

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF JANUARY 9, 2013 AT THE MOOSE HILL**
3 **COUNCIL CHAMBERS**
4

5 Members Present: Art Rugg; Mary Soares; Lynn Wiles; Laura El-Azem; Chris
6 Davies; Tom Freda, Ex-Officio; Rick Brideau, CNHA, Ex-Officio; John Laferriere,
7 Ex-Officio; Scott Benson, alternate member; Leitha Reilly, alternate member;
8 Maria Newman, alternate member
9

10 Also Present: Cynthia May, ASLA; John Trottier, P.E.; Jaye Trottier, Planning and
11 Economic Development Department Secretary
12

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

15 **Administrative Board Work**
16

17 A. Planning Board Vacancy
18

19 A. Rugg stated that with the decision by Board member Dana Coons not to
20 request reappointment (his term ended on December 31, 2012), an alternate
21 member would need to be recommended to the Town Council for full voting
22 membership. Since the most senior alternate is traditionally offered a vacated
23 seat, A. Rugg suggested recommending to the Town Council that S. Benson be
24 elevated to full member status. M. Soares said her only concern was S.
25 Benson's availability as he was unable to attend several meetings in the last
26 quarter of 2012. A. Rugg replied that S. Benson informed him that the
27 extenuating circumstances that precluded him from attending every meeting
28 have largely passed. S. Benson said he expected he would be available for
29 Planning Board meetings going forward.
30

31 **L. Wiles made a motion to recommend to the Town Council that**
32 **alternate Planning Board member S. Benson be made a full member of**
33 **the Planning Board. M. Soares seconded the motion. No discussion.**
34 **Vote on the motion: 8-0-0.**
35

36 A. Rugg appointed L. Reilly to vote for the open position.
37

38 B. Approval of Minutes – December 5, 2012 and December 12, 2012
39

40 **M. Soares made a motion to approve and sign the minutes from the**
41 **December 5, 2012 meeting. L. Wiles seconded the motion. No**
42 **discussion. Vote on the motion: 8-0-1** (L. Wiles abstained as he was absent
43 from the December 5, 2012 meeting).
44

45 **M. Soares made a motion to approve and sign the minutes from the**
46 **December 12, 2012 meeting. L. Wiles seconded the motion. No**
47 **discussion. Vote on the motion: 8-0-1** (L. El-Azem abstained as she was
48 absent from the December 12, 2012 meeting).
49

1 Minutes for December 5, 2012 and December 12, 2012 were approved and will
2 be signed at the conclusion of the meeting.

3
4 C. Discussions with Town Staff

- 5
6 • Update on 3rd Party Review Consultant Selection

7
8 C. May reported that this issue is still on hold according to the Acting
9 Town Manager, but that the discussion may be revisited at one of the
10 March 2013 meetings.

- 11
12 • Discussion regarding Comprehensive Zoning Ordinance Update

13
14 At the October 10, 2012 meeting, funding for a Comprehensive Zoning
15 Ordinance Update was discussed. While it was decided not to include it
16 in the Capital Improvements Plan (CIP), it was anticipated that a portion
17 of the funding could come through a NH Housing Community Planning
18 Program grant. The current warrant article for Town Meeting requests a
19 total appropriation of \$50,000, \$30,000 of which would come from the
20 planning grant to pay for peer review by a consultant. C. May stated
21 that staff learned during a pre-application meeting this week that the
22 project for which the grant is awarded must be completed by July 1,
23 2014. Considering that the Comprehensive Master Plan Update has not
24 yet been accepted and will have a significant influence on changes made
25 to the ordinance, it does not seem feasible to pursue this particular
26 grant at this time. Additionally, a zoning audit should ideally be done
27 prior to obtaining the grant so that the Town is in a position to pursue
28 amendments as soon as that funding is in place. Staff suggested that
29 the audit of the Londonderry zoning ordinance begin, with the assistance
30 of a consultant, sometime after July 1, 2013. This will involve not only
31 taking stock of what needs to remain in place and what needs to be
32 changed, but utilizing the adopted Comprehensive Master Plan Update to
33 guide recommendations for amendments. Staff therefore
34 recommended that the warrant article be amended by removing the
35 portion related to the grant, but leaving the request for \$20,000 to hire
36 the consultant. Further opportunities regarding this grant will be
37 presented to the Board at the February 6, 2013 meeting.

38
39 **M. Soares made a motion to recommend to the Town Council that**
40 **they amend the warrant article regarding the Comprehensive**
41 **Zoning Ordinance Update to reflect only \$20,000 for the peer**
42 **review of the process. L. Reilly seconded. No discussion. Vote on**
43 **the motion, 8-0-1 with T. Freda in opposition.**

- 44
45 • Lorden Commons (a/k/a Chinburg) Conservation Subdivision – Special
46 Meeting Request

47
48 J. Trottier stated that this plan was originally scheduled for signature by
49 the Board this evening. While that was ultimately not feasible, the
50 applicant informed staff today that with their financing now in place,

1 they are able to present their plans for signature. They are requesting a
2 special meeting of the Planning Board before February 6 to do so. A.
3 Rugg asked if Board members were amenable to the idea. There were
4 no objections.
5

- 6 • DOT Letter – Raised Median on Route 28 at Perkins Road

7
8 C. Davies cited a letter in the Planning Board read file from the NH
9 Department of Transportation (DOT) to the Board dated November 6,
10 2012, that responded to the Planning Board's "concerns with the
11 proposal to not construct a raised median island along NH 28, and in
12 doing so allowing left-turning traffic to exit and enter Perkins Road to
13 and from NH 28" (see Attachment #1). While the Board had discussed
14 traffic safety at that intersection, C. Davies thought it should be clarified
15 to DOT that *public comments* they received did not come from the
16 Board. A. Rugg asked staff to draft a letter clarifying the Board's
17 comments to DOT.
18

- 19 • Master Plan Comprehensive Update

20
21 A. Rugg announced that the Master Plan Steering Committee (MPSC) will
22 meet on January 23 at 6 PM. L. Reilly stated that the MPSC had
23 intended to meet on January 3 to vote on their recommendation of
24 acceptance to the Planning Board. That recommendation was to be
25 made to the Board at this meeting. The final draft that was received,
26 however, was deemed to be unacceptable due to a number of edits that
27 had not been completed. The consultant was asked to make the
28 necessary changes in order to present the deliverable that had been
29 agreed upon. That has been accomplished and the MPSC are scheduled
30 to meet on January 23 to address any outstanding issues and then vote
31 on their recommendation. L. Reilly mentioned that the MPSC will also
32 discuss next steps, including the dissolution of the Committee and the
33 creation of an implementation committee.
34

35 A. Rugg announced that the Master Plan public hearing for the final
36 Master Plan draft will take place at the February 6, 2013 Planning Board
37 meeting.
38

39 **New Plans**

40
41 No new plans were submitted.
42

43 **Public Hearings**

44
45 Asgitisdi, LLC (Owner), Timothy J. Winings, Mgr. (Applicant), Map 6, Lots
46 37 & 38 (8 & 6 Mohawk Drive) - Public Hearing to consider the request to
47 rezone both properties from Commercial I (C-I) to Commercial IV (C-IV),
48 Zoned C-I.
49

1 Tim Winings was present to request the rezoning of map 6, lots 37 and 38 as
2 discussed previously during a conceptual presentation at the November 14,
3 2012 meeting (see Attachment #2). He noted staff's recommendation memo
4 in this evening's meeting documents (see Attachment #3), saying it gave a
5 complete explanation of the request and the Board's positive reaction during
6 the conceptual hearing. C. May read the recommendation memo into the
7 record. Based on the previous conceptual presentation, the applicant's need to
8 make his properties more economically viable, and the fact that the rezoning
9 would allow uses consistent with uses on lots surrounding it, staff
10 recommended that the Planning Board recommend the rezoning of map 6, lots
11 37 and 38 from C-I to C-IV to the Town Council.

12
13 A. Rugg asked for input from the Board. As he was absent from the November
14 14 meeting, C. Davies verified with T. Winings that the request would enable
15 him to repurpose the existing building on lot 37 and future building on lot 38,
16 however T. Winings would need to return to the Board with a change of use
17 site plan once he determines what the specific use will be. C. Davies asked if
18 the buildings could be used solely for residential purposes, given a C-IV zoning.
19 C. May remarked that while she could not answer that question definitively, the
20 intent of the C-IV zoning was to allow a residential use along with a
21 commercial one, typically with the residential use on the upper level.

22
23 A. Rugg asked for public input. There was none.

24
25 **M. Soares made a motion to recommend to the Town Council that Map**
26 **7, Lots 37 & 38 be rezoned from Commercial-I to Commercial-IV. L.**
27 **Wiles seconded. No discussion. Vote on the motion: 9-0-0.**

28
29 A. Rugg noted that the Town Council will have two readings of the proposed
30 amendment to the zoning ordinance, the second one being a public hearing.

31 Continued Plans

32
33
34 A. Pillsbury Realty Development, LLC, Map 10, Lots 15, 23, 29C-2A, 29C-2B,
35 41, 41-1, 41-2, 42, 45, 46, 47, 48, 50, 52, 54-1, 57, 58, 59, and 62 –Public
36 Hearing for formal review of the Woodmont Commons Planned Unit
37 Development (PUD) Master Plan [*Continued From the December 12, 2012*
38 *Planning Board Meeting*]

39
40 A. Rugg confirmed with staff that all abutters to the project were re-notified by
41 certified mail of this public hearing. L. Wiles verified with A. Rugg that only a
42 review of the plan would be taking place at this meeting, meaning that no
43 voting of any approvals will take place at this time.

44
45 A. Pollack of Gallagher, Callahan & Gartrell re-introduced Woodmont Commons
46 development team members Steve Cecil (The Cecil Group), Rick Chellman,
47 Tom Goodwin (Shook-Kelley), Kevin Dandrade (TEC, Inc.), Attorney John
48 Michels, and Mike Kettenbach (Principle of Pillsbury Realty and part owner of
49 the property). A. Rugg also introduced Town consultant Ted Brovitz of
50 Howard/Stein-Hudson Associates, Inc. (HSH).

1
2 S. Cecil presented the Woodmont Commons Land Use Briefing (see Attachment
3 #4) via a summary PowerPoint presentation (see Attachment #5) as follows:
4

5 "Responding to some of the discussion at the last Planning Board meeting, we
6 have broken the entire PUD Master Plan into a series of incremental topics.
7 Working together with Cynthia, John, and Ted from the peer review consultant
8 team, we've been thinking about how to focus on a series of topics that, in a
9 sequence, will give you an opportunity to look more deeply into the PUD Master
10 Plan application and show how the PUD master application is being formulated
11 and documented in a way to respond to the various kinds of comments and
12 considerations that you've brought forward, and that we hope that you'll bring
13 forward this evening in the discussion that we're going to pursue, is part of the
14 process of advancing the PUD Master Plan application. The idea has been to
15 provide a briefing document about the information that we're going to cover
16 this evening to you in advance and then to have a PowerPoint presentation
17 that will cover the same topics in a way that the graphics can be available to
18 people who are in the room or who may be watching through a video. But also
19 in that regard, we've tried to make sure that the presentation that we're
20 bringing is substantively the same as the briefing document so that we're going
21 over that material as we move ahead. And I'll explain, there are some certain
22 things that we picked up in the last couple of days that I think will help clarify a
23 few of the pieces of the presentation and discussion, but our thought would be
24 to walk through the basic structure and ideas that we have to present and then
25 open it up for discussion, comments, and we'll be available to respond to those
26 as we go ahead.
27

28 "So beginning the presentation, the next slide (slide 3) talks a little bit about
29 what the purposes of this briefing are. We're going to be talking about, of
30 course, the Woodmont Commons project. We'll just quickly touch base on
31 what the process is overall and what the focus is this evening. For those who
32 may not be as integrally involved or aware of the history of the process and
33 the project, we're going to talk a little bit about the context of that process, but
34 move quickly into focusing on the PUD Master Plan area and the land use
35 aspects of it. We're gonna talk a little bit about this structure of an overall land
36 use concept, but then the designation of a series of subareas that will be used
37 to create a more fine grained approach generally, and think about looking
38 ahead to the future briefings and other topics, how when you talk about land
39 use, and it's one of the things about a large area Master Plan, a lot of things
40 link together. So the land use Master Plan needs to be understood in
41 relationship to the transportation that we're coming up to a briefing on that, to
42 think about open space and to think about design standards, et cetera. And
43 we're gonna give you a bit of a preview of the topics that we're going to be
44 talking about and working with you over the course of the next series of
45 meetings.
46

47 "So having talked about that, the Woodmont Commons PUD Master Plan, as
48 you all know, is an area that corresponds to roughly 600 acres of land. And all
49 of it within Londonderry, of course. And in the application approval process,
50 we're following the completed application that was accepted as complete in

1 October and launching into a series of meetings on a variety of topics. The
2 land use topic today is going to focus on the range of uses that would be
3 allowable and how there are some maximum development standards
4 associated with those uses and subareas to make sure that the distribution of
5 those uses and the flexibility associated with how you shift those land uses
6 over time to respond to market considerations or other aspects of practical
7 development of a scale this size can be predictable and can be managed.
8

9 "Now, at the last meeting, and the next slide talks (slide 5) about this, we had
10 introduced an idea that the application will become a series of final documents
11 that will have several purposes and one of the purposes in our thinking of
12 structuring this and responding to some of the comments that were received,
13 including from the peer consultant, is that the document will become a working
14 regulatory framework. You will be faced over a series of years with a series of
15 applications that you need to understand, that the proponents are gonna need
16 to understand, whether they be for roads or streets or development ideas or
17 buildings. And we need to think about this document as a working document
18 that's easy to use and understand on the other side of a prospective approval,
19 should everything go well. And as far as that's concerned, one of the
20 discussions we had was to make sure that we go through a sequence of topics
21 but that we cover all of the topics in this expanded outline that we talked about
22 at the last meeting.
23

24 "So in the briefing document you received and in the slide that we have in front
25 of you (5), at the bottom of that, there's three pages of an outline and it shows
26 in blue there at the bottom of the slide that we're focused on the components
27 that will become the final land use plan components after their refined and we
28 respond to the various kinds of issues that are raised, but our discussion this
29 evening is gonna be linked to a series of other topics because you can't really
30 speak of one topic without understanding how it links up. There will be an
31 introductory section that talks about the planning context. How does the land
32 use plan relate to that context?
33

34 "The next slide (slide 6), points out that there's some key topics having to do
35 with the way the transportation infrastructure standards and open space
36 standards. And the next slide (7), highlights the fact that when you think
37 about land use planning, you need to also start thinking about the way that
38 other aspects, like the site development standards and the project
39 development standards, are going to have their own role, for example, in
40 limiting and directing density. That's partly in the land use plan, but it's in
41 partly how you allow these other pieces. So we're gonna touch base on those
42 other topics.
43

44 "Now, we've been working on a schedule of briefing so that as we go through
45 the briefings and the discussions, you'll see how we're covering the entire
46 range of topics in the overall outline so that by the time a refined set of final
47 documents appears in front of you, you'll have had a chance to see the ideas
48 that many of the draft components, discuss them with us, and we'll be able to
49 put them in place so that it all, hopefully, makes not only sense but ties tightly
50 together. So the next slide (9) just reminds us that this planning process has

1 been going on for a while and it predates the application process. So as far as
2 that context is concerned, one of the things that has been an important part of
3 describing what the future could be has been, as the next slide (10) shows,
4 example illustrations. And there have been concept plans and this was the
5 central concept plan in the application that showed how the different land use
6 principles could, in one set of circumstances, plan through to become a
7 distribution of housing and commercial uses, retail uses, et cetera, open space,
8 and roadways. But as has been emphasized throughout that document and in
9 our discussion, this is one version of how this could emerge. And our job,
10 together, is to understand what are the rules that drive and limit the range of
11 what could occur and represent the underlying principles that we're trying to
12 achieve? And one of the things that is important about this also, is that it's
13 been very helpful to have a scenario like the illustration in the briefing
14 document and the one in front of you there, to help us frame, thinking about
15 the transportation implications and impacts, et cetera, as a starting point,
16 while we're understanding other ways in which things could occur as well.
17

18 "But now what I want to do, and by the way, these aspects will be addressed in
19 the first chapter for the first section of the final document, so if you wanna
20 understand where these things will emerge and go back, that's how these
21 topics will be addressed.
22

23 "But what I'd like to do now is move into the components that will be most
24 directly within and associated with the land use section of the PUD Master Plan.
25 So, just to summarize, we have transferred the graphics so that they're over
26 the top of the Town's GIS system and mapping so that the identification of
27 streets and roads and parcels align with the kinds of planning documents that
28 you use. It makes it much more clear, we think, and much more simple and
29 what we're showing is a boundary and the overall planning area, and part of
30 the key idea here, of course, is that these are all integral parcels and
31 contiguous land that extends across all of the intervening roads and rights of
32 way that are part of roads and utility easements. So that's part of in your
33 zoning ordinance, the idea the PUDs span across those kinds, and there are a
34 number of different locations where that occurs, but that defines the outline of
35 the PUD Master Plan area.
36

37 "The next slide (12), lists the existing parcels that are composed in that overall
38 PUD Master Plan area and we've listed the parcel IDs and the acreage and
39 summarized the total acreage that's within that. And these are important to
40 reference. Now, the thing about this, and this is, for example, the existing
41 parcels, will show up in the introductory section. The intention, and the next
42 slide (13) underlines this idea, is that while all of this land and these parcels
43 are being advanced under the applicant with the notion of an initial existing
44 ownership structure, the idea over time is to sell or lease or to subdivide this
45 land and there will be multiple owners. Fundamental to this then, is
46 understanding how does a multiple owner large PUD Master Plan to get
47 administered in the future? And the approval framework includes a very
48 important concept that is typical of these circumstances and that there would
49 be an entity established that would be the coordinating entity, composed of the
50 ownership entities and related interests that would manage, into the future, all

1 of the land and the approval and subdivision and ownership circumstances
2 within the entire area. This is really important because what you don't wanna
3 have happen is approve a PUD, have it subdivided, and then have multiple
4 owners coming in front of the Planning Board saying 'I think I have the right to
5 develop something,' 'No I have the right to develop something' 'Well there's a
6 limit on development,' 'Well it applies to me and not them.' No, it applies to
7 everybody and will be coordinated by an entity and approved for even bringing
8 future approvals to the Planning Board. So I bring that up because later in the
9 process, as we start to understand how all of this is gonna administered, it's
10 important both from the proponent's standpoint and from the Town's
11 standpoint to make sure that the rules that we're setting up will actually be
12 practical and used by everybody.

13
14 "The next slide (14) just reminds us about what the underlying zoning is and
15 what the categories are. And they range from agricultural-residential,
16 industrial, commercial that are there today. The purpose of your zoning
17 ordinance as far as the PUD section is concerned, is to provide for increased
18 flexibility in the way the land use is thought about, recognizing that there's
19 some real benefits of doing that. And so we're actually drawing, as we'll
20 describe, from the list of uses for the ideas about what uses could occur, but
21 the distribution of them, looking at the land as a whole, and thinking about
22 categories and some new subcategories is very important.

23
24 "So the next slide (15) gets into the heart of the land use classification
25 process. And the best way to describe this, I think, is that we're trying to
26 advance an idea in concert with the Town, with the consultant, and with your
27 staff, to come up with a way to better classify the various uses that will be
28 allowable or have special regulations associated with them. And in doing that,
29 a suggestion has come up that we think is really good and helpful. To classify,
30 to put some major categories that aren't quite the same as your standard
31 zoning, but they're much more common sense in terms of, I should say, my
32 understanding of how these uses get classified and they're better linked to the
33 classification of uses that the PUD Master Plan, the Woodmont Commons
34 Master Plan is advancing. So if you look at your zoning, you won't find exactly
35 the way to drop this out. But the notion that we have agricultural uses,
36 residential uses, civic uses, institutional uses, accommodation, and
37 accommodation means hotels and bed and breakfast, that sort of thing, and
38 then businesses uses. Underneath those then are a series of subcategories.
39 And I think you'll see that this overall framework fits a lot better and is a lot
40 more accommodating to communication and understanding."

