

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

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

9 Also Present: Cynthia May, ASLA, Town Planner and Planning and Economic
10 Development Department Manager; and Nicole Doolan, Planning and Economic
11 Development Department Secretary
12

13 A. Rugg called the meeting to order at 7:00 PM.
14

15 **Administrative Board Work**
16

17 A. Stage Crossing, LLC (Owner and Applicant), Tax Map 12 Lot 137 – Application
18 Acceptance and Public Hearing for formal review of a two-lot subdivision
19 (“Stage Crossing Subdivision”) at 122 Hovey Road, Zoned AR-I.
20

21 A. Rugg announced that the applicants for this project have requested a
22 continuance to the July 8, 2015. **He entertained a motion to continue the**
23 **application acceptance and public hearing regarding Map 12 Lot 137 to**
24 **the July 8, 2015 meeting. M. Soares so moved. L. Wiles seconded the**
25 **motion. No discussion. Vote on the motion: 7-0-0.**
26

27 A. Rugg stated that this would be the only official notice of the continuation of
28 this public hearing to July 8, 2015 at 7:00 PM.
29

30 B. Approval of Minutes – May 6 and May 13, 2015
31

32 **M. Soares made a motion to approve and sign the minutes from the**
33 **May 6, 2015 meeting as presented. L. Wiles seconded the motion. No**
34 **discussion. Vote on the motion: 5-0-2.**
35

36 (S. Benson and C. Davies abstained as they did not attend the May 6, 2015
37 meeting).
38

39 **M. Soares made a motion to approve and sign the minutes from the**
40 **May 13, 2015 meeting as amended. L. Wiles seconded the motion. No**
41 **discussion. Vote on the motion: 6-0-1.**
42

43 (M. Soares abstained as she did not attend the May 13, 2015 meeting).
44

45 Minutes for May 6 and May 13, 2015 were approved and signed at the
46 conclusion of the meeting.
47

48 C. Discussions with Town Staff
49

- 1 • Plans signed
- 2 C. May notified the Board that the following plans were signed recently
- 3 at the Town Offices:
- 4 ○ Verani Lot Line Adjustment Plan (on May 27, 2015)
- 5 ○ School House Square Subdivision Plan (on May 27, 2015)
- 6 ○ School House Square Site Plan (on May 27, 2015)
- 7
- 8 • Hannaford To Go
- 9 At the January 7, 2015 meeting, the Planning Board had approved
- 10 Staff's request to administratively review a proposed "To Go" service at
- 11 the Hannaford Supermarket on Map 7 Lot 73. C. May explained that
- 12 since that time, Hannaford has opted to move the "To Go" drive up from
- 13 the western side of the building to the south eastern end (see
- 14 Attachment #1). By doing this, circulation will be improved. She stated
- 15 there will be no additional new signage other than directional signs at
- 16 three locations. The new pattern will also occupy the least amount of
- 17 parking spaces (see Attachment #2). A green island will be removed,
- 18 and replicated at the end of an adjacent row of parking spaces. The new
- 19 location will still leave an adequate number of parking spaces for the
- 20 supermarket. There will be no change in drainage or impervious areas.
- 21 C. May explained below how the To Go process would work:
- 22 - The shopper will go-online to place their grocery order. Next, the
- 23 shopper will drive up to the call voice box to announce their arrival.
- 24 After that, the shopper will pull further up and a Hannaford
- 25 representative will come out via the crosswalk from the store with the
- 26 groceries and a payment implement. If more time is needed to
- 27 complete an order, the shopper will pull over into one of the three (3)
- 28 parking spaces assigned adjacent to the handicap spaces.
- 29 A. Rugg asked for input from the Board.
- 30
- 31 C. May clarified for M. Soares how the traffic pattern would flow. M.
- 32 Soares asked if Hannaford's could provide a canopy at the callbox.
- 33
- 34 L. Reilly asked if a structure was going to be built. C. May stated there
- 35 will be a canopy where the shopper will be handed their groceries (see
- 36 Attachment #3).
- 37
- 38 A. Chiampa asked about issues with pedestrians crossing at the main
- 39 entrance. C. May explained there is a pedestrian crosswalk.
- 40
- 41 C. May confirmed with the Board that this matter will be handled
- 42 administratively with Staff.
- 43
- 44 • Forest Walk
- 45 A. Sypek asked A. Rugg to speak about the recent Town Forest walk. A.

1 Rugg stated that Jim Butler and Kent Allen did some trail cleaning work
2 in the Town Forest. They cleared a walking trail that will go from the
3 Town common down to the cemetery and back up through the orchard.
4 A. Sypek stated there is a video of the trail on CTV20. A. Rugg publicly
5 thanked J. Butler and K. Allen for their accomplishment.

6
7 • Gilcreast Road

8 M. Soares asked about paving and the car counters on Gilcreast Road.
9 If paving will be done, she would like to see it started after school is out
10 of session on June 17, 2015. A. Rugg stated that during the summer,
11 Southern New Hampshire Planning Commission (SNHPC) puts down car
12 counters to measure traffic. C. May will defer M. Soares' questions to
13 the Department of Public Works and will update the Board at the next
14 meeting.

15
16 **Public Hearings/Workshops/Conceptual Discussions**

17
18 A. Eversource Energy and National Grid (Owners and Applicants) – Review of a
19 Conditional Use Permit Application to allow temporary impacts to the
20 Conservation Overlay District (COD) wetland buffer of 33,616 square feet and
21 temporary impacts to the Conservation Overlay District (COD) stream buffer of
22 7,213 sf associated with geotechnical testing required to complete the
23 engineering phase for the Applicant's Merrimack Valley Reliability Project
24 (MVRP).

