

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF NOVEMBER 5, 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; Leitha Reilly, alternate member; Al Sypek, alternate
8 member; and Ann Chiampa, alternate member
9

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

14 A. Rugg called the meeting to order at 7:00 PM.
15

16 J. Butler and J. Laferriere arrived at 7:03 PM.
17

18 **Administrative Board Work**
19

20 A. Approval of Minutes – October 1 and October 8, 2014
21

22 **M. Soares made a motion to approve and sign the minutes from the**
23 **October 1, 2014 meeting. L. Wiles seconded the motion. No**
24 **discussion. Vote on the motion: 6-0-3.**
25

26 (J. Laferriere, L. El-Azem and S. Benson abstained as they did not attend the
27 October 1, 2014 meeting).
28

29 **M. Soares made a motion to approve and sign the minutes from the**
30 **October 8, 2014 meeting. R. Brideau seconded the motion. No**
31 **discussion. Vote on the motion: 7-0-2.**
32

33 (J. Laferriere and S. Benson abstained as they did not attend the October 8,
34 2014 meeting).
35

36 Minutes for October 1 and October 8, 2014 were approved and signed at the
37 conclusion of the meeting.
38

39 B. Regional Impact Determination – Pillsbury Cemetery Lot Line Adjustment Plan,
40 Map 10 Lots 42 and 154
41

42 C. May stated that this item would be addressed during the public hearing for
43 this lot line adjustment plan.
44

45 C. Discussions with Town Staff
46

- 47 • Plans signed

48 C. May notified the Board that the following plans were signed recently
49 at the Town Offices:

- 1 o Milton CAT site plan (on October 16, 2014)
- 2 o Nevins Retirement Coop Assoc. Site Plan Amendment (on October 16,
- 3 2014)
- 4 o Grand Estate at Londonderry Lot Line Adjustment Plan (on November
- 5 5, 2014)
- 6
- 7 • Tokanel Drive Improvements
- 8 M. Soares inquired with Staff about work being performed on Tokanel
- 9 Drive. J. R. Trottier explained that R.H. White Construction Company is
- 10 working on behalf of PSNH to execute electrical upgrades. The work
- 11 should be done in a week or so and restoration of disturbed areas will be
- 12 done in the spring.

13

14 Public Hearings/Workshops/Conceptual Discussions

15

- 16 A. Public Hearing to amend the Conditions of Approval for the Wallace Farm, LLC
17 (Owner and Applicant), Site Plan, Tax Map 16 Lots 1 and 3; 48 and 62 Perkins
18 Road, Zoned AR-I [Conditionally Approved June 11, 2014; Public Hearing
19 Continued from October 1, 2014 Meeting].

20

21 J. R. Trottier reminded Board members that conditional approval was granted
22 for the Wallace Farm site plan on June 11, 2014. The applicant has since been
23 working to finalize those conditions, which include completion of off-site
24 improvement plans at the intersection of Perkins Road and Rockingham Road.
25 Issuance of the NH Department of Transportation (DOT) permit is anticipated
26 by the applicant to lag behind completion of all other precedent conditions.
27 Because the applicant believes this will negatively impact the financing and
28 timing of the project, they are requesting the Board consider amending the
29 conditions of approval to allow the plans to be signed prior to receiving final NH
30 DOT approval. This would entail amending both the precedent as well as the
31 general and subsequent conditions of approval, however a requirement will be
32 added that all off-site improvements must be completed prior to the issuance
33 of the first certificate of occupancy.

34

35 **M. Soares made a motion to re-open the public hearing for the purpose**
36 **of amending the conditions of approval prior to final approval and plan**
37 **signature. L. Wiles seconded the motion. No discussion. Vote on the**
38 **motion: 9-0-0.**

39

40 Attorney Thomas Leonard, representing the applicant, reiterated Staff's
41 explanation and outlined the proposed amendments to the conditions of
42 approval along with a waiver request also before the Board. The waiver
43 would relieve the applicant from the site plan regulation that the NH DOT
44 permit number be listed on the off-site improvements plan. Similarly, one of
45 the three amendments would delete a portion of Precedent Condition #1 of the
46 June 18, 2014 Notice of Decision (NOD), which required the NH DOT permit be
47 obtained prior to plan signature. Precedent Condition #10 of the June 18 NOD

1 would become General and Subsequent Condition #1, again to allow for plan
2 signature without benefit of the NH DOT permit, however the stipulation will
3 be added requiring completion of all off-site improvements before issuance of
4 any Certificate of Occupancy for the project. Finally, to be consistent with the
5 Development Agreement for this project, the first sentence only of General and
6 Subsequent Condition #11 from the June 18 NOD would again specify that all
7 improvements for a given phase must be completed before the first
8 Certificate of Occupancy for a unit in that same phase can be issued.

9
10 A. Rugg asked for any additional Staff input. There was none.

11
12 The waiver being sought was listed in the Staff Recommendation memo dated
13 November 5, 2014 as follows:

- 14
15 1. Section 4.11.n of the site plan regulations to allow the Applicant to list the
16 NHDOT permit number for the off-site improvements on the cover of the
17 Off-site Improvement Plans to be submitted to the Town of Londonderry for
18 signature by the Planning Board prior to the issuance of any certificates of
19 occupancy for the site. Staff supports **granting** the waiver because the
20 approval number will be associated with the plan to which it references.
21 Also, completion of the off-site improvements, including NH DOT permit
22 approval and final construction shall occur prior to the issuance of a
23 certificate of occupancy.

24
25 The proposed amendments to the Conditional Approval of July 18, 2014 were
26 listed in the Staff Recommendation memo dated November 5, 2014 as follows:

- 27
28 1. Associated with the waiver is the Staff recommendation to move condition
29 # 10 of the "Precedent Conditions" of approval, as listed in the Amended
30 Notice of Decision dated June 18, 2014, to condition # 1 of the General and
31 Subsequent Conditions, with the addition of the requirement that all off-
32 site improvements are required to be completed prior to the issuance of any
33 Certificate of Occupancy.
- 34
35 2. Staff also recommends that Precedent Condition #1 be amended to delete
36 "NH DOT permit" from the list of permits required for plan signature.
- 37
38 3. Staff recommends amending the first sentence only in condition number 11
39 of the "General and Subsequent Conditions" of approval, as listed in the
40 Amended Notice of Decision dated June 18, 2014, to state "All site
41 improvements for a particular phase of the project must be completed prior
42 to the issuance of the first Certificate of Occupancy for a unit in the same
43 phase." The purpose of this change is to make it consistent with the
44 conditions listed in the Development Agreement as approved by the Town
45 Attorney.

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

48
49 Board members verified that there would be no risk to the Town in allowing
50 plan signature prior to the States approval of the off-site improvements

1 because the applicant will simply be unable to make use of any of the buildings
2 to be constructed until those improvements are complete. L. Wiles asked if the
3 specific improvements being made at the intersection of Perkins and
4 Rockingham Roads would impact area businesses. Staff replied that they
5 would not, adding that one business owner was approached about realigning
6 the drive into his business along with the intersection improvements, but the
7 offer was declined.