41
42 M. Soares asked if abbreviations of the main zoning categories could be added
43 in parentheses in the far left column of the list on page 17 of the Land Use
44 Briefing (LUB). This would enable the reader to have more information in one
45 central location and not have to move back and forth in the document. S. Cecil
46 indicated that could be done.

47
48 S. Cecil then continued with his presentation:
49

1 "So what occurs then is that within those categories, and the next two slides
2 (16-17) and in your briefing package (p. 17), we managed to get it on one long
3 page, we broke down those categories and you'll see across the top, we list the
4 existing underlying zoning. So you'll see the AR-I, C-I, C-II, C-III, IND-I, and
5 we use the same kind of classification that you all have as your standard
6 approach where things are permitted or they perhaps require a Conditional Use
7 Permit or a Special Exception. So you can see where, within that overall
8 framework, various things would be permitted if you don't provide the kind of
9 flexible, comprehensively planned approach that a PUD would have. Then the
10 last two columns there, we have those kinds of uses that would be permitted
11 within the PUD. Now, one of the things that's important; we say 'permitted,'
12 well, it's subject to lots of conditions that we're gonna be getting into on
13 various levels that have to do with making sure that the entire area is
14 assembled very, very well, including site plan review and site plan standards
15 and flexibility standards, but that there would be a root for a particular
16 proposal to be approved for that use within the PUD. There would be a way for
17 that to happen.

18
19 "Now, in doing this, there are a couple things I'd like to bring to your attention.
20 There are some new subcategories. Subcategories that aren't clearly called out
21 in your existing zoning and so we're gonna make sure that we, from an overall
22 legal process and from a planning process, we understand how those might be
23 advanced. So we're calling out, and there are little red tags there, this is a
24 new subcategory we wanna make sure that we're tracking and planning for.
25 One of them is accessory dwelling units. Accessory dwelling units are, well,
26 one way people talk about them is mother-in-law apartments. It's not a two-
27 family home. It's a smaller accessory dwelling unit. Parking structures; you
28 allow for parking, but putting them in structures is a more efficient way of
29 using land, but there needs to be, of course, design and other standards
30 associated with it. The hospital, as a use, which has been much a part of the
31 planning conversation to date, is a new subcategory and that's grouped under
32 institutional uses.

33
34 "Now let me just pause there while I'm talking about the institutional uses.
35 We've gathered within the institutional category, assisted living, nursing homes
36 and accessory uses that come along with nursing homes and hospital. And it
37 wasn't really clear within the classification systems or the way the application
38 came how to really consider the opportunities to have nursing homes and
39 assisted living. Is it housing? Is it a separate category? How does that relate
40 to hospital uses? They're similar but they're different, so the idea is to group
41 all of those together under an institutional category.

42
43 "And then under accommodation, you have the hotels, and we've been
44 focusing, in part, in the planning, on the possibility of larger hotels that might
45 have a significant number of rooms and at the lowest end of the category are
46 the PUD bed and breakfast, the kind of homestay. Small bed and breakfast.
47 We realized, by the way, coming to the meeting, and as we've been looking to
48 check that the translation of all of the information in the application has been
49 translated to the new form properly, there was a third category that was
50 defined but was never quite figured out how it should be allocated. And that is

1 that there is a PUD hotel, which was intended to be a small hotel of 30 units or
2 less. What I think of them is they call them kind of 'niche' hotels or 'special'
3 hotels. And so, there had been discussion of that. It was in the application,
4 but we haven't addressed it yet in terms of where it might sit. So that's
5 something that we need to be thinking about together. Other than that, I think
6 the list and the categories in terms of subcategory either accord with where
7 you have it or it's called out in a new way, which is why we have
8 subcategories.

9
10 "The next slide (17) focuses on the business use categories and it's structured
11 in the same way. The first four or five columns there go through what the
12 existing zones are and what would be permitted under special use or
13 conditional, et cetera. So then, again, the full list is intended to be permissible
14 under the right conditions, within some area of the PUD, the Woodmont
15 Commons. The new subcategory there is a really interesting one. And it's the
16 notion of 'office building space.' There is a significant emphasis within the
17 Woodmont Commons for mixed uses. So, for example, you might have a
18 building that has office space above and a retail shop below. Or you might
19 imagine having a place that has some housing on an upper floor and has an
20 office space below. But what has been a separate category throughout has
21 been the notion that there might be a series of freestanding single use office
22 buildings that might occur. So the use is the same as it would be in a mixed
23 use building where there is office, but we want it in terms of regulating how
24 much and where that goes to make sure that we could call that out as a
25 building type and not just a use type. So that's why we've put a little
26 emphasis on that as a new subcategory in the way we've listed that.

27
28 "The next slide then (18), and maybe we could pause at the end of this
29 because we've already covered a lot, before we continue, but if you look at
30 that overall Master Plan area that we talked about, the 603 acres, and you
31 think about all of those use categories, the idea in traditional zoning is often
32 that once a use is permitted or meets various conditions, that you don't
33 actually control the total amount that occurs. It's pretty interesting. It's
34 controlled maybe, by density if you've got one acre zoning, to make it simple,
35 and there's 20 acres, you could have 20 units. But if it's a very large area, it's
36 not the total amount that gets controlled. What Woodmont Commons does is
37 to say that 'listen, we have this overall area, we have all of these uses, but
38 we're putting caps, some important caps, on the entire thing in terms of what
39 the total amount of housing could be, regardless of how it gets distributed in a
40 sense, that we have a cap on these institutional uses and we've got some
41 specific notations there about the gross square footage of some of these
42 things,' and some of them are counted by dwelling units, for example, the
43 residential. The accommodations; there are limitations that have to do with
44 the size of these and how many rooms that could occur. The business uses
45 and this notion that there might be standalone office buildings that could occur
46 as well as mixed use. There are no limits on several categories and I think we
47 assumed that, but we thought, well we haven't really stated that. And so, for
48 example, agricultural uses; we don't see a limit on the amount of agricultural
49 uses as being all that helpful. And civic uses, as they emerge, probably make
50 sense, given the amount and the type that occur. We're not sure what a limit

1 would really do. We don't expect great, great numbers of these things, if you
2 look at the definitions, to occur. But the basic idea is that the big ticket items,
3 the large components that generate the transportation, the fiscal implications
4 and certainly the design standpoint, making a cohesive environment, those
5 we're saying total, there's a maximum.

6
7 "Now, the next set of slides (starting at 18) and topics begin to say okay, if the
8 uses make sense as a whole and if there's this capping going on, there's still a
9 really important idea that it's not one size fits all. We need to break down
10 these areas following the planning processes that have been going on for
11 several years and think about where and how those get allocated so that each
12 of the pieces becomes good neighbors to the existing uses, but good neighbors
13 internally in terms of development. And I'll speak about that in a little more
14 detail and talk about the subarea structure, but maybe it would be a good idea,
15 it's up to you, of course, but we might pause and catch up with all of the topics
16 we've just covered."

17
18 A. Rugg asked for staff input. There was none.

19
20 A. Rugg asked for input from the Board. Questions, comments, and requests
21 were as follows:

- 22
- 23 • Include a **glossary of terms** in each individual briefing (C. Davies);
 - 24 • Include a **glossary of acronyms** in each briefing (C. Davies);
 - 25 • Add to the bulleted list of goals on page five of the LUB the
26 **maintainability of pedestrian walkways and parking areas** (C.
27 Davies);
 - 28 • The layout on the eastern side of I-93 in some illustrations does not
29 clearly indicate **how the potential Exit 4A would intersect** with that
30 portion of the development (C. Davies). S. Cecil said that the
31 Woodmont Commons team will be attempting to create more accurate
32 illustrations as the review process proceeds. Although the exact layout
33 of Exit 4A is unknown at this time, the illustrative plans are as accurate
34 to date as possible (see page 29 of the LUB);
 - 35 • While a prime reason for a PUD is flexibility in standards and regulations,
36 the **uses and their size on the perimeter** of the overall acreage
37 should match existing areas (with the possible exception of land
38 bordering I-93). Flexibility should only apply to the area within the
39 boundaries (C. Davies). A. Pollack said this would become more
40 apparent later in the presentation;
 - 41 • On the list of allowable uses on page 17 of the LUB, the **underlying**
42 **zoning needs to be checked** to ensure it matches our current
43 ordinance (C. Davies). C. May replied that HSH has confirmed its
44 accuracy;
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- On the same page, the **references** at the bottom of the page **are to ordinance sections not found in the LUB** (C. Davies). S. Cecil noted that the “P” used in that column, i.e. Permitted Use, should more accurately be described as a “maybe.” A. Pollack suggested that the term “available” be used instead. He also explained that when looking at the matrix of allowable uses in subareas on page 25, it is more clear that while some categories are permitted in a certain area, not all of the corresponding subcategories are;
- On page 19, the maxima of the last row, i.e. **“Uses not specifically identified above,” references regulations and standards not explained elsewhere in the document** (C. Davies). S. Cecil said that the category of “other” uses will eventually be eliminated; it acts as a placeholder only for those items such as the aforementioned niche hotel that have not yet been placed in a major land use category;
- On the same page, **the maximum number of new residential units permitted is listed as 1,430, yet the number previously discussed was just slightly only 1,300** (C. Davies). S. Cecil and A. Pollack explained that staff and HSH had asked the Woodmont Commons Team to account for the total overall units, including multi-family, detached, or accessory. The resulting determination with assistance from staff and HSH was that 10% of the residential dwellings could be expected to have accessory units, therefore an additional 130 units were added to the total. M. Soares confirmed that the additional 130 units would apply to accessory units only, i.e. the project would not ultimately include 1,430 multi-family and/or standalone residential units. The master development entity will have to track the number of accessory units which will be provided on a first come, first serve basis. T. Freda asked for clarification of the **definition of a unit** in terms of a multi-family dwelling. S. Cecil stated that a 6-unit multi-family dwelling would be counted as six units. Common housing units such as **dormitories** would not be included in the residential category. M. Soares asked if non-senior residents requiring **assisted living style housing** would be counted under the Institutional category rather than Residential. A. Pollack verified that they would and that the density for that use is based on square footage, not per unit;
- **Would the managing oversight board mentioned be considered a land regulation board** (C. Davies)? A. Pollack replied that there is no intention to usurp the Planning Board, but instead to have a quasi-Clerk of the Works who monitors the number of units, the square footage, the density, and the proposed uses of each individual site plan within the project so they do not exceed the numbers set in the PUD Master Plan. The Planning Board would retain full authority over all site plans as well as with the Master Plan. C. Davies still asked that the Town Attorney provide confirmation on the matter;
- **What percentage of the land will be retained by the development organization, either rented or leased** (J. Laferriere)? Both S. Cecil

1 and A. Pollack replied that fact is unknown at this point, however the
 2 entirety of the land involved will be governed by the Master Plan,
 3 regardless of ownership.
 4

- 5 • It would be helpful for context purposes to be provided with **specific**
 6 **local examples of the items listed under the institutional and**
 7 **accommodation categories** on p.19 of the LUB (J. Laferriere);
 8
- 9 • It would also be helpful to **illustrate what a five story building**
 10 **would look like** within the landscape of Londonderry (J. Laferriere). S.
 11 Cecil said examples would be provided to address both of these
 12 comments;
 13
- 14 • **Has it been determined that the Londonderry Fire Department**
 15 **has the ability to contend with a five story building** (C. Davies)?
 16 A. Pollack said discussions have taken place with the Fire Department
 17 and the information will be verified and presented to the Board.
 18
- 19 • **The east and west portions of the development should be**
 20 **considered as two separate PUDs**, especially as they are only
 21 connected by a small strip of land. If Exit 4A is not realized, and it is a
 22 large assumption at this point to say it will be, it is not likely that the
 23 eastern portion would be developed (L. Wiles). A discussion ensued
 24 about the subject and the following points and comments were made;
 25
 - 26 o The **advantage of seeing the project as a single PUD** is that
 27 all of the numerous and varied impacts can be determined before
 28 any individual site plans are proposed (C. May).
 - 29 o It is **more advantageous** to the overall development of the area
 30 **to have the east and west sides tie together now** rather than
 31 trying to approve development for each side independently and
 32 having to make numerous adjustments along the way, never mind
 33 the risk of having two incongruous areas of development next to
 34 one another (A. Pollack)
 - 35 o **The strip of land between the two is irrelevant** because the
 36 PUD ordinance states that "Where portions of land are separated
 37 by a road, road right-of-way, utility, waterway, or another like
 38 element, the land shall be deemed contiguous unless the
 39 intervening feature is of such a nature that the Planning Board
 40 determines that the land could not function effectively as a PUD."
 41 In this case, I-93 is the element that makes the land contiguous.
 42 Additionally, the latter half of the sentence indicates that as a
 43 matter of law, it is mandatory for the Planning Board to make that
 44 determination of contiguity, unless the Board determines that the
 45 land could not function effectively as a single PUD entity (Town
 46 Attorney Michael Ramsdell);
 - 47 o (During the public input portion of the meeting); While the
 48 ordinance describes land areas separated by roads, road right of
 49 ways, etc., "or other like element," **I-93 cannot be considered**
 50 **a "like element"** because there is no other roadway of the same
 scale, something which will continue to expand. Furthermore, **the**

1 **determining factor of contiguity** rests on the 300+/- long
 2 boundary at the rear of lots 10-29C-2A & B which do not abut the
 3 eastern portion of the development. That eastern portion has so
 4 little detail associated with it that it cannot meet the definition in
 5 the ordinance of a "comprehensive, detailed plan." **The shift of**
 6 **development from east to west**, should Exit 4A not materialize,
 7 is too great to realistically plan the development as a single PUD
 8 (Mike Speltz, 18 Sugarplum Lane). L. El-Azem asked that the
 9 applicant present some details related to that potential shift at a
 10 later date, particularly since it had been discussed previously as
 11 being limited in nature. S. Cecil said this would be done to
 12 explain the complicated system developed to maintain balance
 13 between the two sides. T. Brovitz disagreed, stated that the
 14 swing could be significant based on the proposal so far, including
 15 the ability to include all of the 1,430 residential units on the
 16 western side, along with a majority of the new business
 17 development and other uses. A. Pollack noted the importance of
 18 considering the development as a single PUD in order to address
 19 the degree of this shift in uses and densities;

- 20 ○ **The eastern portion should perhaps be considered a phase**
- 21 since its existence is contingent on the creation of Exit 4A (C.
- 22 Davies);
- 23 ○ **Planning the two sides as one PUD provides for awareness**
- 24 **of more potential opportunities** when development is
- 25 proposed. Expectations of connections is still vital, whether 4A is
- 26 built or not (S. Cecil).
- 27 ○ **If Exit 4A is not built, is it possible for any development to**
- 28 **take place on the eastern side** (L. El-Azem)? A. Pollack
- 29 responded that some could take place, particularly in expectation
- 30 of 4A being built, but not to the extent visualized at this time.
- 31 Based on the reply, L. El-Azem stated the benefit of planning now
- 32 for the potential to connect with the business further east of the
- 33 eastern side;
- 34 ○ **If Exit 4A is not built, will that shift all development**
- 35 **proposed there to the west side because of the maximas**
- 36 **allowed for each category** (L. Wiles)? S. Cecil stated that not
- 37 all of the development planned for the east will move to the west,
- 38 but some can as long as a balance is kept. A. Pollack added that
- 39 limitations will be placed on each subarea to keep that balance as
- 40 densities change (p. 27 of the LUB). M. Newman asked that more
- 41 specifics be provided so the issue is not left open ended. David
- 42 Mauceri (Dragonfly Way) expressed concern later on in the
- 43 meeting over all or a majority of the eastern development moving
- 44 to the west side. S. Cecil noted that importance of a system of
- 45 design standards that will give the notion of how projects can fit
- 46 together, even if it is unknown the individual proposals to be
- 47 submitted. He likened it to a flexible puzzle where pieces may be
- 48 joined in a variety of ways, but not in an infinite number of ways.
- 49 ○ M. Soares asked later in the meeting if a consensus of the Board
- 50 should be taken on whether the PUD should be viewed as one or

1 two. A. Rugg said it would be premature for the Board to do so
 2 and that it is up to the applicant to demonstrate that as
 3 discussions continue;
 4

- 5 • It would be helpful for the Board and public to understand the **specifics**
 6 **of concepts such as accessory dwelling units and hospitals.** How
 7 will the hospital use differ from the urgent care facilities already in
 8 Londonderry? How does office building space differ from smaller size
 9 office buildings (L. Reilly)?;
 10
- 11 • **Parking structures** are listed under civic uses, but what if a private
 12 building wanted to build a parking structure (L. Reilly)? S. Cecil said
 13 the question is one the Woodmont Commons Team is already
 14 addressing;
 15
- 16 • The last sentence of page 20 of the LUB, i.e. "Because the land north of
 17 Ash Street and east of I-93 is a large area that can be planned in many
 18 ways, and because of the prospect of future access along the planned
 19 Exit 4/A Folsom Road Connector, significant flexibility within an overall
 20 development limit emerged as the land use concept," is very vague and
 21 therefore **makes one think there are few or no parameters for the**
 22 **east side of the development. Will more detail be added to that**
 23 **in the future** (L. Reilly)? S. Cecil replied that the design charettes and
 24 studies that took place early on in the process resulted in many
 25 different ideas for that portion of the project. The indistinct nature of
 26 the sentence was also the result of the special circumstance caused by
 27 the possibility of Exit 4A creating a direct access without intervening
 28 roads off of I-93 that in turn generates a wide variety of possible uses
 29 capable of being supported by the market. The focus therefore needs
 30 to be on creating rules that will still govern those many options;
 31
- 32 • **What are examples of the existing commercial buildings that**
 33 **could be 'relocated or reconstructed'** as noted in the second
 34 paragraph on page 22 of the LUB (L. Reilly)? S. Cecil said the intent of
 35 this is to allow buildings like the vacant Market Basket building (Map 10,
 36 Lot 52) and the structure on Map 10, Lot 41 to be moved (or razed and
 37 reconstructed) elsewhere with the same square footage without having
 38 to be counted in the square footage maxima. Only any new square
 39 footage added would be counted against the maxima;
 40
- 41 • **Why is there no maxima for civic uses** (P. 27, LUB; S. Benson)? A.
 42 Pollack responded that the Woodmont Commons Team may be placing
 43 some limits on subareas with the civic use category in the future. Some
 44 subcategories such as a 'community center' and 'parking structures,'
 45 however, require a greater degree of flexibility and should therefore not
 46 be restricted since they are dependent upon the size of the use it
 47 supports;
 48
- 49 • **Is it appropriate to assume that the village-like mixed use**
 50 **development of WC-1 will be the first phase of the project** (M.