25
26 Sherrie Trefrey, Director of Energy Services for Vanasse Hangen Brustlin, Inc.
27 (VHB) spoke on behalf of Eversource Energy to request a Conditional Use
28 Permit (CUP). She stated they had previously met with the Conservation
29 Commission and had obtained their recommendation for the issuance of the
30 CUP. She went on to explain:

- 31
32 - The project is specifically for geotechnical borings to support the design of
33 the proposed 345 kilovolt transmission lines. The borings are required for
34 final foundation design of the structures to support the lines.
35 - A State wetlands permit application has been filed for the temporary impact
36 to 57,027 square feet of wetlands, and 15 emergent marsh systems. The
37 permit was accepted for review by the DES on May 26, 2015.
38 - Wetland delineations have also been completed. Geoprobe will be placed
39 at each structure along a straight line. Geoborings (where actual drilling
40 takes place) will be done at dead-end structures as well as angle structures
41 (where the larger three (3) pole structures will go). One test will be done
42 at each location.
43 - It will involve the temporary placement of matting at structure locations
44 within wetland areas as well as in construction access areas to facilitate
45 access to the drilling location. At each site, matting will be removed within
46 a day or two and all impacts will be temporary.

- 1 - Erosion barriers will be installed as necessary to prevent erosion and
- 2 sedimentation into wetlands.
- 3 - Drilling spoils will be recirculated into tubs.
- 4
- 5 - The criteria for the CUP allowed for power lines in the COD have been met
- 6 as follows:
 - 7 o The project is essential to the productive use of land not within the
 - 8 COD.
 - 9 o The geotechnical effort is in support of the larger Merrimack Valley
 - 10 Reliability Project. It will deliver reliable electric service as well as
 - 11 maintain compliance with applicable federal and regional transmission
 - 12 systems.
 - 13 o The impacts to wetlands will be minimal and the site will be restored.
 - 14 o The contractor will use existing access roads (see Attachment #4).
 - 15 o There will be minimal tree and shrub clearing.
 - 16 o There is no feasible alternative route outside of the COD, and access
 - 17 will be restricted to the existing Eversource right of way.
 - 18 o Economic advantage is not the reason for the projects its purpose is
 - 19 to improve system reliability and flexibility.
 - 20

21 A. Rugg asked for Staff input.

22

23 C. May noted that this CUP was related only to the geotechnical testing needed

24 before the Merrimack Valley Reliability Project can begin. Eversource and

25 National Grid will need to return to the Board for any impacts associated with

26 the project itself.

27

28 C. May read the CUP request into the record:

- 29
- 30 1. The Applicant has requested a Conditional Use Permit to allow a
 - 31 permitted use in the Conservation Overlay District. Eversource Energy
 - 32 seeks to conduct geotechnical borings at the locations of proposed utility
 - 33 structures as part of the engineering phase of the Merrimack Valley
 - 34 Reliability Project (MVRP). The borings will occur along an existing
 - 35 electrical transmission right-of-way within portions of the Conservation
 - 36 Overlay District in the Town of Londonderry. The request is to allow
 - 37 temporary impacts to the Conservation Overlay District (COD) wetland
 - 38 buffer of 33,616 square feet and temporary impacts to the Conservation
 - 39 Overlay District (COD) stream buffer of 7,213 sf for work associated with
 - 40 the geotechnical testing. The Conservation Commission is recommending
 - 41 approval of the CUP. Staff recommends **granting** the Conditional Use
 - 42 Permit because the application meets the criteria as outlined in Section
 - 43 2.6.3.4.A.
 - 44

45 A. Rugg asked for input from the Board.

46

47 C. Davies asked C. May if impacts were temporary. C. May responded yes. He

48 then asked how many wetlands will be impacted. S. Trefrey and C. May

49 responded that they did not know the exact number. C. May explained that

50 impacts are assessed in terms of total square footage of an impact.

1
2 L. Wiles asked about the depth of the borings. S. Trefrey responded the
3 borings will be twenty (20) feet deep, or down to refusal. She said typically
4 they take ten percent of the total height of the pole plus two feet. She also
5 stated that holes are filled after drilling.

6
7 L. Reilly asked about timber matting. S. Trefrey explained it can also be called
8 construction or swamp matting. She said they are timbers that are bolted
9 together in four (4) by sixteen (16) foot wide sections that are laid down by
10 machines like a road. They are used to:

- 11 - Disburse the weight of drilling equipment;
- 12 - Prevent rutting and soil compaction within the wetlands;
- 13 - Protect root structures of the vegetation;
- 14 - Get in and out of wetlands with minimal impacts.

15
16 A. Chiampa asked about equipment noise. S. Trefrey stated any noise will
17 sound like a generator operating. A. Rugg added that noise levels will be
18 within what is allowed at site plans at 65 decibels.

19
20 A. Rugg asked for public input.

21
22 Phil Sciandra, 17 Rear Brewster Road, asked how the project will affect his lot.
23 A. Rugg responded that Mr. Sciandra lives about three or four miles away from
24 the project. He asked P. Sciandra to speak to Eversource directly regarding
25 details of other project activity near his property. He also let him know that
26 there is a previously approved site plan for work to be completed by his house.
27 A. Rugg explained to him that if his property abuts areas where work is
28 proposed by Eversource, he will be notified.

29
30 Nancy Morgan, 8 Hickory Hill Drive, also asked how the project will impact her
31 lot. She explained to A. Rugg that she lives near the Musquash. A. Rugg
32 stated that Eversource will be laying matting down and doing all work within
33 their right of way.

