

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF JUNE 4, 2014 AT THE MOOSE HILL**
3 **COUNCIL CHAMBERS**
4

5 Members Present: Art Rugg; Mary Soares; Lynn Wiles; Laura El-Azem; Chris
6 Davies; Jim Butler, Ex-Officio; Rick Brideau, CNHA, Ex-Officio; John Laferriere, Ex-
7 Officio; Scott Benson; and Al Sypek, 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; and Jaye Trottier, Associate Planner
12

13 A. Rugg called the meeting to order at 7:00 PM. He appointed A. Sypek to vote
14 for M. Soares until she arrived.
15

16 **Continued Plans**
17

18 A. RAFCO, Inc. c/o Richard A. Flier, Trustee (Owner and Applicant), Map 9 Lot 51
19 - Public Hearing to consider the applicant's request to rezone Lot 51 from
20 Agricultural/Residential (AR-I) to Commercial-IV (C-IV) at 132 Pillsbury Road,
21 Zoned AR-I [Continued from the May 14, 2014 meeting].
22

23 A. Rugg announced that this request has been withdrawn (see Attachment
24 #1).
25

26 **New Plans**
27

28 A. 9 Alexander LLC (Applicant & Owner, 9 Alexander Road, Map 12 Lot 4, Zoned
29 AR-I), and John and Susan Merck (Applicant & Owner, 3 Alexander Road, Map
30 12 Lot 4-4, Zoned AR-I) - Application Acceptance and Public Hearing for formal
31 review of a subdivision plan to adjust the lot line between Lots 12-4 and
32 12-4-4 at 9 and 3 Alexander Road.
33

34 A. Rugg stated that this application has been withdrawn (see Attachment #2).
35

36 B. Hampshire Ventures, Inc. (Owner and Applicant), Manchester Tax Map 887A
37 Lot 144 – Application Acceptance and Public Hearing to review the access from
38 Checkerberry Lane in Londonderry to a proposed eight (8) lot residential
39 subdivision on Bodwell Road in Manchester.
40

41 A. Rugg stated that this applicant has requested a postponement until the July
42 2, 2014 meeting (see Attachment #3).
43

44 **Administrative Board Work**
45

46 A. Approval of Minutes – May 7 and 14, 2014

47 **L. Wiles made a motion to approve and sign the minutes from the May**
48 **7, 2014 meeting. J. Laferriere seconded the motion.** No discussion.

49 **Vote on the motion: 7-0-2.**

1 (L. El-Azem and C. Davies abstained as they were absent from the May 7,
2 2014 meeting).

3
4 **L. Wiles made a motion to approve and sign the minutes from the May**
5 **14, 2014 meeting. J. Laferriere seconded the motion.** No discussion.

6 **Vote on the motion: 8-0-1.**

7 (L. El-Azem abstained as she was absent from the May 14, 2014 meeting).

8
9 Minutes for May 7 and May 14, 2014 were approved and were signed at the
10 conclusion of the meeting.

11
12 B. Extension Request – Aranco Realty, Inc. (Owner and Applicant), Map 16 Lots
13 66, 73, and 75 at 137, 131 and 129 Rockingham Road, Zoned C-II
14 [Conditionally Approved February 12, 2014].

15
16 C. May referenced the letter from Jeffrey Merritt, PE of Keach-Nordstrom
17 Associations, Inc., requesting a 90-day extension of the site plan that will
18 expire on June 12, 2014. The applicant is working with the NH Department of
19 Transportation to obtain the driveway permit for the offsite improvements
20 associated with the project.

21
22 **L. Wiles made a motion to grant a 90-day extension to September 10,**
23 **2014. J. Laferriere seconded the motion.** No discussion. **Vote on the**
24 **motion: 9-0-0.** The extension for 90 days was granted.

25
26 C. Discussions with Town Staff

27
28 • CIP

29
30 C. May stated that the annual Capital Improvement Plan (CIP) process
31 will begin June 9 with an informational meeting of the CIP Committee at
32 6PM in the Elwood Conference Room. The Committee will be
33 determining the date of their first meeting in August.

34
35 • Master Plan Implementation Committee

36
37 C. May stated that the Master Plan Implementation Committee last met
38 on May 28 and that an update of the Committee's progress will be given
39 to the Board at the June 11 meeting.

