

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF AUGUST 12, 2015 AT THE MOOSE HILL**
3 **COUNCIL CHAMBERS**
4

5 Members Present: Art Rugg; Mary Soares; Lynn Wiles; Jim Butler, Ex-Officio;
6 Giovanni Verani, Ex-Officio; Rick Brideau, CNHA, Ex-Officio; Al Sypek, alternate
7 member; and Ann Chiampa, alternate member
8

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

14 A. Rugg called the meeting to order at 7:00 PM. He appointed A. Sypek to vote
15 for Chris Davies and A. Chiampa to vote for Scott Benson.
16

17 **Administrative Board Work**
18

19 A. Approval of Minutes – July 8, 2015
20

21 **M. Soares made a motion to approve and sign the minutes from the**
22 **July 8, 2015 meeting. L. Wiles seconded the motion. No discussion.**
23 **Vote on the motion: 7-0-0.**
24

25 Minutes for July 8, 2015 were approved and signed at the conclusion of the
26 meeting.
27

28 [J. Butler arrived at 7:02].
29

30 B. Regional Impact Determinations – Market Basket Redevelopment (Woodmont
31 Commons) Site Plan, Map 10 Lots 41, 52 & 54-1; Welch Road Lot Line
32 Adjustment Plan, Map 12 Lots 12-83-17 and 89-13; and 57 Rear Pettengill
33 Road Site Plan, Map 28 Lot 17-2.
34

35 J. A. Trottier stated that Staff recommends none of the above mentioned
36 projects are developments of regional impact, as they do not meet any of the
37 regional impact guidelines prepared by Southern NH Planning Commission
38 (SNHPC).
39

40 **M. Soares made a motion to accept Staff's determination that these**
41 **two projects are not developments of regional impact. L. Wiles**
42 **seconded the motion. No discussion. Vote on the motion: 8-0-0.**
43

44 C. Discussions with Town Staff
45

- 46 • Donovan Spring, Map 15 Lot 80-2

47 J. R. Trottier stated that Staff met with representatives from Donovan
48 Spring, an Industrial-I use located at 6 Enterprise Drive. A 62,000
49 square foot building and 6,000 sf storage shed were approved by the

1 Planning Board in 2002 (see Attachment #1). Donovan Spring is
2 proposing to add open canopies to either end of that storage building to
3 provide cover for outdoor equipment and materials (see Attachment
4 #2). The canopy on the northern end of the building will be 1,500 sf
5 and the canopy on the southern end will be 6,000 sf. Both will be
6 constructed on existing paved areas. Staff is requesting permission from
7 the Board to handle the proposal administratively. M. Soares confirmed
8 that the canopies would not occupy any existing parking spaces and J.
9 Butler confirmed that no encroachment into buffer zones would take
10 place. There were no objections from the Board to allow Staff to handle
11 the proposal administratively.

12
13 • (Map 16 Lot 64)

14 C. May stated that a proposal at 6 Auburn Road, Map 16 Lot 64, would
15 entail a change of use from office to a service use in the smaller of the
16 two buildings on that site (see Attachment #3). Staff is recommending
17 the matter be addressed as a Minor Site Plan through the Administrative
18 Review Committee, which would include a public hearing and notification
19 to direct abutters. No changes to the site are being requested. She also
20 noted that the amount of parking required for the service use would be
21 less than the current office use. When asked about possible traffic
22 impacts, she replied that traffic would most likely decrease based on the
23 proposed use. There were no objections from the Board to allowing the
24 proposal to proceed through the Administrative Review Committee as a
25 Minor Site Plan.

26
27 • Plans signed

28 J. A. Trottier notified the Board that the following plan was signed on
29 August 4 at the Town Offices:

- 30 ○ Mila Motors Minor (Change of Use) Site Plan

31
32 • CIP Meeting

33 A. Rugg asked R. Brideau gave the Board a summary of the first Capital
34 Improvements Plan Meeting that took place on August 10. R. Brideau
35 explained that the Committee will recommend to the Planning Board that
36 funding for design plans for both the Central Fire Station and an addition
37 to the Senior Center be included in the next budget cycle in order to
38 determine the extent of both projects. The other projects, he said, will
39 be considered in future spending years, including a School
40 Administrative Building, a town auditorium, and three sewer pumping
41 stations. [Note: J. R. Trottier noted after the meeting that the last item
42 mentioned is actually one pumping station and two sewer projects].

43
44 • SNHPC Annual Meeting

45 A. Rugg reminded Board members of the Southern NH Planning
46 Commission (SNHPC) Annual Meeting on September 11, 2015 at the
47 Yard Restaurant in Manchester. The key note address will be on the

1 topic of how small towns and cities can use local assets to rebuild their
2 economies. He said members could contact Staff if they are interested
3 in attending.

4
5 **Public Hearings/Workshops/Conceptual Discussions**

6
7 A. Robert and Alison Palmer Revocable Trust (Owner and Applicant, 18 Welch
8 Road, Map 12 Lot 83-17, Zoned AR-I), and David and Christina McRitchie
9 (Owners and Applicants, 16 Welch Road, Map 12 Lot 89-13, Zoned AR-I) –
10 Application Acceptance and Public Hearing for formal review of a lot line
11 adjustment plan (“Welch Road”) to adjust the lot lines between Lots 12-83-17
12 and 12-89-13.

13
14 C. May stated there were no checklist items and that Staff recommends
15 the application be accepted as complete.

16
17 **M. Soares made a motion to accept the application as complete per**
18 **Staff’s Recommendation memo dated November 5, 2014. L. Wiles**
19 **seconded the motion. No discussion. Vote on the motion: 8-0-0.**

20
21 A. Rugg noted that the 65 day time frame for the Board to render a decision
22 under RSA 676:4 commenced with acceptance of the application as complete.

23
24 Eric Mitchell of Eric C. Mitchell & Associates, Inc. spoke on behalf of the
25 applicants. He explained that the lot line adjustment would result in an equal
26 swap of 425 square feet of land between the two lots. While the line between
27 the two lots would become zigzagged, it would bring Lot 83-17 into compliance
28 be ensuring the backyard pool is no longer within the 15-foot side yard building
29 setback and that the associated patio and fence are wholly within the property
30 lines of that lot. Because the soil types are identical, the exchange will not
31 cause any issues regarding lot sizing requirements. E. Mitchell also briefly
32 reviewed the waiver request:

33
34 1. Section 3.10 requiring submission of a HISS study. The plan references the
35 original 2001 subdivision plan, which met the Town’s lot sizing requirements.
36 Staff **supports** the waiver, as the proposed lot line adjustment will transfer
37 equal amounts of soil (425 sf) and lot size requirements will not be affected.

38
39 A. Rugg asked for Staff input.

40
41 C. May stated that a review by Staff of the original 2001 subdivision plan that
42 created the lots confirms that the soil types are the same across the lots. She
43 said Staff recommends the lot line adjustment plan receive final approval from
44 the Board.

45
46 A. Rugg asked for comments and questions from the Board.

47
48 There were none.

49

1 A. Rugg asked for public input.

2
3 There was none.

4
5 **M. Soares made a motion to approve the Applicant's request for the**
6 **waiver as outlined in Staff's Recommendation Memo dated August 12,**
7 **2015. L. Wiles seconded the motion. No discussion. Vote on the**
8 **motion: 8-0-0.**

9
10 **M. Soares made a motion to grant final approval to the Lot Line**
11 **Adjustment Plan for the Robert and Alison Palmer Revocable Trust**
12 **(Owner and Applicant, 18 Welch Road, Map 12 Lot 83-17, Zoned AR-I),**
13 **and David and Christina McRitchie (Owners and Applicants, 16 Welch**
14 **Road, Map 12 Lot 89-13, Zoned AR-I), to adjust the lot lines between**
15 **Lots 12-83-17 and 12-89-13, in accordance with the plans prepared by**
16 **Eric C. Mitchell & Associates, Inc., dated July 16, 2015, with the**
17 **precedent conditions to be fulfilled within two (2) years of the**
18 **approval and prior to plan signature, and the general and subsequent**
19 **conditions of approval to be fulfilled as noted in the Staff memo, dated**
20 **August 12, 2015. L. Wiles seconded the motion. No discussion. Vote on**
21 **the motion: 8-0-0.**

22
23 B. Wallace Farm, LLC (Owner and Applicant), Tax Map 16 Lot 3 – Application
24 Acceptance and Public Hearing for formal review of a site plan amendment
25 ("Wallace Farm Site Plan Amendment") to amend a previously approved 2014
26 site plan with a request to permit an optional point of access at 62 Perkins
27 Road, Zoned AR-I [Continued from July 8, 2015].

28
29 J.R. Trottier stated that this application was accepted as complete and the
30 waiver requests to Sections 3.13.c.3 and 3.13.c.12 of the Site Plan Regulations
31 (to allow light in excess of 0.2 foot-candles at the property line) were granted
32 by the Board at the July 8, 2015 meeting.

33
34 Attorney Jay Leonard from Welts, White and Fontaine spoke on the applicant's
35 behalf and updated to the Board, as follows:

- 36 - The applicant (Tom Monahan) talked to the owner across the street, and
37 that owner had no concerns about the lights;
- 38 - Additional information regarding light impacts was provided to Staff;
- 39 - There will be no long-term impacts to residential homes because the
40 property across the street is commercial and will eventually be
41 developed as commercial;
- 42 - The applicant is agreeable to all of the recommendations and conditions
43 that Staff has detailed.

44
45 A. Rugg asked for Staff input.

46
47 J.R. Trottier summarized the engineering review letter (see Attachment #5).

48
49 C. May explained to the Board that once the plan is approved, it will not be
50 signed unless the applicant cannot use the originally approved entrance. If

1 that happens, the applicant must submit a written letter (along with meeting
2 all other conditions) before the project can proceed.

3
4 A. Rugg asked for comments and questions from the Board.

5
6 G. Verani asked if it was known when the issue regarding the original access
7 could be resolved. J. Leonard stated they could know within the next 30-60
8 days.

9
10 A. Rugg asked for public input.

11
12 Brian Micciche of 59 Perkins Road and James Fabiano of 61 Perkins Road
13 inquired as to why they were never notified about the project, and stated that
14 if the entrance is moved then car lights will be shining directly into their
15 houses. They asked the Applicant to consider putting in tall landscaping, or a
16 fence to block any car lights. A. Rugg recommended that they work directly
17 with the applicant. T. Monahan came forward and assured B. Micciche and J.
18 Fabiano that he will work with them directly to mitigate and remedy any future
19 light impacts, if necessary.

20
21 C. May and J. Leonard noted to B. Micciche and J. Fabiano that their lots are
22 not across from the actual entrance that is being discussed at this time.

23
24 **M. Soares made a motion to grant final approval to the Site Plan**
25 **Amendment for Wallace Farm, LLC (Applicant), Map 16 Lot 3, to amend**
26 **a previously approved 2014 site plan with a request to permit an**
27 **optional point of access at 62 Perkins Road, Zoned AR-I, in accordance**
28 **with the plans prepared by The Dubay Group, Inc. dated April 24,**
29 **2015, and last revised July 22, 2015, with the precedent conditions to**
30 **be fulfilled within 120 days of the approval and prior to plan signature,**
31 **and the general and subsequent conditions of approval to be fulfilled**
32 **as noted in the Staff Recommendation Memo, dated August 12, 2015.**

33 **L. Wiles seconded the motion. No discussion. Vote on the motion: 8-0-**
34 **0.**

35
36 C. City of Manchester (Owner) and Anagnost Investments (Applicant), Map 28
37 Lot 17-2 – Conceptual Discussion of a Proposed 300,000 s.f. manufacturing
38 facility at 57 Rear Pettengill Road.