1 Newman)? S. Cecil said while that is a goal, there is no guarantee that
 2 will happen. That is one example of why it is crucial to coordinate the
 3 roadways, infrastructure, etc. while it is unknown what individual site
 4 plans will be submitted first. A. Pollack added that there will be a built-
 5 in deterrent for an applicant to propose a development in an area other
 6 than WC-1 because of the amount of existing infrastructure in that
 7 location and the resulting amount of mitigation that would need to be
 8 offered in the way of infrastructure to develop another area.
 9

- 10 • A. Rugg read into the record a **letter** dated January 30, 2012 **from the**
 11 **Trustees of the Trust Fund regarding the Pillsbury Cemetery** on
 12 the northern end of the project. The letter describes a verbal
 13 agreement reached between the trustees and the Woodmont Commons
 14 Development Team that "land directly abutting the cemetery may be
 15 dedicated to the Town for future expansion" of the Pillsbury cemetery.
 16 The Trustees are asking the Planning Board to advocate the fulfillment
 17 of that verbal agreement prior adopting the PUD Master Plan and that
 18 the area be "no less than 300 feet of frontage southerly from the
 19 current lot line and 485 feet westerly." This would allow for a second
 20 access point and for "lots and roads to be constructed in alignment with
 21 existing conditions." Where 341 double plots exist now, over 1,000
 22 double plots will be available with the expansion as described. Later in
 23 the evening, Kent Allen of Beech Hill Drive offered that this size should
 24 serve the town for approximately ten years, but pointed out that the
 25 anticipated build out of the project is 20 years. Because cemeteries are
 26 not allowed in the PUD, a subdivision will need to take place to transfer
 27 the land. A. Pollack said the Woodmont Commons Team is aware of the
 28 request and have already reserved an area outside of the PUD since the
 29 use is not allowed inside the PUD. A. Pollack requested, however, that
 30 the aforementioned fulfillment of the verbal agreement take place in
 31 concert with approval of the PUD rather than "prior to." There was no
 32 objection on the part of the Board to that request.
 33
- 34 • The concept of a **private school** is mentioned in the LUB, however
 35 **neither private nor public schools are listed under the civic uses**
 36 detailed on page 17. Can one assume that the children associated with
 37 the 1,430 residential dwelling units are expected to be absorbed into
 38 the current Londonderry school system (L. Reilly)? S. Cecil said that
 39 while such impacts will be discussed at a future meeting, the Woodmont
 40 Commons Team's finding to date is that there is no need to build a
 41 public school for the Woodmont Commons project. A. Pollack noted
 42 that the team will reaffirm that determination.
 43

44 A. Rugg asked for public input. Questions, comments, and requests were as
 45 follows:
 46

- 47 • **The strip of land showing a connection between the east and**
 48 **west portions of the development does not reflect the reality** of
 49 the land on the ground. It also exists on State land and is therefore not
 50 part of the PUD (Jack Falvey, 22 Cortland Street). J. Falvey asked that

1 the strip be removed for all maps. S. Cecil said the attempt was to be
2 consistent with other Town zoning maps to indicate that the PUD zoning
3 continues on the other side of I-93. J. Laferriere pointed out later on
4 that the expanse of that land in that strip owned by the State is roughly
5 415 feet which is equivalent to the width of I-93;

- 6
7 • **A proposed State sound barrier for Trolley Car Lane** would
8 physically separate the east and west sides of the development; how
9 does that impact the contiguity of the PUD (Ann Chiampa, 28
10 Wedgewood)? S. Cecil commented that the several other means of
11 linking the two that are possible without Exit 4A will be shown later on.
12 It will also be demonstrated how the infrastructure ties the two sides
13 together. The current connection is via Pillsbury Road;
- 14
15 • **The flexibility intended by the PUD ordinance translates into**
16 **vagueness and a lack of detail for a large land area**, despite the
17 subareas and maximas. Abutting areas deemed sensitive by abutters,
18 e.g. areas WC-8, 9 and 10 include higher densities and uses such as
19 hotels, business center development, financial institutions, retail sales,
20 multi-story residences, etc. Some of these would be at the highest
21 elevation point in the development and would negatively impact the
22 serene quality of the abutting cemeteries, an area which should be
23 respected (A. Chiampa). She requested a larger park-like buffer be
24 placed around that area and designated as undevelopable. The intensity
25 of the uses within WC-8, 9, and 10 should lessen as they approach the
26 border with the cemetery area. A. Rugg suggested the same later in the
27 evening, saying the peaceful natural qualities of the area should be
28 preserved;
- 29
30 • **All perimeter structures** abutting existing residences **should**
31 **conform to the 35 foot height restriction** of that AR-I zoning (A.
32 Chiampa);
- 33
34 • **Walking paths and trails** in all areas of Woodmont Commons **should**
35 **be made handicap accessible** (A. Chiampa);
- 36
37 • **What is the maximum square footage allowed for an accessory**
38 **residential use** (A. Chiampa)? R. Brideau answered that the current
39 Town limit is 750 sq. ft.
- 40
41 • **A membership club is included in WC-7**, but that is a perimeter area
42 facing existing residential uses (A. Chiampa). S. Cecil replied that would
43 be a question for the second part of this evening's presentation;
- 44
45 • **Wasn't a portion of Derry included in the original Woodmont**
46 **Commons plan** (A. Chiampa)? A. Pollack explained that some project-
47 owned land extends into Derry but that the PUD ordinance only exists
48 within Londonderry, hence the restriction to Londonderry in the
49 presentation.
- 50

- 1 • **Does the faint red line** extending north from Map 10, Lot 41-2 and
2 intersecting lots 42-16 and 42-7 (on page 7 of the LUB; see figure
3 below) **indicate that lots 42-6, 40-1, and 40 are part of the PUD**
4 (A. Chiampa)? A. Pollack verified that those lots are not owned by the
5 applicant and are not part of the PUD. L. El-Azem noted another faint
6 red line connecting the western borders of 10-50 and 10-46. S. Cecil
7 said they may be a drafting errors and will be removed;
8
- 9 • **Will there be curb cuts along Gilcreast Road** (Joe Maggio, Cortland
10 Street)? S. Cecil said potential connections have been included in
11 illustrations, however design standards and character/use limitations
12 would be a part of their ultimate inclusion. He added that the primary
13 distribution system does not connect to Gilcreast in the location where
14 those curb cuts are shown. J. Marshall suggested that the Woodmont
15 Commons Team needs to more closely assess the area;
16
- 17 • **Will the pond that was previously used** to spray the apple trees **be**
18 **considered a part of the pond proposed** for the development and will
19 it still drain in the direction of Century Village (J. Maggio)? S. Cecil said
20 that will be addressed under the topic of open space;
21
- 22 • **Will the proposed hospital conform to EPA standards**, particularly
23 with regard to air quality of surrounding areas considering the toxic
24 emissions from the materials typically burned in hospitals (Marcela
25 Smith-Hogan, 93 Pillsbury Road)? S. Cecil explained that while there
26 are no specific plans for one currently, any proposed hospital would have
27 to conform to all applicable local, State, and Federal regulations. The
28 Woodmont Commons Team will still investigate the issue. M. Smith-
29 Hogan added that Londonderry and the surrounding area currently
30 feature more than adequate medical facilities, including hospitals.
31

32 S. Cecil continued his presentation:

33
34 "We've been able to punch into aspects of this and, of course, you've had the
35 benefit of having the document, so I'm kind of going over information that you
36 had a chance to take a look at, but I think in the setting of trying to explain
37 this and the presentation we have in front of us, the basic idea, and the
38 diagram that is behind you and on page 21 as I'd mentioned, reflects this
39 notion that not everything fits in all places and that there ought to be,
40 certainly, for example, a retail connector where there's retail today, that the
41 edges and housing and lower density happening at the outskirts and edges
42 make sense. That where you have, internally, where there are going to be
43 connector roads and intersections, that those are places just like in traditional
44 village development, the villages happened at the crossroads, the places
45 people can get easily to. And I think one of the considerations too, which isn't
46 so apparent at this level, is this is intended to be a walkable series of
47 neighborhoods and communities and that means that having a mixture of uses
48 that are close enough to each other that you can easily walk to and from the
49 different components and having a network to do it will inform that. So what
50 happened is that then, in thinking about that, the notion was to take the kinds

1 of uses that have been discussed and could be imagined but have a series of
2 subareas. And those subareas we've called to make it "WC," that means
3 "Woodmont Commons." That seemed to be the easiest way to remember this.
4 And that we've numbered them from 1 to 12 and one that's, where some of
5 the existing buildings and retail are, WC-1-GL. And what we've listed, which is
6 one of the important requirements of your zoning is to let you know what the
7 subareas, what the scale of them might be in terms of just the acreage that's
8 involved to get a sense of how this all adds up.

9
10 "Then what happens is that the table of uses that one could have imagined
11 being allowable or applicable are created or listed in the matrix of allowable
12 uses. And we've split the matrix into two parts on the screen (slides 22-23).
13 And I should point out that there's a lot of tracking between the reorganized
14 use table, the categories, and the major pieces. There's a change, for
15 example, that Ted (Brovitz) spotted where we have home occupation in the
16 briefing document, where we had home occupation was supposedly permitted
17 in an area down at WC-GL-1 (sic) where you're not allowed to have residences.
18 So it was tough to have a home occupation where you can't have a home. So
19 there are a couple of things that we all have to be very careful to make sure
20 that this all aligns properly and I think we've got it, but we'll be doing some
21 double checking with everybody about this. But the basic idea is as you go
22 through some of the areas, some of the mixes make sense. But others don't.
23 And if you look at the most flexible area, back to your point, the scenarios that
24 one can imagine where many, many of these uses could fit in WC-12, which is
25 the larger area in the northeastern portion, once can imagine conditions under
26 which a lot could occur, but as you get into the tighter, smaller areas, it gets
27 much more restrictive.

28
29 "So then what happens is that there's a system of subareas maximum
30 developments that occur and that's the expanded table and I think the next
31 slide (25) shows this. So we've talked about the subareas and what the
32 purposes of them are and then the next slide (25) should show, and it's very
33 hard to read, perhaps, at this scale, but you get the idea of a complex table
34 that breaks down each of these subareas and on the top, and then on the left
35 hand side, all of those categories of major uses. So in some cases, you could
36 have, for example, the maximum residential that you could have if you add up
37 all these individual maximums would seem to be greater than the 1,430 units,
38 but you're not allowed to do more than 1,430 units. And it's true that you
39 could have just 800 residential units as a maximum over WC-12, and you could
40 achieve the residential development without having residential development
41 over there and it would be more, perhaps, commercial or retail/office kind of a
42 use, but if it's on the west side, it's still is compartmentalized in a number of
43 different subareas. It's almost like it could be an ice tray. You have an ice tray
44 and you've got these different spots and you can move some things between
45 them but you can't put all 1,430 units in one spot. It has to be distributed. So
46 the trick is to take a look at each one of these areas and understand if that
47 were to be developed to the maximum, could a very good solution occur? But
48 you can't add all of the different subareas and end up with this out of scale or,
49 importantly, imbalanced development, which is such an important part of what
50 the east side/west side/north side is. It's trying to keep all of this balanced.

1
2 "Now, I think that as we looked at this, one of the things about the hospital,
3 another pickup was that it showed in your briefing document that "hospital"
4 could be applied for in WC-6 and WC-8 and that was just an error. That was a
5 transcription error. That wasn't in the original application, and so the
6 document up in front of you doesn't have that. So we picked up a couple of
7 things already. Another thing to point out is that the idea was that in a couple
8 of the residential areas, WC-3 and WC-9, there was an intent to allow for some
9 small business uses, the corner store kind of a place. So we put 5,000 square
10 feet as kind of a placeholder for that concept, but we hadn't put a limit on it
11 before. So we thought, well let's put a placeholder limit on it to indicate what
12 the idea of it is. Just as a way of trying to be consistent all the way across."
13

14 M. Soares asked to have the acreage of each "WC" section added to the top of
15 the matrix on page 27 to provide context and to have all of the information on
16 one page.
17

18 "I think that's very good and it raises an important question that we'll working
19 with you on, which is what's the density that you could have? Because there
20 are two ways in which density are used in planning terms. Usually, density is
21 the number of units or square footage that can happen on a lot, not in a whole
22 area with streets and roads and open space, et cetera. So, with this particular
23 PUD approach, the density is a combination of the total area and then the site
24 planning standards of just how much you can get within one of the areas. It's
25 a term definition. Density is one of those funny things; is it four units per
26 acre? Well, it's a lot or is it total area? But that will help you get an
27 understanding. That's a very good point.
28

29 "So that's really where we are and then just to wrap up quickly, the next few
30 slides, we wanted to give you a sense that when we're taking a look at the
31 transportation network (26), and we'll be doing presentations, the basic
32 transportation network has some primary connectors to make sure that all the
33 pieces do get connected together internally and that they connect to the
34 external connectors properly so that these uses can be reached. And that
35 there will be a finer grain set of streets and roads and it will have to emerge
36 that are within the area. And that the next slide just is a word slide (27) but it
37 just mentions that the open space, we're working on a series of rules to make
38 sure that there is good, accessible open space of multiple types and the
39 principal we're working on within walking distance of any place. And that
40 makes it a little bit different from just saying well, let's make sure that we have
41 60 acres of open space. Well, it it's not balanced and connected, the notion of
42 having wildlife corridors is part of what open space is. It's not just having a
43 bunch of landscaping. As a landscape architect, I can speak to that. And
44 creating that sort of merges over time in regular way is part of land use
45 thinking, and so we'll be presenting that. And finally, the last few slides (see
46 also LUB, pages 33-37) talk about the fact that with this kind of an approach,
47 having a kind of a menu of good practices to make sure that the sidewalks are
48 walkable, that the setbacks make sense, that the building scales, they're low
49 where they should be low, they're taller where they make sense to be taller to
50 the point of how the place builds to be accessible and if you flip through these,

1 these are drawn from other projects. This happens to be a zoning and
2 designed guideline pattern book that Rick (Chellman) and I and others had
3 been working on for Claremont that begin to take the ideas of what do
4 setbacks mean? Where do parking/where do buildings go? How do you add
5 these all together to make sure that as applications come in, you can see and
6 communicate that every piece of the puzzle will add up, that it's not just a land
7 use and then find that there's a disorganized, unattractive, unconnected set of
8 places. So those are previews of the topics that we'll get into in more detail
9 and are very helpful to understand what these land use ideas are leading
10 towards. So that's really our full presentation and discussion."

11
12 A. Rugg asked for staff input. There was none.

13
14 A. Rugg asked for input from the Board. Questions, comments, and requests
15 were as follows:

- 16
17 • **What is the intent on page 22 with the following sentences:** "The
18 initial boundaries of each Subarea will be identified with a set of metes
19 and bounds and a land area associated with it. The **boundaries will be**
20 **subsequently subject to minor variation** as part of the review and
21 approval process that will be defined within II.3. Area Regulations and
22 Standards" (C. Davies)? S. Cecil said this addresses the complications
23 that arise where zoning boundaries run through a property so that
24 projects can be completed without having to perform an amendment to
25 the PUD Master Plan later on for a relatively small adjustment . A
26 meaningful distance will eventually be included in that description (e.g.
27 100, 150, or 200 feet).
- 28
29 • Adding up the approximate acreage for the subareas and comparing it to
30 the maximas for proposed residential areas, **the total of residential**
31 **units is closer to 1,700 than the 1,430 total** discussed earlier and
32 **the 1,430 could all be built on the land west of I-93** (C. Davies);
- 33
34 • **WC's 5, 6, 7, 9, 10 and 11 directly abut existing residential**
35 **properties but, for example, WC-7 comprises 23 acres yet a**
36 **maximum of 48 units would be allowed.** Based on earlier
37 discussions of uses and densities along the perimeter matching the
38 existing uses and densities, that total should be 23 units (C. Davies and
39 J. Laferriere). M. Soares suggested that might be taking into account
40 the accessory units that are counted separately as a unit from the main
41 dwelling. C. Davies asked that if that is so, it be more clearly defined.
42 S. Cecil said both this and the comment above are examples of the
43 complexities that have to be thought through by the Woodmont
44 Commons Team. The intent, he verified, is to match the periphery uses
45 to abutting properties. J. Laferriere said that residential uses with
46 accessory units should only be allowed on the borders of those areas
47 where it is currently permitted;
- 48

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- In WC-1 **where the density is 10 units per acre, can an illustrative example** of that kind of building **be presented** (C. Davies)? S. Cecil replied that would be done;
- **Uses other than residential** (except perhaps some accommodation, institutional, civic, and small, light commercial uses that support the residential uses) **are not appropriate north of Pillsbury Road** (C. Davies, J. Laferriere, L. Wiles, L. Reilly, M. Newman, and A. Rugg). Particularly, a membership club in WC-7 and a wholesale business in WC-9 do not seem suitable (L. Reilly). S. Cecil and A. Pollack said the Woodmont Commons Team has discussed the issue regarding that area and will continue to do so.
- **Would “minimas”** (as opposed to maximas) **be appropriate** in some situations in the event mitigation is needed for a big shift from the eastern side to the west (L. Wiles)? A. Pollack said it could be considered, although he was unsure how practical it would be. He added that a balance that satisfies the apparent concern regarding a shift from east to west will be a focus for the Woodmont Commons Team;
- **The idea that an accessory use be counted as a separate unit seems to confuse the issue on the total number of residential units.** In addition, as accessory apartments become more and more popular, **it might be better to not restrict them** to a specific number or a specific area (L. El-Azem). M. Soares noted that if accessory units are not restricted, in those situations where they are populated by individuals or families with children, an impact on the school system would be created. R. Brideau noted that currently, the Town assesses a home with an accessory apartment as two units. A. Pollack said the 1,430 number was a response to a previous review comment, therefore it could be discussed how to designate them in some other way and return to the original total of 1,300 residential units;
- In reviewing what is NOT permitted (p. 25 of the LUB), **agricultural uses are excluded from both WC-1-GL and WC-12, yet the Board has been told that those areas have prime agricultural soils** (L. Reilly). S. Cecil said the question was a valid one and the issue would be reviewed again;
- Where would a **golf course** fit into the development (L. Reilly)? The amount of land area needed for a golf course, S. Cecil explained, would be too great to include it in this project;
- **Eliminating the jog in Pillsbury Road** where it bisects Gilcreast Road, turns north and then turns west again at Hardy Road had been discussed previously because of traffic concerns, yet the jog is still included on the maps (p. 29 of the LUB, L. Reilly). A. Pollack said it can be reviewed again but would involve rerouting the road through private land. S. Cecil added that part of the transportation improvement program is to create

1 mitigation and agreements to ensure the outside traffic network works
2 harmoniously with the inside network;

- 3
4 • **How do the various briefings to be presented fit into the final**
5 **PUD Master Plan document** (M. Newman)? S. Cecil suggested
6 viewing the individual briefings as "Cliffs notes" for each section of the
7 PUD so that when the final version is submitted, it is not an
8 overwhelming document.

9
10 A. Rugg asked for public input. Questions, comments, and requests were as
11 follows:

- 12
13 • **The responses from HSH to the 35 comments and questions from**
14 **the Board and the public** compiled by staff (see Attachment #6) need
15 to be reviewed and discussed in public at some point (J. Falvey). A.
16 Rugg suggested doing so at one of the fourth Wednesdays of the month
17 that have been set aside as possible extra meetings for Woodmont
18 Commons. C. May noted the Woodmont Commons Team's updated
19 schedule (see Attachment #7) and said starting in February, that fourth
20 Wednesday will be used in addition to the second monthly Planning
21 Board meeting. She added that many of the comments and questions
22 will be answered during those presentations and suggested addressing
23 only those that are specifically associated to a given meeting topic. C.
24 Davies proposed sorting the matrix of questions by category. M. Soares
25 added that the formatting could also indicate those questions that have
26 been answered. C. May said staff will consider those ideas as they seek
27 the most useful organization;
- 28
29 • **Is it an oversight that wholesale businesses up to 250,000**
30 **square feet would be allowed in WC-9** (D. Mauceri, Dragonfly Way)?
31 A. Pollack confirmed it was an error.
- 32
33 • **The developer has an interest in preserving flexibility** in order to
34 best deal with market changes over time, **while the Town has an**
35 **interest in preserving a degree of predictability.** Flexibility has
36 been favored far more and at a cost to predictability. The Board, staff,
37 HSH, and the Woodmont Commons Team should work to try and balance
38 the two (M. Speltz).

39
40 A. Rugg stated that the public hearing regarding Woodmont Commons will be
41 discussed next on February 13. A. Pollack said the Transportation and
42 Infrastructure deliverable will be submitted a week prior and if the Board
43 agrees, the presentation will be in the same format presented this evening.
44 There were no objections from the Board to do so.

45
46 **Other Business**

47
48 There was no other business.

49
50 **Adjournment:**

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M. Soares made a motion to adjourn the meeting. J. Laferriere seconded the motion. Vote on the motion: 9-0-0.

The meeting adjourned at 10:43 PM.

These minutes prepared by Planning & Economic Development Secretary Jaye Trottier.

Respectfully Submitted,

Lynn Wiles, Secretary



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



CHRISTOPHER D. CLEMENT, SR.
COMMISSIONER

JEFF BRILLHART, P.E.
ASSISTANT COMMISSIONER

November 6, 2012

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



Dear Mr. Rugg:

I am writing in response to your letter dated September 19, 2012 regarding the layout of NH 28 at its intersection with Perkins Road on the east side of the I-93, Exit 5 interchange. Your letter identified your concerns with the proposal to not construct a raised median island along NH 28, and in doing so allowing left-turning traffic to exit and enter Perkins Road to and from NH 28. You note that motorists will have to navigate 3 lanes of highway without a signal, and given the volume of traffic, the intersection will be less safe than it might be if a raised median island continued through the intersection, preventing left turn movements.