8
9 A. Rugg asked for public input. There was none.

10
11 **M. Soares made a motion to approve the applicant's request for the**
12 **Waiver as outlined in Staff's Recommendation Memo Dated November**
13 **5, 2014. L. Wiles seconded the motion. No discussion. Vote on the**
14 **motion: 9-0-0.**

15
16 **M. Soares made a motion to approve the three (3) amendments to the**
17 **conditions of approval as described in Staff's Recommendation Memo**
18 **Dated November 5, 2014. L. Wiles seconded the motion. No discussion.**
19 **Vote on the motion: 9-0-0.**

20
21 **M. Soares made a motion to grant final approval to the Amended Site**
22 **Plan Application for Wallace Farm at 48 and 62 Perkins Road as**
23 **submitted by Wallace Farm, LLC, subject to all of the Precedent**
24 **Conditions as amended and subject to all the General and Subsequent**
25 **Conditions as amended and outlined in Staff's Recommendations Memo**
26 **date November 5, 2014. The Planning Board also authorizes execution**
27 **of the Development Agreement to be signed by the Town Manager and**
28 **recorded with the Notice of Decision for this approval at the**
29 **Rockingham County Registry of Deeds. L. Wiles seconded the motion.**
30 **No discussion. Vote on the motion: 9-0-0.**

31
32 B. Public Service of New Hampshire (Owner and Applicant) – Request to
33 amend a previously approved Conditional Use Permit to allow additional minor
34 temporary impacts to the Conservation Overlay District (COD) buffer at the
35 Scobie Pond Sub-Station [Conditional Use Permit granted September 3, 2014].

36
37 Matt Cardin of TRC Environmental and Laura Games, Siting and Permitting
38 Specialist for Public Service of New Hampshire (PSNH) presented this request
39 for a Conditional Use Permit (CUP) Amendment regarding impacts to the
40 Conservation Overlay District (COD) wetland buffer. On September 3, 2014, a
41 CUP was granted by the Board to allow 109,211 square feet of temporary COD
42 buffer impact and 710 sf of permanent COD buffer impact. The proposal
43 before the Board this evening was not envisioned at the time of that previous
44 application. This new proposal involves a conduit to be buried in a trench that
45 will connect the new 115kV transmission line (see September 3, 2014 minutes)
46 to the Scobie Pond Substation. The trench will measure approximately three
47 feet deep and three feet wide for a total of 250 +/- linear feet and will result in
48 476 sf of temporary wetland buffer intrusion to the 100-foot COD buffer of
49 Shields Brook. Installation of the necessary structure to connect the new line
50 to the substation will cause 20 sf of permanent impact (See Attachment #1;

1 the dashed green line identifies the trench and the permanent impact created
2 by the new structure is identified in the lower left hand corner of the site
3 layout). M. Cardin noted that this proposal was found to be the least invasive
4 to the natural area and would avoid having to shift numerous lines entering the
5 substation. Restoration of the temporarily disturbed areas will take place after
6 the trench is backfilled and will be subject to the routine vegetative
7 maintenance performed by PSNH.

8
9 A. Rugg asked for Staff input.

10
11 J. R. Trottier reiterated the impact totals and the reasons for them, adding that
12 the Conservation Commission recommended approval of the CUP amendment.

13
14 A. Rugg asked for input from the Board. There was none.

15
16 A. Rugg asked for public input.

17
18 Phillip Sciandra, 17 Rear Brewster Road, asked how the work would affect his
19 property as an abutter. He was informed that his lot is 2,000 to 3,000 feet
20 away from the location of the proposed improvements. He then inquired about
21 blue flags that he said had been posted recently on his property. L. Games
22 and M. Cardin said they did not know why those flags were there. P. Sciandra
23 expressed concern that he is not receiving information about the overall project
24 when he makes inquiries to PSNH. A. Rugg asked L. Games to contact Mr.
25 Sciandra and address his concerns outside of the meeting since they were not
26 an issue the Planning Board could address.

27
28 There was no further public input.

29
30 **M. Soares made a motion to grant final approval to the Conditional Use**
31 **Permit Amendment for Public Service of New Hampshire (Owner and**
32 **Applicant), to allow additional minor temporary impacts to the**
33 **Conservation Overlay District (COD) buffer at the Scobie Pond Sub-**
34 **Station [Conditional Use Permit granted September 3, 2014], in**
35 **accordance with the submission prepared by TRC Environmental, dated**
36 **October 14, 2014, as noted in the Staff Recommendation Memo dated**
37 **November 5, 2014. L. Wiles seconded the motion. No discussion. Vote**
38 **on the motion: 9-0-0.**

39
40 [J. Butler temporarily left the room after the above vote was taken].

41
42 C. Pillsbury Realty Development LLC (Owner and Applicant), Tax Map 10 Lots 42
43 and 154 - Application Acceptance and Public Hearing for formal review of a lot
44 line adjustment plan to expand the Pillsbury Cemetery at 36 Pillsbury Road and
45 49 Hovey Road, Zoned PUD-1 and AR-I respectively.

46
47 C. May stated that this project is not a development of Regional Impact as it
48 does not meet any of the regional impact guidelines suggested by Southern NH
49 Planning Commission (SNHPC).

50

1 **M. Soares made a motion that the Planning Board Accept Staff's**
 2 **Determination that this project is not a Development of Regional**
 3 **Impact per Staff's Recommendation memo dated November 5, 2014. L.**
 4 **El-Azem seconded the motion. No discussion. Vote on the motion:**
 5 **8-0-0.**

6
 7 J. R. Trottier stated there were no checklist items and that Staff recommends
 8 the application be accepted as complete.

9
 10 **M. Soares made a motion to accept the application as complete per**
 11 **Staff's Recommendation memo dated November 5, 2014. L. El-Azem**
 12 **seconded the motion. No discussion. Vote on the motion: 8-0-0.**

13
 14 A. Rugg noted that the 65 day time frame for the Board to render a decision
 15 under RSA 676:4 commenced with acceptance of the application as complete.

16
 17 [J. Butler returned to the meeting during the beginning of the following
 18 presentation at 7:30 PM].

19
 20 Engineer Jeff Kevan of TFMoran, representing the applicant, explained that
 21 three acres of land will be subdivided out of Map 10 Lot 42 and conveyed to Lot
 22 154, which is the Town's Pillsbury Cemetery. This will also provide
 23 approximately 300 feet of frontage to the cemetery along Hovey Road and will
 24 leave roughly 94 acres on Lot 54. A boundary survey of the entirety of both
 25 lots has been performed and wetlands and topographic information was
 26 provided for the three acre piece. Waivers have been requested from having
 27 to provide such information for the remaining land on Lot 54 since no
 28 improvements are proposed for that lot at this time (see below).