39
40 Dick Anagnost from Anagnost Investments along with Brian Pratt from CLD
41 Engineering presented the following facts on the proposed manufacturing
42 project at the Airport (see Exhibits #6 through #8):

- 43 - It is on 17 acres off of Raymond Weiczorek Drive;
- 44 - It is owned by the City of Manchester;
- 45 - The tenant (undisclosed) will be entering into a long term lease with the
46 City;
- 47 - The first phase of construction will consist of 204,000 sq. ft. and
48 140,000+ sq. ft. of that will include shipping, receiving, and
49 manufacturing with corporate offices being built up front;
- 50 - It will be expandable to up to 300,000 sq. ft.;

- 1 - Access to the property will be off the North Spur from a new cul-de-sac
- 2 that will be constructed off of to Pettengill Road;
- 3 - It will open up 400+ jobs and it could expand up to 500-600 jobs;
- 4 - There will be more parking spaces that required by the ordinance. The
- 5 new lot will be constructed in two phases, totaling 500 spaces;
- 6 - Deep sump catch basins with a 4 ft. sump with a hood to collect extra
- 7 sediment will be constructed (per DES standards, and a AOT permit will
- 8 need to be obtained);
- 9 - There will be room for 10 tractor trailer loading docks, a couple of
- 10 loading doors, dumpsters, compactors, and generators;
- 11 - There will be room there for a tractor trailer to do a full u-turn and back
- 12 into a dock;
- 13 - They will be tying into a sewer easement on the east side of the lot;
- 14 - Water, gas and electric will be extended up the North Spur from
- 15 Pettengill Road;
- 16 - Storm water test pits were completed - soils are sandy and well drained
- 17 and ideal for infiltration. A waiver will be requested to infiltrate the
- 18 storm water and detention ponds along the north side. The majority of
- 19 the system will be solid pipes, there will be one 36 inch perforated pipe
- 20 under the proposed Phase II parking area;
- 21 - The outlets from the detention ponds are not Town standard structures.
- 22 In large storm events, the overflow will be dispersed over the edge of
- 23 the pond like a level spreader to prevent erosion at a single point;
- 24 - Another waiver will be requested for the internal landscaping, and the
- 25 required number of trees were moved to the outer perimeter instead;
- 26 - A partial waiver will be requested for LEED and Traffic Demand
- 27 Management Practices (carpooling and ride/share programs);
- 28 - A bike rack, showers and workout room will be installed;
- 29 - Two monument signs will be proposed for the two right-of-ways the lot
- 30 faces, the first being a 25 sq. ft. sign by the cul-de-sac. The second will
- 31 require a three-part variance in order to be 100 sf, 20 ft. high and one
- 32 foot from the property line facing Raymond Weiczorek Drive. A
- 33 conditional use permit will also be requested for a 5 ft. wide by 18 in. tall
- 34 off-premise sign on the corner of Raymond Weiczorek Drive and the
- 35 North Spur to direct traffic up to the building;
- 36 - Other conditional use permits will be requested. One for the light
- 37 manufacturing use, and another to reduce the required setbacks for a
- 38 portion of the front of the building. Site distance profiles have been
- 39 completed in regards to reducing those setbacks and there were no
- 40 adverse impacts.

41
42 A. Rugg asked for Staff input.

43
44 J.R. Trottier stated discussions with Staff about the use of infiltration in the
45 drainage design are ongoing. As they proceed through the approval process,
46 details on the ponds and filtration will be worked out.

47
48 C. May summarized that the landscaping standards associated with an
49 industrial use would include requirements for internal landscaping, but that
50 pushing that landscaping to the edges as proposed by the applicant is practical

1 because of the way industrial sites function. She stated doing so would be in
2 line with the past practices of the Town on industrial lots.

3
4 A. Rugg and C. May both noted that the Gateway Business District provides the
5 Board with significant flexibility for a variety of dimensional standards.

6
7 A. Rugg asked for Board input.

8
9 A. Chiampa deferred to J.R. Trottier regarding the infiltration design and any
10 possible runoff into Little Cohas brook. She said she would prefer a wider
11 signage as opposed to a taller one.

12
13 B. Pratt and D. Anagnost explained the site sits 10-12 ft. above Raymond
14 Weiczorek Drive, that there is a plateau of 50 ft. with a 6 ft. chain link fence
15 along that side of the property. In addition, the building will sit back 90 ft.
16 from the roadway, therefore only a taller sign will be visible from Ray
17 Weiczorek Drive.

18
19 J. Butler inquired about the type of signage allowed on Pettengill Road in view
20 of the request for the off-premise sign. He expressed concern that allowing
21 the applicant's request will open the door for a significant number of off-
22 premise signs. C. May stated that Staff would be examining the issue of
23 possible standardized signage for the entirety of Pettengill Road. J. Butler
24 stated that he understood the new tenant could not be disclosed, but he
25 wanted to know if there were any hazardous materials being used by the
26 manufacturing facility, as he was concerned for the wetlands. B. Pratt and D.
27 Anagnost stated they knew of none. J. Butler asked about snow removal. B.
28 Pratt stated there will be snow storage areas along the outer perimeter and in
29 the middle where there are no shrubs. If too high, snow will also get removed.

30
31 M. Soares inquired about the facilities hours of operation. D. Anagnost stated
32 he was not sure of the hours of operation. He told her there will be common
33 areas outside for employees to use. She also questioned signage and made a
34 recommendation that the applicant consider the kind of wall sign used on the
35 Harvey Windows facility, which can be seen from I-93.

36
37 L. Wiles stated the project is in a good location, and is impressed with other
38 new development there as well. D. Anagnost stated that new development will
39 lead to more desirable development.

40
41 G. Verani stated he is in agreement with the applicant's request for a larger
42 freestanding sign because it will aid in a safer traffic flow. He is in agreement
43 with limiting the landscaping in the middle of the parking lot, but recommends
44 adding more landscaping in front and around the facility for aesthetics.

45
46 A. Sypek inquired about winter chemical use. B. Pratt stated they will work
47 directly with the new facilities manager regarding chemical use. When asked,
48 J. R. Trottier stated he had no comments or issues at this time on the topic.

49

1 A. Rugg stated the new facility will be a good addition to Pettengill Road. He
2 recommended that B. Pratt and D. Anagnost attend a Heritage Commission
3 meeting. B. Pratt noted that he would be submitting to the Heritage
4 Commission shortly, as he just received the architectural. He let the Board
5 know that they had also met with the Conservation Commission and that they
6 would be submitting for an Alteration of Terrain permit as well as a Town sewer
7 permit.

8
9 When asked about future ownership of the property, D. Anagnost and B. Pratt
10 explained that the land can only be leased as it is owned by the City of
11 Manchester and the FAA.

12
13 A. Rugg entertained for public input. There was none.

14
15 **Other Business**

16
17 A. Town Manager Presentation to the Planning Board on Mixed Use Developments

18
19 A. Rugg stated that Town Manager Kevin Smith, G. Verani and R. Brideau took
20 a one-day trip to Huntersville, NC to look at the Birkdale Village development
21 designed by the architectural firm Shook Kelley, which will be to be similar to
22 what is being proposed for the Woodmont Commons Planned Unit Development
23 in Londonderry.

24 K. Smith stated:

- 25
- 26 - Birkdale Village is 52 acres, where Woodmont Commons is at a larger
 - 27 scale of 600 acres;
 - 28 - Birkdale Village was considered a significant improvement to
 - 29 Huntersville;
 - 30 - Huntersville in 1990 had a population of 3,000. Since the development
 - 31 of Birkdale Village ,the population increased to 54,000;
 - 32 - Drew Caron from Londonderry's cable studio also was on the trip to take
 - 33 pictures and videography of the developed area, which was shown to the
 - 34 Board;
 - 35 - These images showed a typical street scape design of shops on the
 - 36 bottom with a variety of apartments on top. K. Smith said this is
 - 37 something typically not seen in NH;
 - 38 - The front of the residential units had porches and faced shared green
 - 39 space and park type areas. Parking is restricted to alleyways behind the
 - 40 buildings. Parking garages with street access were also used, but
 - 41 blended in to the surrounding area;
 - 42 - Downtown roads are generally one-way and in places linear, but also
 - 43 curved to keep the speed limits down through the village;
 - 44 - A nice accessory to the downtown area were green space corridors, park
 - 45 benches and water fountains the length of the downtown area;
 - 46 - Berkshire Village used bright, up cast lighting where as Woodmont will
 - 47 use full cut-off lighting;
 - 48 - R. Brideau made note that residences in the mixed use developments of
 - 49 Woodmont Commons would be built with solid concrete frames, instead
 - 50 of the wood frames used in Birkdale, which is better for sound proofing.

1
2 K. Smith also said they were able to visit a site where there another Planned
3 Unit Development did not experience the success Birkdale has, in part because
4 the multi-family housing was set up in a linear fashion and "cookie cutter", with
5 no variety in design as seen in Birkdale.

6
7 L. Wiles and A. Rugg inquired as to who maintains the landscaping in Birkdale.
8 It was explained there are different homeowner associations that maintain the
9 common spaces, but that the developer maintains the downtown areas and
10 center promenade.

11
12 A. Rugg inquired about the impacts to municipal services. K. Smith explained
13 that per the Mayor of Huntersville:

- 14 - Fire department service is provided by the county, so she could not
15 comment on exact impacts to those services in Huntersville, but noted
16 the police force definitely grew;
- 17 - There was no significant increase in crime, parents felt safe dropping
18 their children off to shop, but there had been an issue with teenagers
19 gathering in the parking garages, so patrols were increased and
20 additional lighting was installed in those areas;
- 21 - The growth has been a great asset to the community and to the increase
22 in community activities;
- 23 - A conference call will be set up with the Huntersville city planner, police
24 chief, public safety staff, and Londonderry staff to discuss what
25 Londonderry should be doing to prepare for the development of
26 Woodmont Commons.

27
28 K. Smith spoke to the fact that Woodmont Commons will not take away from
29 the current feel of the Town Common. In fact, he said they are so uniquely
30 distinct that they should complement each other and the public will be able to
31 enjoy two separate experiences. A. Rugg stated even with the Woodmont
32 development, Londonderry's traditional town feel can also be able to be
33 maintained.

34
35 When asked, K. Smith explained to A. Chiampa that there were both
36 residential and commercial uses surrounding Birkdale Village, and that
37 handicap accessibility was integrated into the community.

38
39 A. Rugg asked if Birkdale included public transportation. K. Smith said to his
40 knowledge, there was none in that community. He said with the proposed
41 Woodmont development they will be looking into the possibility of having bike
42 paths and walking paths to connect the neighboring communities.

43
44 A. Rugg entertained public input.

