

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

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

9 Also Present: John R. Trottier, P.E., Assistant Director of Public Works and
10 Engineering; Jaye Trottier, Associate Planner; and Nicole Doolan, Planning and
11 Economic Development Department Secretary
12

13 A. Rugg called the meeting to order at 7.00 PM. He appointed A. Sypek to vote
14 for Lynn Wiles, and L. Reilly to vote for Scott Benson.
15

16 **Administrative Board Work**
17

18 A. Approval of Minutes – February 4 and February 11, 2015
19

20 **M. Soares made a motion to approve and sign the minutes from the**
21 **February 4, 2015 meeting. R. Brideau seconded the motion. No**
22 **discussion. Vote on the motion: 6-0-2.**
23

24 L. El-Azem and J. Laferriere abstained as they did not attend the February 4,
25 2015 meeting.
26

27 **M. Soares made a motion to approve and sign the minutes from the**
28 **February 11, 2015 meeting. R. Brideau seconded the motion. No**
29 **discussion. Vote on the motion: 6-0-2.**
30

31 L. El-Azem and J. Laferriere abstained as they did not attend the February 11,
32 2015 meeting.
33

34 Minutes for February 4 and February 11, 2015 were approved and signed at
35 the conclusion of the meeting.
36

37 B. Regional Impact Determination – Mammoth Road Self-Storage Site Plan, Map
38 15 Lots 127, 128 and 129
39

40 J. Trottier stated Staff recommends that the above mentioned project is not a
41 development of regional impact, as it does not meet any of the regional impact
42 guidelines prepared by Southern NH Planning Commission (SNHPC).
43

44 **M. Soares made a motion that the Board finds the Mammoth Road Self-**
45 **Storage Site Plan is not a project of regional impact. R. Brideau**
46 **seconded the motion. No discussion. Vote on the motion: 8-0-0.**
47

48 C. Discussions with Town Staff
49

1 • Ammon Drive Relocation

2 J. R. Trottier read into the record a letter from Richard Fixler, Assistant
3 Director of the Manchester-Boston Regional Airport. While the Airport,
4 as a government entity, does not need approval from the Town for any
5 proposed changes, the municipal agreement between the two allows for
6 the Planning Board to hold a public hearing on such a proposal and
7 submit non-binding written comments regarding conformity with Town
8 standards (see Attachment #1). J. R. Trottier explained that R. Fixler's
9 letter was referring to the portion of Ammon Drive that runs parallel with
10 the northwest runway. This portion would be relocated towards the
11 south. In his letter, R. Fixler offered to present more detail about the
12 Airport's proposed plans, specifications, and preliminary construction
13 schedule, and to answer any questions regarding the project. A. Rugg
14 directed Staff to invite R. Fixler to the April 1 Planning Board meeting.

15
16 • Plans signed

17 J. Trottier notified the Board that the following plans were signed at the
18 Town Offices:

- 19 o Grand Estate at Londonderry Site Plan (on 11.7.2014)
- 20 o Albird Estates Sub Plan Amendment (on 2.24.2015)
- 21 o All American Assisted Living Site Plan (on 2.24.2015)
- 22 o All American Assisted Living Site Plan (on 2.24.2015)
- 23 o All American Assisted Living Site Plan (on 2.24.2015)
- 24 o All American Assisted Living Site Plan (on 2.24.2015)
- 25 o Trail Haven Estates Site Plan Amendment (on 2.24.2015)
- 26 o Trail Haven Estates Site Plan Amendment (on 2.24.2015)

27 • Growth Management Ordinance

28 A. Rugg explained that the Town allowed its Growth Management
29 Ordinance to sunset on January 1 of this year. Staff, he said, still
30 performed the annual exercise to determine whether the Town is in a
31 period of sustainable growth. The exercise led to the determination that
32 the town is in a period of sustainable growth, given that two of the three
33 of the 2002 GMO criteria have not been met, and three of the three
34 criteria of the 1998 GMO have not been met. A. Rugg suggested inviting
35 Economist Dennis Delay to a future Planning Board meeting to discuss
36 changing demographics in New Hampshire.