29
 30 A. Rugg asked for Staff input.

31
 32 J. R. Trottier read into the record the five waiver requests from the Staff
 33 Recommendation memo:

- 34
 35 1. Sections 412.C.14 and 417.A.14 requiring that the limits of wetlands be
 36 noted on the boundary and topographical plans. No wetlands were found on
 37 the parcel to be conveyed as inspected by a Certified Wetland Scientist and
 38 the applicant is requesting relief from delineating wetlands on the remaining
 39 land. Staff recommends **granting** the waiver because the larger parcel is
 40 part of the Woodmont Common PUD and no development is proposed at
 41 this time. Wetlands on the larger parcel will need to be identified prior to
 42 future development of the Woodmont Commons PUD.
 43
 44 2. Section 4.17.A.23 requiring two-foot contour interval topography be shown
 45 over all subject parcels. Two-foot contour interval topography were
 46 provided on the parcel to be conveyed and the applicant is requesting relief
 47 from providing topography on the remaining land. Staff recommends
 48 **granting** the waiver because the larger parcel is part of the Woodmont
 49 Common PUD and no development is proposed at this time. Two-foot
 50 contour interval topography on the larger parcel will need to be identified
 51 prior to future development of the Woodmont Commons PUD.

1
2 3. Section 4.17.A.30 requiring existing tree lines be shown over all subject
3 parcels. Tree lines have been shown on the parcel to be conveyed and the
4 applicant is requesting relief from showing tree lines on the remaining land.
5 Staff recommends **granting** the waiver because the larger parcel is part of
6 the Woodmont Common PUD and no development is proposed at this time,
7 and the Applicant has referenced the previously approved plan showing all
8 the existing features. Existing tree line on the larger parcel will need to be
9 identified prior to future development of the Woodmont Commons PUD.

10
11 4. Section 4.17.A.31 requiring existing ledge outcroppings and other
12 significant natural features be shown over all subject parcels. Natural
13 features have been shown on the parcel to be conveyed and the applicant is
14 requesting relief from showing the natural features on the remaining land.
15 Staff recommends **granting** the waiver because the larger parcel is part of
16 the Woodmont Common PUD and no development is proposed at this time,
17 and the Applicant has referenced the previously approved plan showing all
18 the existing features. Existing ledge outcroppings on the larger parcel will
19 need to be identified prior to future development of the Woodmont
20 Commons PUD.

21
22 5. Section 4.17.A.32 requiring HISS mapping be shown over all subject
23 parcels. No development is being proposed at this time. Staff recommends
24 **granting** the waiver because the larger parcel is part of the Woodmont
25 Common PUD and no development is proposed at this time, and HISS
26 Mapping was done for the previous plan which is referenced by the
27 Applicant.

28
29 J. R. Trottier also summarized the engineering review letter (see Attachment
30 #3).

31
32 A. Rugg asked for comments and questions from the Board.

33
34 M. Soares inquired about existing features, i.e. wells, on the property as noted
35 in the engineering review letter. J. R. Trottier explained that the plan notes
36 state there are existing features on the 94-acre piece that he believes have
37 been removed. Staff will work with TFMoran to verify whether they still exist. L.
38 Wiles asked if this would be considered the first project of the Woodmont
39 Commons Planned Unit Development, which by its Development Agreement
40 requires that active and substantial development shall commence within four
41 years of the PUD plan approval. J. R. Trottier stated that "active and
42 substantial" activity typically involves actual development of some kind,
43 whereas this is simply a lot line adjustment.

44
45 A. Rugg asked for public input. There was none at the time, but later in the
46 meeting, Town Sexton Kent Allen commented that this addition will provide the
47 cemetery with enough space to last approximately another ten years.

48
49 **M. Soares made a motion to approve the Applicant's request for**
50 **waivers numbered 1 through 5 as outlined in Staff's Recommendation**

1 **Memo dated November 5, 2014. L. Wiles seconded the motion. No**
 2 **discussion. Vote on the motion: 9-0-0.**

3
 4 **M. Soares made a motion to grant final approval to the Lot Line**
 5 **Adjustment Plan for Pillsbury Realty Development LLC (Owner and**
 6 **Applicant), Map 10 Lots 42 and 154, to expand the Pillsbury Cemetery**
 7 **at 36 Pillsbury Road and 49 Hovey Road, Zoned PUD-1 and AR-I**
 8 **respectively, in accordance with the plans prepared by TFMoran, dated**
 9 **September 24, 2014, with the precedent conditions to be fulfilled**
 10 **within two (2) years of the approval and prior to plan signature, and**
 11 **the general and subsequent conditions of approval to be fulfilled as**
 12 **noted in the Staff memo, dated November 5, 2014. L. Wiles seconded**
 13 **the motion. No discussion. Vote on the motion: 9-0-0.**

14
 15 [J. Laferriere temporarily left the room after the above vote was taken].

- 16
 17 D. Team Business Development Corporation (Owner) and Senior Housing
 18 Development LLC (Applicant), Tax Map 7 Lots 132-1, 2, 10, 11, and 12 –
 19 Application Acceptance and Public Hearing for formal review of a site plan to
 20 construct a 58-unit/112 bed assisted living facility and associated
 21 improvements at 42 and 40 Meadow Drive and 1, 3 and 5 Golen Drive, Zoned
 22 C-I within the Route 102 Performance Overlay District.

23
 24 J. R. Trottier stated there were no checklist items and that Staff recommends
 25 the application be accepted as complete.

26
 27 **M. Soares made a motion to accept the application as complete per**
 28 **Staff’s Recommendation memo dated November 5, 2014. L. Wiles**
 29 **seconded the motion. No discussion. Vote on the motion: 8-0-0.**

30
 31 A. Rugg noted that the 65 day time frame for the Board to render a decision
 32 under RSA 676:4 commenced with acceptance of the application as complete.

33
 34 [J. Laferriere returned to the meeting during the beginning of the following
 35 presentation].

36
 37 Engineer George Chadwick of Bedford Design Consultants presented this site
 38 plan on behalf of the applicant. Since the conceptual design was presented to
 39 the Board in July, the applicant has received the variance needed from Section
 40 2.3.2.3.2.1.1 of the zoning ordinance to allow the density of 58 units that will
 41 make the project economically viable. He briefly reviewed the site, including
 42 wetlands delineation, the 76 parking spaces provided per Town regulations, the
 43 provision of water by Pennichuck Water Works, and access to municipal sewer
 44 via a private easement on the lot to the east where an elderly housing project
 45 has received final approval with conditions from the Board (i.e. Grand Estate at
 46 Londonderry). Landscaping and lighting plans have been designed to meet
 47 Town standards and a free standing sign will be placed at the intersection of
 48 Meadow Drive and Button Drive. The applicant met with the Conservation
 49 Commission on September 23 and G. Chadwick reported no concerns were
 50 expressed. The plan was then presented to the Heritage Commission on

1 September 25, who praised the design of the building and the project in
 2 general.

3
 4 Building Architect Stephen Humphreys of EGA Architects reviewed the layout of
 5 the 58,000 square foot, two-floor building, which will be made up of 45
 6 assisted living units and 13 “memory care apartments.” The first floor would
 7 include common a living room and dining room, the administration/reception
 8 area, a full service kitchen and a service access at the rear of the building. The
 9 13 apartments will comprise a secured “special care wing” on the first floor,
 10 which will include its own living room and dining room areas, courtyard and
 11 staff area. The second floor is entirely assisted living apartments along with a
 12 small rehabilitation area. One elevator will service the building.