The Department recognizes your concern. As you note, the originally proposed layout contained a raised median island through the intersection. However, through the public comment process, the Town requested the median not be raised, but instead be modified to provide for left turn movements.

The Department agreed, with the understanding that should conditions change over time such that traffic turning movements cause unsafe situations, the raised median island may be extended through this and other unsignalized intersections in this area of NH 28.

The Department will be monitoring the safety of this intersection over time. If it proves to be a safety issue, we will return to Londonderry to discuss next steps. I do appreciate your and the Board's concern.

If you have further questions or comments, please call or write.

Sincerely,

Christopher D. Clement, Sr.
Commissioner

CDC/dd

cc: J. Brillhart
W. Cass
P. Stannas

JOHN O. MORTON BUILDING • 7 HAZEN DRIVE • P.O. BOX 483 • CONCORD, NEW HAMPSHIRE 03302-0483
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1 Charter.

- 2
- 3 • Blue Seal Feeds site, 15 Buttrick Road, Map 7, Lot 34-1
- 4

5 J. Trottier stated that he, C. May, and Senior Building Inspector Richard
 6 Canuel met with a prospective buyer of this property. The office use in
 7 question would require more parking than currently exists for employees.
 8 The site plan approved in 1998 included a total of 60 future parking spaces
 9 along the east and west lot lines which to date have not been constructed
 10 (see Attachment #4). Staff’s research revealed that those spaces and a
 11 second curb cut onto Buttrick Road were not taken into consideration when
 12 the respective designs for drainage and sight distance were submitted and
 13 ultimately approved in 1998. (Presently, whenever future parking is
 14 included in a site plan, the applicant is required to account for it in their
 15 drainage design). The potential buyer is aware that such issues as the
 16 aforementioned drainage, including a wetlands assessment, would need to
 17 be addressed and has offered to bring the existing lighting into compliance
 18 if necessary. J. Trottier stated that staff would handle the issue
 19 administratively since the parking spaces were previously approved. The
 20 prospective buyer, however, mentioned the possibility of rotating the
 21 eastern proposed parking area 90 degrees to make it parallel with Buttrick
 22 Road. J. Trottier therefore requested direction from the Board as to
 23 whether they thought that scenario would warrant a public hearing. D.
 24 Coons asked if that parking lot rotation would cause the need to use the
 25 second curb cut or if the two parking lots could be connected instead. J.
 26 Trottier said he would have to investigate that issue. L. Wiles and A. Rugg
 27 stated their preference to avoid needlessly impacting the aesthetics of the
 28 current landscaping, particularly given its prominent location on Route 102.
 29 L. Wiles also recommended that a public hearing take place so that the
 30 residential abutters are made aware of the change. D. Coons questioned
 31 the fairness of requiring an applicant to bear the cost of a public hearing
 32 when they would only be pursuing something already vetted and approved.
 33 J. Trottier suggested an informational meeting for the abutters instead. A.
 34 Rugg noted that the Board traditionally asks developers to communicate
 35 their plans to abutters prior to any public hearing. L. Wiles asked if the
 36 need alone to update the drainage and/or increase lighting on the site
 37 would trigger a formal review by the Board. A. Rugg told staff that
 38 changing the orientation of the parking area, creating significant drainage
 39 improvements, and/or adding lighting to the parking lot would constitute
 40 the need for a public hearing.

41
 42 A. Rugg asked for further items from staff. There were none. He then
 43 asked if the Board had any issues to discuss. There were none.

44
 45 **Public Hearings/Workshops/Conceptual Discussions**

- 46
- 47 A. ASGITISDI LLC (Owner), Map 6 Lot 37 and 38 - Conceptual Discussion of
- 48 Proposed Mixed Use Development, Zoned C-1
- 49

1 Tim Winings, Manager of ASGITISDI LLC and owner of TJW Survey, stated a
2 previous two-phase site plan was approved by the Board several years ago for
3 these lots. Phase I for an office building on 8 Mohawk has been completed,
4 although the approved medical office building on 6 Mohawk was never
5 constructed. Poor economic conditions and the inability to find tenants for the
6 existing building have caused T. Winings to pursue ways to make the site more
7 marketable. He requested input from the Board about the possibility of
8 rezoning either one or both of the C-I lots to mixed residential/commercial use
9 (i.e. C-IV). Discussion with staff several years ago indicated the rezoning
10 might be appropriate based on the location between commercial and residential
11 areas. An additional meeting with current Town staff indicated the same and
12 suggested T. Winings pursue this conceptual meeting. The commercial use
13 would most likely be on the first floor and the residential use on the second.
14 The approved site plan would not be changed, only the proposed use.
15

16 A. Rugg asked for staff input. There was none. He then asked for input from
17 the Board. L. El-Azem asked for identification of the abutters. T. Winings
18 described them in counter-clockwise fashion, starting with Kendallwood
19 condominiums to the immediate east (6-46C), followed by a commercial day
20 care (6-35-7), self storage units (6-35-10), a fitness club (6-35-19), Dunkin
21 Donuts (6-36), and finally overflow parking for Crossroads Mall (6-42-1):
22



MEMORANDUM

To: Planning Board

Date: January 9, 2013

From: Cynthia A. May, ASLA
Town Planner

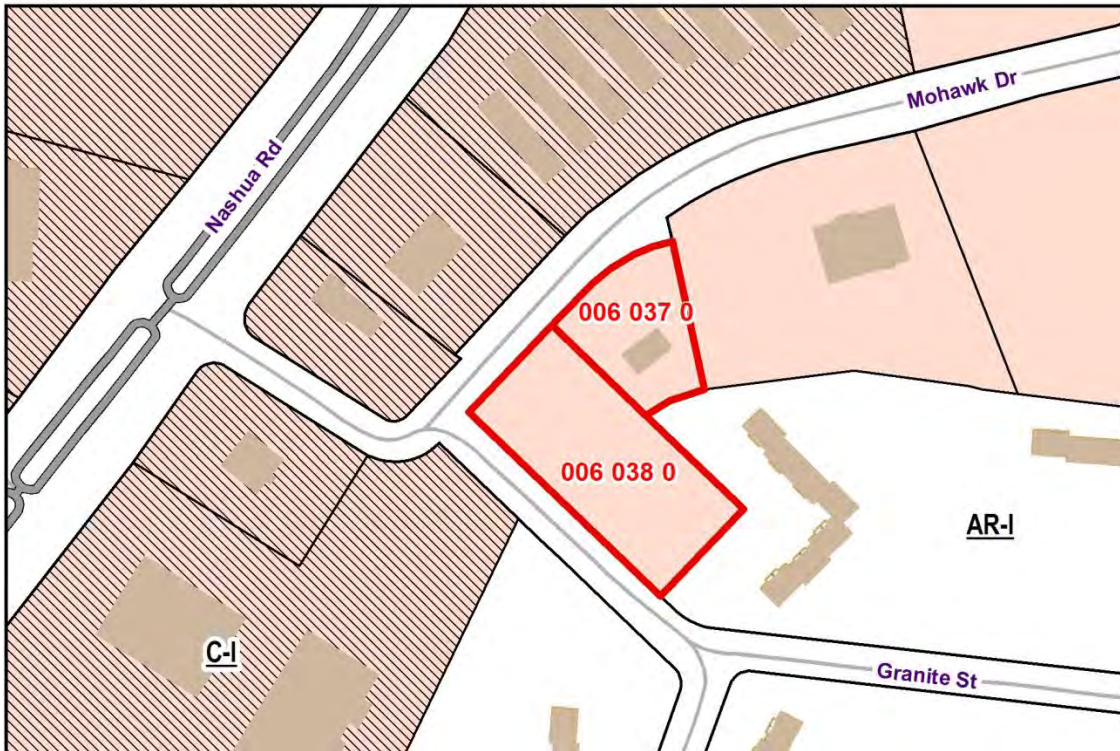
Re: Rezoning Request: Map 6 Lots 37 & 38 (From C-I to C-IV)

The Planning & Economic Development Division has reviewed the above referenced rezoning request and we offer the following comments:

Review Comments:

The applicant requests the rezoning of the above referenced lots from C-I to C-IV. The parcels are located on Mohawk Drive at Granite Street. (Please see the map and aerial image below).

1/9/13: Public Hearings/Workshops
Asgitidsi, LLC (Owner), Timothy J. Winings, Mgr. (Applicant), Map 6, Lots 37 & 38 (8 & 6 Mohawk Drive) Public Hearing to consider the request to rezone both properties from Commercial I (C-I) to Commercial IV (C-IV), Zoned C-I.

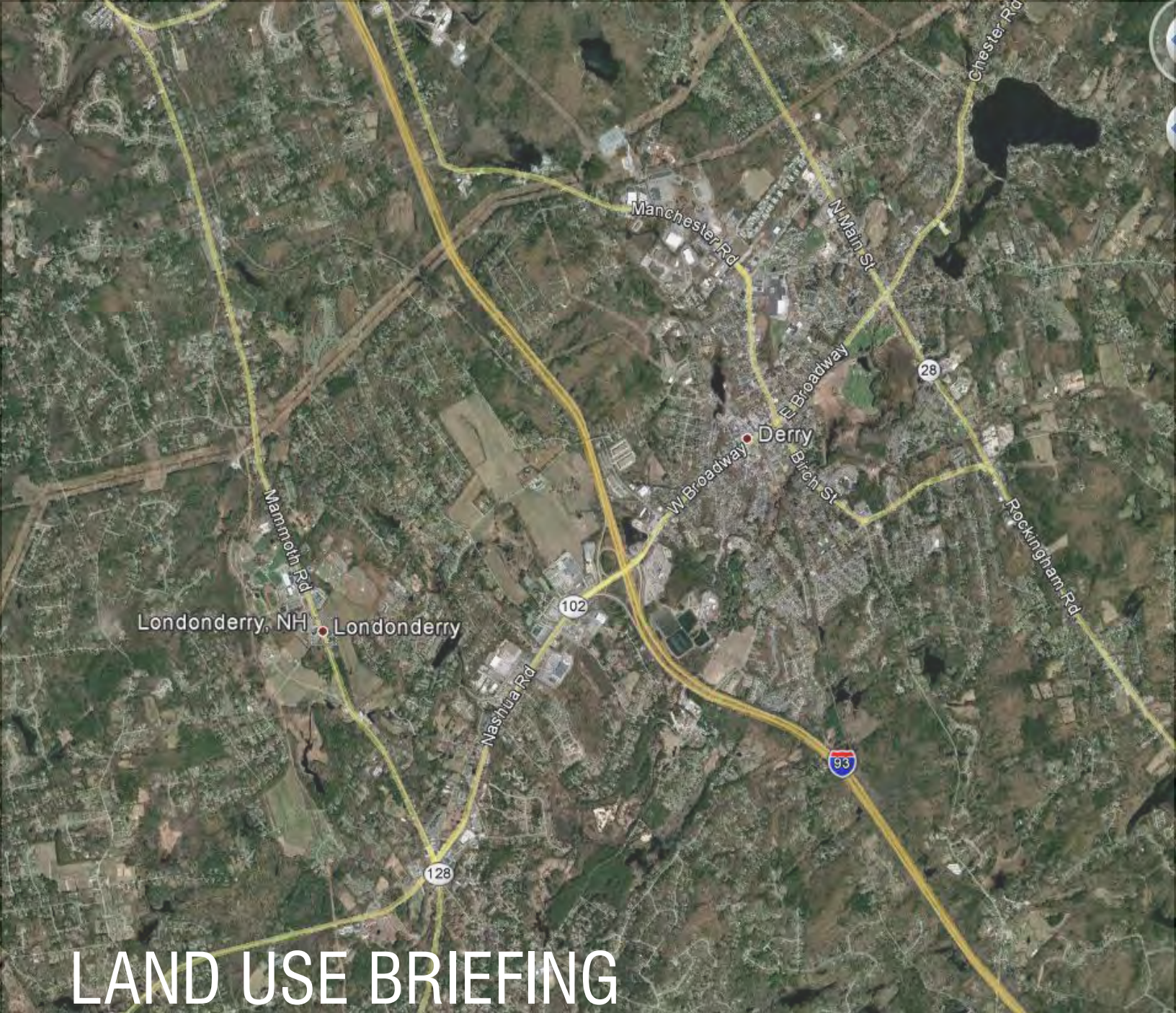


On November 14, 2012, Tim Winings, Manager of ASGITISDI LLC and owner of TJW Survey, appeared before the Planning Board for a conceptual discussion of a proposed mixed-use development at 6 and 8 Mohawk Drive. Several years ago, the Planning Board approved a two-phase site plan, and the office building at 8 Mohawk Drive was constructed. Due to the economic downturn, Mr. Winings has been unable to secure tenants for the existing building, or find interest in the other lot. Mr. Winings requested input regarding rezoning Map 6 Lots 37 and 38 from C-I to C-IV to allow mixed residential/commercial uses. Because the lots are situated in a mixed-

use neighborhood, Staff supported the rezoning request. The Planning Board's apparent consensus was that a rezoning could be possible.

Staff Recommendation:

The proposed rezoning is consistent with the context of the existing neighborhood, where the lots are surrounded by commercial and residential uses. As such, staff recommends that the Planning Board **RECOMMEND** to the Town Council that they approve rezoning Map 6 Lots 37 & 38 from the current zoning classification C-I to a new zoning classification C-IV.



LAND USE BRIEFING

JANUARY 9, 2013

**Woodmont Commons Master Plan: PUD Application
Briefings for the Town of Londonderry Planning Board
Prepared by the Woodmont Planning Team**

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*Information and similar graphics on this topic to be included in Section II Land Use Plan of the PUD Master Plan documents.

**Information and similar graphics on this topic to be included in other sections of the PUD Master Plan documents.

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Introduction

Overview

Woodmont Commons is a planned, mixed use development proposal being advanced towards approval by the Town of Londonderry Planning Board, under the provisions of the Town's Zoning Ordinance as a Planned Unit Development (PUD). As an innovative development concept, Woodmont Commons has been planned to meet important community goals by creating a revenue-positive combination of commercial, retail, housing, and other uses. Revenue positive is defined in terms of the net fiscal impact to the Town of Londonderry, so that enhanced revenues to the Town associated with new development exceeds the additional Town-incurred costs associated with that new development. These uses will be assembled in connected, walkable neighborhoods which include open space and well-scaled streets, buildings and landscapes that are coordinated through design standards that apply to the entire 600-acre area.

The Town's PUD Ordinance (Section 2.8) has been established to promote flexibility in large scale development through the establishment of a comprehensive, integrated and detailed plan, in contrast to the constraints associated with conventional zoning. Related intentions include improving the relative quality of new development by encouraging aesthetically attractive features and promoting quality site and architectural design.

The planning associated with Woodmont Commons has led to the preparation and submittal of an Application to the Planning Board for its approval as a PUD Master Plan. That Application (October 3, 2012) was determined to be complete, and is now the subject of further studies and discussions that will result in additional PUD Master Plan documents that will be the basis of the Planning Board's final review and approval. The additional documents will include the specific regulatory framework and procedures that will be applicable to future proposals for development and approvals within Woodmont Commons.

Purpose of this Briefing Document

This briefing summary is intended to provide a progress report to the Planning Board regarding key topics and components of the final PUD Master Plan documents. It has been prepared by the team of professionals that are assisting the Applicant in the preparation of the final documents. This summary will be used as information in support of a sequence of meetings and discussions with the Planning Board, its staff, and the professional team that it has engaged to provide reviews and advice. Because of the scope and complexity of the proposed development master plan, this approach has been adopted to support a thorough process of presentation, review and discussion.

This briefing summary focuses on the Land Use Plan, which is a principal

and required component of a PUD Master Plan. The Land Use Plan provides a framework for establishing the types, distribution and amounts of uses that will be allowable within Woodmont Commons. During this phase of the Application approval process, Land Use has been selected as the initial topic for presentation and discussion.

Planning Context

The land that has been assembled to create Woodmont Commons is entirely within the Town of Londonderry, and its boundaries are indicated on the following aerial photograph.

Planning for Woodmont Commons has been underway for several years, including an extensive sequence of meetings, design charrettes, presentations and discussions that have engaged the Londonderry Planning Board, elected officials and staff, and stakeholders in the future of the Town and the area. Planning concepts have been advanced in many forms during this period, leading to the assembly of a comprehensive approach that is described in the completed PUD Master Plan Application, and which is a helpful reference relative to many aspects of the Woodmont Commons proposal.

The overall intent of the PUD Master Plan is to create a framework of regulations and standards that provide an alternative to the underlying zoning that exists within the area today, to create a mixed-use and pedestrian-friendly development that, in many respects, will emulate historic, walkable, and traditional New Hampshire and New England towns. The development will support circulation and connections by pedestrians, bicyclists, vehicles and transit that reduce, over time, suburban-type dependence on the automobile.

Although the applicant recognizes that there are existing retail development patterns within the site and nearby, the intent is to create transitions leading to the development of traditional forms of neighborhood development with characteristics that include:

- Dwellings, shops, and workplaces located in close proximity to each other, and, where appropriate, are integrated within compact, mixed-use developments, and which anticipate the potential for civic uses and buildings within the pattern of development.
- Siting of buildings along streets and on lots in a disciplined manner that reduces the visual impact of parking lots.
- Well-scaled frameworks of streets, blocks and lots that include well-configured squares, greens, gardens, and parks woven into street and block patterns and dedicated to collective social activity, recreation, and visual enjoyment.

- Functionally diverse but visually unified neighborhoods or village centers with civic open spaces.

Various methods have been used to illustrate how the regulatory framework of the PUD Master Plan principles will produce a high quality, balanced development meeting the planning intent. These include representative visualizations such as the TND Illustrative Plan which is featured as a development example in the PUD Master Plan. Examples of this type are very useful in conveying the characteristics of the development, but are not intended to represent a specific use distribution, layout or locations. This example – like other scenarios that have been prepared as part of the planning process – is intended to demonstrate that the application of the regulations and standards contained in the PUD Master Plan will result in the types, scale and quality of development that both the Town and the Applicant intend.

Topics

The topics addressed in this briefing document concentrate on the Land Use Plan components that will be contained within the final documents, and provide indications of how the Land Use requirements will be related to other aspects of the final PUD Master Plan Documents. The major topics generally conform to the draft outline that was prepared and presented to the Planning Board in December, 2012, under II. The elements in the Introduction will become part of Section 1 in the final documents. The focus of this briefing are the PUD Regulations and Standards, 2. Land Use Plan, including:

- 2.1 Description
- 2.2 Plans
- 2.3 Land Use Standards
 - 2.3.1 Allowable Uses
 - 2.3.2 Use Distribution Standards
 - 2.3.3 Allowable Densities

Interspersed with these topics are discussions about relevant and related subjects to provide a broader context for interpreting the Land Use information.



Key

- - - PUD Boundary
- Residential
- Other allowable uses including Mixed-use and Mixed-use/Residential
- Open Space
- Existing Building



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Land Use Plan Concept and Elements

2.1 Description

The Woodmont Commons land use plan promotes a coherent and balanced approach to creating an appropriately scaled mixed-use development pattern by providing a more detailed list of allowable uses than exist within the underlying zoning framework and by limiting the maximum amount of development for the entire area. The land use plan seeks to create a balanced distribution of those uses by establishing subareas within Woodmont Commons and by creating a system to regulate the disposition of future uses within appropriate subareas in order to maintain reasonable flexibility, but that will ensure that a balanced development pattern emerges and mixed-use, traditionally scaled and connected neighborhoods emerge over time.

