, 2006, SCALE: 1"=20' BY PENNICHUCK WATER, MERRIMACK, NH.

DEED REFERENCES:

- | | |
|--------------------------|--------------------------|
| RCRD BOOK 3367/PAGE 1690 | RCRD BOOK 3463/PAGE 530 |
| RCRD BOOK 5445/PAGE 2295 | RCRD BOOK 5445/PAGE 2296 |
| RCRD BOOK 3494/PAGE 932 | RCRD BOOK 2209/PAGE 1225 |
| RCRD BOOK 2209/PAGE 1226 | RCRD BOOK 4968/PAGE 621 |
| RCRD BOOK 4968/PAGE 622 | RCRD BOOK 1221/PAGE 368 |
| RCRD BOOK 1239/PAGE 404 | |

BENCHMARK:

MAG NAIL IN PAVEMENT
 ELEV=373.4
 HORIZONTAL DATUM: NH STATE PLANE
 COORDINATES NAD 83/86
 VERTICAL DATUM: NGVD 88

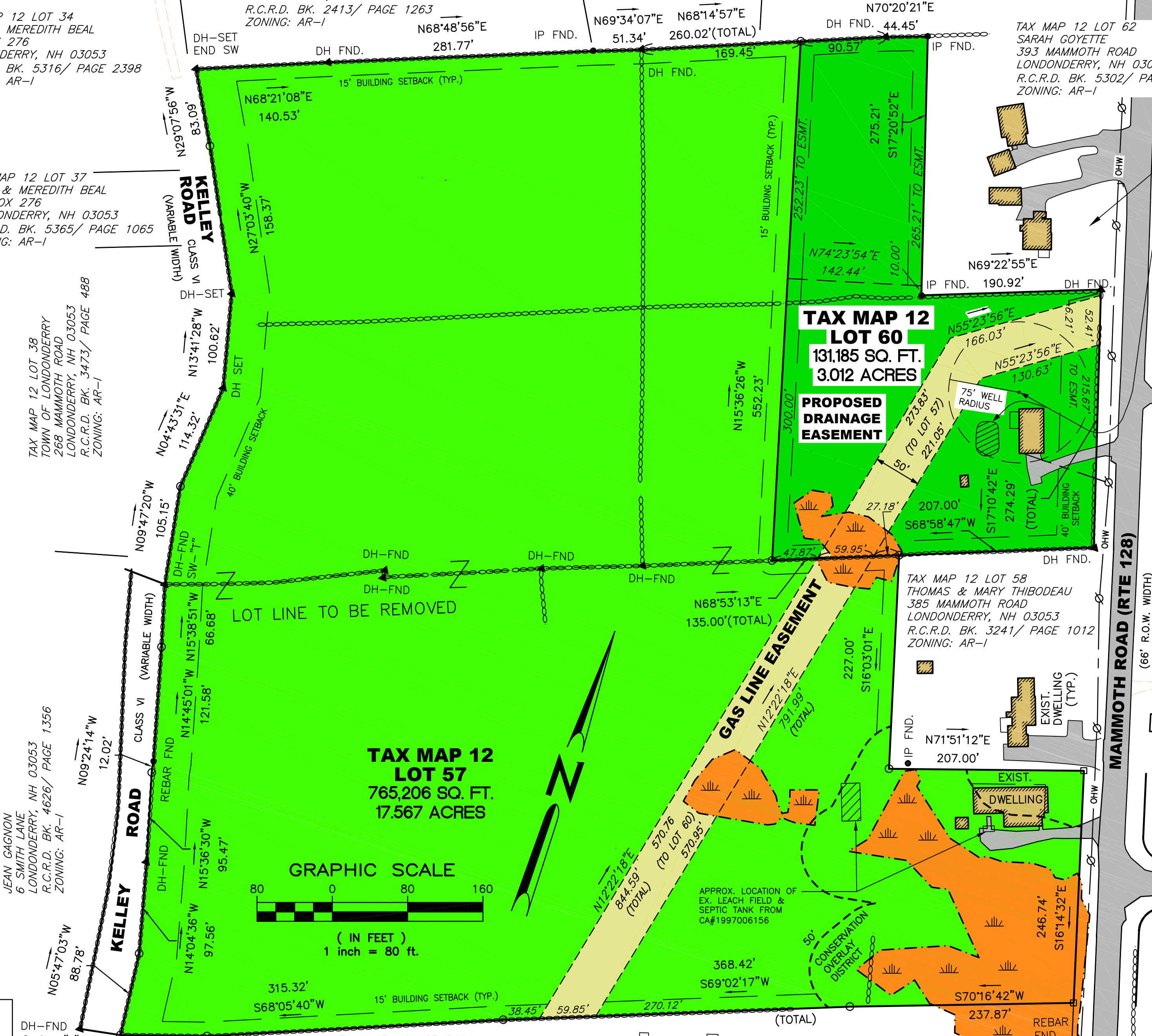
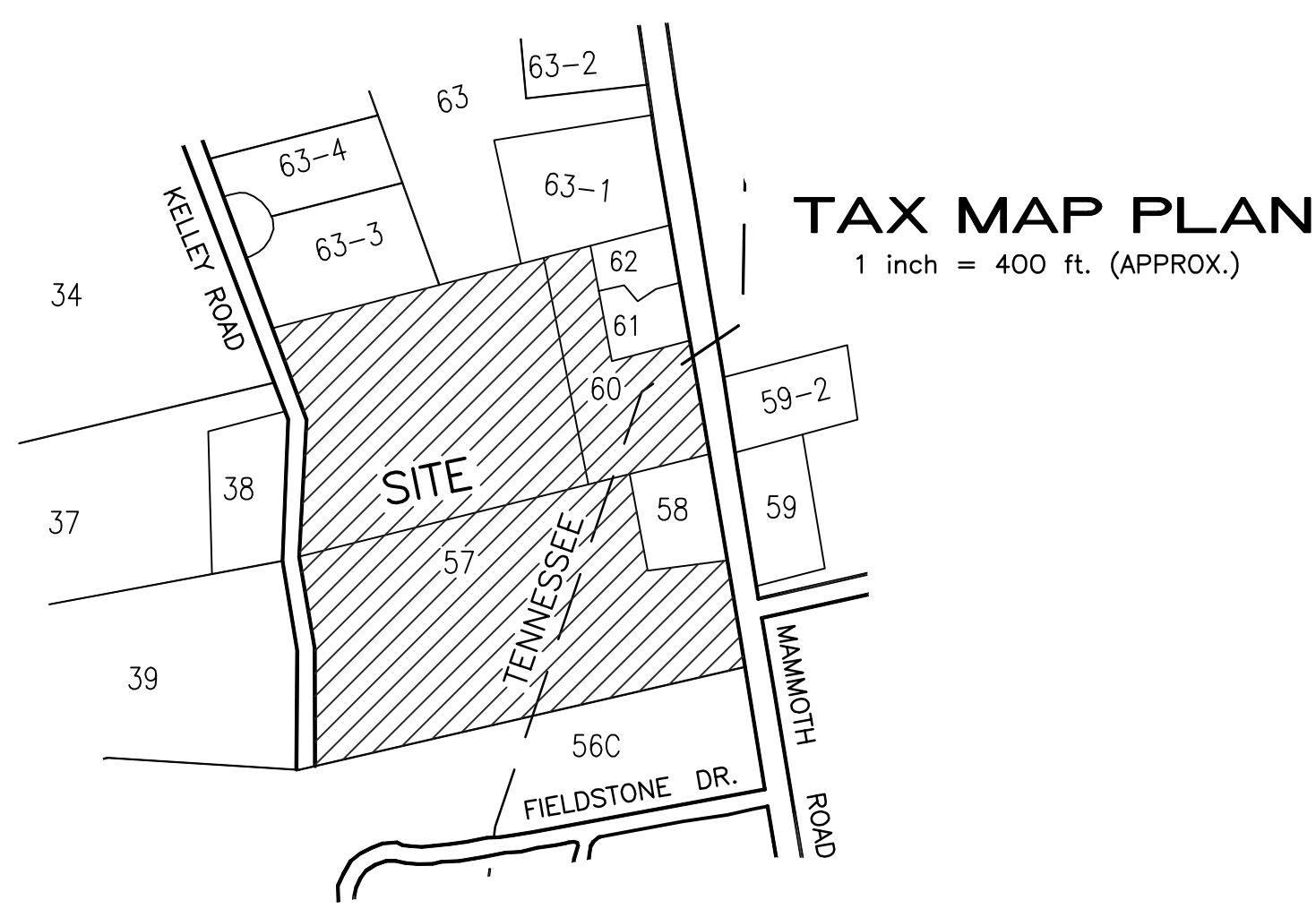