13
 14 G. Chadwick briefly reviewed the two waivers and one exemption being sought
 15 (see Staff input below). He stated that the fiscal impact analysis performed by
 16 Fougere Planning demonstrates a net positive tax impact to the Town of
 17 \$55,515 per year. Concerns with traffic discussed during the conceptual
 18 presentation have resulted in planned improvements to both the Meadow
 19 Drive/Rte. 102 intersection and to the shoulders on Rte. 102 itself (see July 9,
 20 2014 minutes). G. Chadwick said the applicant has agreed to split the costs of
 21 those improvements with the developer of Grand Estate at Londonderry.
 22 Requisite permit applications have been submitted to the NH Department of
 23 Transportation (DOT) have been obtained. The traffic analysis, he noted, took
 24 into account the uses of both this facility as well as that of Grand Estate, and
 25 were used to redesign and widen the Meadow Drive intersection.

26
 27 A. Rugg asked for Staff input.

28
 29 C. May read into the record the exemption request from the Staff
 30 Recommendation memo:

- 31
 32 1. The applicant has requested an exemption from Residential Development
 33 Phasing, Section 1.3.3 of the Londonderry Zoning Ordinance as provided
 34 under Section 1.3.4 (please see the next paragraph below). Staff supports
 35 **granting** the waiver because the elderly housing project is proposed in
 36 accordance with the definition in Section 4.7 of the ordinance and the owner
 37 will enter into an agreement to be filed at the Rockingham County Registry
 38 of Deeds certifying that the project will be utilized and restricted to 100%
 39 elderly occupants aged 55 and over.

40
 41 J. R. Trottier read into the record the two waiver requests from the Staff
 42 Recommendation memo:

- 43
 44 1. Section 4.01.C which states that the maximum scale of the site plan
 45 cannot exceed 1”=40’. The applicant is requesting a scale of 1”=50’ be
 46 allowed for the Existing Conditions Plan. Staff recommends granting
 47 the waiver because this will allow the site to be shown on a single sheet
 48 while still being sufficiently legible.
 49
 50 2. Section 302.a requiring the plan indicate and label all monuments.
 51 Golen Drive will become the private common driveway for this site and

1 the elderly housing approved on the lot to the east. The applicant is
2 requesting that the monumentation for the proposed common lot line to be
3 created down the centerline of Golen Drive be shown as off-set from the
4 property line and on the abutting lot along the easterly portion of the site.
5 Staff recommends granting the waiver because it is not feasible to locate
6 boundary monuments within the pavement of Golen Drive, and it would be
7 appropriate to place them on the side as requested.

8
9 J. R. Trottier also summarized the engineering review letter (see
10 Attachment #4).

11
12 C. May added that a note will be included on the plan that sheet 3 of 17 in
13 the plan set will be recorded at the Rockingham County Registry of Deeds,
14 as it reflects that Lots 132-10, 11, and 12 were previously merged as part
15 of the Grand Estate at Londonderry plan by a signed voluntary merger. A
16 Development Agreement to be signed by the Town Manager will also be
17 recorded.

18
19 A. Rugg asked for comments and questions from the Board.

20
21 C. Davies questioned the proximity of the driveway to the project to the
22 Meadow Drive intersection but it was explained that it was roughly 100 feet
23 away and should pose no issues. L. Wiles inquired about kitchen facilities
24 within the apartments. S. Humphreys explained that there is a single
25 kitchenette facility that has no cooking appliances and that residents
26 generally use the main dining room. A. Sypek asked about the ability to
27 evacuate residents who use wheelchairs. Applicant Ben Wells of Kaplan
28 Development said staff would be available in an emergency to assist those
29 in need and that the project meets the staff-to-resident ratios included in
30 the licensing requirements for the facility. A generator will provide power,
31 including to the elevator, in the case of a power outage. In the event the
32 outage lasts for an extended period, arrangements can be made to find
33 housing for residents, for example through other providers.

34
35 A. Rugg asked for public input. There was none.

36
37 **M. Soares made a motion to approve the Applicant's request for an**
38 **exemption to Section 1.3.3 of the Zoning Ordinance for Residential**
39 **Development Phasing as outlined in Staff's Recommendation Memo**
40 **dated November 5, 2014. L. Wiles seconded the motion. No**
41 **discussion. Vote on the motion: 9-0-0.**

42
43 **M. Soares made a motion to approve the Applicant's request for the**
44 **two waivers as outlined in Staff's Recommendation Memo dated**
45 **November 5, 2014. L. Wiles seconded the motion. No discussion.**
46 **Vote on the motion: 9-0-0.**

47
48 **M. Soares made a motion to grant final approval to the Site Plan for**
49 **Senior Housing Development LLC (Applicant), Map 7 Lots 132-1, 2,**
50 **10, 11, and 12, to construct a 58-unit/112 bed assisted living**
51 **facility and associated improvements at 42 and 40 Meadow Drive**

1 **and 1, 3 and 5 Golen Drive, Zoned C-I within the Route 102**
2 **Performance Overlay District, in accordance with the plans prepared**
3 **by Bedford Design Consultants, Inc., dated August 25, 2014, and**
4 **last revised October 14, 2014, with the precedent conditions to be**
5 **fulfilled within 120 days of the approval and prior to plan signature,**
6 **and the general and subsequent conditions of approval to be**
7 **fulfilled as noted in the Staff Recommendation Memo, dated**
8 **November 5, 2014. L. Wiles seconded the motion. No discussion.**
9 **Vote on the motion: 9-0-0.**

10
11 **Other Business**

12
13 Town Sexton Kent Allen invited Board members to a site walk of the Town
14 Forest in preparation of the agenda item on the November 12 Planning
15 Board agenda, i.e. the "Preliminary Presentation of Town Center Plan
16 (Master Plan Implementation Committee)." Interested individuals were
17 encouraged to contact Staff.

18
19 There was no other business.