Location and Boundaries

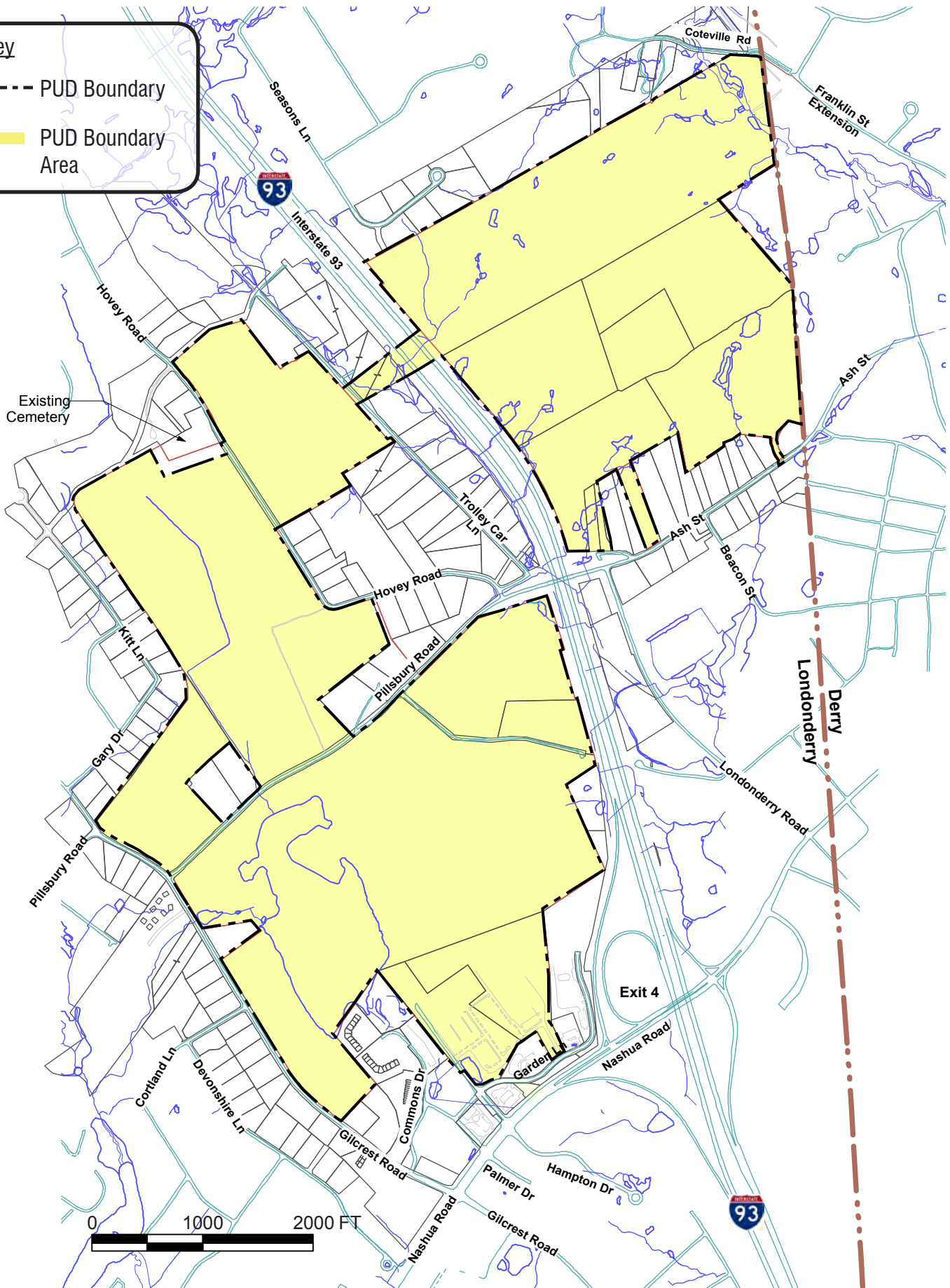
The Woodmont Commons PUD Master Plan encompasses approximately 603 acres of land parcels that are entirely within the Town of Londonderry. The location of Woodmont Commons PUD is depicted on the map, “Location and Boundary.” The boundary connects all of the contiguous parcels and extends across all intervening roads, road rights-of-way and utility easements.

Land Ownership and Land Use Control

Pillsbury Realty Development, LLC, HYRAX Derry Partners LLC, Demoulas Super Markets Inc., and Robert D. and Stephen R. Lievens are the applicants for the PUD Master Plan and are the current owners of Woodmont Commons. Components of Woodmont Commons are expected to be sold or leased and are likely to include various ownership forms, including: fee simple ownership; condominium ownership; zero-lot line ownership; leased land, structures or buildings; tenants at will; and buildings owned apart from the land they are on. Ongoing land use control will be maintained within Woodmont Commons by either the existing ownership structure or subsequent stewardship entity that will establish and enforce the relevant requirements associated with the PUD Master Plan, including pre-approval of any application to the Town for any approval required within the PUD Master Plan framework.

Key

- - - PUD Boundary
- PUD Boundary Area



Existing Parcels

Woodmont Commons is composed of a series of parcels within Londonderry as indicated on the associated map, “Existing Parcels” and as identified in the following list, which includes approximate land areas within each parcel.

Woodmont Commons Property List

Lot	Parcel ID	Acres	Underlying Zoning
1	010 015 0	24.000	Agricultural-Residential (AR-I)
2	010 023 0	38.000	Agricultural-Residential (AR-I)
3	010 029C 2A	1.187	Agricultural-Residential (AR-I)
4	010 029C 2B	1.187	Agricultural-Residential (AR-I)
5	010 041 0	162.003	Agricultural-Residential (AR-I)
6	010 041 1	5.000	Agricultural-Residential (AR-I)
7	010 041 2	25.190	Agricultural-Residential (AR-I)
8	010 042 0	96.980	Agricultural-Residential (AR-I)
9	010 045 0	28.000	Agricultural-Residential (AR-I)
10	010 046 0	29.000	Industrial I (IND-I)
11	010 047 0	9.000	Industrial I (IND-I)
12	010 048 0	29.000	Industrial I (IND-I)
13	010 050 0	96.000	Industrial I (IND-I)
14	010 052 0	14.650	Commercial I (C-I)
15	010 052 1	18.640	Commercial I (C-I)
16	010 057 0	20.480	Industrial I (IND-I)
17	010 058 0	1.300	Agricultural-Residential (AR-I)
18	010 059 0	1.060	Agricultural-Residential (AR-I)
19	010 062 0	2.720	Agricultural-Residential (AR-I)
		603.397	

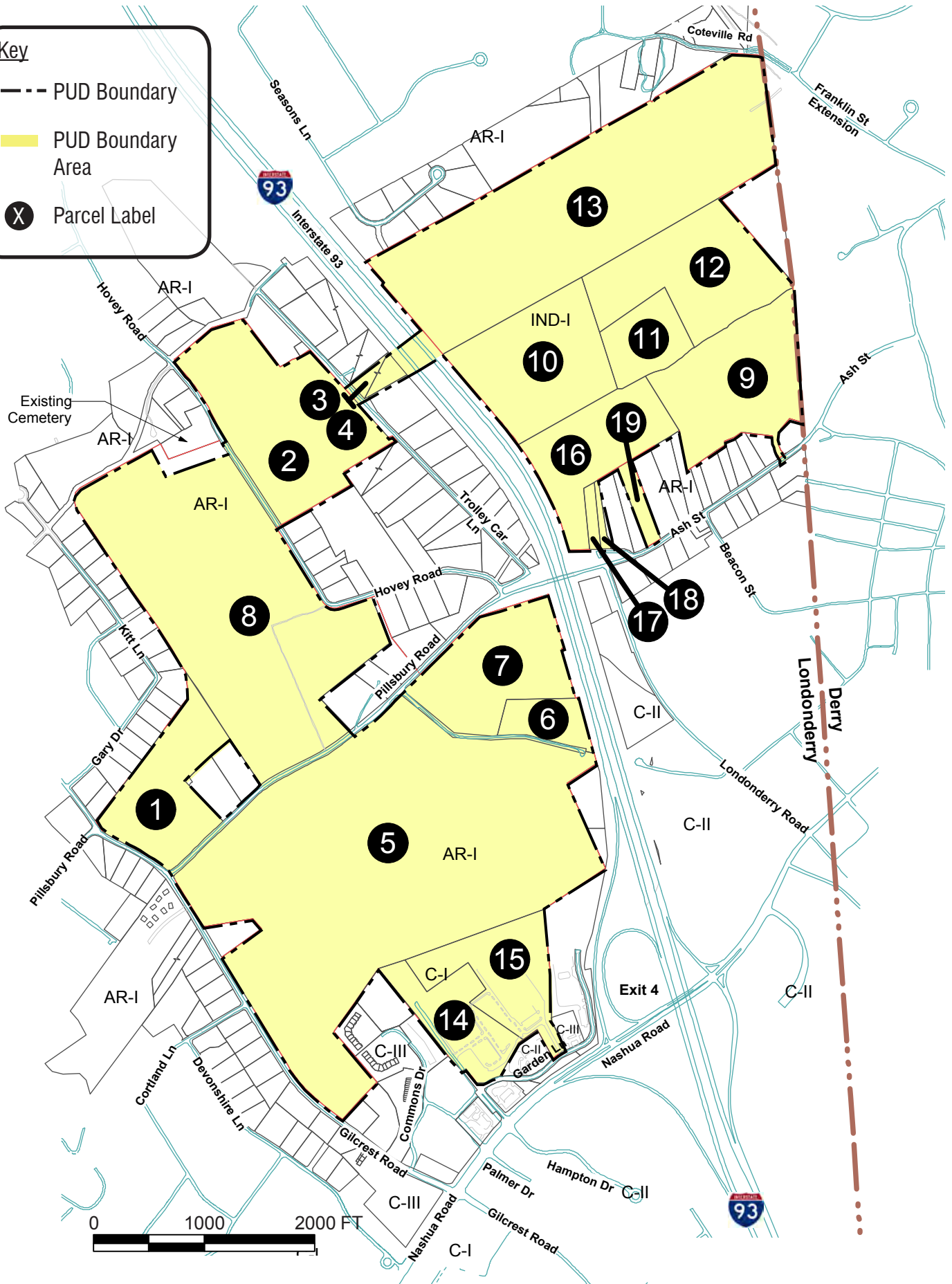
Source: Londonderry GIS

Developable Land

Although the land use plan provides a framework for establishing and distributing allowable uses, the entire area is not effectively developable with buildings. The overall area include easements, buffers and various open space elements which are discussed further in this briefing document, and which will be addressed in detail in II. PUD Regulations and Standards 3. Area Regulations and Standards and 4. Project Regulations and Standards. The Applicant also intends to provide some additional land to extend the existing cemetery near Hovey Road.

Key

- - - PUD Boundary
- PUD Boundary Area
- ⊗ Parcel Label



2.2 Plans and 2.3 Land Use Standards

2.3.1 Allowable Uses

Underlying Zoning

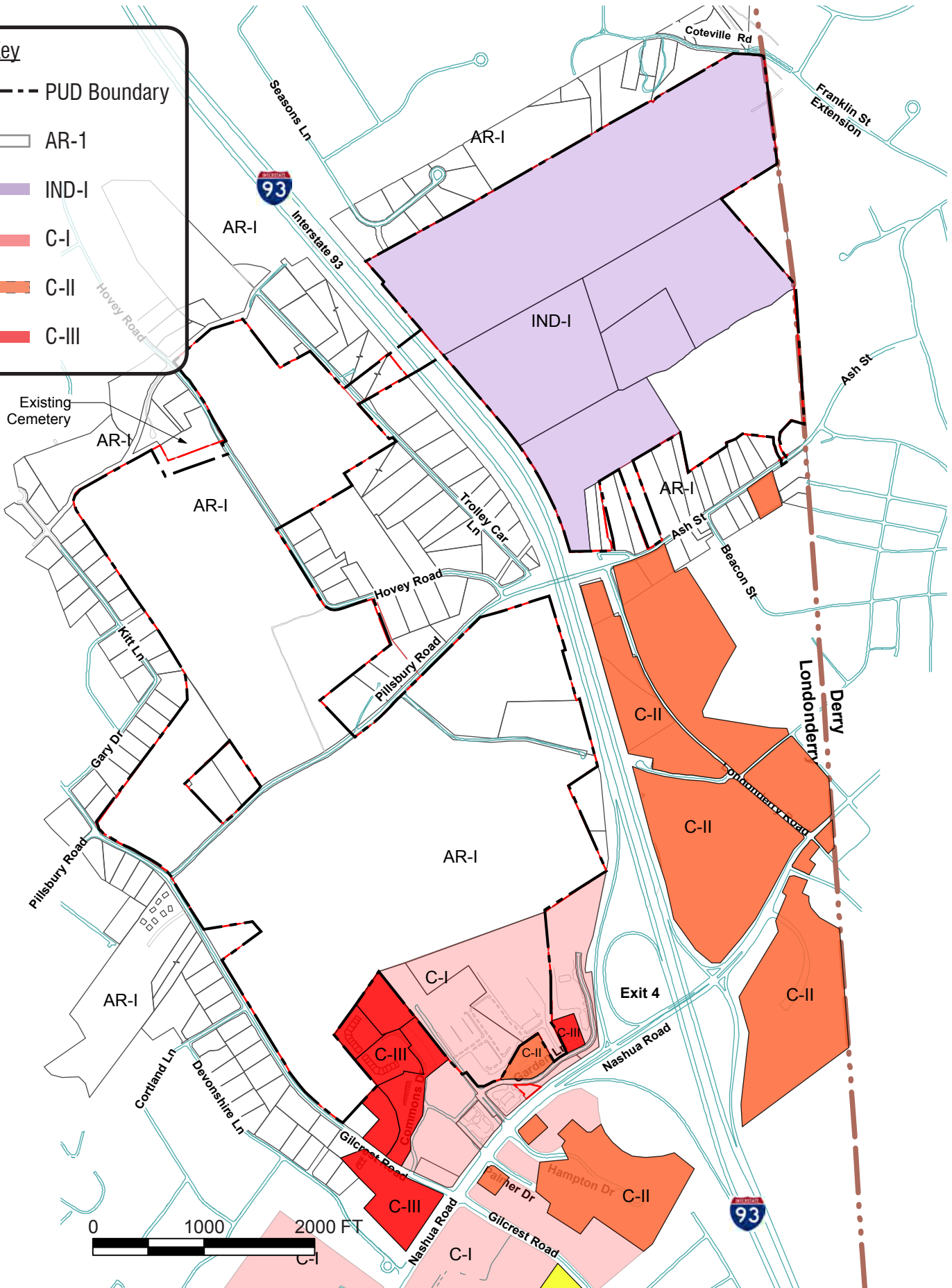
The applicable districts within or contiguous with the Woodmont Commons PUD boundaries are as follows:

	District	Ordinance Section
AR-I	Agricultural-Residential	2.3.1
IND-I	Industrial-I	2.5.1
C-I	Commercial-I	2.4
C-II	Commercial-II	2.4
C-III	Commercial-III	2.4

The following map indicates the relevant district designations relative to the boundaries of Woodmont Commons.

Key

- - - PUD Boundary
- AR-1
- IND-I
- C-I
- C-II
- C-III



PUD Allowable Uses

The following uses are allowable within Woodmont Commons, subject to conformance with all other standards and regulations within the PUD Master Plan which may serve to guide acceptable locations and the effective density, scale and other dimensional or design standards. This list is based on uses that are allowable within the underlying zoning, but provides a more detailed breakdown of designations within each category. This expanded list of uses serves as a basis for determining the eligibility for disposition of the uses within Woodmont Commons according to the system of Subareas. This expanded list is also the basis for applying relevant II.3. Area Regulations and Standards and II.4. Project Regulations and Standards, to achieve the goals of a mixed-use, compatible neighborhood character.

LIST OF ALLOWABLE USES BY CATEGORY		Underlying Zoning						Proposed
		AR-1	C-I	C-II	C-III	IND-1	PUD	
AGRICULTURAL								
1	Agriculture	P					P ⁵	
RESIDENTIAL								
2	Dwelling, Multi-Family	C ³	C ³	C ³	C ³		P ⁵	
3	Dwelling, Single-Family	P, C ³	C ³	C ³	S, C ³		P ⁵	
4	Dwelling, Two-Family	P, C ³	C ³	C ³	S, C ³		P ⁵	
5	Elderly Housing	P	P	P	P		P ⁵	
6	Mixed Used Residential						P ⁵	
7	Accessory Dwelling Units (new subcategory)							P
CIVIC USES								
8	Community Center		P	P			P ⁴	
9	Public Facilities	P	P	P		P	P ⁴	
10	Parking Structures (new subcategory)							P
11	Public Utilities	P	P	P		S	P ⁵	
12	Recreational Facilities, Public	P		P			P ⁴	
13	Religious Facilities	P	P	P	P		P ⁵	
14	Cultural Uses and Performing Arts						P ⁴	
INSTITUTIONAL								
15	Assisted Living		P	P	P			
16	Nursing Home and Accessory Uses		P	P	P		P ⁵	
17	Hospital (new subcategory)							P
ACCOMMODATION								
18	Hotels			P			P ⁴	
19	PUD Bed and Breakfast (new subcategory)							P
20	Bed and Breakfast Homestay	P					P ⁵	
BUSINESS USES								
21	Assembly, Testing, Repair and Packing Operations up to 250,000 square feet					P	P ⁴	
22	Assembly, Testing, Repair and Packing Operations 250,001 square feet or larger					P	P ⁴	
23	Business Center Development		P	P			P ⁴	
24	Conference / Convention Center						P ⁴	
25	Day Care Center, Adult						P ⁴	
26	Financial Institution		P	P			P ⁴	
27	Education and Training Facilities						P ⁴	
28	Group Child Care Center				P	S	P ⁴	
29	Home Occupation	S					S	
30	Manufacturing, Light up to 250,000 square feet			P		P	P ⁴	
31	Manufacturing, Light 250,001 square feet or larger			P		P	P ⁴	
32	Membership Club		P	P			P ⁴	
33	Motor Vehicle Station, Limited Service			P			P ⁴	
34	Recreation, Commercial		P	P			P ⁴	
35	Retail Sales Establishment up to 75,000 square feet		P	P			P ⁴	
36	Retail Sales Establishment 75,001 square feet or larger		P	P			P ⁴	
37	Professional Office		P	P	P	P	P ⁴	
38	Office Building Space (new subcategory)							P
39	Rental Car Terminal up to 50,000 square feet						P ⁴	
40	Rental Car Terminal 50,001 square feet or larger						P ⁴	
41	Repair Services		P	P		P	P ⁴	
42	Research or Development Laboratories			P		P	P ⁴	
43	Restaurant		P	P			P ⁴	
44	Restaurant, Fast Food		P	P			P ⁴	
45	School, Private				P		P ⁴	
46	Service Establishment		P	P		P	P ⁴	
47	Warehouses and Storage up to 250,000 square feet			P		P	P ⁴	
48	Warehouses and Storage 250,001 square feet or larger			P		P	P ⁴	
49	Wholesale Businesses up to 250,000 square feet			P		P	P ⁴	
50	Wholesale Businesses 250,001 square feet or larger			P		P	P ⁴	

P= Permitted Use C=Required Conditional Use Permit S=Requires Special Exception

1 - Any use permitted in the underlying zoning district, which is not a permitted use in the Performance Overlay District is considered a Cc

2 - See Section 2.4.1.2.4 for additional dimensional requirements related to fuel dispensers.

3 - See Section 2.3.3 for specific requirements (workforce housing)

4 - As part of an approved PUD Master Plan. See Section 2.8

5 - As part of an approved PUD Master Plan (where the underlying zoning is not GB). See Section 2.8

Maximum New Development

Within the Woodmont Commons PUD Master Plan, there are maximum amounts of development for major land use categories that may be permitted as part of the overall PUD Master Plan, as indicated in the following table.

MAXIMUM NEW DEVELOPMENT BY CATEGORY		
		MAXIMA
AGRICULTURAL		
	Maximum Area	No Limit
RESIDENTIAL		
	Maximum Number of New Units Permitted (not including relocation or reconstruction of existing buildings)	1,430 units
	Types	Single-family; Two-family, Multi-family; Elderly Housing; Mixed-Use Residential; Accessory Dwelling Units
CIVIC USES		
	Maximum Area	Limited by II.3. Area Regulations and Standards and and II.4. Project Regulations and Standards
INSTITUTIONAL		
	Specific Limits	
	Assisted Living, Nursing Home and Accessory Uses	250,000 gross square feet
	Hospital	1 hospital with 300 beds maximum
ACCOMMODATION		
	Specific Limits	
	Hotels	3 Hotels, 50 to 400 guest rooms each, with a maximum of 550
	PUD Bed and Breakfast (10 guest rooms or fewer)	No limit
BUSINESS USES		
	Maximum Area	
	For New Business Uses (not including relocation or reconstruction of existing buildings)	882,500 gross square feet
	For Office Building Space in Addition to Maximum Above:	700,000 gross square feet
OTHER		
	Uses not specifically identified above	Limited by II.3. Area Regulations and Standards and and II.4. Project Regulations and Standards

2.3.2 Use Distribution Standards

Development Concept

The planning process leading to the Woodmont Commons PUD Master Plan application included consideration of how to provide an approach to the distribution of development that would respond to the context while retaining appropriate and practical flexibility, recognizing that there are many ways that desirable patterns and quality of development can emerge. Through numerous meetings and discussions, some important concepts emerged that are represented in the following diagram, “Land Use Concept.” These ideas were used, in part, to establish a system of Land Use Subareas and a framework of allowable uses and predictable flexibility that is described in more detail below.