34
35 Bonnie Breithaupt, 7 Chestnut Hill Drive, stated some of the wetlands are
36 behind her house and that she has seen wetland damage caused by PSNH.
37 Her concern was with ruts that were left behind by PSNH equipment. She said
38 that they filled with water causing a mosquito problem, and she did not want to
39 see that happen again with this Eversource project. She asked if Eversource
40 would be using a Brontosaurus for clearing. S. Trefrey stated she expects any
41 clearing to be done by hand, and that machinery will be brought in as
42 necessary. She also let B. Breithaupt know that a tree may have to be cut
43 down. A. Rugg stated Eversource has a right to operate within the right of way
44 for electrical transmission work. He stated Eversource will take into
45 consideration her input.

46
47 L. Wiles stated that the PSNH presentation provided an excellent view on how
48 they will access the wells and where the wells are going to be drilled for the
49 abutters (see Attachment #5 - Slide 17). M. Soares inquired if the project
50 details were on the Town's web site. C. May stated that if the information is

1 not already available, it will be posted tomorrow. A. Rugg stated abutters can
2 also call Eversource directly.

3
4 A. Sypek asked Eversource about vegetation cuts. S. Trefrey responded that
5 transmission standards require that Eversource maintains the vegetation in the
6 right-of-way to a certain height. , All of the power lines, she said are on a
7 three to five year rotating cycle for clearing. This is to ensure there are no
8 trees that would create an arc between the lines and the trees on the ground.
9 She said they use a Brontosaurus to clear the right-of-way.

10
11 There was no further public input.

12
13 [L. El-Azem left the meeting and did not return. A. Rugg appointed L. Reilly to
14 vote for L. El-Azem].

15
16 **M. Soares made a motion to grant final approval to the Conditional Use**
17 **Permit for Eversource Energy and National Grid (Owners and**
18 **Applicants), to allow temporary impacts to the Conservation Overlay**
19 **District as noted in the Staff Recommendation Memo dated June 3,**
20 **2015. L. Wiles seconded the motion. No discussion. Vote on the motion:**
21 **7-0-0.**

22
23 B. Third reading – Proposed Amendments to Planning Board Rules of Procedure:
24 Proposed Section 3.3, Appointment of Liaisons.

25
26 A. Rugg stated the verbiage was changed at the Board meeting on June 13,
27 2015 to read "The Board shall appoint regular members as liaisons to Boards
28 and Commissions, by majority vote as needed. Both regular members and
29 alternates may be appointed to Committees and Ad-Hoc Committees, by
30 majority vote as needed."

31
32 A. Rugg said regular members are appointed as liaisons to Boards and
33 Commissions, and that Committees or Ad-Hoc Committees are created by the
34 Planning Board itself. L. Wiles reconfirmed votes are taken on Boards and
35 Commissions and that the Committees and Ad-Hoc Committees are typically
36 advisory. L. Reilly asked for clarification regarding appoints to Southern New
37 Hampshire Planning Commission (SNHPC). A. Rugg and C. May explained the
38 difference is that the Town Council appoints representatives to SNHPC, not the
39 Planning Board.

40
41 A. Rugg entertained a motion to adopt Section 3.3 of the Planning Board Rules
42 and Procedures.

43
44 **M. Soares made a motion to adopt Section 3.3 of the Planning Board**
45 **Rules and Procedures. S. Benson seconded. No discussion. The motion**
46 **was approved, 7-0-0.**

47
48 **Other Business**

49
50 There was no other business.

51

1 **Adjournment:**

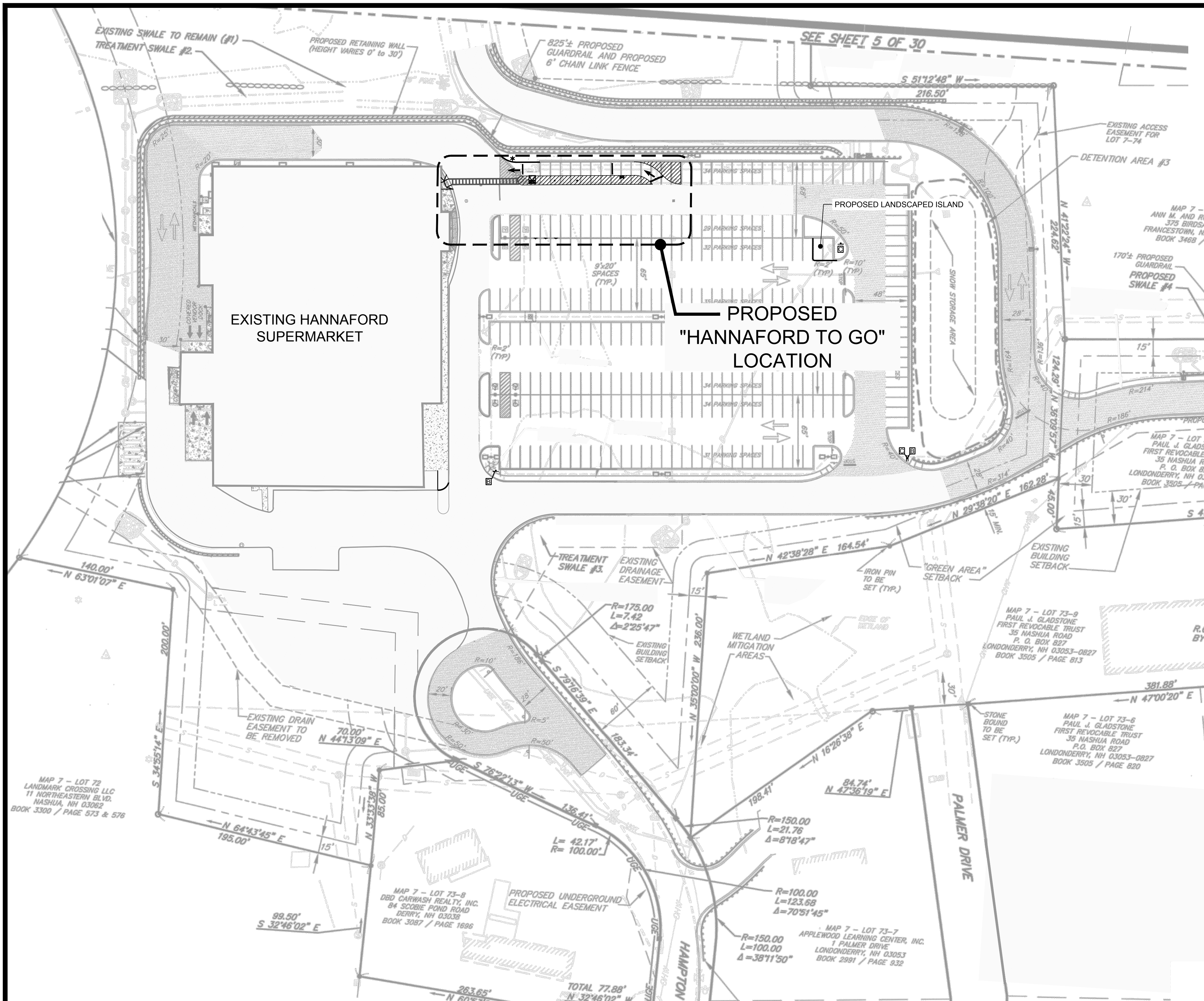
2
3 **M. Soares made a motion to adjourn the meeting. R. Brideau seconded**
4 **the motion. Vote on the motion: 7-0-0.**