20
21 **Adjournment:**

22
23 **M. Soares made a motion to adjourn the meeting. R. Brideau**
24 **seconded the motion. Vote on the motion: 9-0-0.**

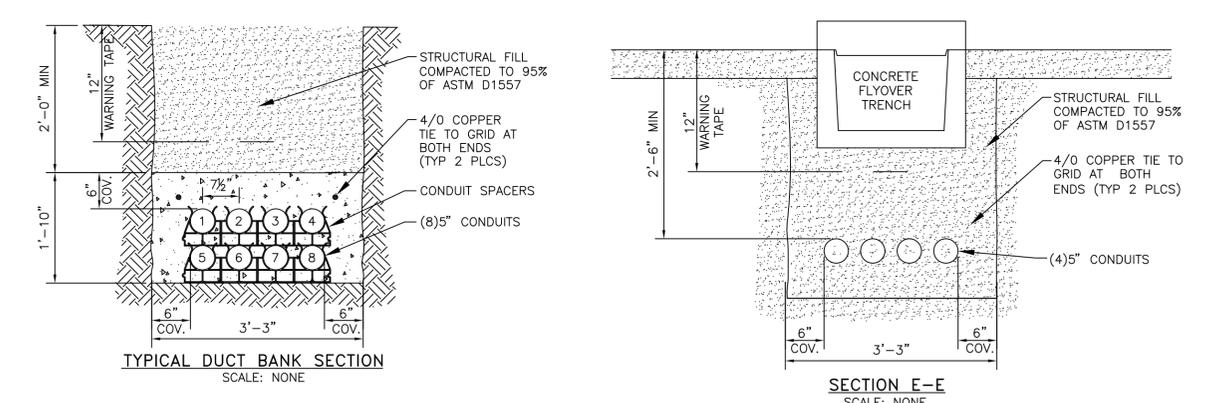
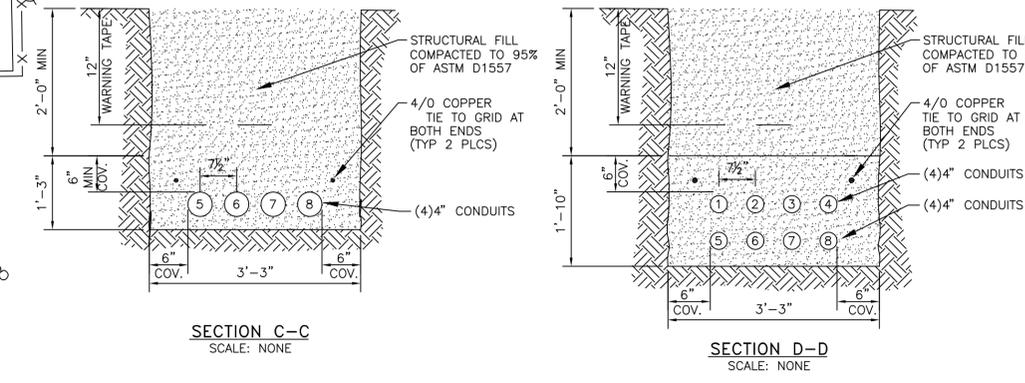
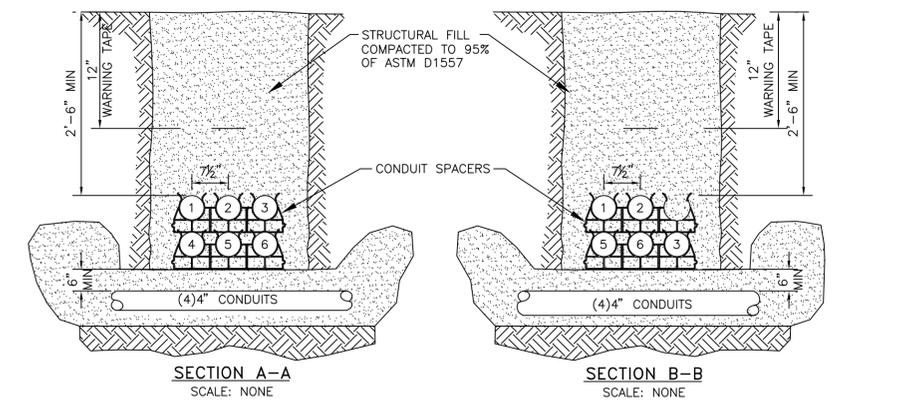
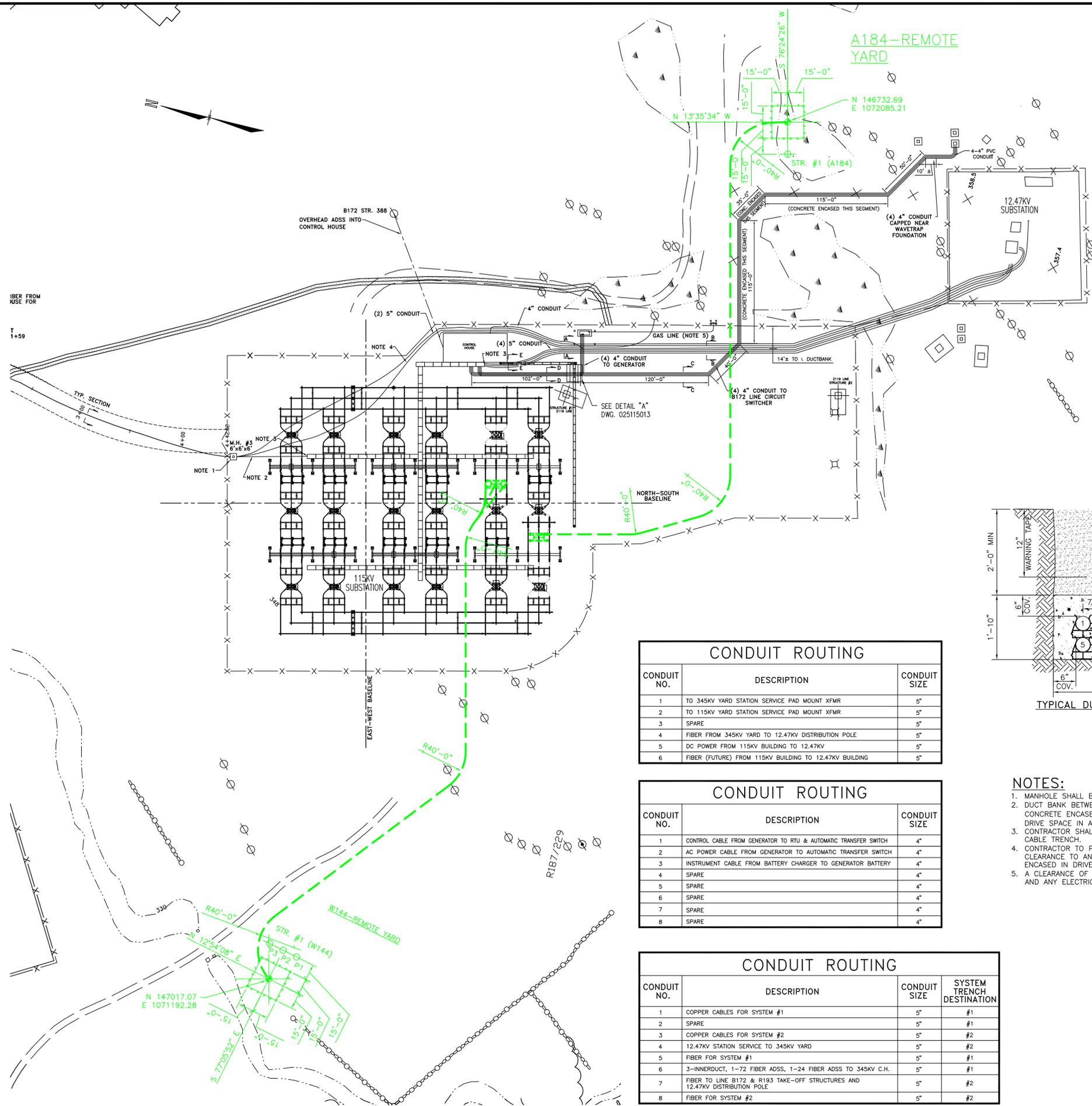
25
26 The meeting adjourned at 8:11 PM.