45
46 Dana Coons, 2 Aspen Circle, thanked K. Smith for the good report, and he
47 looks forward to seeing the development in Londonderry. However as a
48 resident, he expressed concerns about how the trip was funded. K. Smith said
49 there was no cost to the Town for the trip, and that the plane was provided by
50 Woodmont Commons developer Mr. Kettenbach. He also stated the Town

1 Attorney opinion that if Mr. Kettenbach was taking a trip to visit the designers,
2 which was the case, and there were seats on the plane, that there would be no
3 issues ethically if Town Staff occupied those seats. K. Smith said the group left
4 at 9:00 a.m. and returned at 6:00 p.m. the same evening. D. Coons
5 requested his opinion be made part of the record that as a resident, he
6 believed the trip being paid for by the developer was a conflict of interest.

7
8 Ted Combes, 23 Holton Circle, inquired about discussions with the Mayor of
9 Huntersville and asked if any new or big companies came into the area. K.
10 Smith answered there was additional commercial, office and retail
11 development. T. Combes then inquired about whether Birkdale development
12 had a positive or negative impact on Charlotte, and was wondering what
13 impacts the Woodmont project might have on Manchester. K. Smith answered
14 that he didn't know of the effects on Charlotte. A. Rugg stated that was a good
15 questions, and that some of the demands may be taken off Manchester, but
16 that Manchester will remain a busy city.

17
18 B. A. Sypek reported that meetings regarding the Town's Hazard Mitigation Plan
19 are ongoing and will be addressing the remarks just received from FEMA. A.
20 Sypek let A. Rugg know that a presentation could be made to the Planning
21 Board before the hazard mitigation plan goes to the Town Council for final
22 approval.

23
24 **Adjournment:**

25
26 **M. Soares made a motion to adjourn the meeting. R. Brideau seconded the**
27 **motion. Vote on the motion: 0-0-0.**

28
29 The meeting adjourned at 8:45 PM.

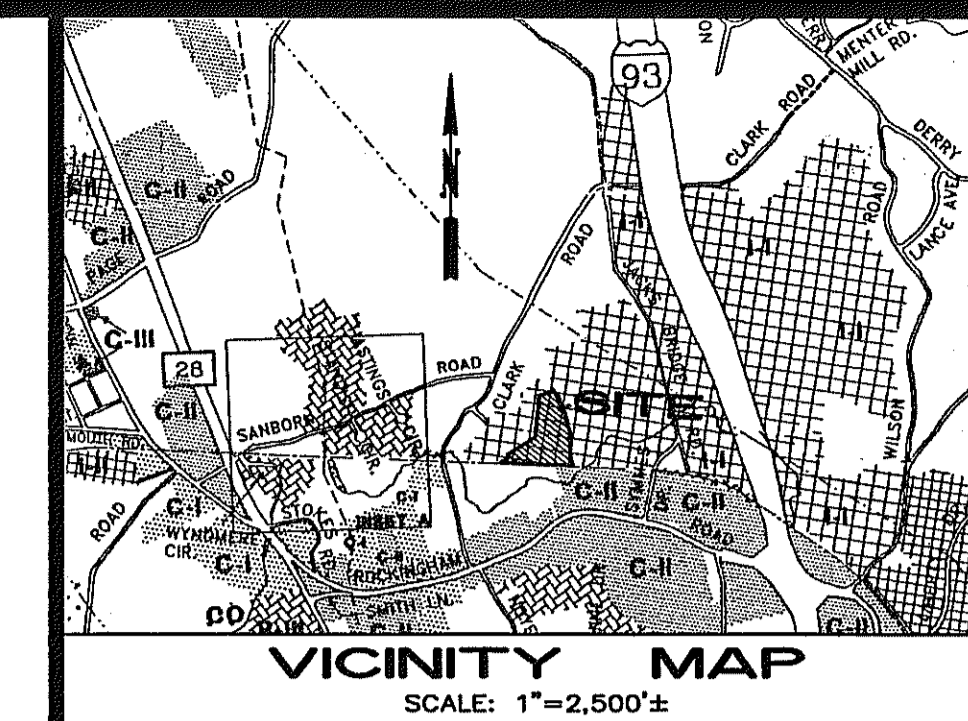
30
31
32 These minutes prepared by Planning and Economic Development Department
33 Secretary Nicole Doolan and Associate Planner Jaye Trottier

34
35
36
37 Respectfully Submitted,

38
39
40
41 Lynn Wiles, Secretary

NOTES - CONT'D:

13. THE FOLLOWING WAIVER WAS GRANTED BY THE LONDONDERRY PLANNING BOARD ON AUGUST 7, 2002:
 [A] TO WAIVE THE SITE SUBMITTAL FEE LISTED IN THE SITE PLAN FEE SCHEDULE OF THE SITE PLAN REGULATIONS.
14. PROPOSED SITE LIGHTING SHALL NOT EXCEED 0.2 FOOT-CANDLES AT THE PROPERTY LINE.
15. SHEETS 1-26 OF 26 OF THIS PLAN SET ARE ON FILE AT THE LONDONDERRY TOWN OFFICES.
16. 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.
17. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF LONDONDERRY SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
18. 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.
19. THERE SHALL NOT BE ANY STORAGE OF TRUCKS ON THE SITE FOR MORE THAN 30 DAYS.
20. OWNER OF RECORD:
 THE NEW ENGLAND EXPEDITION-MANCHESTER, LLC
 6 ENTERPRISE DRIVE
 LONDONDERRY, NEW HAMPSHIRE 03053
 RCOR - BK 3753, PG 0012



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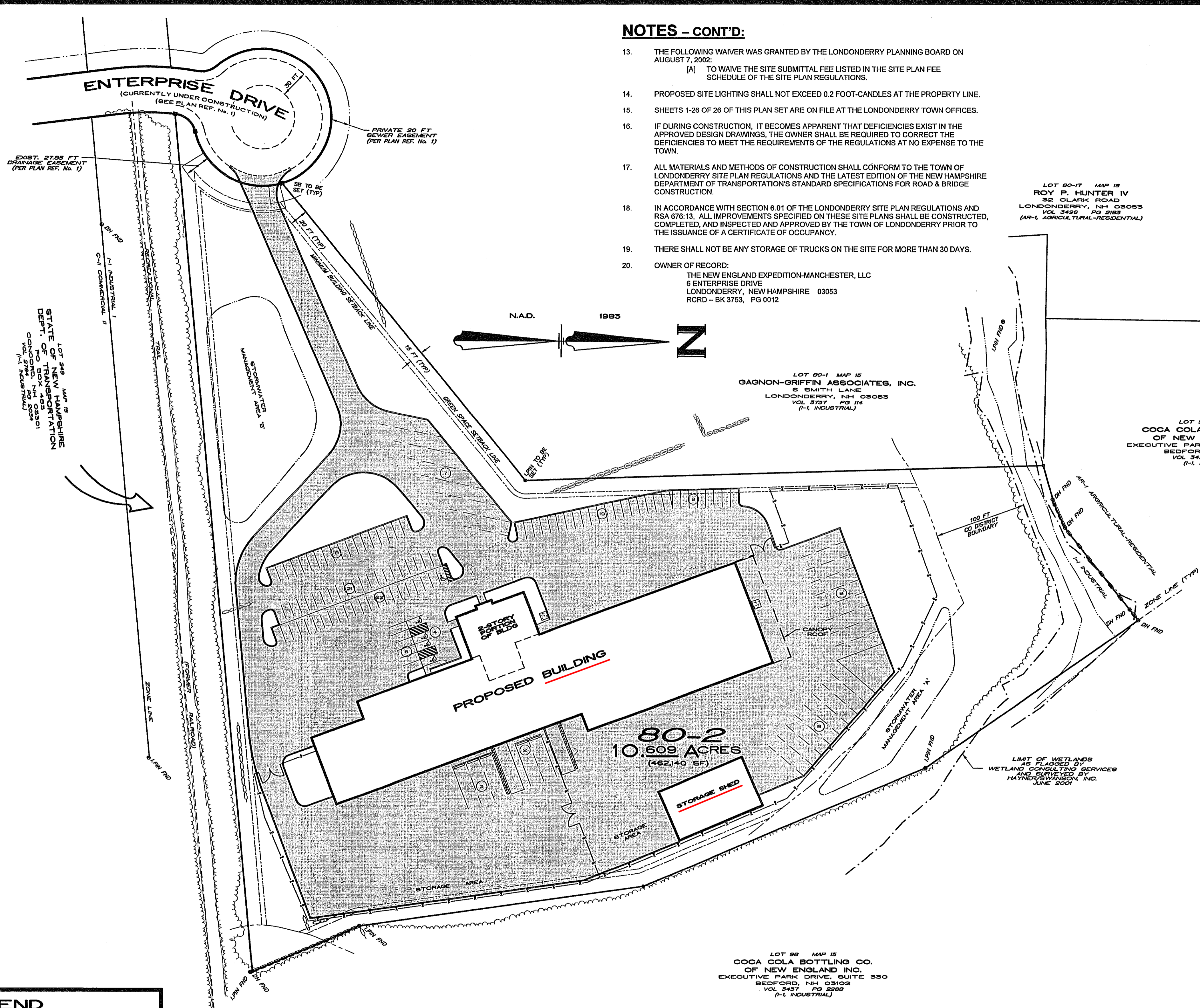
1 OF 5	MASTER SITE PLAN	1"= 60'
2, 3 OF 5	PARKING LAYOUT & SIGNAGE PLAN	1"= 40'
4, 5 OF 5	LANDSCAPE PLAN	1"= 40'

PLAN REFERENCES:

1. REGIONAL AIR INDUSTRIAL PARK, COMMERCIAL/INDUSTRIAL SUBDIVISION, LONDONDERRY, NEW HAMPSHIRE, DEVELOPED BY: JEMCO BUILDERS, DATED: SEPTEMBER 1997, REVISED THRU FEB. 5, 2002, SCALE: AS SHOWN, AND PREPARED BY: BURD ENGINEERING

NOTES:

1. PURPOSE OF PLAN:
 TO PROPOSE A 62,030 SF INDUSTRIAL BUILDING, WITH 6,000 SF STORAGE SHED AND APPURTENANT ACCESS DRIVE, PARKING AND UTILITIES ON LOT 80-2, MAP 15.
2. LOT AREA: (EXISTING & PROPOSED) = 10.609 ACRES (462,140 SF)
3. PRESENT ZONING: I-1; INDUSTRIAL 1
 MINIMUM LOT REQUIREMENTS:
 -LOT AREA 43,560 SF
 -LOT FRONTAGE 150 FT
 MINIMUM BUILDING SETBACKS:
 -FRONT YARD 30 FT
 -SIDE YARD 20 FT
 -REAR YARD 20 FT
4. EXISTING USE: UNDEVELOPED
 PROPOSED USE: DONOVAN SPRINGS COMPANY (TRUCK SPRING SERVICE CENTER AND TRUCK BODY ASSEMBLY)
5. THE SITE WILL BE SERVICED BY MUNICIPAL SEWER AND WATER SUPPLY BY MANCHESTER WATER WORKS.
6. PARKING:
 REQUIRED:
 OFFICE: 4.5 SP/1,000 SF x 8,600 SF = 44 SPACES
 INDUSTRIAL: 1 SP/600 SF x 40,420 SF = 68 SPACES
 WAREHOUSE: 1 SP/1,200 SF x 18,010 SF = 15 SPACES
 TOTAL REQUIRED: = 127 SPACES
 PROVIDED:
 CAR PARKING: = 98 SPACES
 TRUCK PARKING: = 29 SPACES
 TOTAL PROVIDED: (INCL 5 HANDICAP SPACES) = 127 SPACES
7. THE PARCEL IS NOT LOCATED WITHIN THE 100-YEAR FLOOD BOUNDARY AS DETERMINED FROM THE FLOOD INSURANCE STUDY, TOWN OF LONDONDERRY, NH, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER: 330154 0005B, DATED: NOVEMBER 5, 1980.
8. PERMITS REQUIRED:
 [A] NHDES SITE SPECIFIC PERMIT No. WPS-5966
 [B] NHDES DRIVEWAY PERMIT No. 269-98-1
 [C] SEWER CONNECTION PERMIT No. SF 15-80-2
9. A CONDITIONAL USE PERMIT TO CONSTRUCT A DETENTION BASIN IN THE CONSERVATION OVERLAY DISTRICT IS REQUIRED AS PART AS PART OF THIS PROPOSAL
 [A] POSITIVE RECOMMENDATION BY THE LONDONDERRY CONSERVATION COMMISSION ON JULY 24, 2001
 [B] APPROVED BY THE LONDONDERRY PLANNING BOARD ON OCTOBER 3, 2001
10. GREEN AREA PROPOSED IS 41.7%
11. BUILDING COVERAGE PROPOSED IS 14.1%
12. THE FOLLOWING WAIVERS WERE GRANTED BY THE LONDONDERRY PLANNING BOARD ON NOVEMBER 7, 2001:
 [A] TO WAIVE 8% INTERIOR LANDSCAPING IN SIDE PARKING AREAS PER SITE PLAN REGULATIONS - SECTION 3.11.g.ii
 [B] TO WAIVE 5% INTERIOR LANDSCAPING IN REAR PARKING AREAS PER SITE PLAN REGULATIONS - SECTION 3.11.g.iii



LEGEND

- TREE LINE
- N.H. HIGHWAY BOUND
- STONE BOUND
- IRON PIN
- IRON PIPE
- DRILL HOLE & STONE WALL
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- WETLAND FLAGGING LIMIT
- BUILDING SETBACK LINE
- WIRE FENCE
- CHAINLINK FENCE
- CURBING
- HANDICAP PARKING SPACE
- HANDICAP SIDEWALK RAMP

Van Beaussein 10/7/02
 FOR THE NE EXPEDITION-MANCHESTER, LLC DATE

BENCHMARK
 TOP OF HUB - BM #5
 ELEV. = 508.82
 (PLAN REF. No. 1 DATUM)

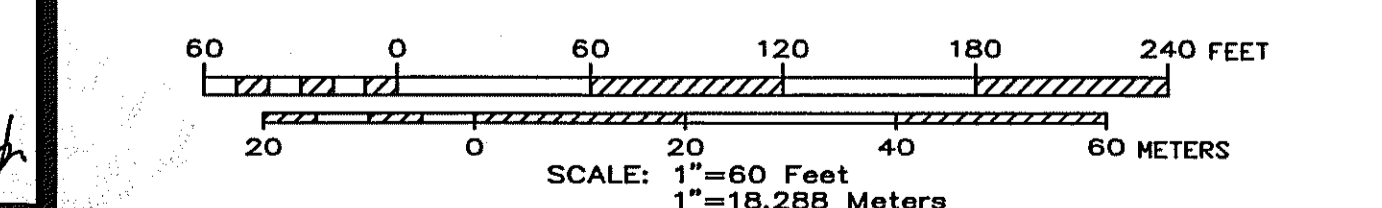
COPYRIGHT 2001
 This plan may not be copied without permission of Hayner/Swanson, Inc. Because of the electronic format used in preparation of this plan, it is possible that unnotified changes may have been made without the knowledge of Hayner/Swanson, Inc., and as a result, reliance upon any unsigned copy or version is at your own risk.

No.	DATE	ADDRESS TOWN COMMENTS	REVISION	BY
1	10/07/02			EDB

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD ON 12-11-02

CERTIFIED BY:
[Signature] DATE 12-11-02
 CHAIRMAN
[Signature] DATE 12-11-02
 SECRETARY

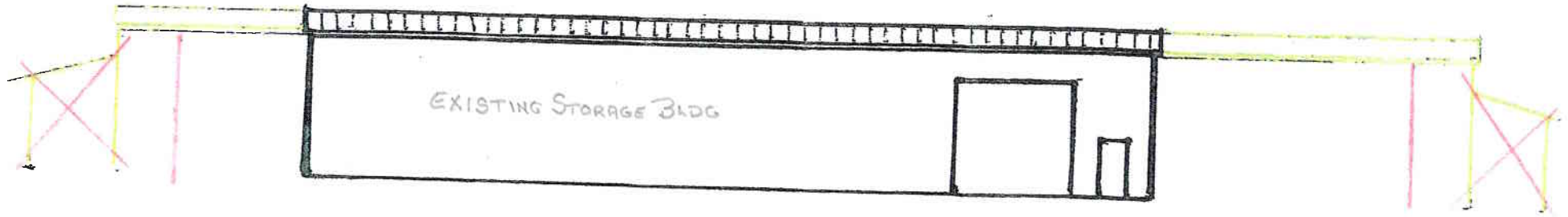
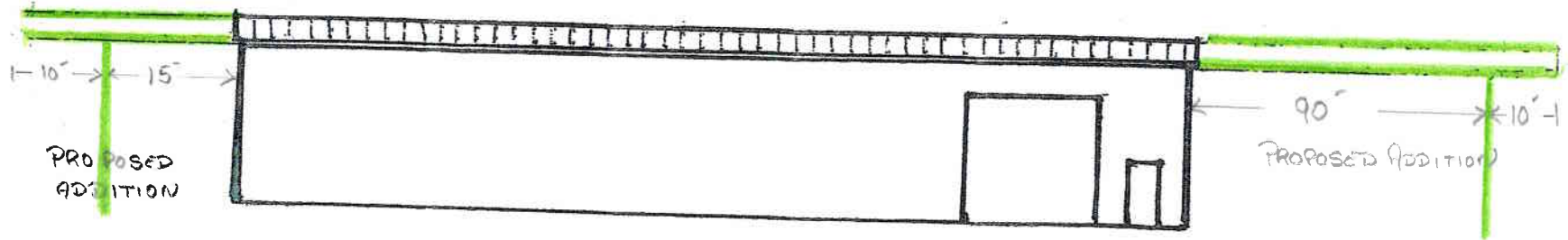
MASTER SITE PLAN
 (LOT 80-2, MAP 15)
DONOVAN SPRING CO., INC.
6 ENTERPRISE DRIVE
 LONDONDERRY, NEW HAMPSHIRE
 PREPARED FOR:
DONOVAN SPRING CO., INC.
 50 UPTON ST. MANCHESTER, NEW HAMPSHIRE 03101 (603) 669-2252
 RECORD OWNER:
THE NEW ENGLAND EXPEDITION - MANCHESTER, LLC
 6 ENTERPRISE DRIVE LONDONDERRY, NEW HAMPSHIRE 03053

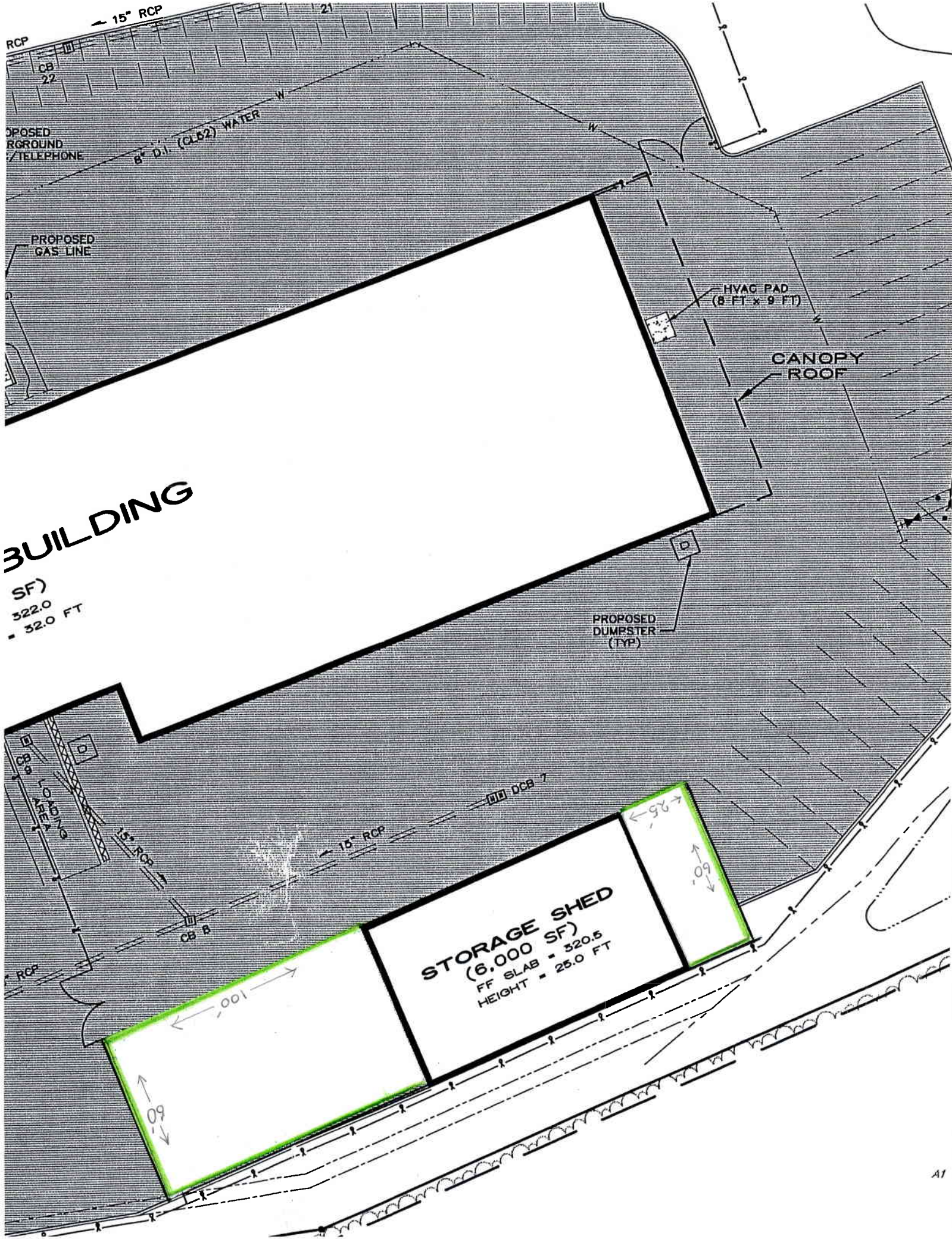


24 JUNE 2002

HSI Hayner/Swanson, Inc.
 Three Congress Street Nashua, New Hampshire 03062-3301
 Tel (603) 883-2057 www.hayner-swanson.com Fax (603) 883-5057