5
6 The meeting adjourned at 7:45 PM.

7
8 These minutes prepared by Nicole Doolan, Planning & Economic Development
9 Secretary.

10
11 Respectfully Submitted,

12
13
14
15 Lynn Wiles, Secretary



- Notes:**
- The purpose of this plan is as follows:
A proposed 'Hannaford To Go' drive through lane within the existing Hannaford Supermarket parking area.
 - Property Owner:
Londonderry Hampton LLC
25 Orchard View Drive
Londonderry, NH 03053
 - Applicant:
Hannaford Bros. Co., LLC / Maple Rock LLC
c/o J M Lord
PO Box 28
560 South Road
Rye Beach, NH 03871-0028
 - Property Address:
6 Hampton Drive
Londonderry, NH 03053
 - Map 7 Lot 73.0
Book 4298 Page 2911
Site Area: 881,088 sf (20.23 acres)
 - Zoning: Commercial II-retail sales establishments are permitted in this district
 - Bulk and Space requirements for the Commercial II zone: refer to Bulk and Space Requirements table
 - Existing use: retail sales (Hannaford Supermarket)
 - Proposed use: retail sales (Hannaford Supermarket)
 - The site is located outside the 0.2% annual chance floodplain in Zone X as seen on Panel 0526E of the flood insurance rate map number 33015C0526E dated May 17, 2005.
 - If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Owner shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town.
 - If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town.
 - All materials and methods of construction shall conform to Town of Londonderry Site Plan Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction.
 - In accordance with Section 6.01 of the Londonderry Site Plan Regulations and RSA §676:13, all improvements specified on these site plans shall be constructed, completed, and inspected and approved by the Town of Londonderry prior to the issuance of a certificate of occupancy.
- Notes Referring to Original Site Plan Approval in 2003:**
- Trash collection is in on site dumpsters and removed by a private trash collector.
 - Site lighting: down cast cut-off luminaires are provided as shown on the 2003 Utility Plans prepared by Cuoco & Cormier in accordance with the Town of Londonderry regulations.
 - The site is currently serviced by Pennichuck Water Works.
 - The site is currently serviced by the Londonderry DPW-Sewer Dept. (See 2003 permit #SF 773).
 - Electrical / Telephone services are provided by the appropriate utilities and were installed by the developer.
 - State Approvals from 2003:
NH DES Wetlands: Dredge and Fill Permit #1997-00436, Amended 02/21/01
NH DES Bureau: Erosion Control Permit #WPS-5819_02/21/01
NH DES Bureau: Sewer Extension Permit #2001-0206_03/01/01
NH DOT Driveway Permit # 269-02-05, date: May 30, 2002
 - With the approval of the 2003 Site Plan prepared by Cuoco & Cormier the following Planning Board waivers were also granted:
a. Section 3.02-Title Block: Details Sheets (provided by subcontractors and/or material suppliers) do not meet required format criteria.
b. Section 4.08-Streets Plan, side slopes along the Gilcrest Road site driveway shall be no steeper than 2:1, where current regulations require 3:1 slopes.

Bulk and Space Requirements

Item	Zoning Requirements for Commercial II	Existing (based on the approved Site Plan prepared by Cuoco & Cormier Engineering Associates, Inc. in 2003 and FST's limited survey)	Proposed based on Design or Existing Tax Map Information
Minimum lot area	43,560 sf (1 acre)	881,088 sf (20.23 acres)	unchanged
Minimum lot frontage	150 ft	> 150 ft	unchanged
Front yard setback (building)*	60 ft	> 60 ft	unchanged
Side yard setback (building)*	30 ft	> 30 ft	unchanged
Rear yard setback (building)*	30 ft	> 30 ft	unchanged
Maximum Building coverage	25%	6.5% **	unchanged
Maximum building height	60 ft	40 ft	unchanged
Minimum green space	25%	66.8-79%	unchanged***
Parking lot green space	5%	5.9%	unchanged***
Total spaces	1 space/200 sf **= 285 spaces	310	296
Handicap spaces	7 spaces, 2 van accessible	8, 8 van accessible	unchanged

* If a property abuts more than one existing and/or proposed right-of-way, the building setback will be sixty (60) feet from each right-of-way.
 **Based on the building area of 57,000 sf listed on the Site Plan prepared by Cuoco & Cormier Engineering Associates, Inc. in 2003.
 ***Approximately 317 sf of landscaped area in the parking lot will be removed as part of the Hannaford To Go project. This will have a de minimis impact on the site's green space and only reduce these percentages by a fraction of a percent.