27
28
29
30
31
32 These minutes prepared by Associate Planner Jaye Trottier

33
34
35
36 Respectfully Submitted,

37
38
39
40 Lynn Wiles, Secretary

NU VER. 06/2012



CONDUIT ROUTING

CONDUIT NO.	DESCRIPTION	CONDUIT SIZE
1	TO 345KV YARD STATION SERVICE PAD MOUNT XFMR	5"
2	TO 115KV YARD STATION SERVICE PAD MOUNT XFMR	5"
3	SPARE	5"
4	FIBER FROM 345KV YARD TO 12.47KV DISTRIBUTION POLE	5"
5	DC POWER FROM 115KV BUILDING TO 12.47KV	5"
6	FIBER (FUTURE) FROM 115KV BUILDING TO 12.47KV BUILDING	5"

CONDUIT ROUTING

CONDUIT NO.	DESCRIPTION	CONDUIT SIZE
1	CONTROL CABLE FROM GENERATOR TO RTU & AUTOMATIC TRANSFER SWITCH	4"
2	AC POWER CABLE FROM GENERATOR TO AUTOMATIC TRANSFER SWITCH	4"
3	INSTRUMENT CABLE FROM BATTERY CHARGER TO GENERATOR BATTERY	4"
4	SPARE	4"
5	SPARE	4"
6	SPARE	4"
7	SPARE	4"
8	SPARE	4"

CONDUIT ROUTING

CONDUIT NO.	DESCRIPTION	CONDUIT SIZE	SYSTEM TRENCH DESTINATION
1	COPPER CABLES FOR SYSTEM #1	5"	#1
2	SPARE	5"	#1
3	COPPER CABLES FOR SYSTEM #2	5"	#2
4	12.47KV STATION SERVICE TO 345KV YARD	5"	#2
5	FIBER FOR SYSTEM #1	5"	#1
6	3-INNERDUCT, 1-72 FIBER ADSS, 1-24 FIBER ADSS TO 345KV C.H.	5"	#1
7	FIBER TO LINE B172 & R193 TAKE-OFF STRUCTURES AND 12.47KV DISTRIBUTION POLE	5"	#2
8	FIBER FOR SYSTEM #2	5"	#2

- ### NOTES:
- MANHOLE SHALL BE RATED FOR H20 LOADING.
 - DUCT BANK BETWEEN MANHOLE #3 AND CABLE TRENCH DOES NOT REQUIRE CONCRETE ENCASEMENT, HOWEVER 2'-6" MINIMUM DEPTH MUST BE MAINTAINED FOR DRIVE SPACE IN AREA BETWEEN MANHOLE #3 AND TAKE-OFF STRUCTURE.
 - CONTRACTOR SHALL COORDINATE DUCT BANK DEPTH WITH OPENING ON END OF CABLE TRENCH.
 - CONTRACTOR TO PROVIDE MINIMUM CONDUIT SWEEPS TO MAINTAIN MINIMUM 6" CLEARANCE TO ANY PROJECTING FOUNDATION. CONDUIT SHALL BE CONCRETE ENCASED IN DRIVE AREAS.
 - A CLEARANCE OF 24" SHALL BE CONSISTANTLY MAINTAINED BETWEEN THE GAS LINE AND ANY ELECTRICAL CONDUIT. ELECTRICAL CONDUIT.

- ### REFERENCE DRAWINGS:
- 025105022 TRENCH DETAILS
 - 025114001 GENERAL ARRANGEMENT ULTIMATE PLAN
 - 025114002 GENERAL ARRANGEMENT PLAN
 - 025115003 CABLE TRENCH & CONDUIT PLAN
 - 025115013 STANDARD PRECAST CONCRETE CABLE TRENCH THRESHOLD DETAIL

CONTRACT SERVICES	DESCRIPTION	DATE	DRN	CHKD	APPR
8	FOR UNDERGROUND PERMITTING - REFERENCE	8/11/14			
9	T1167A3-AUX GEN ADDITION - IFC	11/10	GBS	KPM	ZAM
15	T1275C1 - A184 LINE ADDITION - AS-BUILT	06/14/05	MSM	RJC	BAB
14	T1275C1 - A184 LINE ADDITION - IFC	06/14/05	MSM	RJC	BAB
13	T1260B1 - W144 LINE ADDITION - AS-BUILT	06/14/05	MSM	RJC	BAB
12	T1260B1 - W144 LINE ADDITION - IFC	06/14/05	MSM	RJC	BAB
11	T1167A5 - B172 CIRCUIT SWITCHER ADDITION - AS BUILT	11/11	GBS	KPM	ZAM
10	T1167A5 - B172 CIRCUIT SWITCHER ADDITION	06/11	GBS	KPM	ZAM
9	T1167A3-AUX GEN ADDITION - AS-BUILT	12/10	GBS	KPM	ZAM