REVISED CONCEPT





15" RCP

PROPOSED ABOVE GROUND TELEPHONE

PROPOSED GAS LINE

PROPOSED DUMPSTER (TYP)

BUILDING

322.0 SF
32.0 FT

HYAC PAD (8 FT x 9 FT)

CANOPY ROOF

PROPOSED DUMPSTER (TYP)

STORAGE SHED
(6,000 SF)
FF SLAB = 320.5
HEIGHT = 25.0 FT

PROPOSED ABOVE GROUND TELEPHONE

15" RCP

16" RCP

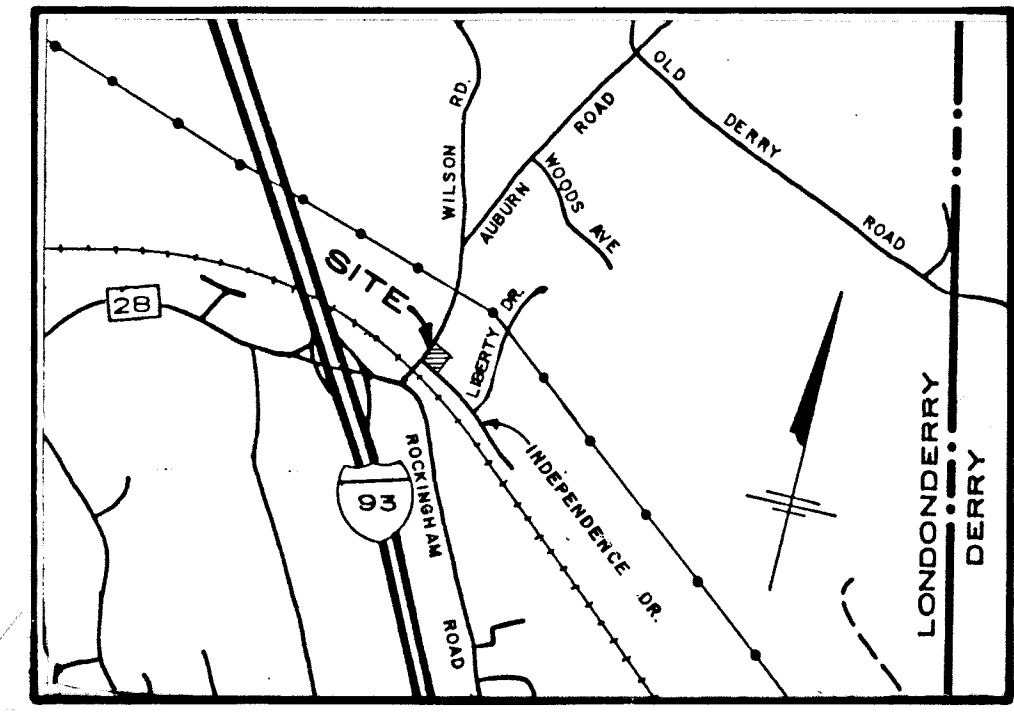
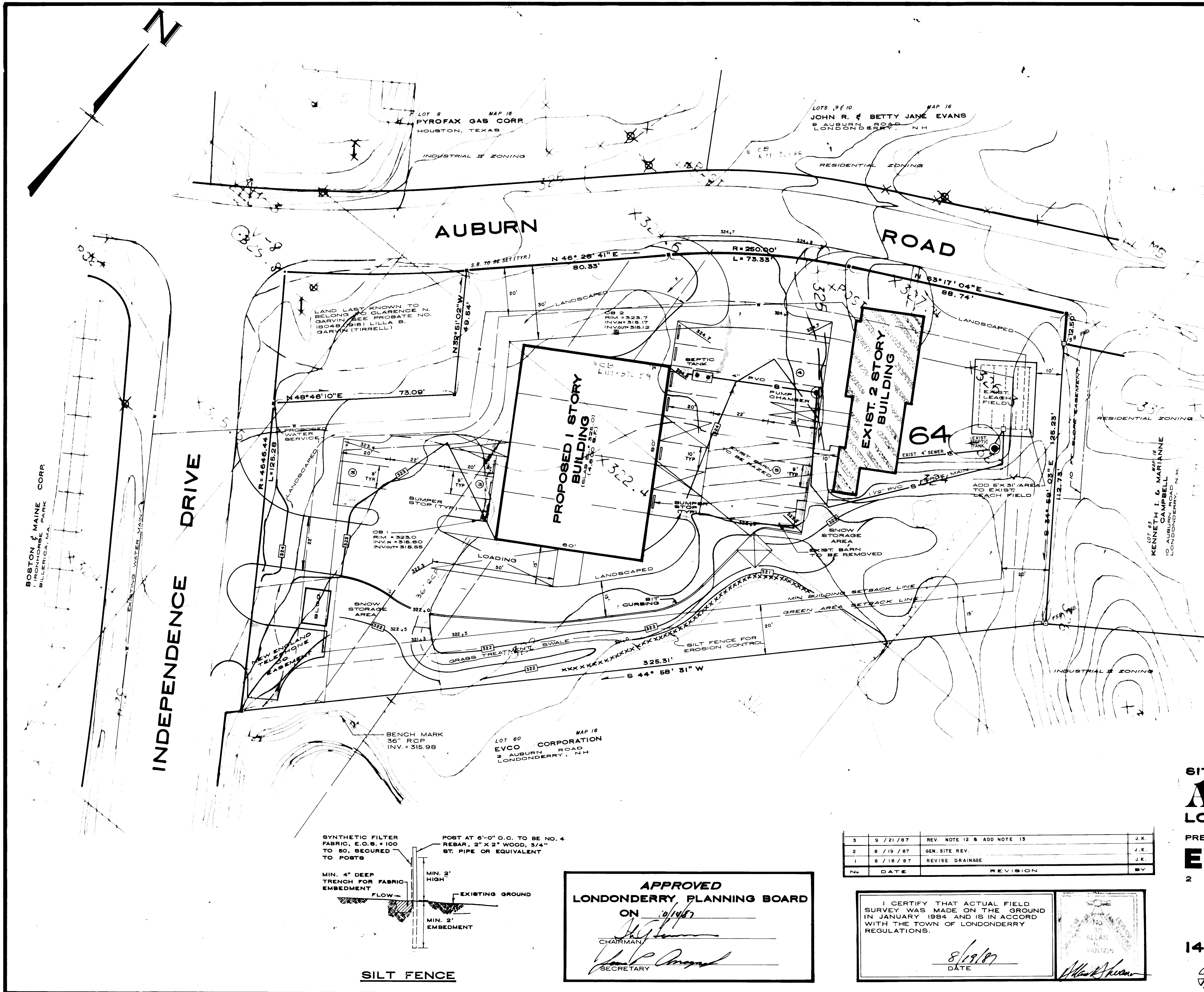
DCB 7

RCP

CB B

PROPOSED ABOVE GROUND TELEPHONE

16-64
SITE



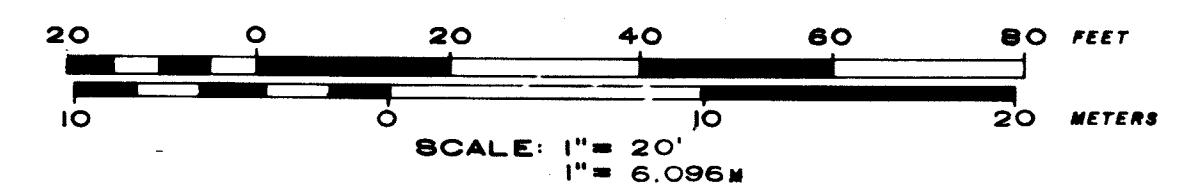
VICINITY PLAN

NOTES

- TOTAL SITE AREA:
LOT 64 = 1.074 ACRES
- PRESENT ZONING: INDUSTRIAL - II
- EXISTING USE: OFFICE
PROPOSED USE: OFFICE, WAREHOUSE & LIGHT INDUSTRIAL
- BUILDING:
EXIST. BLDG: 1,612 S.P.
PROPOSED BLDG:
OFFICE 1,200 S.P.
WAREHOUSE 1,760 S.P.
LIGHT INDUSTRIAL 1,840 S.P.
TOTAL FLOOR AREA: 6,412 S.P.
- PARKING:
REQUIRED:
OFFICE 5.5 SP/1,000 S.P. x 2,812 S.P. = 16 SPACES
WAREHOUSE 1.0 SP/1,200 S.P. x 1,760 S.P. = 2 SPACES
LIGHT INDUST. 1.0 SP/ 600 S.P. x 1,840 S.P. = 3 SPACES
TOTAL REQUIRED 21 SPACES
PROVIDED: 21 SPACES
- LOT NUMBERS REFER TO TOWN OF LONDONDERRY ASSESSORS MAP 16.
- SITE IS TO BE SERVICED BY ON SITE SEWAGE DISPOSAL SYSTEM AND WATER BY MANCHESTER WATER WORKS.
- SIGNS AND LIGHTING TO CONFORM TO TOWN OF LONDONDERRY REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIG SAFE" AT 800-225-4977 AT LEAST 72 HOURS BEFORE DIGGING.
- N.H.W.S. & P.C.C. - SEWAGE DISPOSAL SYSTEM
APPROVAL NO. 149465 DATED 6/24/87
- SOILS DATA:
40 B CHATFIELD FINE SANDY LOAM
295 GREENWOOD MUCKY PEAT
- THERE SHALL BE NO OUTSIDE STORAGE.
- ANY ALTERATIONS THAT CHANGE THE CHARACTERISTICS OF THE EXISTING 2-STORY BUILDING, WILL REQUIRE PLANNING BOARD APPROVAL AND ADDITIONAL PLANTING FOR BUFFER.

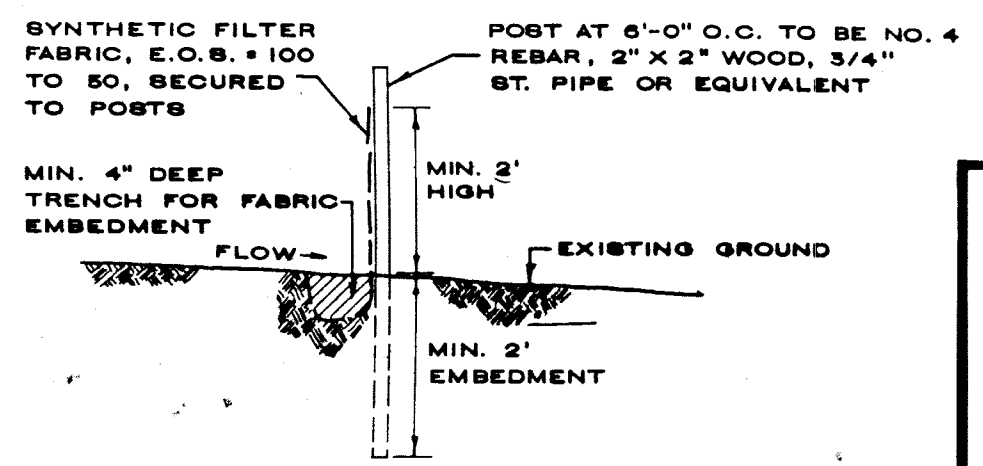
SITE PLAN (LOT 64, MAP 16)
AUBURN ROAD
LONDONDERRY, NEW HAMPSHIRE

PREPARED FOR
EVCO CORPORATION
2 AUBURN ROAD LONDONDERRY, NH 432-3957



14 MAY 1987

ALLAN H. SWANSON, INC.
LAND SURVEYORS - PLANNERS - ENGINEERS
3 CONGRESS STREET - NASHUA, NEW HAMPSHIRE 03062 893-2057



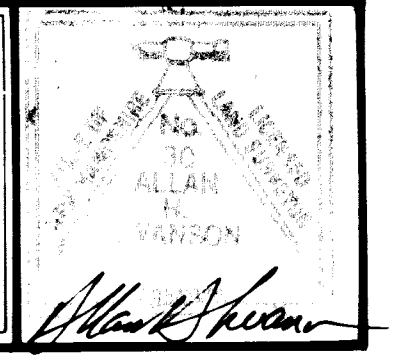
SILT FENCE

APPROVED
LONDONDERRY PLANNING BOARD
ON 0/14/87
Chairman
Secretary

No.	DATE	REVISION	BY
3	9/21/87	REV. NOTE 12 & ADD NOTE 13	J.K.
2	8/19/87	GEN. SITE REV.	J.K.
1	8/18/87	REVISE DRAINAGE	J.K.