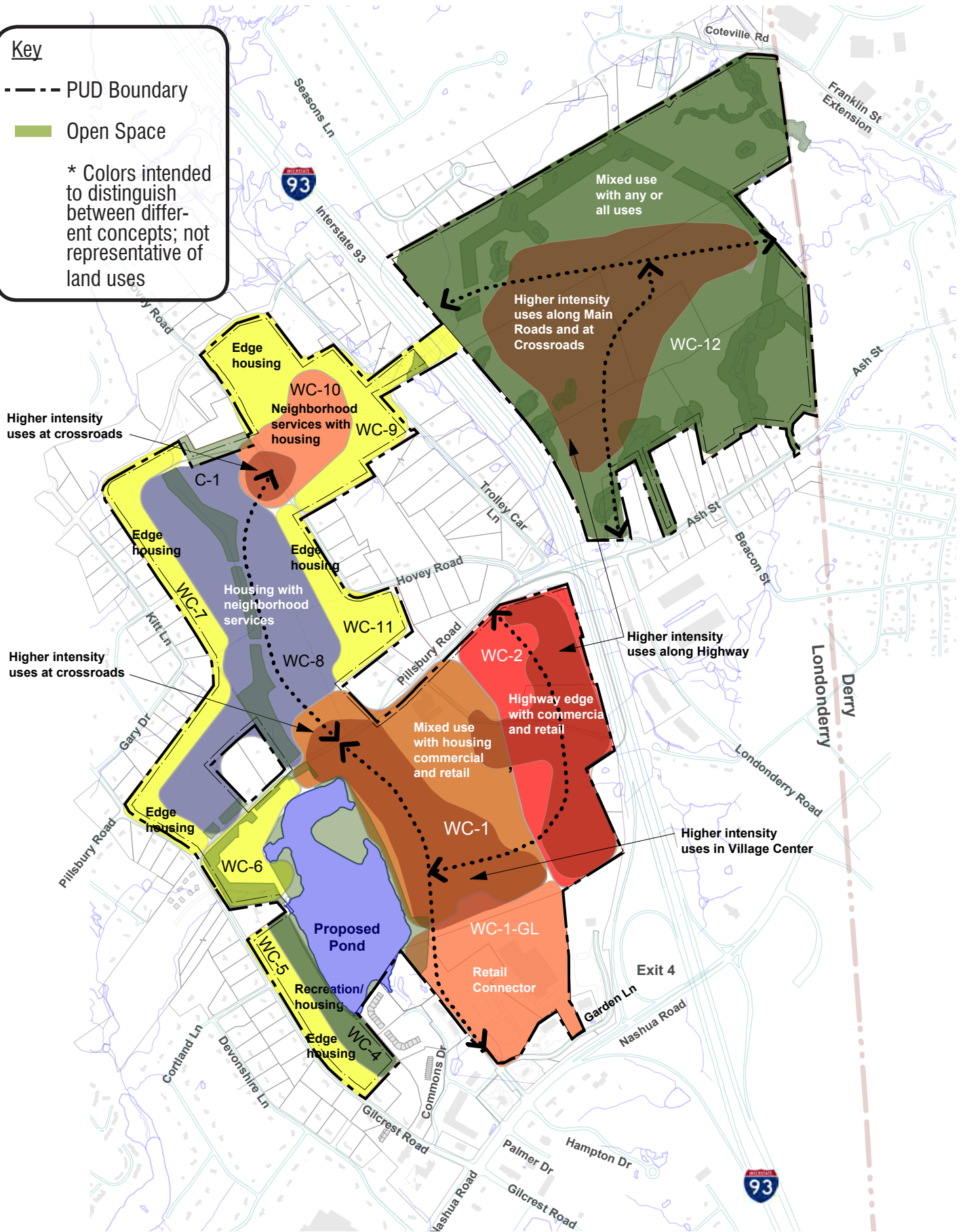
The Land Use concept depicts a series of moderately scaled residential edges in various perimeter locations, and provides for a predominantly residential character in the northwest portions of the PUD Master Plan, accompanied by the types of shops, services and businesses that would be attractive to the neighborhoods that will emerge. This would include a potential collection of these uses as part of a mixed-use crossroads where a new internal street will intersect Hovey Road.

Opportunities for a range and mixture of uses were incorporated in the concepts for the areas generally located south of Pillsbury Road, north of Nashua Road, east of the proposed pond and along I-93. The concepts recognized that the existing retail uses near Garden Lane will serve as a connector to a neighborhood that could incorporate housing, commercial and retail uses, and that there are opportunities for particular higher intensity uses drawn from the overall list that are appropriate along the edge of I-93. Because the land north of Ash Street and east of I-93 is a large area that can be planned in many ways, and because of the prospect of future access along the planned Exit 4/A Folsom Road Connector, significant flexibility within an overall development limit emerged as the land use concept.

Key

- - - PUD Boundary
- █ Open Space

* Colors intended to distinguish between different concepts; not representative of land uses



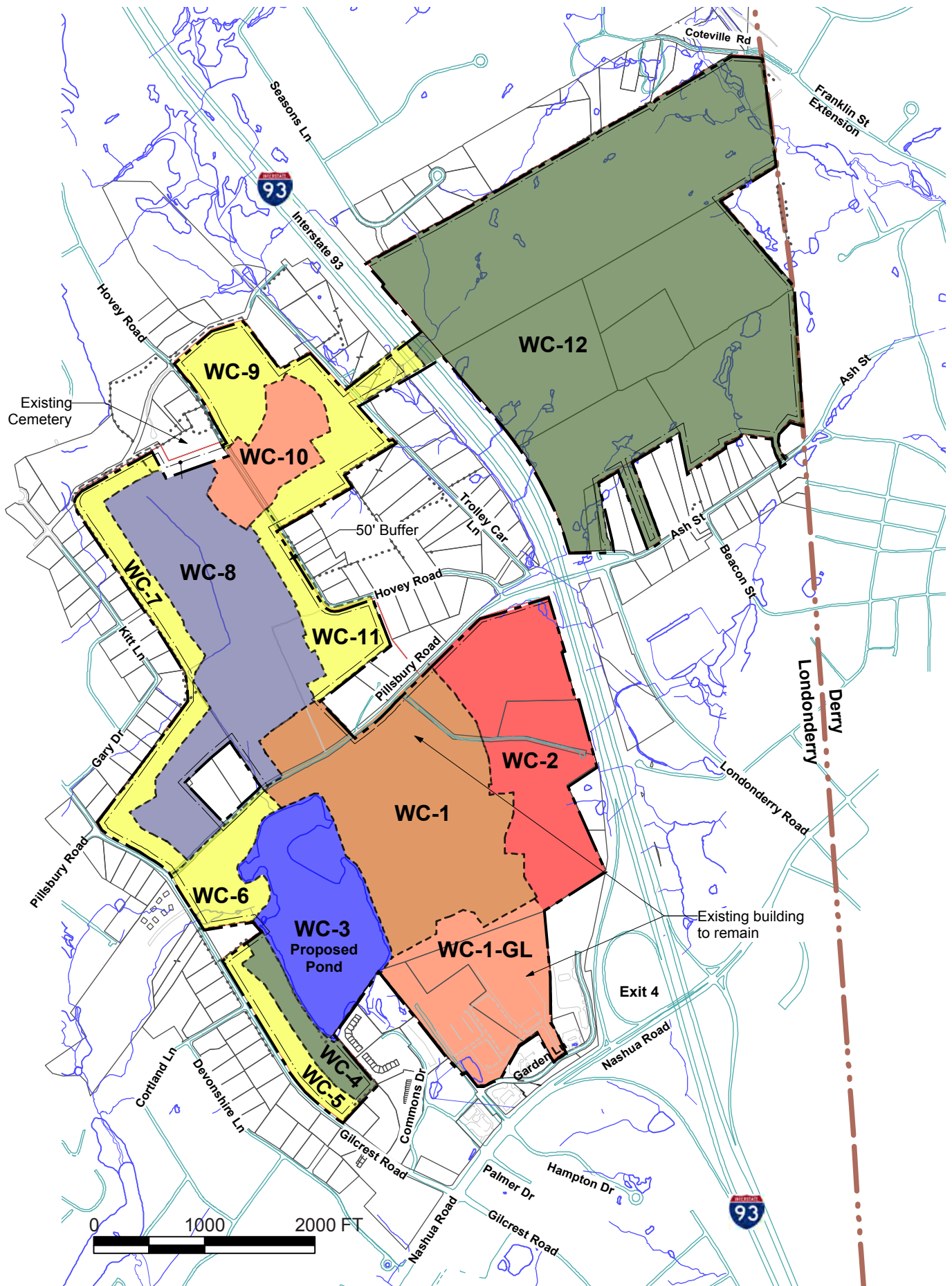
Subareas

The Land Use Plan for Woodmont Commons includes Subareas that serve to regulate the distribution and amount of various uses that can occur within them. The initial boundaries of each Subarea will be identified with a set of metes and bounds and a land area associated with it. The boundaries will be subsequently subject to minor variation as part of the review and approval process that will be defined within II.3. Area Regulations and Standards.

Square foot maxima do not include relocation or reconstruction of existing commercial building area.

The table below provides the approximate areas in acres for the Subareas as shown in the following “Subarea Plan.”

Subareas	WC-1-GL	WC-1	WC-2	WC-3	WC-4	WC-5	WC-6	WC-7	WC-8	WC-9	WC-10	WC-11	WC-12
Approximate Area in Acres	38	77	51	39	9	9	13	23	70	32	17	14	216



Subarea Uses

The uses allowed within any Subarea are listed in the following matrix.

MATRIX OF ALLOWABLE USES WITHIN SUBAREAS		WC-1-GL	WC-1	WC-2	WC-3	WC-4	WC-5	WC-6	WC-7	WC-8	WC-9	WC-10	WC-11	WC-12
AGRICULTURAL														
1	Agriculture		P	P	P	P	P	P	P	P	P	P	P	P
RESIDENTIAL														
2	Dwelling, Multi-Family		P	P		P		P		P	P	P	P	P
3	Dwelling, Single-Family		P	P		P	P	P	P	P	P	P	P	P
4	Dwelling, Two-Family		P	P		P	P	P	P	P	P	P	P	P
5	Elderly Housing		P	P		P		P		P		P	P	P
6	Mixed Used Residential		P	P		P		P		P		P	P	P
7	Accessory Dwelling Units (new subcategory)		P	P		P	P	P	P	P	P	P	P	P
CIVIC USES														
8	Community Center	P	P	P	P	P		P		P		P	P	P
9	Public Facilities	P	P	P	P	P		P		P		P	P	P
10	Parking Structures (new subcategory)	P	P	P										P
11	Public Utilities		P	P										P
12	Recreational Facilities, Public	P	P	P	P	P		P		P		P	P	P
13	Religious Facilities		P	P						P		P	P	P
14	Cultural Uses and Performing Arts		P	P						P		P	P	P
INSTITUTIONAL														
15	Assisted Living		P	P				P		P		P		P
16	Nursing Home and Accessory Uses		P	P				P		P				P
17	Hospital (new subcategory)		P	P										P
ACCOMMODATION														
18	Hotels	P	P	P						P				P
19	PUD Bed and Breakfast (new subcategory)	P	P	P						P				P
20	Bed and Breakfast Homestay		P	P	P	P		P		P	P	P	P	P
BUSINESS USES														
21	Assembly, Testing, Repair and Packing Operations up to 250,000 square feet		P	P										P
22	Assembly, Testing, Repair and Packing Operations 250,001 square feet or larger		P	P										P
23	Business Center Development	P	P	P								P		P
24	Conference / Convention Center		P	P										P
25	Day Care Center, Adult		P	P				P		P				P
26	Financial Institution	P	P	P								P		P
27	Education and Training Facilities	P	P	P						P				P
28	Group Child Care Center	P	P	P						P				P
29	Home Occupation	P	P	P		P	P	P	P	P	P	P	P	P
30	Manufacturing, Light up to 250,000 square feet	P	P	P										P
31	Manufacturing, Light 250,001 square feet or larger		P	P										P
32	Membership Club	P	P	P					P					P
33	Motor Vehicle Station, Limited Service	P	P	P										P
34	Recreation, Commercial	P	P	P		P		P		P		P	P	P
35	Retail Sales Establishment up to 75,000 square feet	P	P	P	P					P		P		P
36	Retail Sales Establishment 75,001 square feet or larger	P	P	P	P					P		P		P
37	Professional Office	P	P	P						P		P		P
38	Office Building Space (new subcategory)		P	P										P
39	Rental Car Terminal up to 50,000 square feet	P	P	P										P
40	Rental Car Terminal 50,001 square feet or larger	P	P	P										P
41	Repair Services	P	P	P		P				P				P
42	Research or Development Laboratories		P	P										P
43	Restaurant	P	P	P	P	P						P		P
44	Restaurant, Fast Food	P	P	P								P		P
45	School, Private		P	P						P				P
46	Service Establishment	P	P	P						P				P
47	Warehouses and Storage up to 250,000 square feet		P	P										P
48	Warehouses and Storage 250,001 square feet or larger		P	P										P
49	Wholesale Businesses up to 250,000 square feet	P	P	P								P		P
50	Wholesale Businesses 250,001 square feet or larger		P	P										P

P= Permitted

Maximum Subarea Development

There are maximum limits to the amount of development within specified categories. These represent the total gross floor area of specified categories.

Project Uses and Maxima

The relationship between the maximum development for the overall PUD Master Plan development maximums and the maximum development standards for the Subareas provides a limited and predictable range of flexibility in the distribution of uses over time, so that the development can respond to evolving market demand, absorption rate and other factors.

The overall project maxima cannot be exceeded.

MAXIMUM NEW DEVELOPMENT WITHIN SUBAREAS											Maximum Development by Category		
WC-1-GI	WC-1	WC-2	WC-3	WC-4	WC-5	WC-6	WC-7	WC-8	WC-9	WC-10		WC-11	WC-12
AGRICULTURAL													
No Limit on Area	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit
RESIDENTIAL	P	P	P	P	P	P	P	P	P	P	P	P	P
Maximum Number of Units Permitted	790	320		45	20	30	48	340	64	100	28	800	1,430
Types	All	All		Mix	Limited	Mix	Limited	All	Mix	All	Mix	All	All
CIVIC USES	P	P	P	P		P		P		P	P	P	P
No Limit on Area	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit
INSTITUTIONAL	P	P				P		P				P	P
Specific Limits													
Nursing Home and Accessory Uses						25 beds max							
Hospitals	1	1				1		1				1	1
Maximum Area (GSF)													
Assisted Living, Nursing Home and Accessory Uses	250,000	250,000				25,000		25,000				250,000	250,000
Hospitals	300 beds max	300 beds max				300 beds max		300 beds max				300 beds max	300 beds max
ACCOMMODATION	P	P										P	P
Specific Limits													
Hotels	2 Hotels	2 Hotels										3 Hotels	3
Maximum Square Footage													
Hotels	50-400 guest rooms each	50-400 guest rooms each										50-400 guest rooms each	Maximum 550 guest rooms
PUD Bed and Breakfast	max. 10 rooms each	max. 10 rooms each										max. 10 rooms each	No limit
BUSINESS USES	P	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupation	P	P											
Maximum Area (GSF)													
Maximum New Business Development Including Business Uses in Mixed Use Buildings	Up to 276,000 GSF including up to 226,000 GSF of existing retail	300,000	250,000	5,000	20,000			80,000	5,000	35,000		650,000	882,500
Maximum Office Building Space in Addition to Maximum Noted Above	400,000	400,000										700,000	700,000

The cumulative maxima for each land use category is not to exceed the column labeled Maximum Development By Category.

P = Permitted

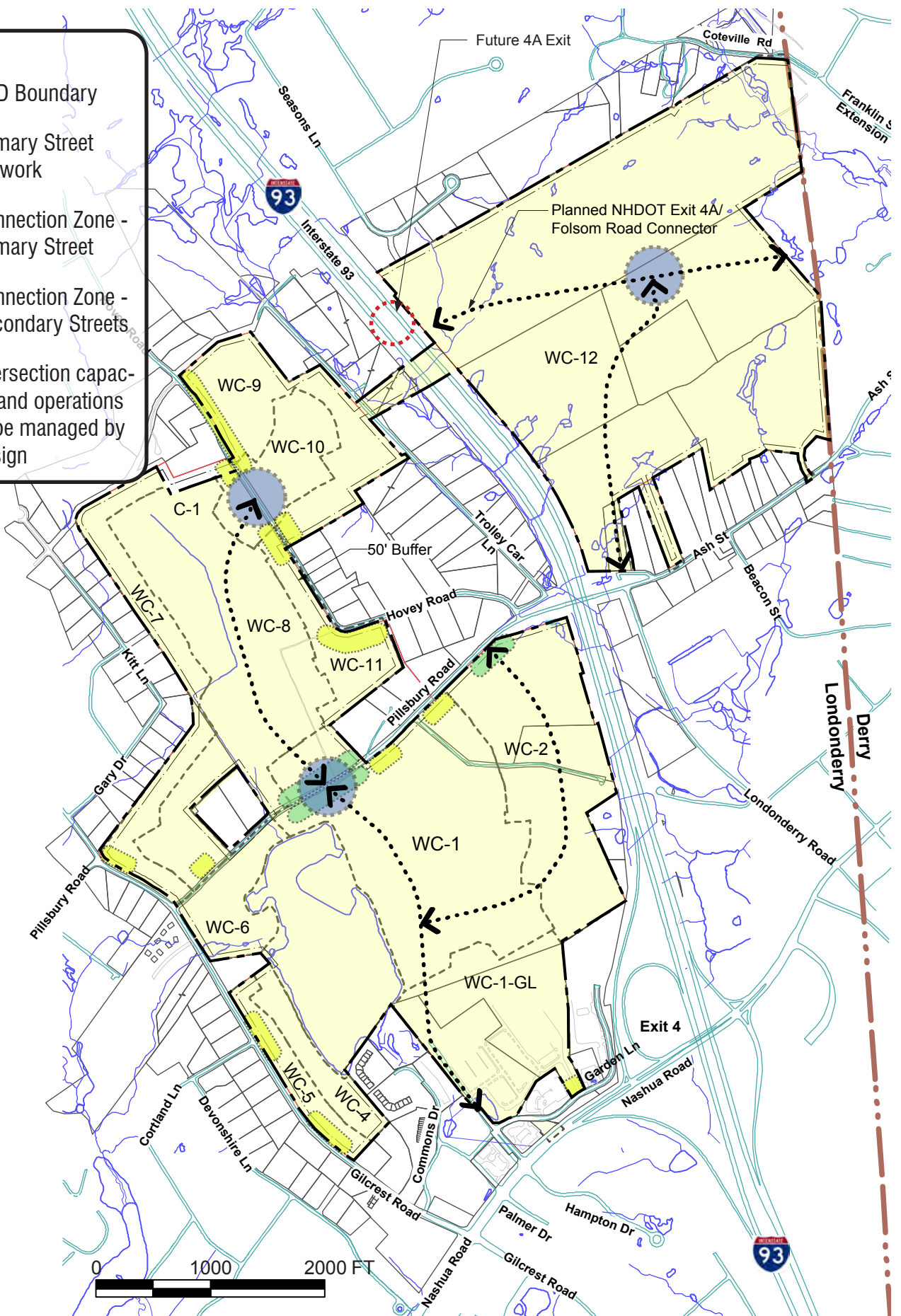
Transportation and Land Use

The Land Use Plan for Woodmont Commons anticipates the need to create an internal roadway and circulation network which will have several purposes. A primary street network will serve as the principal distribution system within Woodmont Commons and provide the principal connections to external roads and streets for access. A secondary street network will then distribute traffic within the development, creating the framework of blocks and open spaces associated with traditional development patterns. The secondary network roads may connect to perimeter streets in some locations, but they will not serve as major connectors.