40
41 **Public Hearings/Workshops/Conceptual Discussions**

42
43 A. Peter J King Irrevocable Trust; Peter J. King, James M. Winston and Martin F.
44 Loughlin, Trustees (Owner) and Prologis (Applicant), Map 14 Lot 49 –
45 Conceptual discussion of a proposed Distribution Center at 4 Pettengill Road,
46 Zoned GB.

47
48 A. Rugg explained that the purpose of a conceptual discussion is to exchange
49 ideas between the applicant and the Board, adding that no binding decisions

1 are made as a result.

2
3 Bob Duvall of TFMoran introduced project team members and conveyed the
4 team's objective of obtaining guidance from the Board in order to streamline
5 the design and approval process because of the applicant's compressed time
6 schedule. The goal of applicant Prologis is to be able to provide the finished
7 building to UPS by February of 2015, who will then install their equipment in
8 time for a June 2015 opening of the facility. The applicant is therefore
9 attempting to have Planning Board approval by the August 6 meeting.
10 Conceptual meetings have already taken place with the NH Department of
11 Environmental Services (DES), the Army Corps of Engineers, NH Fish & Game
12 (F&G), and the Town's Heritage and Conservation Commissions, none of which
13 have identified any significant obstacles to the aggressive time schedule.
14

15 John Clohessy, an engineer with UPS, gave an overview of his company as well
16 as the specific third party logistics that this facility would be providing to
17 aerospace manufacturer Pratt & Whitney. Unlike the UPS package facilities the
18 public is most familiar with, UPS will be storing parts and assembling kits for
19 Pratt & Whitney jet engines, then sending those kits out on a daily basis to six
20 locations in the U.S. and Canada. As such, there will be a relatively low
21 volume of truck traffic to and from the site daily (approximately 100 total truck
22 trips in and out from the site each day are expected). This facility will be a
23 showplace for Pratt & Whitney, meaning visitors will be coming to Londonderry
24 on a regular basis to view the facility. When first open, UPS expects to have
25 125 employees in the building and at full build out, anticipates providing
26 upwards of 250 full time jobs.
27

28 Part of the plan to construct the 614,000 square foot facility is to build
29 approximately half of the future Pettengill Road that will stretch from Raymond
30 Wieczorek Drive to Industrial Drive in order to provide access to the site.
31 Utilities would be extended from Industrial Drive to the site and a new sewer
32 line would be constructed from the property northward to the Cohas Brook
33 interceptor (see Attachment #4). The amount of public infrastructure being
34 provided on behalf of the town would amount to roughly 2,000 feet of public
35 road, 5,000 feet of public sewer, 3,000 feet of public water, power and gas
36 utilities. Chris Rice, also of TFMoran, provided further specifics as well as a
37 preview of waivers requests and Conditional Use Permits (CUPs) the applicant
38 is anticipating:
39

- 40 • The 614,000 sf building will be 500 feet wide x 1,200 feet long;
- 41 • 300 parking spaces are currently envisioned on the north side of the
42 building with 130 at the south end, however that is based on the use as
43 a warehouse. The applicant is working with Staff to determine how the
44 small office component and the assembly use will be factored into the
45 parking calculations;
- 46 • A CUP may be sought for parking since the final calculations may call for
47 even more parking than is currently provided, however the number of
48 employees will only total 250 over two shifts;