37
38 • Mammoth Road Rehabilitation (NHDOT)

39 A. Rugg received a letter from the NH Department of Transportation
40 (DOT) announcing the upcoming rehabilitation of secondary roads, which
41 will include a total of 2.9 miles of NH Route 128 (Mammoth Road) 2.4
42 miles south of Route 102, and .5 miles from NH Route 28 southerly. The
43 work will entail paving, shoulder leveling, and minor slope adjustments,
44 and no changes will be made to elevation, widening, alignment of the
45 road, or drainage. Based on the letter, A. Rugg estimated that the work
46 would most likely begin sometime this summer.

- Town Meeting 2015

M. Soares noted that Town Meeting will take place on March 10 from 7:00 AM to 8:00 PM at the High School, and encouraged voters to attend.

Public Hearings/Workshops/Conceptual Discussions

A. Jack Szemplinski (Owner and Applicant, 62 Rear Adams Road, Map 6 Lot 113-1, Zoned AR-I), and Harold Kicza (Owner and Applicant, 86 and 88 Adams Road, Map 6 Lots 90 and 90-1, Zoned AR-I) – Application Acceptance and Public Hearing for formal review of a lot line adjustment plan (“Adams Road”) to adjust the lot lines between Lots 6-113-1, 6-90 and 6-90-1, to create an access utility easement on Lot 6-90-1, and to provide access via a shared driveway and utility corridor for Lot 6-90-1 and 6-113-1 [Continued from January 7, 2015].

A. Rugg announced that the applicants for this project have requested a continuance to the April 8, 2015. **M. Soares made a motion to continue the application acceptance and public hearing regarding Map 6 Lots 113-1, 90, & 90-1 to the April 8, 2015 meeting. L. El-Azem seconded the motion.** No discussion. **Vote on the motion: 8-0-0.**

A. Rugg stated that this would be the only official public notice of the continuation of this public hearing to April 8, 2015 at 7:00 PM.

B. B-Sani Group, LLC (Owner and Applicant), Map 13 Lot 105 - Application Acceptance and Public Hearing for formal review of a site plan (“Stumble Inn”) to construct a 32’ x 35’ proposed patio with overhang onto an existing restaurant at 20 Rockingham Road, Zoned C-II [Continued from January 7, 2015].

A. Rugg announced that the applicant for this project has requested a continuance to the April 8, 2015. **M. Soares made a motion to continue the application acceptance and public hearing regarding Map 13 Lot 105 to the April 8, 2015 meeting. L. El-Azem seconded the motion.** No discussion. **Vote on the motion: 8-0-0.**

A. Rugg stated that this would be the only official notice of the continuation of this public hearing to April 8, 2015 at 7:00 PM.

C. Cross Apple Farm, LLC (Owner and Applicant) – Public Hearing pursuant to RSA 231:158 for potential improvements along Adams Road, a state designated Scenic Road, associated with a proposed two-lot subdivision at 41 Adams Road (Map 6 Lot 81, Zoned AR-I).

A. Rugg explained that the public hearing regarding a two lot subdivision on Map 6 Lot 81 (see below) could involve possible changes along Adams Road, therefore this public hearing was taking place in accordance with RSA 231:158.

1 He further explained that the two public hearing would be heard
2 simultaneously.

3
4 D. Cross Apple Farm, LLC (Owner and Applicant) – Application Acceptance and
5 Public Hearing for formal review of a two-lot subdivision (“41 Adams Road”) at
6 41 Adams Road (Map 6 Lot 81, Zoned AR-1).

7
8 J. R. Trottier stated there were no checklist items and that Staff recommends
9 the application be accepted as complete.