A detailed description of the approach to Transportation will be provided in a subsequent briefing document, including the results of traffic studies and approaches to ensuring that all potential negative impacts will be avoided or mitigated. The following diagram is intended to indicate the general planning configuration of the internal primary network of streets and connection points are envisioned relative to the Subareas described previously. The diagram indicates that specific intersection locations and design approaches will be detailed at the time of site plan and/or subdivision applications.

Key

- - - PUD Boundary
- ←···· Primary Street Network
- ▭ Connection Zone - Primary Street
- ▭ Connection Zone - Secondary Streets
- Intersection capacity and operations to be managed by design



Open Space and Land Use

The Land Use Plan for Woodmont Commons will incorporate a variety of open spaces, which will be allocated, preserved or improved in a variety of ways. Two specific sections of the final PUD Master Plan documents will address Woodmont Commons open space: Open Space Standards will be applied as part of II.3. Area Regulations and Standards, and to individual projects as part of II.4. Project Regulations and Standards. Certain aspects may be addressed in a Development Agreement, to the extent that there may be mutual commitments regarding access, use, maintenance and the like. A subsequent briefing is being prepared regarding the open space elements. This discussion is intended to indicate how – as a land use – open space will be incorporated into the overall planning and permitting framework.

- Conserved Open Space Resources – There are a series of open space resources that Woodmont Commons will conserve, consistent with the applicable standards of the New Hampshire Department of Environmental Services (NHDES) or other applicable regulations and approvals. The conservation may take different forms and locations and may be modified, consistent with those standards and approval process so that the conserved open space provides environmental benefits and is well coordinated with nearby development patterns. The open space resources will include enhancement of existing drainage areas into a pond in the southwestern portion of Woodmont Commons. An agricultural drainage corridor leading towards the proposed pond will be aligned and enhanced to become an open space feature. Some roadside segments of apple trees will be conserved along portions of Pillsbury and Gilcrest Road, as well.
- Buffers – Woodmont Commons will retain 50-foot wide landscaped buffers where it is adjacent to residential land.
- Open Space and Circulation Networks – The primary and secondary street networks will include integral landscaping consistent with the palette of roadways and street types that will be included in the final documents as part of the II. 3. Area Regulations and Standards.
- Area-wide Open Spaces and Recreation Resources – As areas of Woodmont Commons are developed, open space resources within a convenient walking distance of every part of the development will be established or identified. The Area-wide Open Spaces and Recreation Resources will contain a menu of open spaces that will be provided with each increment of development within a designated walking radius.
- Project Open Space – The site planning and design standards that will

be in the II.4 Project Regulations and Standards will provide landscape and open space requirements appropriate for each type of project.

- Open Space and Public Accessibility – All passive open spaces that will be accessible as a common resource for residents of Woodmont Commons will be available to the general public.

2.3.3 Allowable Densities

The allowable total densities will be governed by several factors. The total amount of development by specific use category allowed within any subarea represents the maximum total density that can be achieved within that area for the types of uses limited by development maxima. Effective density will also be limited by the system of area and project regulations and standards that will be included in the final documents.

Design, Dimensional and Density Standards

The ability to create development density is a function of several factors:

- Dimensional standards applicable to the entire PUD Master Plan
- The building area that can be placed on a single parcel
- The rules governing the size and relationships of parcels that will have buildings on them

No building shall exceed 50' in height.

The rules for governing the footprint and scale of buildings on individual parcels will be addressed through a menu of acceptable practices, tailored to the different subareas at Woodmont Commons that is being prepared as part of II.4. Project Regulations and Standards. The rules governing the manner that lots and parcels can be developed will similarly be addressed in II.3. Area Regulations and Standards. Two illustrations of this menu of acceptable layouts have been included to suggest methods that are most useful in establishing appropriate designs and dimensions that will modulate the densities to match the Land Use Plan.

TABLE 2.3.3: Public Frontages General: The Public Frontage is the area between the private Lot Line and the edge of the vehicular lanes. Dimensions are given in the Woodmont Commons Street Specifications and Palette.

		PLAN	
		LOT	R.O.W.
		PRIVATE FRONTAGE	PUBLIC FRONTAGE SUBAREAS
<p>a. (ST) For Street ST-42PHS and ST-50PCT: This Frontage is for one side of a street, has raised Curbs and borders green space, supports internal pedestrian and bicycle trails and has no parking. The landscaping consists of the natural condition, street trees are permitted at any spacing but are not required in ST-42PHS.</p>		<p>All</p>	
<p>b. (ST) For Existing Street: This Frontage has open Swales drained by percolation and a walking Path or Bicycle Trail along the Woodmont Commons side of the street. The landscaping consists of the multiple species arrayed in naturalistic clusters.</p>		<p>W-2-5 W-2-9 W-2-11</p>	
<p>c. (ST) For Street: This Frontage has raised Curbs drained by inlets and Sidewalks separated from the vehicular lanes by individual or continuous Planters, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced Allee, with the exception that Streets with a right-of-way (R.O.W.) width of 40 feet or less are exempt from tree requirements.</p>		<p>All</p>	
<p>d. (DR) For Drive: This Frontage has raised Curbs drained by inlets and a wide Sidewalk or paved path along one side, related to a Greenway or waterfront. It is separated from the vehicular lanes by individual or continuous Planters. The landscaping consists of street trees of a single species or alternating species aligned in a regularly spaced Allee.</p>		<p>? ? ? ?</p>	
<p>e. (ST) For Commercial Street: This Frontage has raised Curbs drained by inlets and wide Sidewalks separated from the vehicular lanes by a narrow continuous Planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced Allee.</p>		<p>? ? ? ?</p>	
<p>f. (BVD) (ST) For Commercial Street or Boulevards: This Frontage has raised Curbs drained by inlets and wide Sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible but clears the storefront entrances.</p>		<p>? ?</p>	
<p>g. (BVD) For Boulevard: this Frontage has raised Curbs drained by inlets and Sidewalks along both sides, separated from the vehicular lanes by Planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced Allee.</p>		<p>? ? ? ?</p>	

TABLE 2.4.3.3: Private Frontages. The Private Frontage is the areas between the building Facades and the Lot lines.

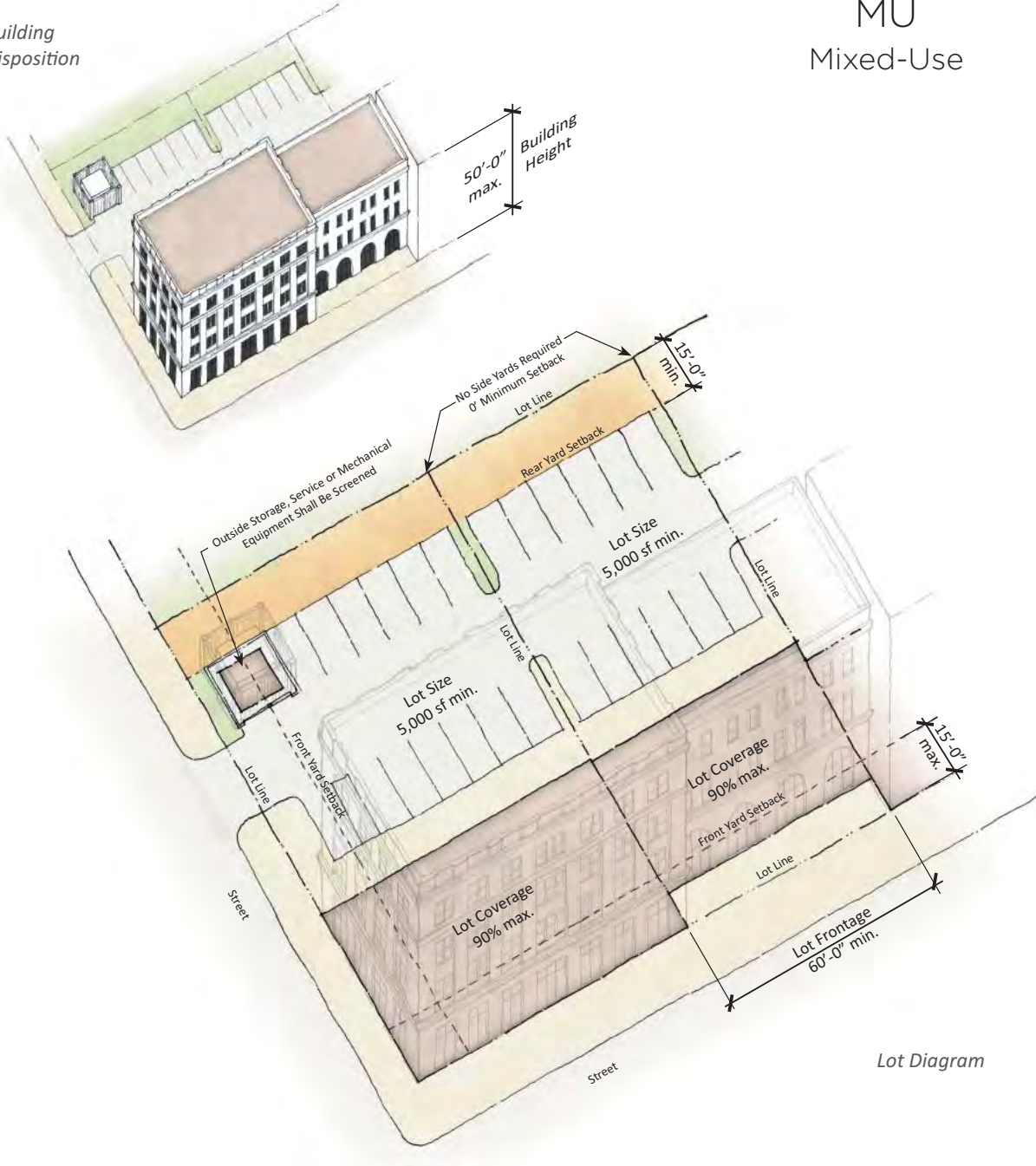
	SECTION		PLAN		SUBAREAS
	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	
<p>a. Common Yard: a planted Frontage wherein the Façade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.</p>					?
<p>b. Porch & Fence: a planted Frontage where the Façade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.</p>					?
<p>c. Terrace or Lightwell: a frontage wherein the Façade is setback back from the Frontage Line by an elevated terrace or sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard.</p>					?
<p>d. Forecourt: a Frontage wherein the Façade is close to the Frontage Line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.</p>					?
<p>e. Stoop: a Frontage wherein the Façade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.</p>					?
<p>f. Shopfront: a Frontage wherein the Façade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has substantial glazing on the Sidewalk level and an awning that should overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.</p>					?
<p>g. Gallery: a Frontage wherein the Façade is aligned with the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery should be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the Curb.</p>					?
<p>h. Arcade: a colonnade supporting habitable space that overlaps the Sidewalk, while the Façade at Sidewalk level remains at or behind the Frontage Line. This type is conventional for Retail use. The Arcade shall be no less than 12 feet wide and should overlap the Sidewalk to within 2 feet of the Curb. See Table 8.</p>					?

Example graphics expressing zoning and other standards.

Source: Claremont, NH City Center Draft Zoning and Design Guidelines prepared by The Cecil Group and Union Studio Architects

MU
Mixed-Use

Building
Disposition



Lot Diagram

Table of Dimensional Regulations	Minimums							Maximums			* Additional Regulations Reference
	Lot Size* (sf)	Lot Width* (ft)	Front Yard Setback* (ft)	Side Yards (#)	Side Yard Setback* (ft)	Rear Yard Setback* (ft)	Building Separation (ft)	Lot Coverage (%)	Residential Density	Building Height *	
CR-1 City Center Residential I *	10,000	60	15	2	10	25	10	30	1 du/ 10,000 sf	40	Sec. 22-389.1 Sec. 22-389.2
CR-2 City Center Residential II *	5,000	60	15	2	10	25	10	30	1 du/ 5,000sf	40	Sec. 22-389.2
PR Professional Residential *	5,000	60	25*	2	10	25	10	30	1 du/ 5,000sf	40	Sec. 22-389.3, 22-389.4 and 22-389.7
MU Mixed-Use *	5,000	60	0 (15 max*)	-	0	15	-	90	-	50	Sec. 22-389.5 and 22-389.7
CB-2 City Center Business II *	20,000	100	0 (25 max*)	2	15	25	25	60	1 du/ 10,000 sf	40	Sec. 22-389.6 and 22-389.7

Example graphics expressing zoning and other standards.

Source: Claremont, NH City Center Draft Zoning and Design Guidelines prepared by The Cecil Group and Union Studio Architects

PR

Professional Residential



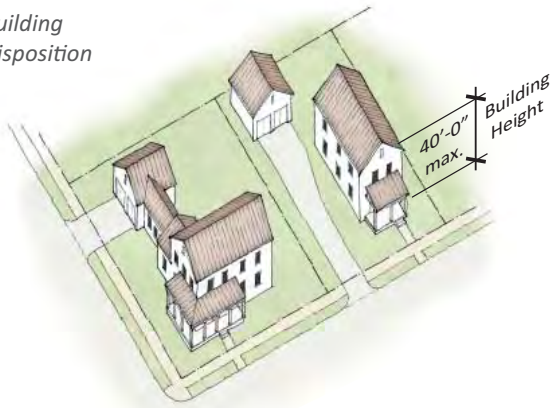
Table of Dimensional Regulations	Minimums							Maximums			* Additional Regulations Reference
	Lot Size* (sf)	Lot Width* (ft)	Front Yard Setback* (ft)	Side Yards (#)	Side Yard Setback* (ft)	Rear Yard Setback* (ft)	Building Separation (ft)	Lot Coverage (%)	Residential Density	Building Height *	
CR-1 City Center Residential I *	10,000	60	15	2	10	25	10	30	1 du/10,000 sf	40	Sec. 22-389.1 Sec. 22-389.2
CR-2 City Center Residential II *	5,000	60	15	2	10	25	10	30	1 du/5,000sf	40	Sec. 22-389.2
PR Professional Residential *	5,000	60	25*	2	10	25	10	30	1 du/5,000sf	40	Sec. 22-389.3, 22-389.4 and 22-389.7
MU Mixed-Use *	5,000	60	0 (15 max*)	-	0	15	-	90	-	50	Sec. 22-389.5 and 22-389.7
CB-2 City Center Business II *	20,000	100	0 (25 max*)	2	15	25	25	60	1 du/10,000 sf	40	Sec. 22-389.6 and 22-389.7

Example graphics expressing zoning and other standards.

Source: Claremont, NH City Center Draft Zoning and Design Guidelines prepared by The Cecil Group and Union Studio Architects

CR-2
City Center Residential II

Building Disposition



Lot Diagram

Table of Dimensional Regulations	Minimums							Maximums			* Additional Regulations Reference
	Lot Size* (sf)	Lot Width* (ft)	Front Yard Setback* (ft)	Side Yards (#)	Side Yard Setback* (ft)	Rear Yard Setback* (ft)	Building Separation (ft)	Lot Coverage (%)	Residential Density	Building Height *	
CR-1 City Center Residential I *	10,000	60	15	2	10	25	10	30	1 du/10,000 sf	40	Sec. 22-389.1 Sec. 22-389.2
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Planning Board Meeting Minutes - January 9, 2013 - Attachment #5

LAND USE BRIEFING

Woodmont Commons PUD Master Plan

Londonderry Planning Board Briefing: Land Use

January 9, 2012

Prepared by the Woodmont Planning Team

Topics

Purpose of the Briefing

- Woodmont Commons PUD Project
- Application and Approval Process
- Focus: Land Use Approach
- Relationship to Final Documents

Context

- Planning Process
- Example Illustrations

PUD Master Plan Area

- Location and Boundaries
- PUD Land Use List
- Overall PUD and Maximum Development

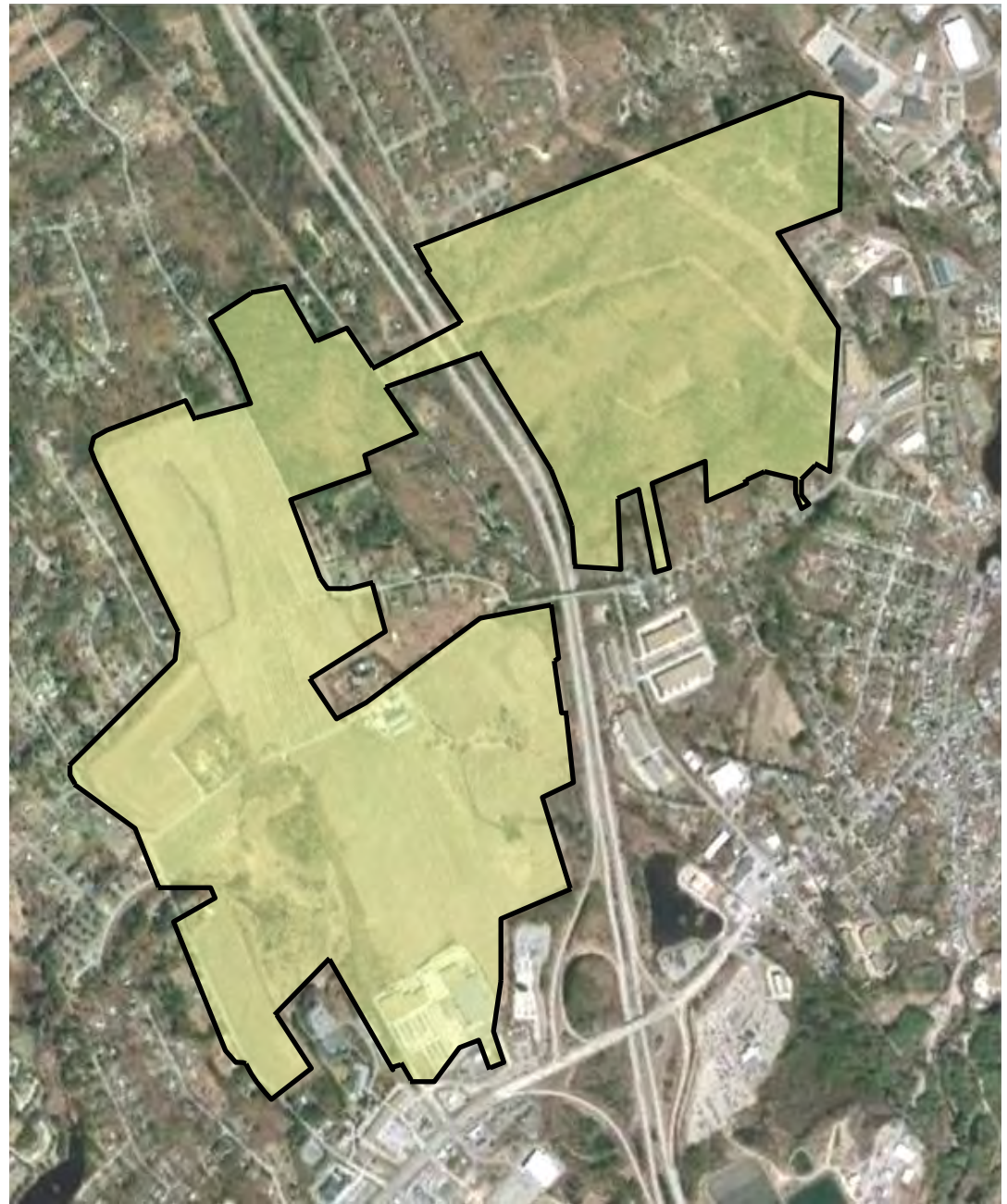
Subareas

- Subareas as a Planning Concept
- Subarea Definitions and Boundaries
- Subarea Land Use Matrix
- Subareas and Maximum Development

Looking Ahead

- Land Use and Transportation
- Land Use and Open Space
- Land Use, Area and Project Regulations and Standards