REFERENCE:

- THE BASE PLAN WAS PREPARED USING 'SITE PLAN' DATED JULY 28, 2000 AND LAST REVISED FEBRUARY 28, 2003 BY CUOCO & CORMIER ENGINEERING ASSOCIATES, INC. THE CUOCO & CORMIER SITE PLAN WAS APPROVED BY THE TOWN OF LONDONDERRY, NEW HAMPSHIRE PLANNING BOARD ON APRIL 9, 2003.
- VERTICAL ELEVATIONS ARE BASED ON THE USGS NGVD 1929 VERTICAL DATUM
- LIMITED TOPOGRAPHIC SURVEY WAS PERFORMED BY FAY, SPOFFORD & THORNDIKE IN NOVEMBER OF 2015 IN THE AREA SPECIFIED ON SHEET C-2.0.

SIGN LEGEND

© HBH2GO-021
Directional Sign
24" x 18"
Straight
A

© HBH2GO-017
Directional Sign
24" x 18"
Right turn
B

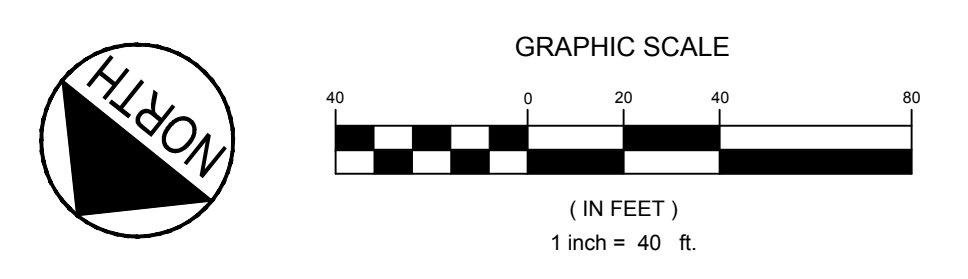
© HBH2GO-017
Directional Sign
24" x 18"
Reverse B for left turn
C