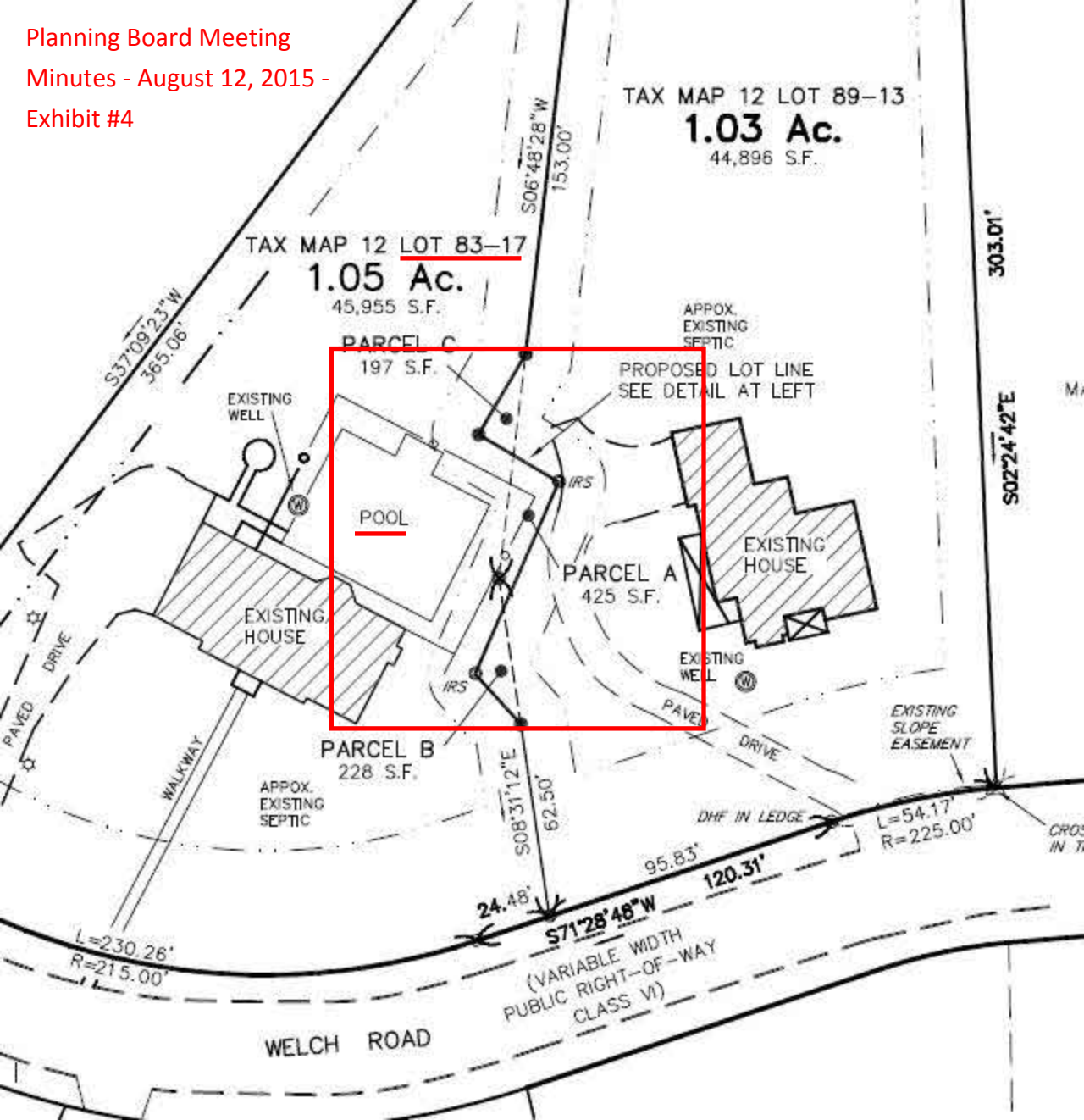
I CERTIFY THAT ACTUAL FIELD SURVEY WAS MADE ON THE GROUND IN JANUARY 1984 AND IS IN ACCORD WITH THE TOWN OF LONDONDERRY REGULATIONS.

8/19/87
DATE



AS signed 10/14/87

Planning Board Meeting
Minutes - August 12, 2015 -
Exhibit #4



MEMORANDUM

To: Planning Board

Date: August 12, 2015

From: Planning and Economic Development
Department of Public Works & Engineering
Stantec Consulting Services, Inc.

Re: Tax Map 16 Lot 3
Amended Site Plan for
"Wallace Farm"
62 Perkins Road

Owners: Wallace Farm, LLC

This project is continued from the July 8, 2015 Planning Board Meeting. The Applicant submitted revised plans and information that was reviewed and we offer the following comments:

Design Review Items:

1. The Applicant indicates that the project NHDOT permit under the previous approval granted by the Board is still outstanding. We recommend that the Applicant obtain the NHDOT permit for the project and all other revised project permits as applicable, indicate the updated permit approval numbers in the permit table on the cover sheet and provide copies of all updated permits for the Planning Division files per Section 4.13 of the Site Plan Regulations.
2. The proposed utility service shown is different than the previously approved plans and we recommend the Applicant provide updated utility clearance letters for the project in accordance with Sections 3.04, 3.05 and 3.06 of the Site Plan Regulation. In addition, please update the utility plans or lighting plans to indicate the electric lines serving the proposed driveway and site lighting.
3. The proposed gas line is shown to be approximately 6 feet from the proposed sewer line on the utility plan – sheet 5, when the Town typically requests 10 feet separation. We recommend the Applicant relocate the gas line to 10 feet from the sewer line or verify the proposed gas line location in proximity to the sewer line is acceptable to the Sewer Division. In addition, please verify the proposed gas line shown approximately 2 feet from the right of way can be constructed without impacts to the abutting lot. Please obtain and provide copies to the Town of any easements needed for construction beyond the roadway right of way adjacent to abutting lots.
4. Please update the drainage profile on sheet 11 to indicate the underground electric (UGE) line crossing near sta. 3+00 indicated on the grading plan. In addition, please update the catch basin information in the roadway profile, on sheet 11 to show the 24" drain pipe.
5. We recommend that the Applicant verify the DRC comments of the Planning Department have been adequately addressed with the Planning Department.