10
11 **M. Soares made a motion to accept the application as complete per**
12 **Staff’s Recommendation memo dated March 4, 2015. R. Brideau**
13 **seconded the motion. No discussion. Vote on the motion: 8-0-0.**

14
15 A. Rugg noted that the 65 day time frame for the Board to render a decision
16 under RSA 676:4 commenced with acceptance of the application as complete.

17
18 Engineer Kevin Leonard of Northpoint Engineering K. Leonard was
19 accompanied by property owner Richard Flier. K. Leonard explained the
20 property is 13.51 acres and is zoned AR-1 with an existing single family home
21 and detached garage (see Attachment #2). The lot lies at the intersection of
22 Adams and Cross Roads and features a wetland towards the eastern side that
23 runs north/south parallel to Cross Road. An existing gas line easement also
24 lies between the wetland and the road. Orchard land exists on the western
25 side of the property with a farm access road cutting through it that serves
26 additional orchard south and southwest of the subject lot. The proposal is to
27 subdivide the existing house into a 1.61 acre lot. The remaining 11.90 acres
28 will become Lot 81-1 where a single family home is planned between the
29 orchard to the west and the existing house to the east. K. Leonard noted the
30 applicant met with the Heritage Commission concerning the location of the
31 proposed house in order to preserve the scenic nature of both the property as
32 well as the Adams Road corridor, a designated scenic road. After meeting with
33 the Heritage Commission, it was determined that the existing farm access road
34 was the best curb cut location for a proposed driveway on Lot 81-1. K.
35 Leonard explained that an existing stone wall encroaches on the all season site
36 distance in a few locations. To achieve proper all season site distance, only
37 some of the existing stones need to be removed and relocated within the
38 stonewall, which will not have any overall detrimental effect to the wall itself.
39 An alternative would be to propose a driveway location and improvements that
40 would require either moving sections of the wall, or resetting the whole wall
41 further back, and or taking down some of the mature existing trees from the
42 scenic road. K. Leonard also briefly reviewed the two waiver requests (see
43 Staff comments below).

44
45 A. Rugg asked for Staff input.

46
47 J. R. Trottier read into the record the two waiver requests from the Staff
48 Recommendation memo:

49
50 1. Section 3.05 requiring all proposed utilities be placed underground. The

1 Applicant is requesting a waiver which would allow an overhead power
2 connection via the existing utility pole on the north side of Adams Road to a
3 future dwelling on proposed Lot 6-81-1. Placing the utilities underground
4 would cause the need for a new utility pole to be placed on the proposed lot
5 in order to provide connection to a future dwelling. Because of Adams
6 Road's status as a State designated scenic road and the relative practicality
7 of a direct connection to a future residence from the existing pole, Staff
8 recommends **granting** the waiver.
9

10 J. R. Trottier also noted that the other existing homes in that area are serviced
11 by overhead utilities.
12

13 2. Section 3.09.F.2 requiring certification of the proper sight distances at the
14 location indicated on the plans for proposed driveways. The Applicant is
15 requesting that the existing driveway, which was constructed prior to the
16 adoption of the current regulations and provides access to a dwelling
17 constructed in 1959, not be made subject to modifications needed to bring
18 it into compliance, given the location of the home and the geometry of the
19 existing vertical road profile. Planning Staff recommends **granting** because
20 of the justification given. DPW and Engineering Staff **do not support**
21 **granting** the waiver.
22

23 J. R. Trottier also summarized the engineering review letter (see Attachment
24 #3).
25

26 J. R. Trottier stated that with regard to using the existing farm road as access
27 to the new lot, DPW Staff's recommendation is to relocate the entire portion of
28 the stonewall in question away from the road to achieve all season site
29 distance. J. R. Trottier also stated as far as putting the stones on the easterly
30 end of the wall, his recommendation is to move stones out of the Town's right
31 of way. A. Rugg verified with J. R. Trottier that the existing trees and stones
32 are currently within the Town's right of way.
33