Planning Board
Meeting Minutes
June 3, 2015
Attachment #1

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE: _____

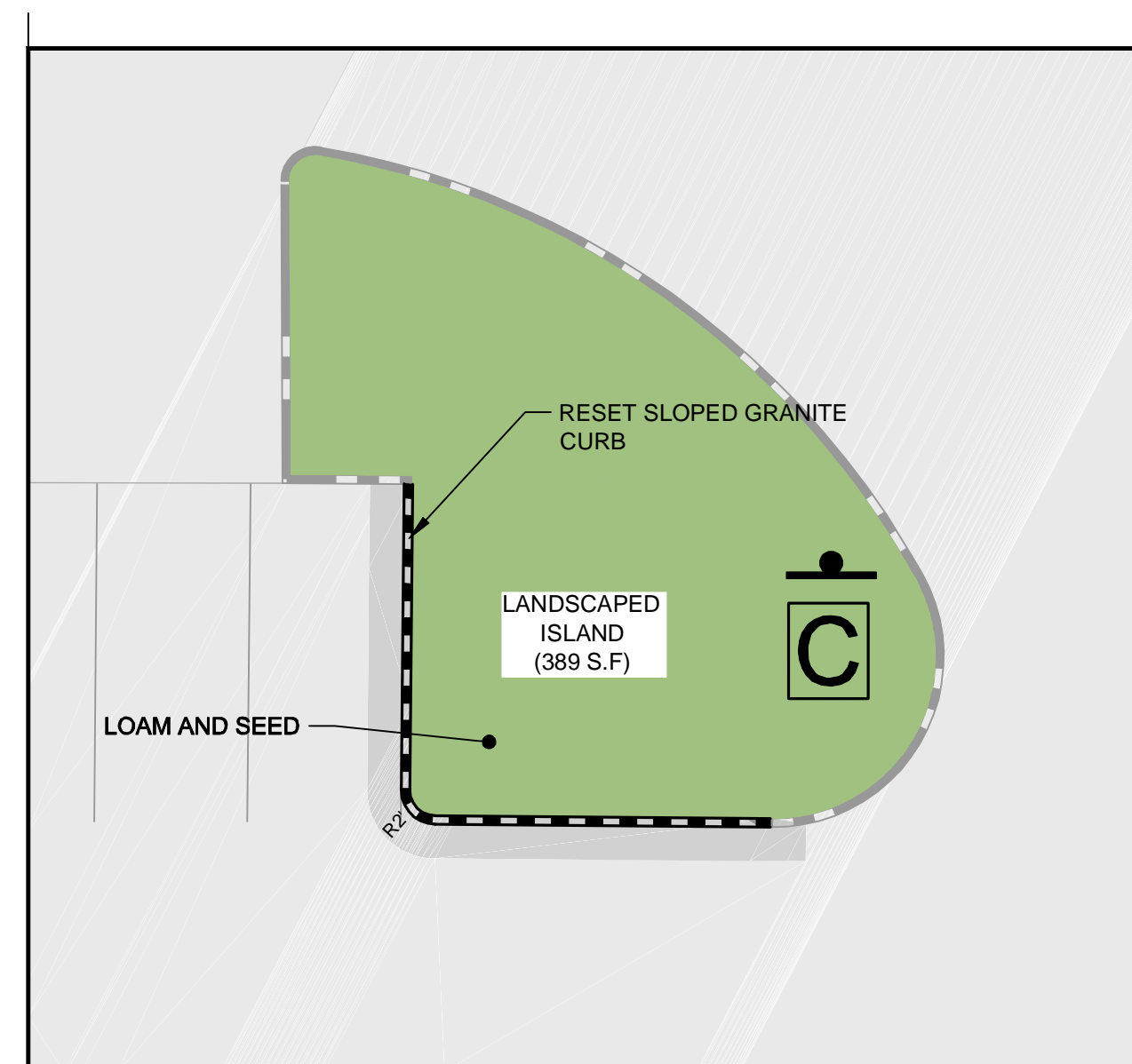
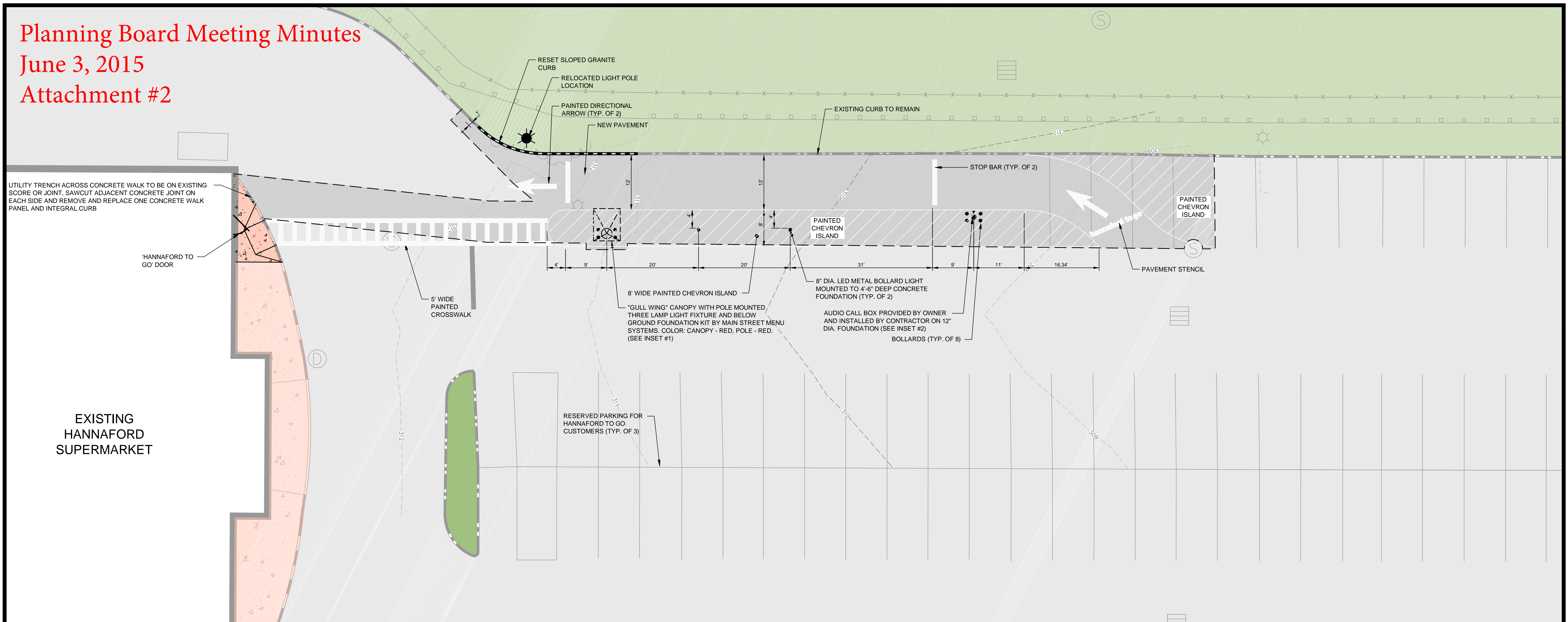
CERTIFIED BY: _____



PRELIMINARY - NOT FOR CONSTRUCTION

<p>3 06.02.15 ADDED CROSSWALK AND COLOR SITE PLAN</p> <p>2 05.28.15 PERMIT SET UPDATED PER TOWN COMMENTS</p> <p>1 05.18.15 PERMIT SET</p> <p>REV DATE DESCRIPTION</p>		<p>PROJECT: 'HANNAFORD TO GO' LONDONDERRY, NEW HAMPSHIRE</p> <p>SHEET TITLE: OVERALL SITE PLAN</p> <p>CLIENT: HANNAFORD SUPERMARKETS</p>	<p> FAY, SPOFFORD & THORNDIKE ENGINEERS - PLANNERS - SCIENTISTS 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106</p> <p>DRAWN: LA DATE: MAY 2015</p> <p>DESIGNED: ARF SCALE: 1" = 40'</p> <p>CHECKED: JAL JOB NO. SL-M001</p> <p>FILE NAME: SL-M001 BASE</p> <p>SHEET C-1</p>
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Planning Board Meeting Minutes
 June 3, 2015
 Attachment #2



INSET #3 - LANDSCAPED ISLAND
 SCALE: 1" = 10'