Public Service of New Hampshire
A Northeast Utilities Company

DUCT BANK PLAN VIEW
115KV SUBSTATION
SCOBIE POND S/S

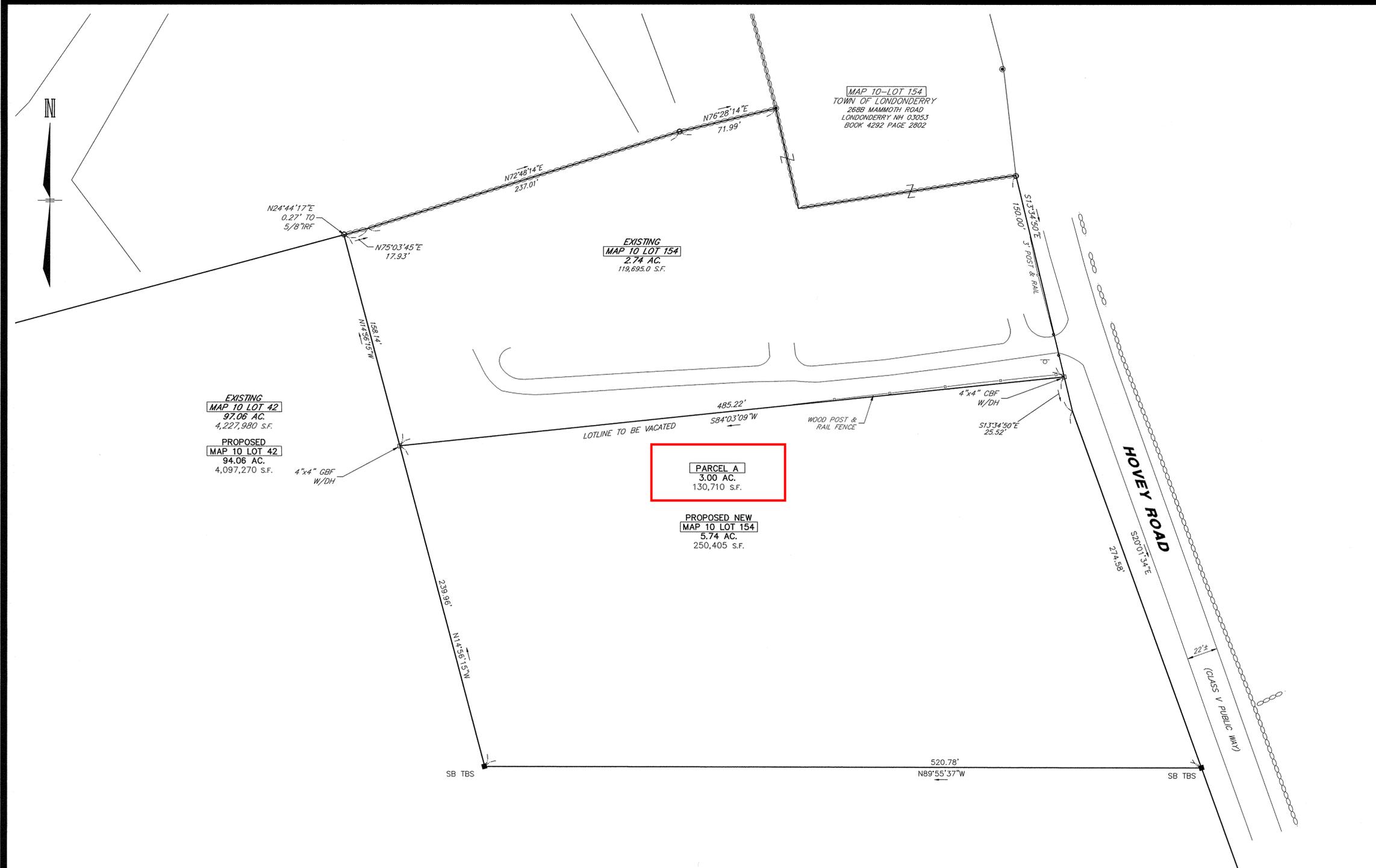
SCALE: 1"=40'-0"
FILE: 025101003.DWG
IMAGE:

T	15
DRAWN	TLM/PEI
ENGINEER	TLM/PEI
CHECKED	REB/PEI
APPROVED	RCG/PSNH
DATE	08/04

8/14/2014 4:02 PM - C:\pwork\pwork\mbpety\025101003.dwg - 11275C1-STATION

NOTE

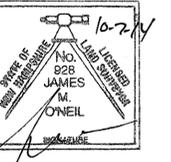
THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN MAP 10 LOT 42 AND MAP 10 LOT 154 IN ORDER TO EXPAND THE EXISTING TOWN CEMETERY.
SEE SHEET ONE FOR NOTES AND REFERENCE PLANS.



CERTIFICATION

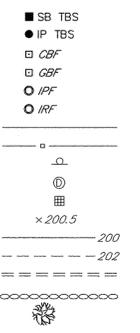
I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



LEGEND

- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- CONCRETE BOUND FOUND
- GRANITE BOUND FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- EDGE OF PAVEMENT
- WOOD FENCE
- SIGN
- DRAIN MANHOLE
- CATCH BASIN
- SPOT GRADE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- DRAIN LINE
- STONEWALL (INTERIOR)
- TREES

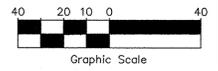


BENCHMARKS

TRIMBLE R10 GPS SYSTEM WITH KEYNETGPS PROCESSING-NAVD 1988
BENCHMARKS SET: AS NOTED



CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



REV.	DATE	DESCRIPTION	DR	CK

OWNER'S SIGNATURE _____ DATE _____

OWNER OR REPRESENTATIVE _____ DATE _____

Approved by the Town of Londonderry N.H. Planning Board for Phase _____

on Date: _____

Certified By: _____

TAX MAP 10 LOT 42
LOT LINE ADJUSTMENT PLAN
PILLSBURY CEMETERY
36 PILLSBURY & 49 HOVEY ROADS, LONDONDERRY, NH
PREPARED FOR
PILLSBURY REALTY DEVELOPMENT LLC
PO BOX 1415, CONCORD, NH 03302
SCALE: 1"=40' **SEPTEMBER 24, 2014**

TFM Civil Engineers, Structural Engineers, Traffic Engineers, Land Surveyors, Landscape Architects, Scientists

48 Constitution Drive, Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

17686.00 DR STB FB 2066 SHEET 2 OF 3
CK JMO CADFILE 17686 00 Subdiv

MEMORANDUM

To: Planning Board

Date: November 5, 2014

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

Re: Map 10 Lot 42
Pillsbury Cemetery
Proposed Subdivision
36 Pillsbury Road &
49 Hovey Road
Londonderry, NH 03503

Owner: Pillsbury Realty Development
LLC

Applicant: Pillsbury Realty
Development LLC

TFMoran, Inc. submitted a formal subdivision application for the above-referenced project. The following information was prepared and provided for review by TFMoran, Inc.

1. Londonderry Planning Board Subdivision Application & Checklist – Exhibit 5, submitted as a Formal Application.
2. Subdivision Formal Application Request Form – Exhibit 2.
3. Letter to Town of Londonderry, Planning Board Members, relative to waiver requests to the subdivision regulations dated October 29, 2014.
4. Abutters List dated October 7, 2014
5. Subdivision Plan Set for Tax Map 10 Lot 42; Overall Lot Line Adjustment Plan Sheet 1 of 3, Lot Line Adjustment Plan Sheet 2 of 3 and Topographic Lot Line Adjust Plan Sheet 3 of 3 by TFMoran, Inc., dated October 7, 2014.
6. Letter from TFMoran, Inc., regarding “Wetlands Investigation”, dated October 31, 2014.