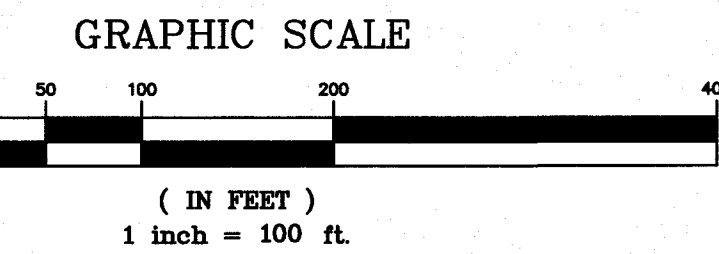
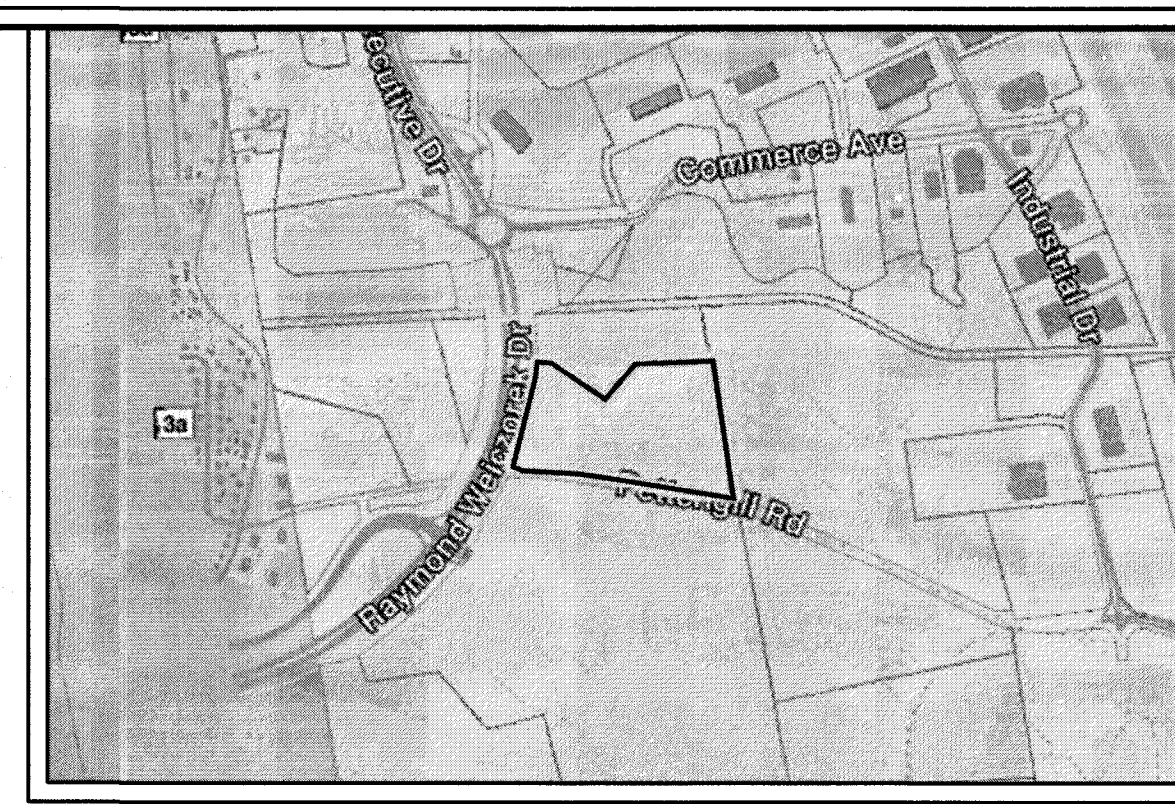
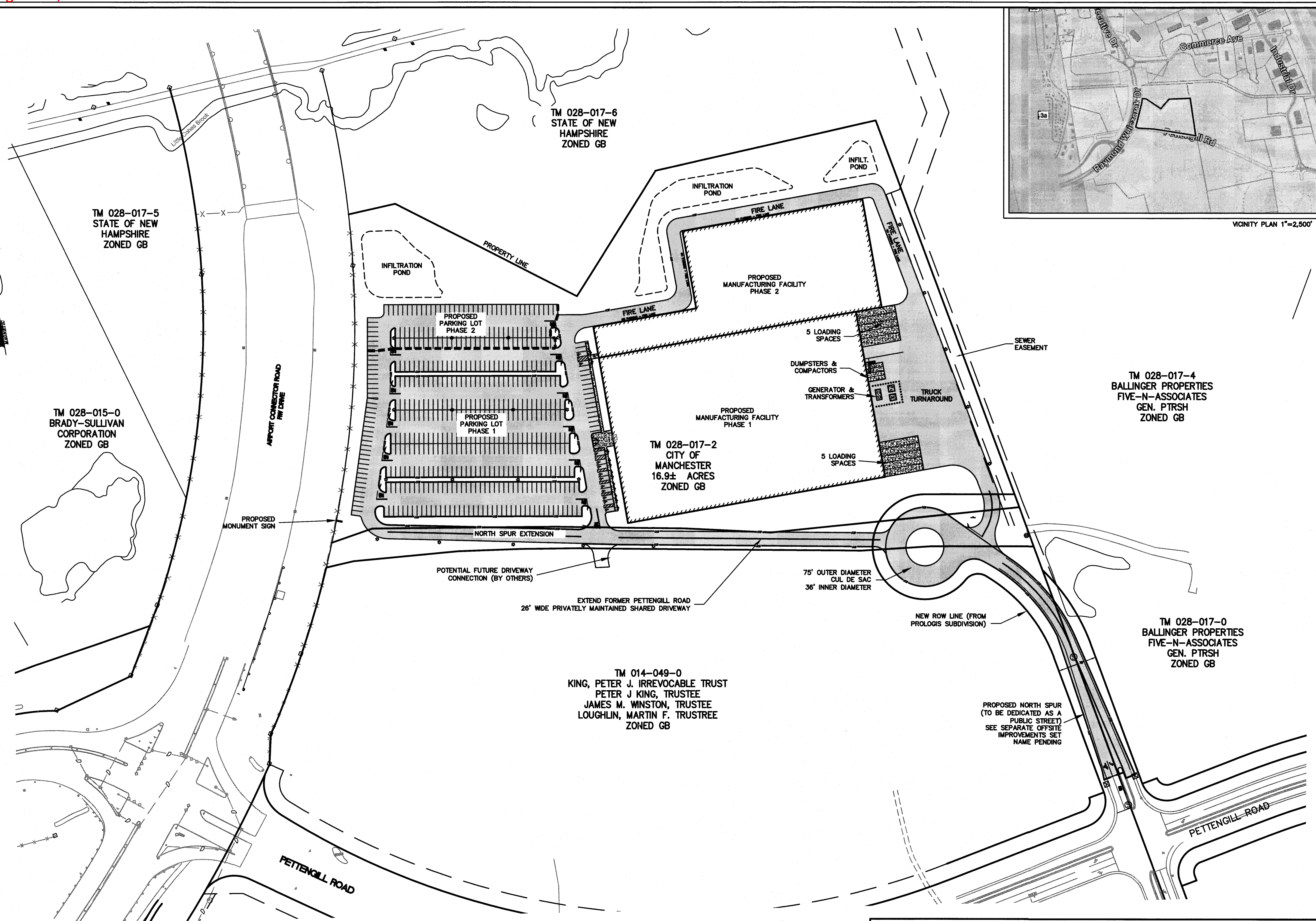
Board Information Items:

1. This project plan has been previously approved by the Board on December 31, 2014 contingent that the offsite NHDOT improvements would be obtained in the near future. The project NHDOT permit has not been obtained at this time.

2. The Board has previously granted several waivers to the project, with some related to the proposed northerly driveway design that still are applicable under this latest driveway design revision. The Applicant is requesting that the Board reaffirm the previously granted waivers for the project as noted in his letter dated July 8, 2015.

SITE NOTES:

- THE OWNER OF RECORD OF TM 28 LOT 17 BLOCK 2 IS CITY OF MANCHESTER, 1 AIRPORT ROAD, SUITE 300, MANCHESTER, NH 03103. DEED REFERENCE TO PARCEL IS BK. 2379, PG. 857 IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE IMPROVEMENTS ASSOCIATED WITH THE PHASE 1 DEVELOPMENT OF A MANUFACTURING FACILITY WITH A 160,000 SF FOOTPRINT WITH UP TO 44,000 SF ON THE SECOND LEVEL FOR A TOTAL SQUARE FOOTAGE OF UP TO 204,000 SF. ADDITIONAL BUILDING AND PARKING IMPROVEMENTS MAY BE CONSTRUCTED IN PHASE 2. IMPROVEMENTS INCLUDE PROVISIONS FOR EXTENDING THE NORTH SPUR OF PETTENGILL ROAD, SITE ACCESS, PARKING, WATER, SEWER, PRIVATE UTILITIES, LANDSCAPING, DRAINAGE, LIGHTING AND EROSION CONTROL. THE EXISTING PROPERTY IS CURRENTLY VACANT.
- THE SUBJECT PARCEL IS LOCATED IN THE GATEWAY BUSINESS (GB) ZONING DISTRICT. ZONING REQUIREMENTS FOR THE GB ZONING DISTRICT INCLUDE:
 REQUIRED: PROVIDED:
 MIN LOT SIZE 1 AC 736,164 SF / 16.9± AC
 MIN. LOT FRONTAGE 150 FT >150'
 MIN. BUILDING SETBACKS 30 FT 9 FT (CUP PROPOSED)
 FRONT 20 FT 66' FT
 SIDE 25% 28%
 GREEN SPACE 50 FT 25' +/- FEET
 MAX. BUILDING HEIGHT 10% 7% (WAIVER REQUESTED)
 INTERNAL GREEN SPACE
 FRONT
 PARKING CALCULATIONS:
 TOTAL PHASE 1 GFA = 204,000 SF
 TOTAL PHASE 2 GFA = 97,500 SF
 TOTAL COMBINED GFA = 301,500 SF
 # SPACES REQUIRED = 1/ EMPLOYEE
 TOTAL REQUIRED = 500 EMPLOYEES/SPACES (AT FULL BUILDOUT)
 TOTAL PROVIDED = 516 SPACES (INCLUDING 12 HANDICAP SPACES)
- THE PROPERTY WILL BE SERVICED BY MANCHESTER WATER WORKS AND TOWN OF LONDONDERRY MUNICIPAL SEWER.
- IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH N.H.D.E.S. REGULATIONS.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS, AND STANDARDS.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY CLD CONSULTING ENGINEERS, INC. DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREINAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
- SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
- ALL WORK IS TO CONFORM TO TOWN OF LONDONDERRY, DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.
- THIS SITE HAS BEEN DESIGNED TO SUPPORT A WB-67 DESIGN VEHICLE.
- COVERED OUTSIDE STORAGE IS POTENTIALLY PROPOSED IN THE FUTURE ADJACENT TO THE SOUTH LOADING DOCKS.
- RETAINING WALLS MUST BE REVIEWED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
- 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 AND 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.
- SEE BURNELL JOHNSON ARCHITECTURAL DRAWINGS FOR ALL BUILDING INFORMATION.
- SUBJECT PREMISES IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP(S) FIRM 3301500315E PANEL 315 OF 681, EFFECTIVE DATE: MAY 17, 2005.
- THIS ENTIRE PLAN SET SHALL BE KEPT ON FILE AT THE TOWN OF LONDONDERRY IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA 676:12. ALL OFF-SITE IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY (AND/OR NHDOT, IF APPLICABLE) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



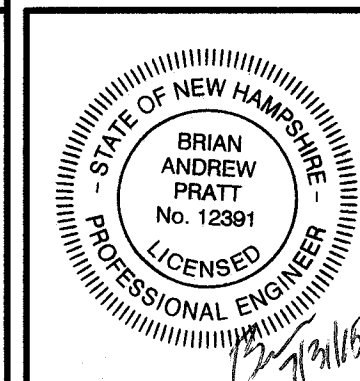
LAND OWNER OF RECORD

OWNER OF RECORD SIGNATURE _____ DATE _____

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

CERTIFIED BY: CHAIRMAN _____

SECRETARY: _____



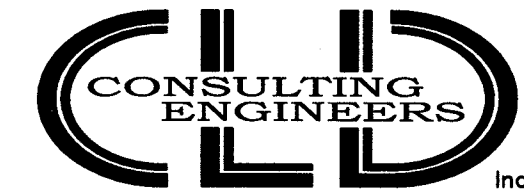
BENCHMARK DATA:

TBM #1
TBM SIGN POLE
XMARK SE BOLT
ELEV.=216.35'