- 1 • The building will be LEED (Leadership in Energy & Environmental
2 Design) certified;
- 3 • Vehicle trips per day would total 500 (based on 250 employees), while
4 truck trips would total 100 per day;
- 5 • Stormwater management will include some degree of onsite infiltration
6 and underground detention using Best Management Practices;
- 7 • The project will meet stormwater requirements of both NH DES
8 Alteration of Terrain and the Town;
- 9 • Municipal sewer and water will service the site, along with electric, gas
10 and telephone and adequate capacity for all utilities has been
11 determined;
- 12 • All Town landscaping requirements will be met with regard to quantity,
13 however a waiver will be sought regarding the relocation of internal
14 plantings to the perimeter of the site to best screen the building in
15 combination with the existing buffer of conservation land to the west;
- 16 • A CUP will be sought for a use in the Gateway Business zoning district
17 for a facility with this use in excess of 250,000 sf;
- 18 • A CUP will be sought for impacts to a portion of the Conservation
19 Overlay District (COD) wetland buffer due to grading. While none of the
20 wetlands to be impacted on the site are large enough to trigger the COD
21 buffer, the buffer of a wetland on the lot to the east lies partially within
22 Lot 49;
- 23 • A waiver for lighting pole heights will be sought and possibly for light
24 trespass in excess of 0.2 foot-candles. Lighting pole heights are
25 expected to be similar to those at the new FedEx facility to the east;
- 26 • The applicant is working with Staff to determine whether the project is of
27 regional impact under the guidelines suggested by the Southern NH
28 Planning Commission (SNHPC);
- 29 • Along with the site plan, a subdivision/lot line adjustment plan will be
30 submitted in July for the August 6 meeting which will subdivide off over
31 30 acres of the northwest portion of Lot 49 and also adjust the lot line
32 with Lot 14-49-1 to the west. The lot line adjustment will swap an acre
33 of Lot 49-1 needed to accommodate the footprint of the building for
34 roughly 4 acres of Lot 49 which will then be conserved with the rest of
35 49-1;
- 36 • Because of the tight time schedule, the limits of the building season and
37 the size of the area to be developed, the applicant is seeking feedback
38 from the Board about submitting a separate site plan that could be
39 considered Phase I of the project. The plan would feature no building or
40 development improvements and would instead allow solely for clearing,
41 grubbing and stabilization of the site so that construction can begin as
42 soon as the development site plan is approved. Staff had suggested the
43 applicant seek the Board's input because they were of the opinion that
44 an excavation permit under the Town's zoning ordinance would not apply
45 to the proposed site work, particularly since no materials will leave the

1 site (aside from cut timber). A Phase I site plan could be submitted in
2 June for the July 2 meeting.

3 [M. Soares arrived at 7:29 PM].

4 Before hearing about designs for the building, signage and lighting, A. Rugg
5 entertained input on the presentation thus far.

6
7 A. Rugg asked for Staff input.

8
9 J. R. Trottier verified that groundwater infiltration has been and will continue to
10 be discussed with Staff. C. May advised the Board that the aforementioned
11 Phase I site plan would allow the applicant to create the amount of open space
12 needed for the project, while allowing the area to naturally regenerate should
13 the project not proceed. As long as the applicant obtains the necessary State
14 approvals, Staff does not believe there would be any potential loss to the Town
15 in allowing the Phase I site plan and recommended support from the Board.

16
17 A. Rugg asked for Board input.

18
19 The Board unanimously supported the idea of the Phase I site plan with the
20 understanding that only clearing, grubbing and stabilization would be taking
21 place with the intent of preparing the site for construction as soon as the Phase
22 II site plan is approved. C. Davies asked about the increase in parking
23 requirements with the assembly and supporting office uses added to the
24 warehouse use. C. May recommended looking at the overall use of the site
25 rather than breaking out the exact square footages of the separate uses, since
26 in this case, the majority of the building will house product and will have
27 relatively few employees for a structure of its size. She noted that the
28 Planning Board has the ability to consider the use of the building as well as
29 possible future uses to determine an appropriate amount of parking for a given
30 project. If the amount of parking was reduced in this case, she pointed to an
31 area west of the building that could be converted to parking should a future
32 use cause the need for more.

33
34 A. Rugg asked for public input.

35
36 Janusz Czyzowski, Director of Public Works and Engineering, welcomed the
37 applicant and design team and offered that Staff will work diligently to meet
38 the applicant's compressed time table.

39
40 Ann Chiampa, 28 Wedgewood Drive, verified that the kits leaving the site will
41 do so by truck and will be expected to primarily use Raymond Wieczorek Drive
42 to access the Everett Turnpike, even after Pettengill Road is completed. She
43 also received clarification about the portion of the lot to be subdivided and the
44 portion involved in the land swap.

45
46 Building design was discussed next with A. Rugg noting that the applicant had
47 presented conceptually to the Heritage Commission, whose members were
48 supportive of the renderings. Architect Dennis McCarthy reviewed site
49 renderings with two views from R. Wieczorek drive, the first demonstrating

1 how the conservation land of Lot 49-1 will provide a natural buffer and the
2 second showing the building from the intersection of R. Wieczorek Drive and
3 proposed Pettengill Road (see Attachments #5 and #6). A third view showed
4 the building from Pettengill Road, just northeast from the site. Elevations
5 showed the earth tones to be used for the precast concrete 37-foot tall building
6 coated with a high performance material and advantageously using numerous
7 windows to provide natural lighting (see Attachments #7 and #8). Interior
8 drains will preclude the need for gutter and downspouts and the roof will
9 feature a center ridge so water will collect in the middle and aid in efficiency of
10 stormwater management. A fire wall splits the building nearly in half for both
11 safety purposes and in the event that two separate future users want to occupy
12 the building. A. Sypek confirmed that there will be two separate fire
13 suppression systems as well, along with other utilities.