SHEET INDEX:

- | | | |
|---------|-------|----------------------------|
| SHEET 1 | | LOT LINE RELOCATION PLAN |
| SHEET 2 | | TOPOGRAPHIC PLAN |
| SHEET 3 | | TOPOGRAPHIC PLAN |
| SHEET 4 | | LOT 57 SIGHT DISTANCE PLAN |
| SHEET 5 | | LOT 60 SIGHT DISTANCE PLAN |

LEGEND:

- EDGE OF WETLANDS BY BLUE MOON ENV.
- LIMITS OF 50' CONSERVATION OVERLAY DISTRICT
- PROPERTY LINE
- SETBACK LINE
- IRON PIPE/ REBAR FOUND
- BOUND FOUND
- DRILL HOLE FOUND
- DRILL HOLE/ REBAR TO BE SET
- BOUND TO BE SET
- TBM
- DRAINAGE EASEMENT
- EXISTING UTILITY POLE
- STONEWALL



TAX MAP 12 LOT 61
 JOYCE FAMILY IRREVOC TRUST II
 RICHARD A. JOYCE, JR., TR
 391 MAMMOTH ROAD
 LONDONDERRY, NH 03053
 R.C.R.D. BK. 4744/ PAGE 2294
 ZONING: AR-1

TAX MAP 12 LOT 59-2
 KEVIN JOHNSON & NOREEN KELTON
 392 MAMMOTH ROAD
 LONDONDERRY, NH 03053
 R.C.R.D. BK. 3147/ PAGE 1872
 ZONING: AR-1

OWNER OF RECORD
 381 MAMMOTH ROAD, LLC
 DATE _____

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

LOT LINE RELOCATION PLAN
SCHOOL HOUSE SQUARE
 TAX MAP 12 LOTS 57 & 60
 MAMMOTH ROAD/NH ROUTE 128
 LONDONDERRY, NEW HAMPSHIRE 03053
 OWNER OF RECORD/ PREPARED FOR:
 381 MAMMOTH ROAD, LLC
 15 DARTMOUTH DRIVE, UNIT 102
 AUBURN, NEW HAMPSHIRE 03032
 SCALE: 1"=80' SHEET 1 OF 5 MAY 10, 2014

I HEREBY CERTIFY THAT THE WORK PERFORMED IN THE PREPARATION OF THIS PLAN HAS AN ERROR OF CLOSURE OF 1:10,000 OR BETTER.

PAUL W. ZARNOWSKI

RANGWAY LAND SURVEYING & DESIGN, INC. DATE _____ BY: PAUL W. ZARNOWSKI LLS.

WETLAND NOTES:

- Wetlands were field delineated by Nancy B. Rendall, Certified Wetland Scientist, #073 in the October, 2013.
- Wetland delineation was performed to the standards in the "Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0 (USACOE, February, 2012)."
- Hydric soils were determined in accordance with the protocol in "Field Indicators of Hydric Soils in the United States - A Guide for Identifying and Delineating Hydric Soils, NRCS, Version 7.0, 2010."
- Dominance of wetland vegetation was assessed using the National List of Wetland Plant Species that Occur in Wetlands - (USACOE, Draft, 2011).
- Wetlands were classified using the USFWS Methodology, "Classification of Wetlands and Deepwater Habitats, Cowardin et al, 1979.

CONSULTANT/ DRC COMMENTS	8/28/2014
REVISIONS	DATE

BENCHMARK ENGINEERING, INC.
 Consulting Engineers Land Planners
 1F Commons Drive, Suite 35
 Londonderry, New Hampshire 03053
 Phone: (603) 437-5000

MEMORANDUM

To: Planning Board

Date: January 6, 2015

From: Planning and Economic Development
Department of Public Works & Engineering
Tighe & Bond, Inc.