TBM #2
SIGN POLE
XMARK NE BOLT
ELEV.=195.94

NO.	DATE	REVISION

DRAWN: BAP	DESIGNED: BAP	CHECKED: ACD	APPROVED: BAP
------------	---------------	--------------	---------------

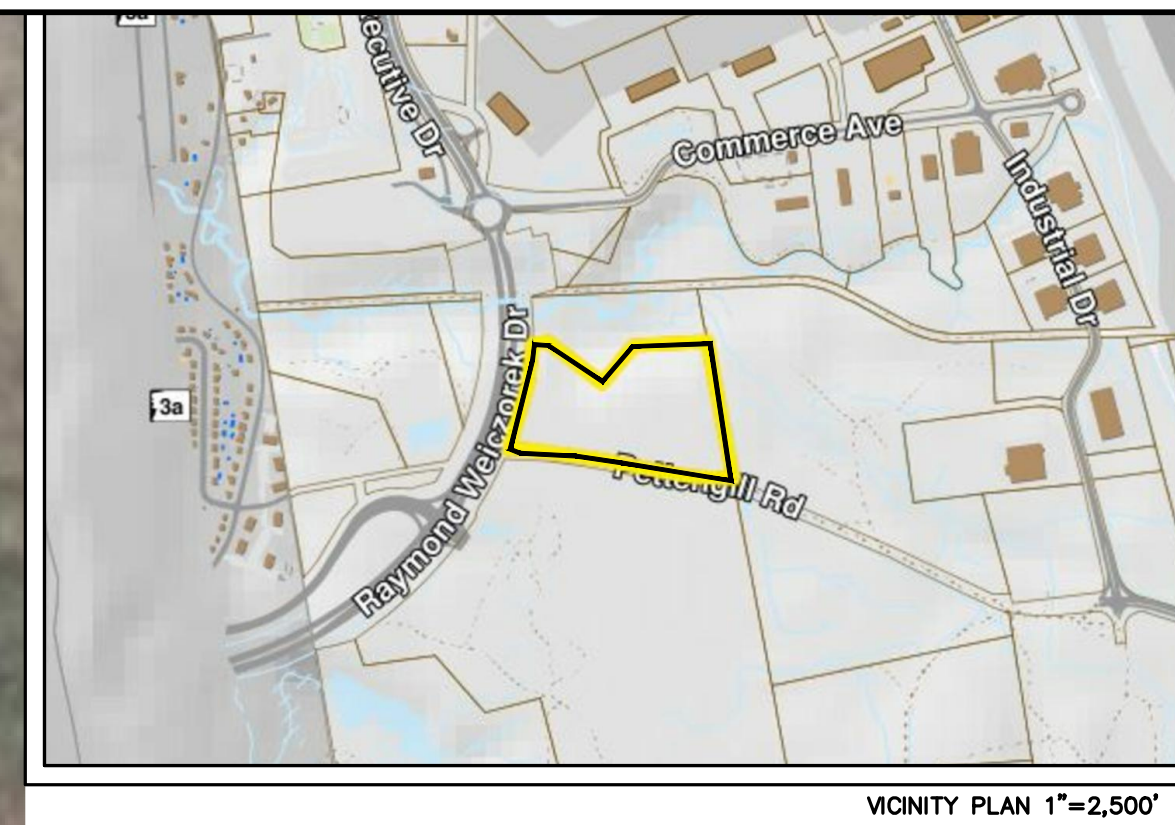
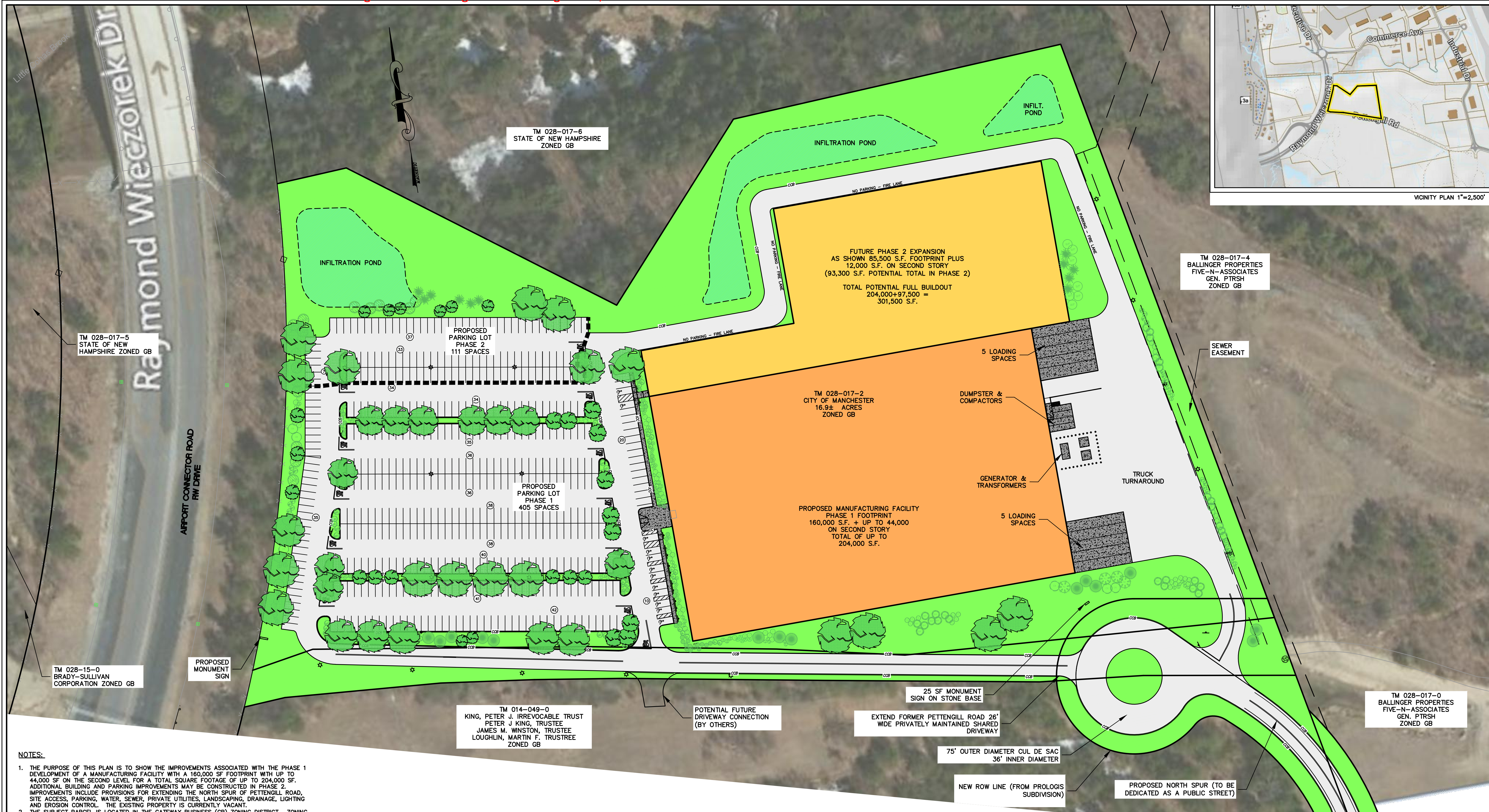


540 Commercial Street • Manchester, NH 03101
(603) 668-8223 • Fax: (603) 668-8802
clde@cldeengineers.com • www.cldeengineers.com
Maine • New Hampshire • Vermont

**TAX MAP 28 LOT 17 BLOCK 2
SITE PLAN
OVERVIEW**

**MANUFACTURING FACILITY
57 REAR PETTENGILL ROAD
LONDONDERRY, NH**

OWNER: CITY OF MANCHESTER 1 AIRPORT ROAD SUITE 300 MANCHESTER, NH 03103	APPLICANT: ANAGOST INVESTMENTS INC. 1662 ELM STREET MANCHESTER, NH 03101	SCALE: 1"=100' DATE: JULY 2015	JOB NO. 14-0244 DWG. C2
---	---	---	--------------------------------------



TM 028-017-5
STATE OF NEW HAMPSHIRE ZONED GB

TM 028-017-6
STATE OF NEW HAMPSHIRE ZONED GB

TM 028-017-4
BALLINGER PROPERTIES FIVE-N-ASSOCIATES GEN. PTRSH ZONED GB

TM 028-15-0
BRADY-SULLIVAN CORPORATION ZONED GB

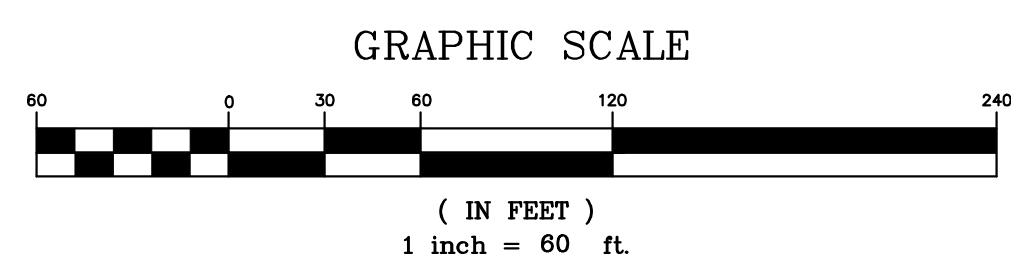
TM 014-049-0
KING, PETER J. IRREVOCABLE TRUST PETER J. KING, TRUSTEE JAMES M. WINSTON, TRUSTEE LOUGHLIN, MARTIN F. TRUSTEE ZONED GB

TM 028-017-0
BALLINGER PROPERTIES FIVE-N-ASSOCIATES GEN. PTRSH ZONED GB

NOTES:
 1. THE PURPOSE OF THIS PLAN IS TO SHOW THE IMPROVEMENTS ASSOCIATED WITH THE PHASE 1 DEVELOPMENT OF A MANUFACTURING FACILITY WITH A 160,000 SF FOOTPRINT WITH UP TO 44,000 SF ON THE SECOND LEVEL FOR A TOTAL SQUARE FOOTAGE OF UP TO 204,000 SF. ADDITIONAL BUILDING AND PARKING IMPROVEMENTS MAY BE CONSTRUCTED IN PHASE 2. IMPROVEMENTS INCLUDE PROVISIONS FOR EXTENDING THE NORTH SPUR OF PETTENGILL ROAD, SITE ACCESS, PARKING, WATER, SEWER, PRIVATE UTILITIES, LANDSCAPING, DRAINAGE, LIGHTING AND EROSION CONTROL. THE EXISTING PROPERTY IS CURRENTLY VACANT.
 2. THE SUBJECT PARCEL IS LOCATED IN THE GATEWAY BUSINESS (GB) ZONING DISTRICT. ZONING REQUIREMENTS FOR THE GB ZONING DISTRICT INCLUDE:

	REQUIRED:	PROVIDED:
MIN. LOT SIZE	1 AC	736,164 SF/ 16.9± AC
MIN. LOT FRONTAGE	150 FT	>150'
MIN. BUILDING SETBACKS		
FRONT	30 FT	9 FT (CUP PROPOSED)
SIDE	20 FT	66' FT
GREEN SPACE	25%	28%
MAX. BUILDING HEIGHT	50 FT	25'+/-FEET
INTERNAL GREEN SPACE		
FRONT	10%	7% (WAIVER REQUESTED)

PARKING CALCULATIONS:
 TOTAL PHASE 1 GFA = 204,000 SF
 TOTAL PHASE 2 GFA = 97,500 SF
 TOTAL COMBINED GFA = 301,500 SF
 # SPACES REQUIRED = 1/ EMPLOYEE
 TOTAL REQUIRED = 500 EMPLOYEES/SPACES (AT FULL BUILDOUT)
 TOTAL PROVIDED = 516 SPACES (INCLUDING 12 HANDICAP SPACES)



BENCHMARK DATA:

TBM #1 TBM SIGN POLE XMARK SE BOLT ELEV.=216.35'	
TBM #2 SIGN POLE XMARK NE BOLT ELEV.=195.94	

NO.	DATE	REVISION

DRAWN: BAP	DESIGNED: BAP	CHECKED: ACD	APPROVED: BAP
---------------	------------------	-----------------	------------------

540 Commercial Street • Manchester, NH 03101
 (603) 668-8223 • Fax: (603) 668-8802
 cid@cidengineers.com • www.cidengineers.com
 Maine • New Hampshire • Vermont

TAX MAP 28 LOT 17 BLOCK 2
SITE PLAN
P.B. PRESENTATION PLAN
MANUFACTURING FACILITY
57 REAR PETTENGILL ROAD
LONDONDERRY, NH

OWNER:
CITY OF MANCHESTER

1 AIRPORT ROAD
SUITE 300
MANCHESTER, NH 03103

APPLICANT:
ANAGOST INVESTMENTS INC.

1662 ELM STREET
MANCHESTER, NH 03101

SCALE:
1"=60'

DATE:
JULY 2015

JOB NO.
14-0244

DWG.
1



VIEW FROM SOUTH EAST

RENDERING C

57 REAR PETTENGILL RD

LONDONDERRY, N.H.

ANAGNOST INVESTMENTS

BURNELL ▲ JOHNSON

ARCHITECTS

80 STARK STREET
MANCHESTER, N.H.

(603) 625-5098
email sburnell@burnellarchitects.com