34 A. Rugg asked for comments and questions from the Board.
35

36 Board members agreed, with the exception of A. Sypek, that selectively
37 removing and replacing stones to achieve compliance with sight distance
38 requirements for the proposed driveway on Lot 81-1 was preferable to moving
39 the entire wall back, as doing so would alter the character of the scenic road.
40 It was suggested that at the time the driveway is constructed, if relocating
41 stones does not achieve proper all season sight distance for the proposed
42 driveway, the applicant should return to the Board to discuss alternatives. A.
43 Sypek stated that the safety issue involved with adequate sight distance is the
44 key issue.
45

46 A. Rugg asked for public input.
47

48 John Farrell, 4 Hancock Drive and sitting Town Councilor, stated that based on
49 his recollection, the center of Adams Road may not be where the double yellow
50 line sits. J. R. Trottier clarified that the proposed plan is correctly based on

1 existing monumentation, not on the center of Adams Road. J. Farrell also
2 recalled a previous denial by the Planning Board of a proposed driveway where
3 the farm road exists based on sight distance issues. A. Rugg said he believed
4 that was regarding another driveway further east on Adams Road. J. Farrell
5 suggested previous Planning Board meetings be reviewed. He also suggested
6 using a shared driveway between Lots 81 and 81-1 to achieve proper sight
7 distance. He said that he would prefer not to introduce any safety issues on
8 Adams Road.

9
10 Kathy Wagner, 7 Fiddlers Ridge Road, expressed concern that this two-lot
11 subdivision would lead to further subdivision of Lot 81-1, which would increase
12 traffic onto Adams Road. A. Rugg explained that a separate subdivision plan
13 would have to be submitted and approved by the Board before that could
14 happen. She also asked if Moose Hill Orchards will be allowed continued use of
15 the farm road to access their orchards south and west of Lot 81-1. R. Flier
16 said there was a 10-year lease in place with Mike Cross of Moose Hill Orchards
17 to be able to use the farm road.

18
19 There was no further public input.

20
21 **M. Soares made a motion to approve the Applicant's request for waiver**
22 **one (to allow an overhead power connection on Lot 81-1) as outlined**
23 **in Staff's Recommendation Memo dated March 4, 2015. R. Brideau**
24 **seconded the motion. No discussion. Vote on the motion: 8-0-0.**

25
26 **M. Soares made a motion to approve the Applicant's request for waiver**
27 **two (regarding sight distance for the existing driveway on Lot 81) as**
28 **outlined in Staff's Recommendation Memo dated March 4, 2015. R.**
29 **Brideau seconded the motion. No discussion. Vote on the motion: 7-1-0**
30 **with R. Brideau in opposition.**

31
32 **J. Laferriere made a motion that the Board accept the Applicant's**
33 **proposal for obtaining compliance with the all season sight distance**
34 **requirements for the proposed driveway on Map 6 Lot 81-1, i.e. by**
35 **removing and relocating stones along the existing wall that interfere**
36 **with sight distance and providing verification from a licensed land**
37 **surveyor that the requisite all season sight distance was attained at**
38 **the time of driveway construction, with the caveat that if the required**
39 **sight distance is not met, the Applicant would return to the Planning**
40 **Board. M. Soares seconded the motion. No discussion. Vote on the**
41 **motion: 8-0-0.**

42
43 **M. Soares made a motion to grant final approval to the Subdivision**
44 **Plan for Cross Apple Farm, LLC (Owner and Applicant), Map 6 Lot 81,**
45 **Zoned AR-I, in accordance with the plans prepared by Promised Land**
46 **Survey, LLC, dated December 22, 2014, and last revised February 11,**
47 **2015, with the precedent conditions to be fulfilled within two (2) years**
48 **of the approval and prior to plan signature, and the general and**
49 **subsequent conditions of approval to be fulfilled as noted in the Staff**

1 **memo, dated March 4, 2015. R. Brideau seconded the motion. No**
2 **discussion. Vote on the motion: 8-0-0.**

3
4 **Other Business:**

5
6 There was no other business.