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

LEGEND

SIGN

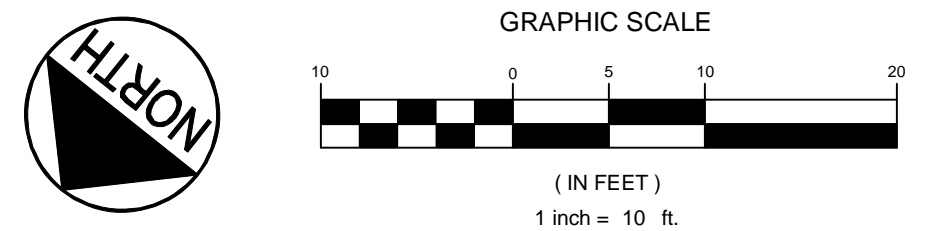
PAINTED DIRECTIONAL ARROW

EXISTING 2' CONTOUR

NEW PAVEMENT

EXISTING PAVEMENT

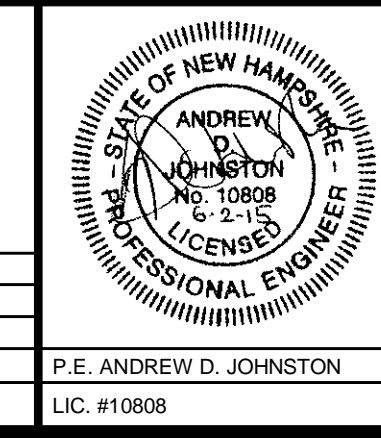
- REFERENCE:**
1. THE BASE PLAN WAS PREPARED USING 'SITE PLAN' DATED JULY 28, 2000 AND LAST REVISED FEBRUARY 28, 2003 BY CUOCO & CORMIER ENGINEERING ASSOCIATES, INC. THE CUOCO & CORMIER SITE PLAN WAS APPROVED BY THE TOWN OF LONDONDERRY, NEW HAMPSHIRE PLANNING BOARD ON APRIL 9, 2003.
 2. VERTICAL ELEVATIONS ARE BASED ON THE USGS NGVD 1929 VERTICAL DATUM
 3. LIMITED TOPOGRAPHIC SURVEY WAS PERFORMED BY FAY, SPOFFORD & THORNDIKE IN NOVEMBER OF 2015 IN THE AREA SPECIFIED ON SHEET C-2.0.



PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
3	06.02.15	ADDED CROSSWALK AND COLOR SITE PLAN
2	05.28.15	PERMIT SET UPDATED PER TOWN COMMENTS
1	05.18.15	PERMIT SET

REVISIONS



PROJECT: HANNAFORD TO GO'
 LONDONDERRY, NEW HAMPSHIRE

SHEET TITLE: 10 SCALE COLOR SITE LAYOUT

CLIENT: HANNAFORD SUPERMARKETS

FST 100 YEARS
FAY, SPOFFORD & THORNDIKE
 ENGINEERS • PLANNERS • SCIENTISTS
 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN: LA DATE: MAY 2015
 DESIGNED: ARF SCALE: 1" = 10'
 CHECKED: JAL JOB NO.: SL-M001
 FILE NAME: SL-M001 BASE
 SHEET: C-3A

STAFF RECOMMENDATION

To: Planning Board **Date:** June 3, 2015
From: Cynthia A. May, ASLA, Town Planner
John R. Trottier, PE, Assist. Dir. Of DPW
**Re: Eversource (Merrimack Valley Reliability Project)
Conditional Use Permit**

Application: Eversource Energy and National Grid (Owners and Applicants) – Review of a Conditional Use Permit Application to allow temporary impacts to the Conservation Overlay District (COD) wetland buffer of 33,616 square feet and temporary impacts to the Conservation Overlay District (COD) stream buffer of 7,213 sf associated with geotechnical testing required to complete the engineering phase for the Applicant’s Merrimack Valley Reliability Project (MVRP).

- Conditional Use Permit: The applicant has requested the following Conditional Use Permit:
 1. The Applicant has requested a Conditional Use Permit to allow a permitted use in the Conservation Overlay District. Eversource Energy seeks to conduct geotechnical borings at the locations of proposed utility structures as part of the engineering phase of the Merrimack Valley Reliability Project (MVRP). The borings will occur along an existing electrical transmission right-of-way within portions of the Conservation Overlay District in the Town of Londonderry. The request is to allow temporary impacts to the Conservation Overlay District (COD) wetland buffer of 33,616 square feet and temporary impacts to the Conservation Overlay District (COD) stream buffer of 7,213 sf for work associated with the geotechnical testing. The Conservation Commission is recommending approval of the CUP. Staff recommends **granting** the Conditional Use Permit because the application meets the criteria as outlined in Section 2.6.3.4.A (Please see excerpt from Ordinance below).
- Recommendation: Based upon the information available to date, Staff recommends **FINAL APPROVAL** of this application with the NOTICE OF DECISION to read substantially as follows:
 - Board Action Required: **Motion to Grant Final Approval to the Conditional Use Permit for Eversource Energy and National Grid (Owners and Applicants), to allow temporary impacts to the Conservation Overlay District as noted in the Staff Recommendation Memo dated June 3, 2015.**