14
15 Signage will include a wall mounted UPS logo over the main entrance as well as
16 a free standing monument style sign at the entrance to the facility. These will
17 adhere to Town regulations, as will the lighting design and the specifics for the
18 individual fixtures. A. Rugg asked that the applicant meet again with the
19 Heritage Commission to review the signage and verified that the landscaping
20 plan will be forthcoming.

21
22 A. Rugg asked for Staff input.

23
24 C. May acknowledged that the applicant followed Staff's direction to shield the
25 building and other items that they recommended be screened and praised the
26 aesthetics of the design.

27
28 A. Rugg asked for Board input.

29
30 M. Soares thanked the applicant for proposing to preserve mature trees on the
31 site where possible and only cutting what is needed. She also asked if the
32 building would be open 24 hours a day. It was explained that the majority of
33 employees would be there during first and second shift, while the building
34 would be closed during third shift with just the typical maintenance and
35 security employees on site. J. Butler confirmed that no hazardous materials
36 will be used on site and no hazardous waste will result from the operations.

37
38 A. Rugg asked for public input.

39
40 David Colglazier, 6 Moulton Drive, encouraged the Board to request the use of
41 solar panels, if not for this project, then for future site plans. A. Rugg
42 responded that the suggestion was a good one, considering the topic could be
43 one for the Master Plan Implementation Committee. B. Duvall noted that the
44 idea had been broached with the Manchester-Boston Regional Airport who said
45 they would not support the idea because of possible interference with flights in
46 the area.

47
48 A. Rugg asked if the applicant had any questions for the Board.

49
50 B. Duvall stated that the design team had received useful guidance from the

1 Board. He thanked the Board as well as Staff for their support.

2
3 C. May asked if the Board would prefer a fiscal impact study be submitted by
4 the applicant and the consensus was to request one.

5
6 [J. Butler and M. Soares left the meeting room].

7
8 **Other Business**

9
10 A. Planning Board Plan Signature Policy [Continued from the May 14, 2014
11 meeting].

12
13 A. Rugg stated that this item has been continued to the June 11 meeting.

14
15 **Adjournment:**

16
17 **J. Laferriere made a motion to adjourn the meeting. L. Wiles seconded**
18 **the motion. Vote on the motion: 7-0-0.**

19
20 The meeting adjourned at 8:09 PM.

21
22 These minutes prepared by Associate Planner Jaye Trottier

23
24 Respectfully Submitted,

25
26
27
28 Lynn Wiles, Secretary

Planning Board Meeting Minutes - June 4, 2014 - Attachment #1

From: [Cynthia May](#)
To: [Jaye Trotter](#)
Subject: FW: 132 Pillsbury Road rezoning requestwithdrawal
Date: Wednesday, May 28, 2014 4:31:40 PM

From: raf [mailto:raf@vimap.org]
Sent: Wednesday, May 28, 2014 3:02 PM
To: Cynthia May
Subject: 132 Pillsbury Road rezoning requestwithdrawal

Cynthia A. May, ASLA

May 28, 2014

Londonderry, N.H. Town Planner

Thanks to you and the Planning Board for the thoughtful consideration of our proposal to rezone our 132 Pillsbury Road property. Due to a wonderful response from many community residents (some interested in relocating their residence to the Town Center and others having good ideas for different site uses), we have decided to withdraw the rezoning request. In place of a current rezoning effort, we have recognized a unique opportunity to host a series of discussions with all interested citizens, in order to explore the best use for this property toward the goal of revitalizing the cherished historic Town Center. Our hope is to restore the existing 1880's farmhouse to it's original stature and shall make every effort stabilize the structure, while community gatherings go forward.