7
8 **Adjournment:**

9
10 **M. Soares made a motion to adjourn the meeting. R. Brideau seconded**
11 **the motion. Vote on the motion: 8-0-0.**

12
13 The meeting adjourned at 8:20 PM.

14
15 These minutes prepared by Planning and Economic Development Department
16 Secretary Nicole Doolan and Associate Planner Jaye Trottier

17
18 Respectfully Submitted,

19
20
21 Laura El-Azem, Assistant Secretary



One Airport Road
Suite 300
Manchester, NH
03103-7450
Tel: 603-624-6539
Fax: 603-666-4101
www.flymanchester.com

Mark P. Brewer, A.A.E.
Airport Director

February 20, 2015

Mr. Arthur Rugg, Chairman
Londonderry Planning Board
Town of Londonderry
268B Mammoth Road
Londonderry, NH 03053

Re: Relocation of Ammon Drive

Dear Mr. Rugg:

In accordance with the Intermunicipal Agreement as amended on June 16, 2003, and RSA 674:54 Governmental Land Uses, the Airport would like to notify you of the planned construction of the relocation of Ammon Drive. This project is being undertaken in order to comply with FAA standards for a clear runway object free area (ROFA). The Airport has been "grandfathered" for the current location of the road with the understanding that it would be relocated, along with the adjacent service road when funding became available. This road sits within both the Town of Londonderry and the City of Manchester and is fully within the Airport District. Per the Intermunicipal Agreement, the Airport has full responsibility and jurisdiction for this road.

Our consultant, Hoyle, Tanner & Associates will forward you one set of preliminary plans and specifications for the project for your review along with a proposed construction schedule. All construction will be in accordance with NHDOT standards.

As you know, the planning board has the option to conduct a public hearing relative to this project within 30 days after receipt of this notice. The planning board may also issue nonbinding written comments to the Airport, within 30 days after the hearing, relative to conformity or nonconformity of the proposed project with normally applicable Town standards.

The Airport and our consultant will be available to present more detail about the proposed plans, specifications, and preliminary construction schedule, and to answer questions regarding this project, should you choose to hold the hearing.