The Town’s engineering consultant, Tighe & Bond, Inc. reviewed the submitted plans and information, and we offer the following comments:

Design Review Items:

1. The Applicant’s plans do not depict any limits of existing wetlands in accordance with Section VI.14 of the Subdivision Application & Checklist. The Applicant has submitted a **waiver request** for this requirement.
2. The Applicant’s plans do not identify all of the existing two-foot contour intervals over the entire subject parcels in accordance with Section VI.24 of the Subdivision Application & Checklist. The Applicant has submitted a **waiver request** for this requirement.
3. The Applicant’s plans do not depict the existing tree line for the entire subject parcels in accordance with Section VI.31 of the Subdivision Application & Checklist. The Applicant has submitted a **waiver request** for this requirement.

4. The Applicant's plans do not identify all of the existing ledge outcropping and other significant natural features over the entire subject parcels in accordance with Section VI.32 of the Subdivision Application & Checklist. The Applicant has submitted a **waiver request** for this requirement.
5. The Applicant's plans do not meet the HISS requirements in accordance with Section VI.33 of the Subdivision Application & Checklist. The Applicant has submitted a **waiver request** for this requirement.
6. The applicant should obtain and address comments from the Design Review Committee (DRC) as applicable.
7. The applicant should provide minimum lot area, frontage & setback dimensions on either the title or boundary plan.
8. The applicant should add a note to the LLA plan referencing the previously approved plan to find physical features including existing septic systems, overhead utility lines and poles, water wells and protective well radii.
9. The applicant should provide the locations of all water wells with protective radii as required by the NHDES on the Topographic Lot Line Adjustment Plan. (Item VI.30 of the checklist)
10. The applicant should depict the existing street right-of-ways on the plans.
11. The plans should be updated to differentiate between the existing and proposed property lines, so that it is clear on the overall plan that parcel "A" is being merged with lot 154.
12. The title block on the plans should be updated to include Tax Map 10 Lot 154.

Board Action Items:

1. The Applicant is requesting five (5) waivers to the Site Plan Regulations as noted in their letter updated October 29, 2014. The Board will need to consider each waiver under this application.

Board Informational Items:

1. There are no additional informational items.

MEMORANDUM

To: Planning Board

Date: November 5, 2014

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

Re: Tax Map 7, Lot 132-1
Proposed Site Plan for
All American Assisted Living Site
1 Button Drive

Owner: Team Business Develop. Corp.
Applicant: Senior Housing Develop. LLC

Bedford Design Consultants, Inc. submitted plans and supporting information for the above-referenced project. DRC and the Town's engineering consultant, Stantec Consulting Services Inc. reviewed the submitted plans and information, and review comments were forwarded to the Applicant's engineer. The Applicant submitted revised plans and information and we offer the following comments:

Checklist Items:

1. There are no checklist items.

Design Review Items:

1. The Applicant's Master Site Plan is at a scale of 1"=50 feet and does not comply the maximum 1"=40 per section 4.01.c of the regulations. The Applicant submitted a **waiver request** for this requirement.
2. The Applicant's existing condition plan and lot consolidation plan do not provide proper monumentation location in accordance with section 3.02.A.2 and 4.12.c.4.ii of the regulations. The Applicant submitted a **waiver request** for this requirement.
3. The Applicant indicates the NHDES Alteration of Terrain Permit has been submitted. We recommend the Applicant obtain all project permits, indicate the permit approval numbers in note 12 on sheet 1 and provide copies of all permits for the Planning Division files per section 4.13 of the Site Plan Regulations. In addition, please update note 10 to include the other variances granted for the site as noted in the Zoning DRC comments. Note 11 on sheet 3 shall be updated accordingly and note 2 on sheet 3 completed.
4. We recommend the Applicant address the following relative to the revised grading and drainage plans:
 - a. The proper 3H:1V embankment grading does not appear to be provided in the vicinity of ES#232 adjacent to the wetlands. Please review update to provide proper detention embankment grading and address any wetlands impacts associated with the erosion control measures along the embankment toe of slope, if applicable.
 - b. Please indicate a 292 contour in the vicinity of the building that appears to be missing.
 - c. Please review and update the proposed tree line shown through the proposed gas line adjacent to Golen Drive.

5. We recommend the Applicant address the following relative to the revised utility plans:
 - a. Please clarify the telephone and cable television utility lines on the plan (that are not connected to the transformer) for proper construction. In addition, please label the gas line pipe size and type as required by the regulations.
 - b. Please indicate the location of the utility service to the internally lit sign at the corner of Button and Meadow Drives for proper construction.
 - c. Please indicate a manhole cover for the grease trap on sheet 6 and in the profile on sheet 7. In addition, please indicate the observation structure downstream of the grease trap, as noted in the detail, on the plan view on sheet 6 and profile on sheet 7 and provide a detail in the plan set for proper construction. Please verify the need for this structure with the Sewer Division.
 - d. Please indicate the erosion control measure on sheet 7 for the proposed utility extension across abutting lot 132-8.

6. We recommend the Applicant address the following relative the project details:
 - a. The project curbing detail of bituminous curb on sheet 11 does not comply with the Town's typical detail Exhibit R104. Please update to remove detail and reference Exhibit R104, or include Exhibit R104 or revise the detail to be consistent with Exhibit R104.
 - b. Please update the notes for the grease trap risers to state the risers must be H-20 loading as required by the Town.

7. We recommend the Applicant address the following relative to the project drainage report:
 - a. Please update the submitted pipe summary table to properly indicate the OS 241 invert information consistent with the site design.
 - b. Please update the stormwater summary table in the report to address impacts to abutting lots Map 6 Lot 34, Map 7 Lots 34 and 34-1 as required by the regulations.
 - c. Please update the UGSG map in the report to properly indicate the subject lot.
 - d. The revised pre-development and post development analysis and drainage area plans do not appear to address runoff flowing to the existing catch basin at the corner of Meadow Drive and Button Drive that was to be addressed in the revised report as noted in the Applicant's response letter. We note proposed construction of the sign is not addressed in this location. Please update and verify compliance is achieved (no increase in runoff).
 - e. Please review the amount of pavement in post subcatchments A107, and A201 that appear to be less than represented on the plans and update as necessary.
 - f. Post development reach 208 analysis indicates elevations for the swale that do not appear to be consistent with the grading shown. Please review and update as applicable to be consistent with the grading.

Board Action Items:

1. The Applicant is requesting two (2) waivers to the Site Plan Regulations as noted in his letter dated October 10, 2014. The Board will need to consider the waiver under this application.
2. The Applicant is requesting an exemption to residential phasing of the Zoning Regulations as noted in his letter dated October 10, 2014. The Board will need to consider the exemption request under this application.

Board Informational Items:

1. The project is contingent upon approval of a separate lot consolidation plan that incorporates portion of Golen Drive. The separate consolidation plan requires action by the Town Council to act upon and complete the discontinuance of Golen Drive and a portion of Reed Street that creates a portion of the subject property indicated under this application.