Respectfully,

Richard A. Flier
Trustee, Rafco Inc. PSP&T

Planning Board Meeting Minutes - June 4, 2014 - Attachment #2

From: [Jeanne Warren](#)
To: [Jaye Trottier](#)
Subject: 3 & 9 Alexander Road Lot Line Adjustment
Date: Thursday, May 29, 2014 4:11:42 PM

Good Afternoon Jaye:

I just spoke with Cynthia May, and she informed me that there are too many outstanding items in our Final Application for the 3 & 9 Alexander Road Lot Line Adjustment Plan to be heard at next Wednesday's Planning Board and we should withdraw our Final Application but continue with the Design Review. Therefore at this time we would like to withdraw our Final Application and proceed with the Design Review for this proposal.

If there is any additional information that we need to provide for this withdrawal, please feel free to contact our office.

Thank you
Jeanne Warren

Edward N. Herbert Assoc., Inc.
1 Frost Road
Windham, NH 03087
603-432-2462

Jaye Trottier

Subject: FW: Checkerberry Lane/Southbrook Court

From: Patrick Colburn [<mailto:pcolburn@keachnordstrom.com>]

Sent: Monday, June 02, 2014 1:22 PM

To: Cynthia May

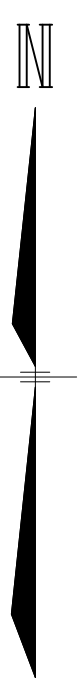
Cc: Steven Keach

Subject: Checkerberry Lane/Southbrook Court

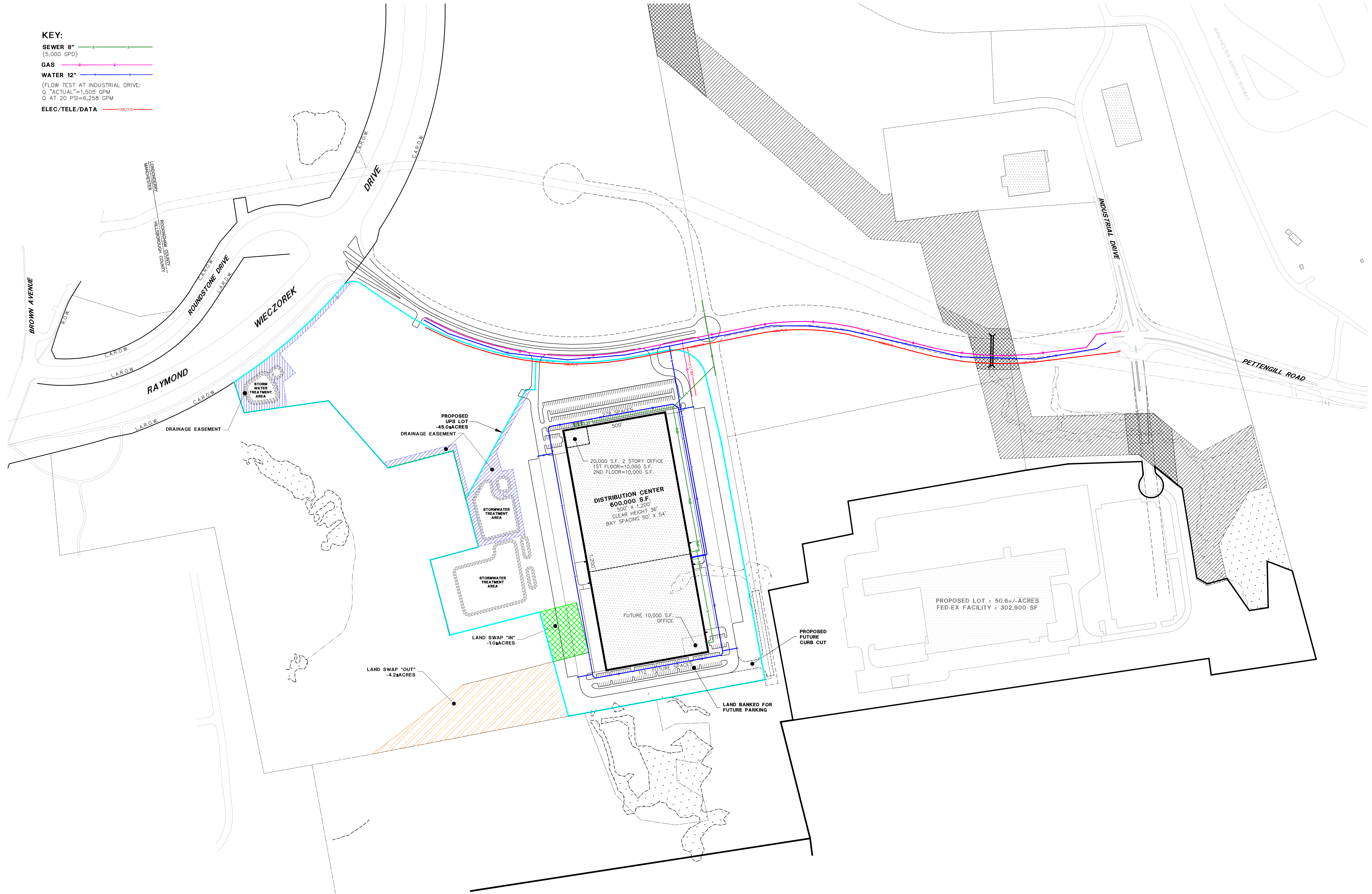
Good afternoon Cynthia:

The City of Manchester has requested that we postpone our Public Hearing in Manchester to the July meeting. In order to have the cases discussed contemporaneously, we request that the Londonderry Planning Board also postpone our Public Hearing to July. Please let me know if you have questions or require further information.

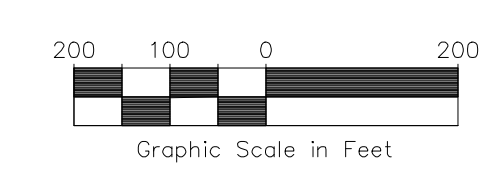
Patrick R. Colburn, P.E.
Project Manager
Keach-Nordstrom Associates, Inc.
10 Commerce Park No., Suite 3
Bedford, New Hampshire 03110
Phone: (603) 627-2881
Fax: (603) 627-2915



KEY:
SEWER 8" (5,000 GPD)
GAS
WATER 12"
 (FLOW TEST AT INDUSTRIAL DRIVE:
 O ACTUAL=1,505 GPM
 O AT 20 PSI=6,258 GPM
ELEC/TELE/DATA



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 This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



BENCHMARKS



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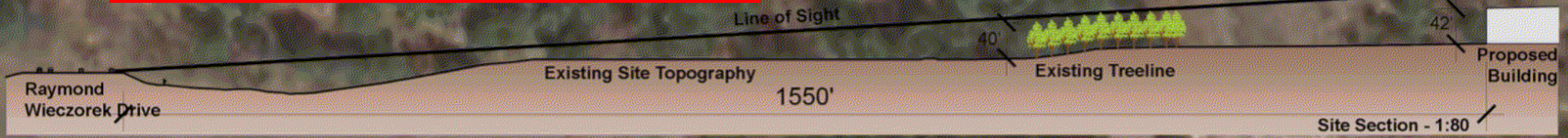
NO	DATE	ISSUE
00	0.00.14	REVIEW

CONCEPTUAL SITE PLAN
 B-3

June 03, 2014
CONCEPTUAL DRAWING
 Not For Construction

B-3
 APRIL 28, 2014
 SCALE: 1" = 200'





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NO	DATE	ISSUE
01	05.06.14	PREV
02	02.09.14	REV

SITE PLAN
SCHEME 1

SD-5
SCALE: 1" = 60'-0"





VIEW 1



VIEW 2



VIEW 3



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NO	DATE	ISSUE
00	05.22.13	REVIEW

SITE
RENDERINGS
SCHEME 1

SD-5
SCALE: N.T.S.



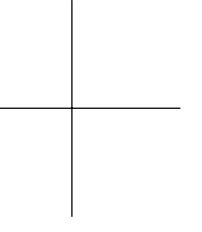


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NO	DATE	ISSUE
00	04.25.14	REVIEW
01	04.29.14	REVIEW
02	05.01.14	REVIEW
03	05.05.14	REVIEW
04	05.08.14	REVIEW
05	05.12.14	REVIEW
06	05.22.14	REVIEW
07	06.02.14	REVIEW

SCHEME 1

R-2





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NO	DATE	ISSUE
01	04.28.14	REVIEW
02	05.01.14	REVIEW
03	05.05.14	REVIEW
04	05.08.14	REVIEW
05	05.12.14	REVIEW
06	05.22.14	REVIEW
07	05.02.14	REVIEW

SCHEME 1

R-1