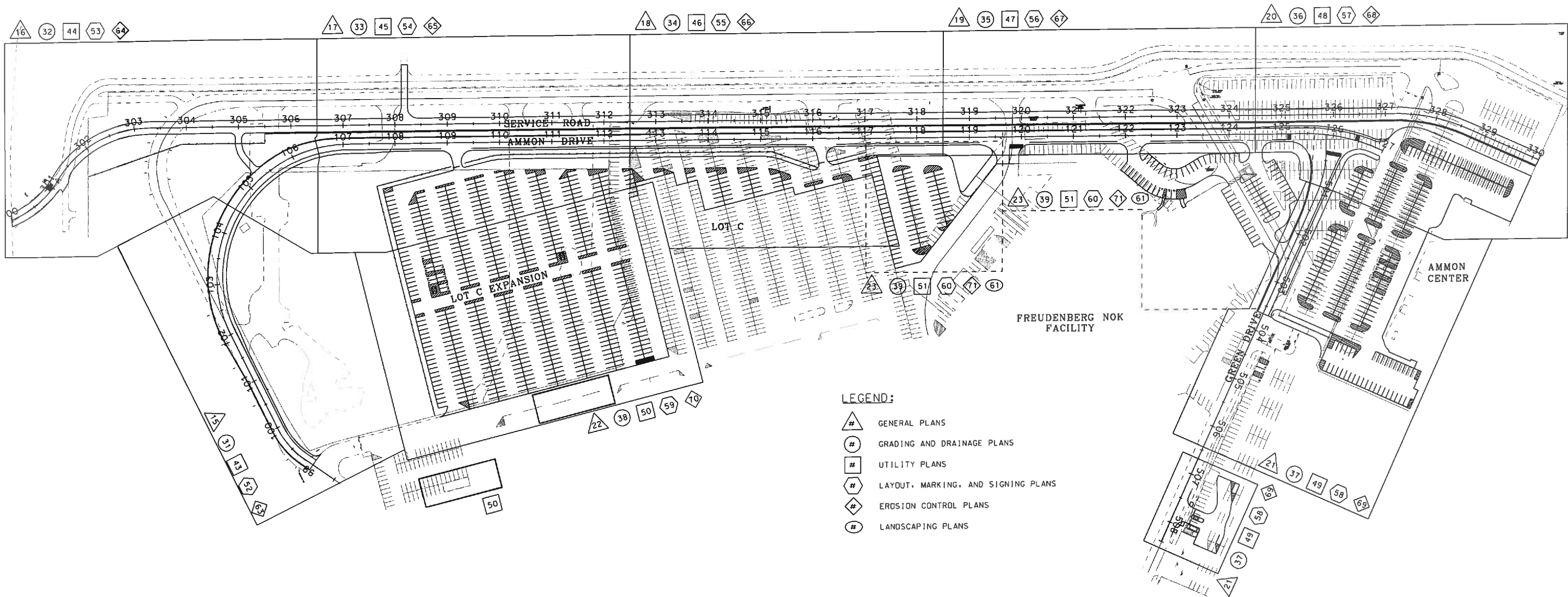
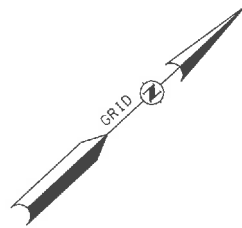
If you have any questions, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in black ink that reads 'Richard S. Fixler'. The signature is written in a cursive, flowing style.

Richard S. Fixler
Assistant Airport Director
Engineering & Planning

C: Mark P. Brewer, Airport Director
Cynthia May, Town of Londonderry
Stephen Haas, HTA



LEGEND:

- ▲ GENERAL PLANS
- GRADING AND DRAINAGE PLANS
- UTILITY PLANS
- ◆ LAYOUT, MARKING, AND SIGNING PLANS
- ◇ EROSION CONTROL PLANS
- LANDSCAPING PLANS

Hoyle Tanner
Associates, Inc.
150 Dow Street, Manchester, NH 03101-1227
Tel (603) 669-5555 • Fax (603) 669-4168
Webpage: www.hoyletanner.com

CITY OF MANCHESTER
DEPARTMENT OF AVIATION
MANCHESTER, NEW HAMPSHIRE



MANCHESTER — BOSTON REGIONAL AIRPORT
KEY PLAN

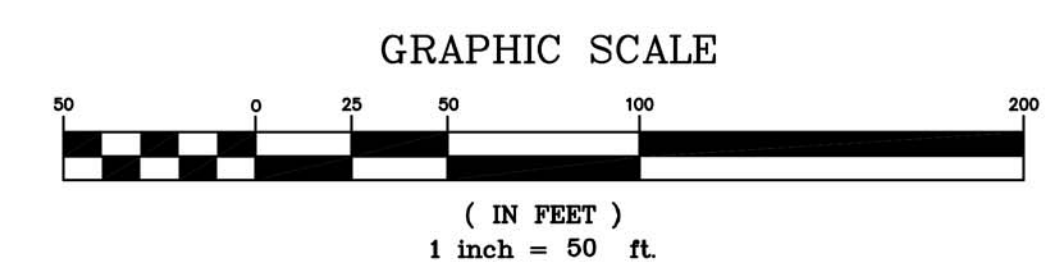
REV. NO.	DATE	DESCRIPTION	BY

PROJ. No.: 093145
FILE NAME: 093145100
AIP No.: N/A
DRAWING NO.
5
SHEET 5 OF 108

DESIGNED BY: SBH
DRAWN BY: SCS
CHECKED BY: TMC

SCALE: AS SHOWN
DATE: OCTOBER 2013

J.C.
HOYLE, TANNER UPDATES



PRESENTATION PLAN

PREPARED FOR:

41 ADAMS ROAD

TAX MAP 6 LOT 81 (41 ADAMS ROAD)

LONDONDERRY, NH 03053

OWNER: CROSS APPLE FARM, LLC
RICHARD FLIER
PO BOX 1137
LONDONDERRY, NH 03053

DATE: 03/04/15
PROJ: 14055
SCALE: 1"=40'
SHEET: 1 of 1

FILE: G:_projects\14055\14055.dwg; PLOT DATE: 03 Mar 2015 - 2:45pm

LEGEND	BENCHMARK DATA	REVISIONS:	PLANNING BOARD APPROVAL																					
		<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION																			<p>APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____</p> <p>ON DATE: _____</p> <p>CERTIFIED BY: _____</p>
NO.	DATE	DESCRIPTION																						

NORTHPOINT ENGINEERING, LLC
Civil Engineering / Land Planning / Construction Services

5 Sheep Davis Rd, Ste F
Pembroke, NH 03275
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

MEMORANDUM

To: Planning Board
Date: March 4, 2015

From: Planning and Economic Development
Department of Public Works & Engineering
Stantec Consulting Services, Inc.
Re: Tax Map 6, Lot 81
Proposed Subdivision
41 Adams Road

Owner: Cross Apple Farm, LLC

Northpoint Engineering, LLC submitted plans and supporting information for the above-referenced project. DRC and the Town's engineering consultant, Stantec Consulting Services 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 not indicated the proposed underground utility service in accordance with section 3.05 of the Subdivision Regulations for new lot 81-1 per item VII.2.g.4 & 5 of the checklist and has not provided a construction detail for the proposed utilities in the plan set per item VIII.13.d of the checklist. The Applicant submitted a **waiver request** for this requirement.
2. The Applicant's driveway sight distance plan for the existing driveway upon new lot 81 shown on sheet 6 does not provide the minimum all-season sight distance in accordance with section 3.09.F of the Subdivision Regulations. The Applicant submitted a **waiver request** for this requirement.
3. The revised subdivision plan now includes a drainage easement on new lot 81, but updated lot size calculations indicating the drainage easement area being excluded and indicating compliance with the Zoning Regulations were missing from the latest application submission. We recommend the Applicant provide updated lot size calculations that indicate new lot 81 complies with the Zoning Regulations for the Planning Department's file.
4. Please update note 7 on sheet 1 to indicate the NHDES subdivision approval number obtained. In addition, please update the tax map sketch on this sheet and sheets 2-5 to properly indicate the abutting lot 83 location consistent with the overview plan.
5. We recommend that the Applicant remove the well radius shown within Adams Road right of way on sheets 2, 6 and 7 in accordance with section 3.06.B of the Subdivision Regulation.
6. We recommend the Applicant address the following relative to the sight distance plans:
 - a. Please remove the Planning Board signature block on these sheets per section 4.03 of the Subdivision Regulations.

- b. Please revise sheet 7 to indicate lot 81-1 in the title block. In addition, please label any improvements needed along the westerly sight line that appears to be within the indicated sight lines (tree removal? clearing?) for proper sight distance. Also, please clarify the location for the relocated stones along the easterly sight line (placed at the easterly end of the wall in the right of way?) in the note for proper construction. Please verify the stone relocation and other improvements in the right of way are acceptable to the Department of Public Works.
- c. Please provide a sight distance certification on sheet 6. In addition, please provide a professional endorsement (signature) for the sight distance certification on sheet 7.

Board Action Items:

1. The Applicant is requesting two waivers to the Subdivision Regulations as noted in his letter dated February 12, 2015. The Board will need to consider the waiver request under this application.

Board Informational Items:

1. The Applicant has provided draft easements with this submission that are currently under review by the Town.