Re: Map 12 Lot 57 & 60
School House Square
Subdivision/Lot Line Adjustment
Application
381 Mammoth Road

Owner: 381 Mammoth Road, LLC
Applicant: 381 Mammoth Road, LLC

Benchmark Engineering, Inc. submitted plans and supporting information for the above-referenced project. The DRC and the Town's engineering consultant, Tighe & Bond, Inc. reviewed the submitted plans and information, and review comments were forwarded to the Applicant's engineer. The Applicant submitted revised plans and information and we offer the following comments:

Checklist Items:

1. There are no checklist items.

Design Review Items:

1. The Applicant should verify the DRC comments for the project are adequately addressed by providing written confirmation from each department as applicable:
 - a. Please verify the comments of the Building Department have been adequately addressed. In particular, written confirmation should be provided that the lot sizing requirements have been met for lot 60 where the proposed drainage easement bisects the lot.

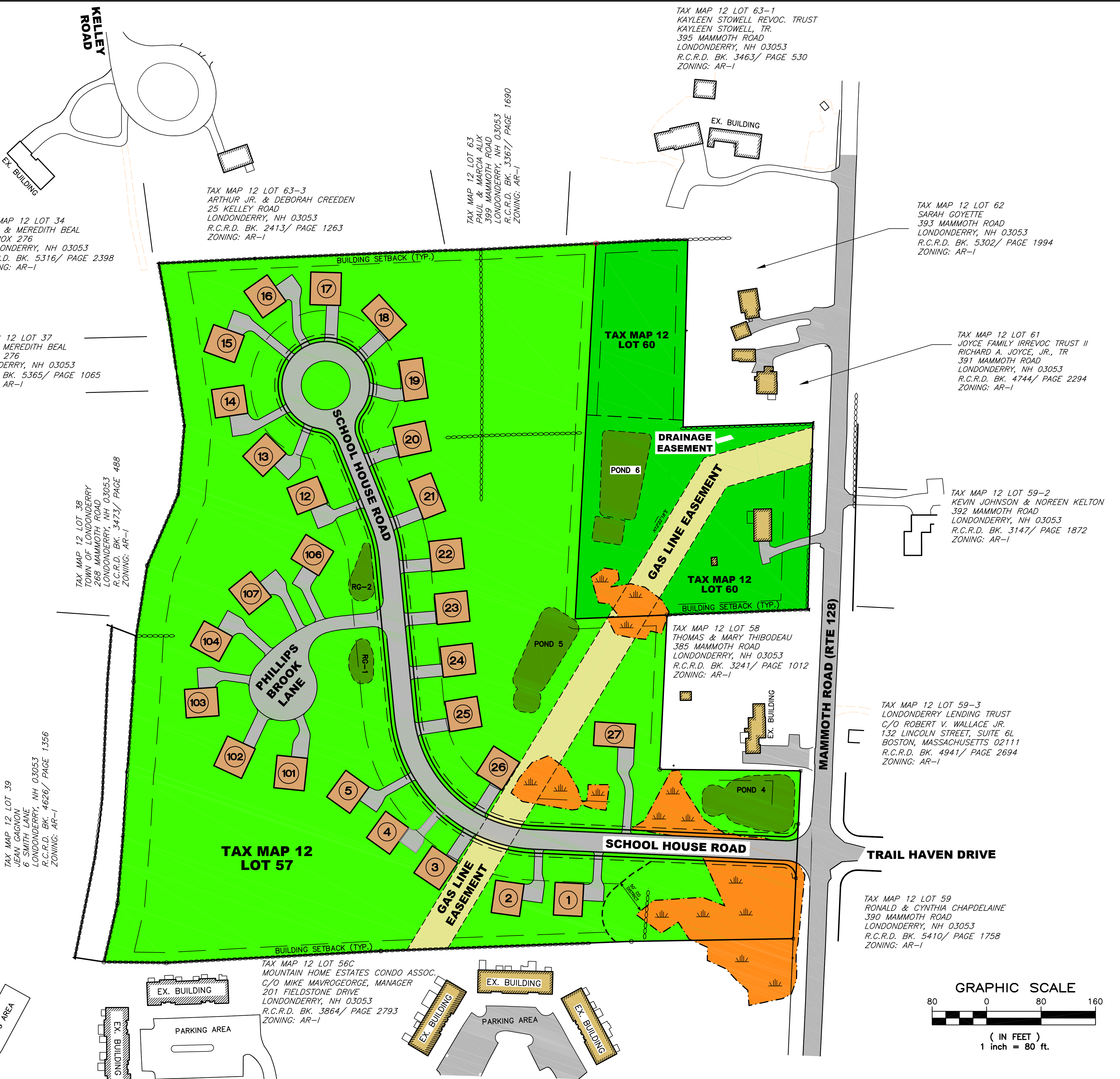
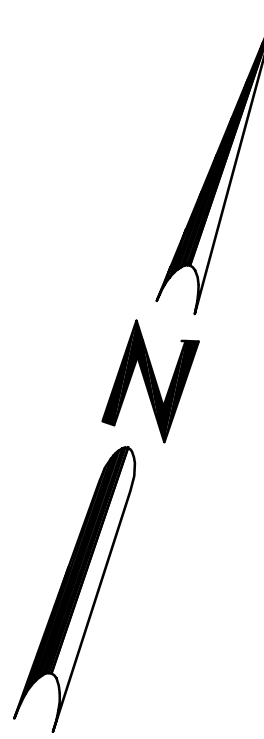
Board Action Items:

1. There are no Board action items required at this time.

Board Informational Items:

1. There is an associated Site Plan application that the Board should consider after this Subdivision/Lot Line Adjustment application.

NOTES:
 1) SEE SHEET 3 FOR NOTES.



TAX MAP 12 LOT 34
 PAUL & MEREDITH BEAL
 PO BOX 276
 LONDONDERRY, NH 03053
 R.C.R.D. BK. 5316/ PAGE 2398
 ZONING: AR-1

TAX MAP 12 LOT 37
 PAUL & MEREDITH BEAL
 PO BOX 276
 LONDONDERRY, NH 03053
 R.C.R.D. BK. 5365/ PAGE 1085
 ZONING: AR-1

TAX MAP 12 LOT 38
 TOWN OF LONDONDERRY
 268 MAMMOTH ROAD
 LONDONDERRY, NH 03053
 R.C.R.D. BK. 3473/ PAGE 488
 ZONING: AR-1

TAX MAP 12 LOT 39
 JEAN GAGNON
 6 SMITH LANE
 LONDONDERRY, NH 03053
 R.C.R.D. BK. 4626/ PAGE 1356
 ZONING: AR-1

TAX MAP 12 LOT 63-3
 ARTHUR JR. & DEBORAH CREEDEN
 25 KELLEY ROAD
 LONDONDERRY, NH 03053
 R.C.R.D. BK. 2413/ PAGE 1263
 ZONING: AR-1

TAX MAP 12 LOT 63
 PAUL & MARCIA ALIX
 399 MAMMOTH ROAD
 LONDONDERRY, NH 03053
 R.C.R.D. BK. 3367/ PAGE 1690
 ZONING: AR-1

TAX MAP 12 LOT 63-1
 KAYLEEN STOWELL REVOC. TRUST
 KAYLEEN STOWELL, TR.
 395 MAMMOTH ROAD
 LONDONDERRY, NH 03053
 R.C.R.D. BK. 3463/ PAGE 530
 ZONING: AR-1

TAX MAP 12 LOT 62
 SARAH GOYETTE
 393 MAMMOTH ROAD
 LONDONDERRY, NH 03053
 R.C.R.D. BK. 5302/ PAGE 1994
 ZONING: AR-1

TAX MAP 12 LOT 61
 JOYCE FAMILY IRREVOC TRUST II
 RICHARD A. JOYCE, JR., TR
 391 MAMMOTH ROAD
 LONDONDERRY, NH 03053
 R.C.R.D. BK. 4744/ PAGE 2294
 ZONING: AR-1

TAX MAP 12 LOT 59-2
 KEVIN JOHNSON & NOREEN KELTON
 392 MAMMOTH ROAD
 LONDONDERRY, NH 03053
 R.C.R.D. BK. 3147/ PAGE 1872
 ZONING: AR-1

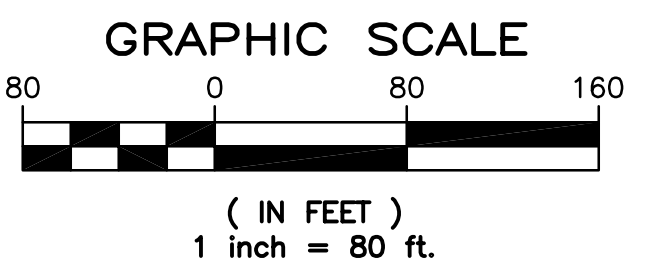
TAX MAP 12 LOT 58
 THOMAS & MARY THIBODEAU
 385 MAMMOTH ROAD
 LONDONDERRY, NH 03053
 R.C.R.D. BK. 3241/ PAGE 1012
 ZONING: AR-1