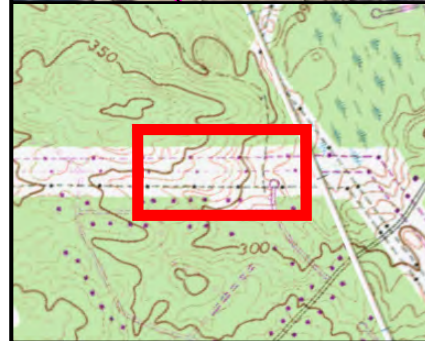
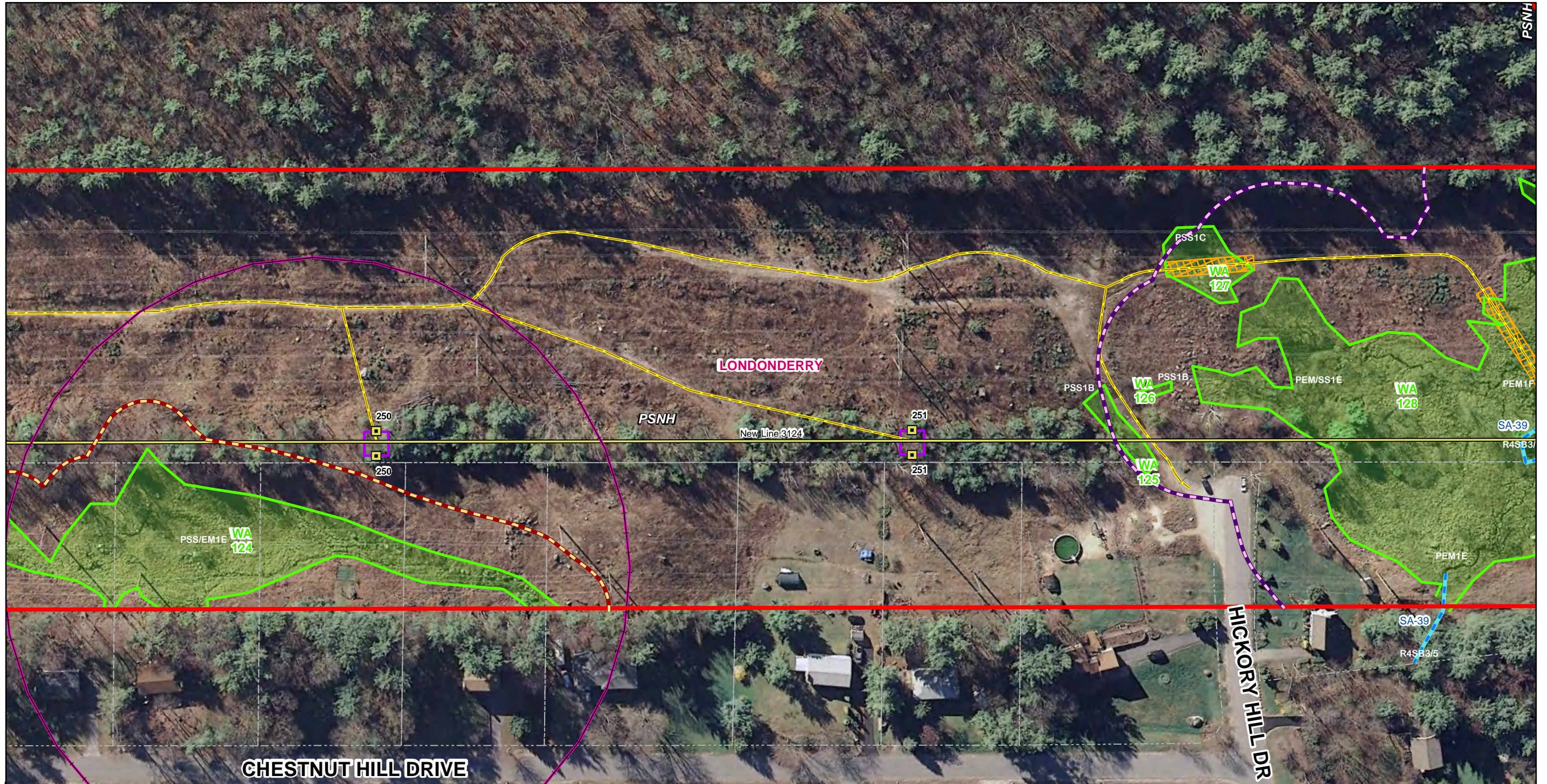
2.6.3.4 Conditional Use Permits

A. Uses permitted by conditional use permit:

1. *The following uses may be permitted by conditional use permit: roads and other access ways; drainage ways; pipelines, power lines and other transmission lines; docks, boat launches, and piers; domestic water wells (and associated ancillary pipes and equipment); replacement septic tanks and leach fields where evidence is submitted that no alternative location is available on the property; provided that all of the following conditions are found to exist:*
 - a. *The proposed construction is essential to the productive use of land not within the CO District.*
 - b. *Design and construction methods will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.*
 - c. *There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact on the wetlands. Nothing in this Section shall limit the applicant from exploring alternatives with abutting property owners.*
 - d. *Economic advantage is not the sole reason for the proposed location of the construction.*

Planning Board Meeting Minutes - June 3, 2015 - Attachment #4

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Proposed Structure	Gas Pipeline ROW	USGS Stream	Geo-Boring Caisson Work Pad (50'x50')	Town Boundary
Proposed Transmission Line	Abandoned Oil Pipeline ROW	Field Identified Potential Vernal Pool	Geo-Boring Embedment Work Pad (25'x25')	
Surveyed ROW Boundary	Sewer Line ROW	Certified Vernal Pool	Geo-Boring Work Pad Swamp Mat	
Parcel Boundary	Delineated Wetland Edge	Potential Vernal Pool	Timber Mat Access	
Primary Access	Estimated Wetland Edge	Potential Vernal Pool	Existing Culvert (needs field review)	
Alternate Access	Wetland Resource Area	NHDES Prime Wetland	Stone Apron	
Londonderry Conservation Overlay District	Open Water	NH NHB Occurrence Area	Stone Wall	
50-ft Wetland Buffer	Vernal Pool	FEMA 100-yr Floodplain	Fence	
100-ft Wetland and/or Perennial Stream Buffer	Delineated Perennial Stream			
	Delineated Intermittent Stream			
	Delineated Ordinary High Water			

Merrimack Valley Reliability Project

Town of Londonderry
Conditional Use Permitting Plans
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1 Inch = 100 Feet

0 50 100 200 Feet

Source: NGRID, Black & Veatch, VHB, Beals & Thomas, EVERSOURCE, Normandeau





Date: 4/24/2015