TAX MAP 12 LOT 59-3
 LONDONDERRY LENDING TRUST
 C/O ROBERT V. WALLACE JR.
 132 LINCOLN STREET, SUITE 6L
 BOSTON, MASSACHUSETTS 02111
 R.C.R.D. BK. 4941/ PAGE 2694
 ZONING: AR-1

TAX MAP 12 LOT 56C
 MOUNTAIN HOME ESTATES CONDO ASSOC.
 C/O MIKE MAVROGEORGE, MANAGER
 201 FIELDSTONE DRIVE
 LONDONDERRY, NH 03053
 R.C.R.D. BK. 3864/ PAGE 2793
 ZONING: AR-1

TAX MAP 12 LOT 59
 RONALD & CYNTHIA CHAPDELAIN
 390 MAMMOTH ROAD
 LONDONDERRY, NH 03053
 R.C.R.D. BK. 5410/ PAGE 1758
 ZONING: AR-1

OVERALL SITE PLAN
SCHOOL HOUSE SQUARE
 TAX MAP 12 LOT 57
 MAMMOTH ROAD/NH ROUTE 128
 LONDONDERRY, NEW HAMPSHIRE 03053
 OWNER OF RECORD/ PREPARED FOR:
 381 MAMMOTH ROAD, LLC
 15 DARTMOUTH DRIVE, UNIT 102
 AUBURN, NEW HAMPSHIRE 03032
 SCALE: 1"=80' SHEET 2 OF 54 MAY 10, 2014



CONSULTANT/ DRC COMMENTS	8/28/2014
UTILITY REVISIONS	10/23/14
REVISIONS	DATE

BENCHMARK ENGINEERING, INC.
 Consulting Engineers Land Planners
 1F Commons Drive, Suite 35
 Londonderry, New Hampshire 03053
 Phone: (603) 437-5000

MEMORANDUM

To: Planning Board

Date: January 6, 2015

From: Planning and Economic Development
Department of Public Works & Engineering
Tighe & Bond, Inc.

Re: Map 12 Lot 57 & 60
School House Square
Formal Site Plan Application
381 Mammoth Road

Owner: 381 Mammoth Road, LLC
Applicant: 381 Mammoth Road, LLC

Benchmark Engineering, Inc. submitted plans and supporting information for the above-referenced project. The DRC and the Town's engineering consultant, Tighe & Bond, Inc. reviewed the submitted plans and information, and review comments were forwarded to the Applicant's engineer. The Applicant submitted revised plans and information and we offer the following comments:

Checklist Items:

1. There are no checklist items.

Design Review Items:

1. The Applicant's drainage design calls for a design stormwater velocity in the storm drain line from CB11 to CB10 to be 0.6 fps which does not meet the minimum required velocity of 2.0 fps in accordance with 3.07.g.2. of the Site Plan Regulations. The Applicant has submitted a **waiver request** for this requirement.
2. The Applicant's drainage design calls for a minimum depth of cover for the proposed drain lines from CB1 and CB2 of 2.1' and 2.3' respectively which does not meet the minimum required cover of 3' in accordance with 3.07.g.3. of the Site Plan Regulations. The Applicant has submitted a **waiver request** for this requirement.
3. The Applicant's sewer design calls for a minimum depth of cover for the proposed sewer line from SMH3 of 4' which does not meet the minimum required cover of 6' in accordance with 3.06.a. of the Site Plan Regulations. The Applicant has submitted a **waiver request** for this requirement.
4. The Applicant's water design calls for a minimum depth of cover for the proposed water line in the existing gas easement of 4' which does not meet the minimum required cover of 5' in accordance with 3.05.a. of the Site Plan Regulations. The Applicant has submitted a **waiver request** for this requirement.
5. The Applicant would like to allow the developer to obtain certificates of occupancy for individual units prior to the completion of the wearing course of pavement which does not meet the requirement of all on-site improvements specified on the approved site plan to be completed and inspected prior to issuing a certificate of compliance in accordance with 6.02. of the Site Plan Regulations. The Applicant has submitted a **waiver request** for this requirement.

6. The Applicant's site design calls for a proposed Right of Way width of 40' which does not meet the minimum required Right of Way width of 50' in accordance with 3.08.a. of the Site Plan Regulations (section 3.09.R. Table 1 of the Subdivision Regulations). The Applicant has submitted a **waiver request** for this requirement.
7. The Applicant's site design calls for a proposed 25 MPH design speed to reduce the AASHTO required site distance to 280 feet which does not meet the minimum required design speed of 35 MPH with a required site distance of 365 feet in accordance with 3.08.a. of the Site Plan Regulations (section 3.09.R. Table 1 of the Subdivision Regulations). The Applicant has submitted a **waiver request** for this requirement.
8. The Applicant has stated that all units will be equipped with standard residential building lights, a post light at street lines as well as double residential flood lights illuminating each unit's back yard which does not meet the requirement of providing an illumination plan in accordance with 4.16. of the Site Plan Regulations. The Applicant has submitted a **waiver request** for this requirement.
9. The Applicant's site design calls for driveways to have a width of 18' which does not meet the required width of 12' in accordance with 3.08.b. of the Site Plan Regulations (section 3.09.F.3 of the Subdivision Regulations). The Applicant has submitted a **waiver request** for this requirement.
10. The Applicant should address the following comments relative to the Grading & Utilities Plan(s):
 - a. The proposed grading in front of unit 2 should be revised to eliminate the drainage swale within the proposed driveway;
 - b. Rip-rap, or other erosion control measures, should be added to the end of the proposed pre-treatment drainage swale to the bottom of proposed rain garden 1 (approximately 4' of elevation difference);
 - c. The proposed flared end section and rip-rap aprons should be revised to align with the upstream drain line (e.g. ES5);
11. The Applicant should address the following comments relative to the Stormwater Management and Erosion Control Report:
 - a. The Applicant should clarify why the overall watershed areas between the pre- and the post-development conditions vary by approximately 63,360 square feet in the HydroCAD calculations, with the post-development having the increase in area, when the pre- and post-development watershed plans appear to be the same size;
 - b. The design velocity for the drain line from CB9 to DMH4 is 10.80 fps where 10 fps is the maximum allowed. The drainage design should be revised to meet this requirement;
 - c. Although the Applicant stated that the proposed drainage outlets and culverts have been revised to a Ke value of 0.5, the outlets of the proposed ponds and rain gardens have still been modeled with a Ke of 0.2.
12. The detail for the proposed rain gardens 1 and 2 should be revised to remove the option of using a standard catch basin in lieu of the proposed outlet structure, as designed.

13. The proposed rain garden labels should be revised to be consistent through the plan set (currently both referenced as "1" on the Site Plan, reference to "6" and "2" on sheet 15, etc.).
14. The Applicant should address the following comments relative to the Sewer Service Profiles:
 - a. Sewer note 13 should be revised to require 6 feet of cover under pavement.
 - b. The Applicant should confirm if it is possible to construct the water and sewer services as shown. There are multiple locations with minimal separation (e.g. 0.18', 0.23', etc.) between the services.
15. The applicant should add a note to the plans restricting plantings within the sight distance areas to less than 18 inches in height (maximum mature growth). This restriction should also be added to the condominium documents. The Applicant should also clarify why there are sight distance easements shown on the plans, and only for certain driveways, while the response letter states that easements are not required as part of this project as all areas are "common land".
16. The Applicant should address the following comments relative to the Traffic Impact Analysis:
 - a. It appears that a "Short" traffic analysis is appropriate for the overall project (i.e., 27 residential condominium dwelling units).
17. The Applicant should verify the DRC comments for the project are adequately addressed by providing written confirmation from each department as applicable:
 - a. Please verify the Comments of the Conservation Commission have been adequately addressed;
 - b. Please verify the comments of the Fire Department have been adequately addressed.

Board Action Items:

1. The Applicant is requesting nine (9) waivers to the Site Plan Regulations as noted in their letter dated November 18, 2014. The Board will need to consider each waiver under this application.
2. The Board will need to consider an associated Conditional Use Permit (CUP) for impacts to the wetland buffer as part of this project.

Board Informational Items:

1. There is an associated Subdivision/Lot Line Adjustment application that the Board should consider prior to this Site Plan application.