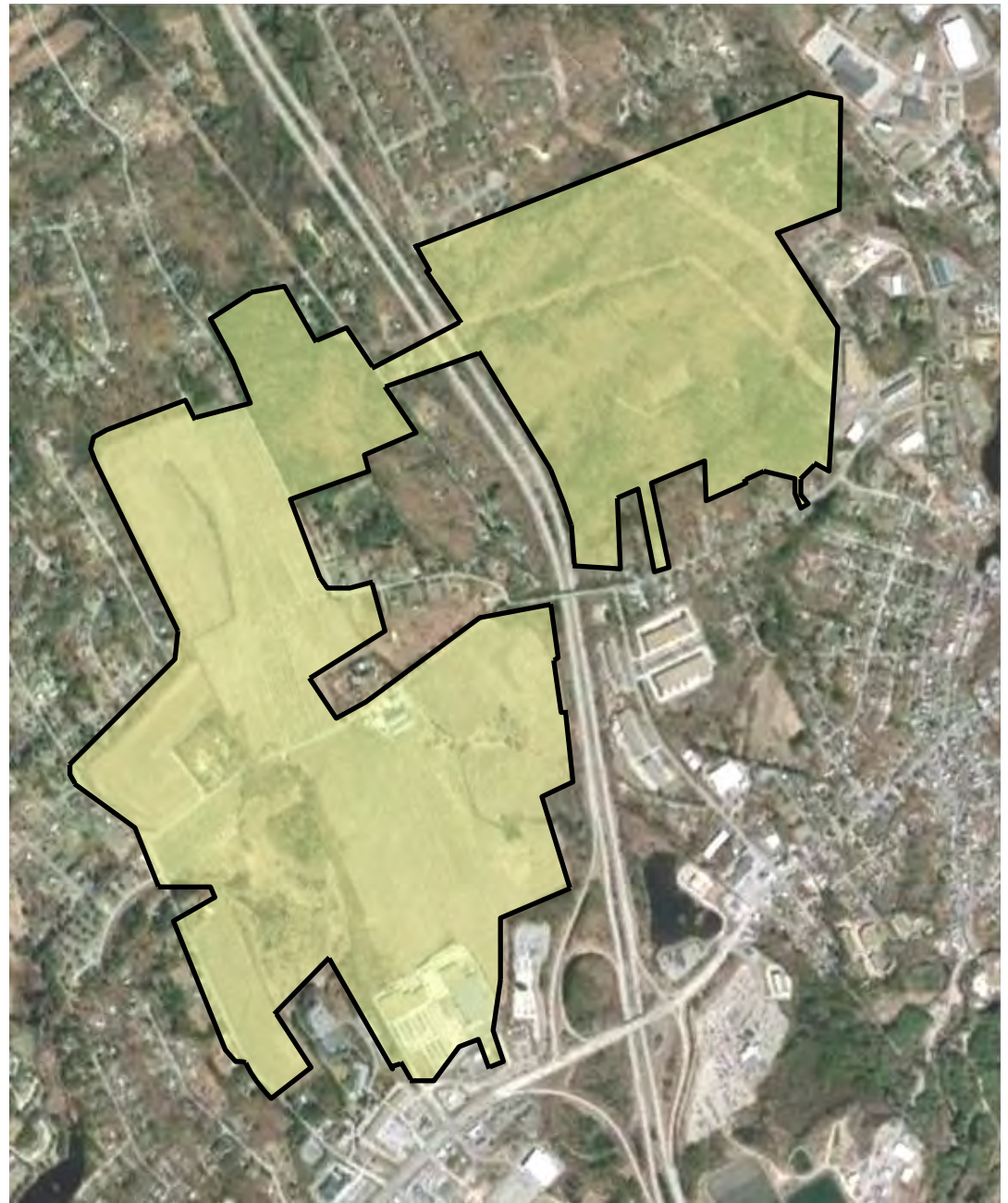
Questions and Discussion



Purpose of the Briefing

Woodmont Commons PUD Master Plan

Woodmont Commons is a planned, mixed use development proposal. As an innovative development concept, Woodmont Commons has been planned to meet important community goals that are incorporated into the Town's Zoning. The overall concept is to provide for a mix of uses that will be assembled in connected, walkable neighborhoods that include open space and well-scaled streets, buildings and landscapes.



Purpose of the Briefing

Application and Approval Process

Woodmont Commons is under consideration by the Town of Londonderry Planning Board, under the provisions of the Town's Zoning Ordinance as a Planned Unit Development (PUD). A complete Application has been accepted by the Planning Board. The proposal is now being refined and final documents are being prepared by the Applicant to complete the review and approval process. This process includes coordination with the Town and the Planning Board, and includes Town staff and review consultants.

Focus: Land Use Approach

This is a progress briefing focusing on **Land Use** within Woodmont Commons, including the range of land uses that would be allowable, and maximum development standards for key components. The briefing also describes how uses might be limited in their distribution within Woodmont Commons by establishing a series of Subareas with associated rules. Finally, the briefing considers how the Land Use component will be linked to other aspects of the PUD Master Plan that are being prepared.



Purpose of the Briefing

Relationship to Final Documents

The topics discussed in this briefing are related to particular segments of the final documents that are being prepared, and for which an overall outline has been drafted and previously presented to the Planning Board. The comments and discussion will be taken into account prior to finalizing the documents for Planning Board consideration and requesting approval.

The briefing also describes how the Land Use topics will be related to certain other portions of the final documents.

Primary focus

Reference to other portions of the final documents

I. Planning Context

1. Purpose of Woodmont Commons Planned Unit Development
 - 1.1 Intent of the Woodmont Commons PUD
 - 1.2 Location
 - 1.3 PUD Planning Process
 - 1.4 Difference from Current Underlying Zoning
2. Concept Plan and Illustrations
 - 2.1 Background and Description
 - 2.2 Concept Plan
 - 2.3 Other Concept Illustrations
 - 2.4 Interpretation
3. Ownership Arrangement
 - 3.1 Current Ownership
 - 3.2 Ownership Organization
 - 3.3 Covenants, Restrictions and Easements
 - 3.4 Master Property Owners' Association
4. Organization of the PUD Master Plan Documents
 - 4.1 Documents and Relationships
 - 4.2 Use of the Documents

II. PUD Regulations and Standards

1. Introduction
 - 1.1 Purpose of the PUD Regulations and Standards
 - 1.2 Eligibility
 - 1.3 Location
 - 1.3.1 Map
 - 1.3.2 Boundary Description
 - 1.4 Planning and Design Principles
 - 1.5 Applicability
 - 1.5.1 Projects and Approvals Subject to PUD Master Plan
 - 1.5.2 Projects and Approvals Subject to Underlying Zoning
 - 1.5.3 List of Regulatory Waivers
 - 1.5.4 Pre-Existing and Non-Conforming Uses
 - 1.5.5 Alterations or Additions
 - 1.6 PUD Definitions
2. Land Use Plan
 - 2.1 Description
 - 2.2 Plans
 - 2.3 Land Use Standards
 - 2.3.1 Allowable Uses
 - 2.3.2 Use Distribution Standards
 - 2.3.3 Allowable Densities

Purpose of the Briefing

Relationship to Final Document

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The briefing also describes how the Land Use topics will be related to certain other portions of the final documents.

Primary focus

Reference to other portions of the final documents

- 3. Area Regulations and Standards
 - 3.1 Purpose
 - 3.2 Standards for Division of Land
 - 3.2.1 Lots
 - 3.2.2 Lot Dimensional Standards
 - 3.2.3 Lot Frontage and Access Requirements
 - 3.2.4 Fire Safety Standards
 - 3.2.5 Public Safety Standards
 - 3.2.6 Diagrams
 - 3.3 Transportation Infrastructure Standards
 - 3.3.1 Traffic Capacity and Performance Standards
 - 3.3.1.1 Primary Network
 - 3.3.1.2 Secondary Network
 - 3.3.2 Street Types and Standards
 - 3.3.2.1 Description
 - 3.3.2.2 Illustration of Street Types
 - 3.3.3 Pedestrian Infrastructure Standards
 - 3.3.3.1 Description
 - 3.3.3.2 Diagrams
 - 3.3.4 Bicycle Infrastructure Standards
 - 3.3.4.1 Descriptions
 - 3.3.4.2 Diagrams
 - 3.3.5 Signage Standards
 - 3.3.5.1 Descriptions
 - 3.3.5.2 Diagrams
 - 3.3.6 Lighting Standards
 - 3.3.6.1 Descriptions
 - 3.3.6.2 Diagrams
 - 3.3.7 Landscape Standards
 - 3.3.7.1 Descriptions
 - 3.3.7.2 Diagrams
 - 3.3.8 Maintenance Standards
 - 3.3.8.1 Descriptions
 - 3.3.8.2 Diagrams
 - 3.4 Open Space Standards
 - 3.4.1 Public Accessible Open Space
 - 3.4.2 Natural Vegetation and Features
 - 3.4.3 Buffers
 - 3.4.4 Recreational Areas
 - 3.4.5 Diagrams

Purpose of the Briefing


Relationship to Final Document

The topics discussed in this briefing are related to particular segments of the final documents that are being prepared, and for which an overall outline has been drafted and previously presented to the Planning Board. The comments and discussion will be taken into account prior to finalizing the documents for Planning Board consideration and approval.

The briefing also describes how the Land Use topics will be related to certain other portions of the final documents.



Primary focus



Reference to other portions of the final documents

- 3.5 Cultural Resources
 - 3.5.1 Definitions
 - 3.5.2 Diagrams
- 3.6 Utility Infrastructure
 - 3.6.1 Water
 - 3.6.2 Sewer
 - 3.6.3 Stormwater Management
 - 3.6.4 Electrical Power and Distribution
 - 3.6.5 Communications
 - 3.6.6 Other Utilities
 - 3.6.7 Diagrams
- 4. Project Regulations and Standards
 - 4.1 Purpose
 - 4.2 Eligibility
 - 4.3 Site Development Standards
 - 4.3.1 Site Layout
 - 4.3.2 Site Circulation and Access
 - 4.3.3 Parking and Loading Standards
 - 4.3.4 Landscape Standards
 - 4.3.5 Stormwater Management
 - 4.3.6 Site Utilities
 - 4.3.7 Publicly Accessible Open Space
 - 4.3.8 Preserved Open Space and Environmental Resources
 - 4.3.9 Diagrams
 - 4.4 Building and Structures Standards
 - 4.4.1 Dimensional Standards
 - 4.4.2 Design Standards
 - 4.4.3 Building Disposition and Configuration
 - 4.4.4 Diagrams
 - 4.5 Signage Standards
 - 4.5.1 Descriptions
 - 4.5.2 Diagrams
 - 4.6 Exterior Lighting Standards
 - 4.6.1 Descriptions
 - 4.6.2 Diagrams
- 5. Administration
 - 5.1 Modification/Amendment Thresholds
 - 5.1.1 Changes not Requiring Modification/Amendment
 - 5.1.2 Modification: Definition and Process
 - 5.1.3 Amendment: Definition and Process – Ordinance Section 2.8.3.9

Purpose of the Briefing

Relationship to Final Document

The topics discussed in this briefing are related to particular segments of the final documents that are being prepared, and for which an overall outline has been drafted and previously presented to the Planning Board. The comments and discussion will be taken into account prior to finalizing the documents for Planning Board consideration and approval.

The briefing also describes how the Land Use topics will be related to certain other portions of the final documents.



Primary focus



Reference to other portions of the final documents

- 5.2 Procedures
 - 5.2.1 Master Plan Development Reviews and Approvals
 - 5.2.2 Master Plan Project Reviews and Approvals
- 6. Forms and Records
 - 6.1 Submittal Forms
 - 6.2 Compliance Tracking Records

III. Mitigation and Improvement Requirements

IV. Supplemental Documents

- 1. Updated Abutters List
- 2. Transportation Impact Study
- 3. Economic Impact Study
- 4. Developer Agreement
- 5. Miscellaneous Supplemental Information

Context

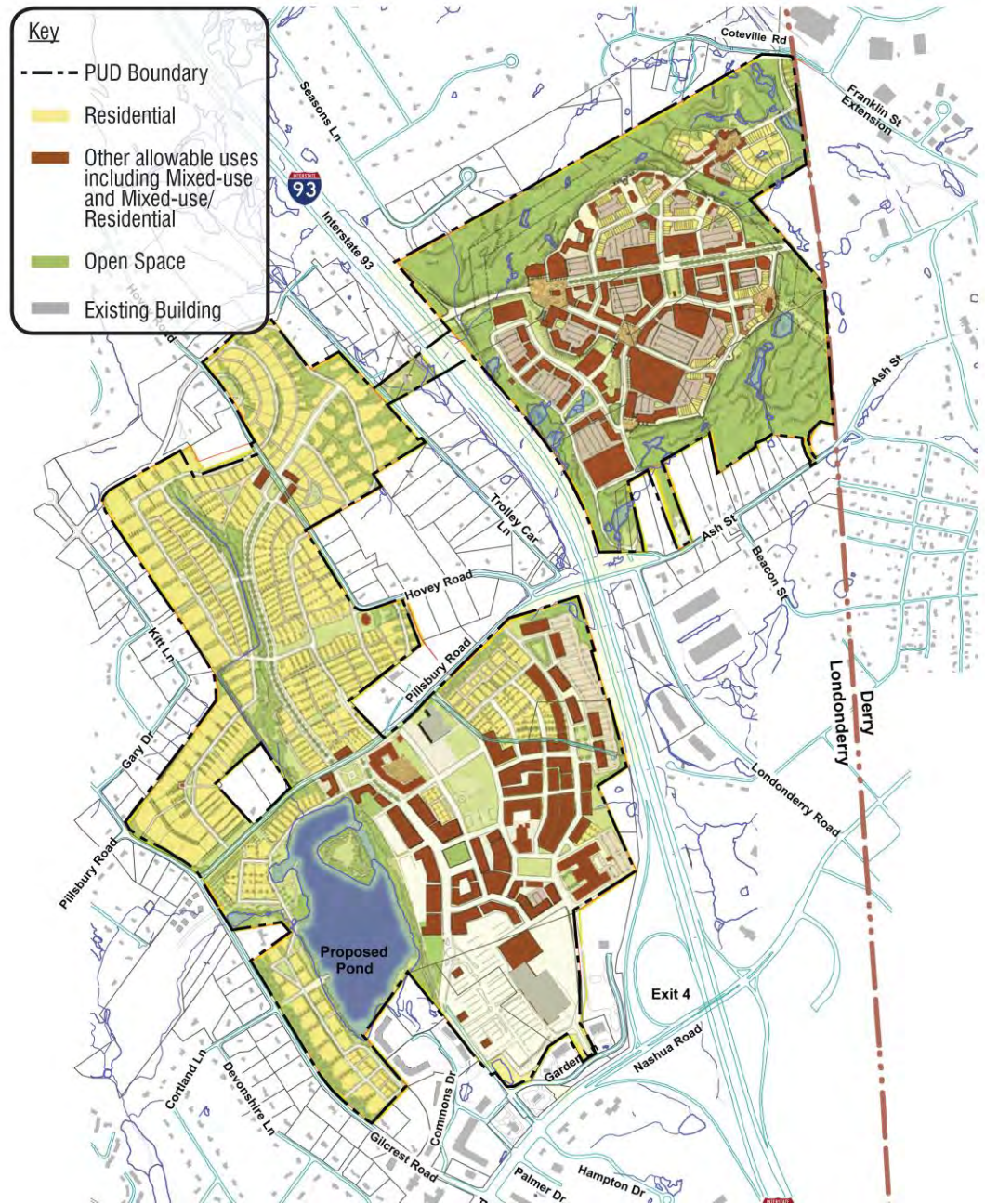
Planning Process

Planning for Woodmont Commons has been underway for several years, including an extensive sequence of meetings, design charrettes, presentations and discussions that have engaged the Londonderry Planning Board, elected officials and staff, and stakeholders in discussions about the overall land use plan, its components and subareas.

Context

Example Illustrations

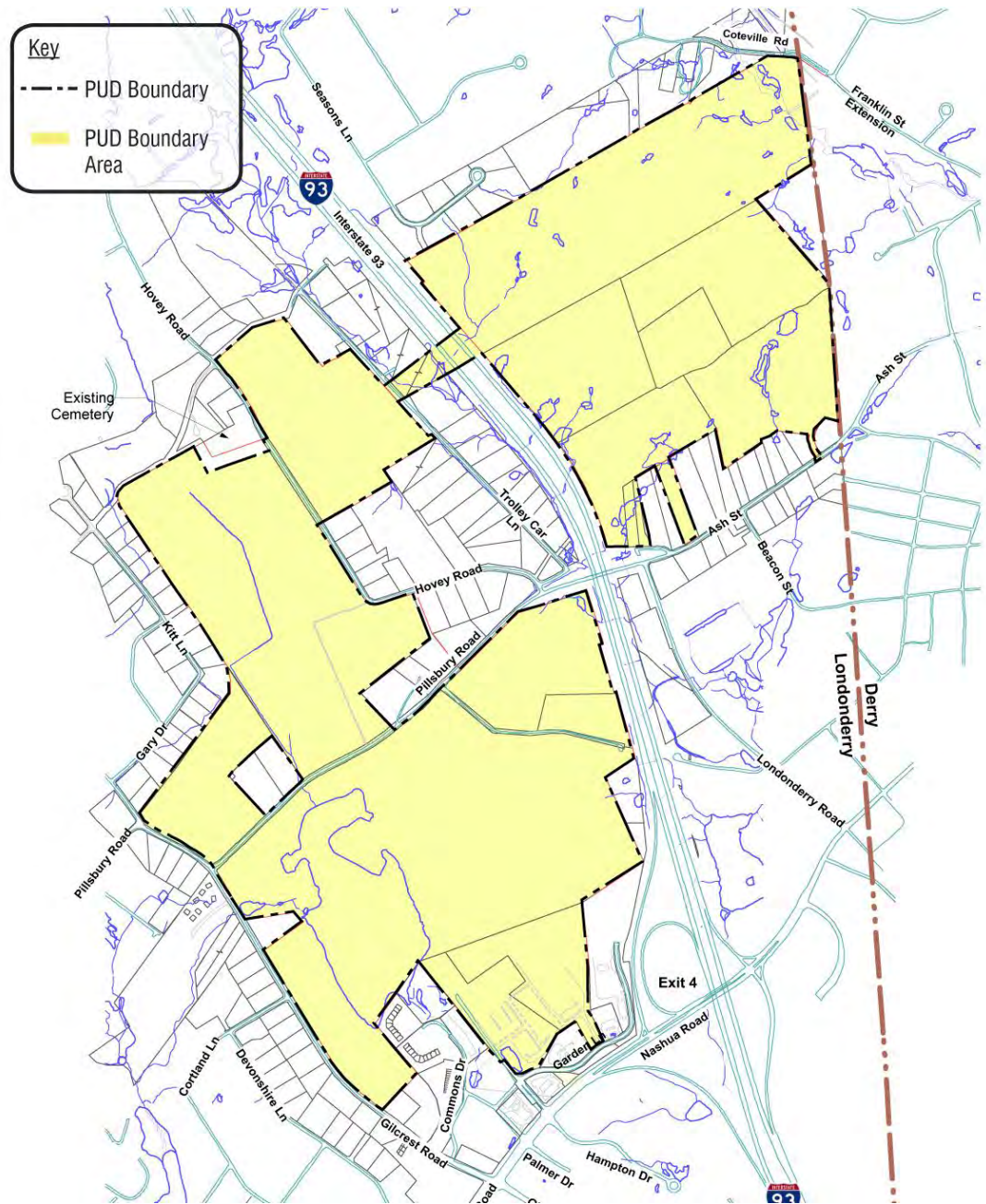
Various methods have been used to illustrate how the regulatory framework of the PUD Master Plan principles will produce a high quality, balanced development meeting the planning intent. These include representative visualizations such as the TND Illustrative Plan which is featured as a development example in the PUD Master Plan. Examples of this type are intended to demonstrate that the application of the regulations and standards contained in the PUD Master Plan will result in the types, scale and quality of development that both the Town and the Applicant intend.



PUD Master Plan Area

Location and Boundaries

The Woodmont Commons PUD Master Plan encompasses approximately 603 acres of land parcels that are entirely within the Town of Londonderry. The boundary connects all of the contiguous parcels and extends across all intervening roads, road rights of way and utility easements.



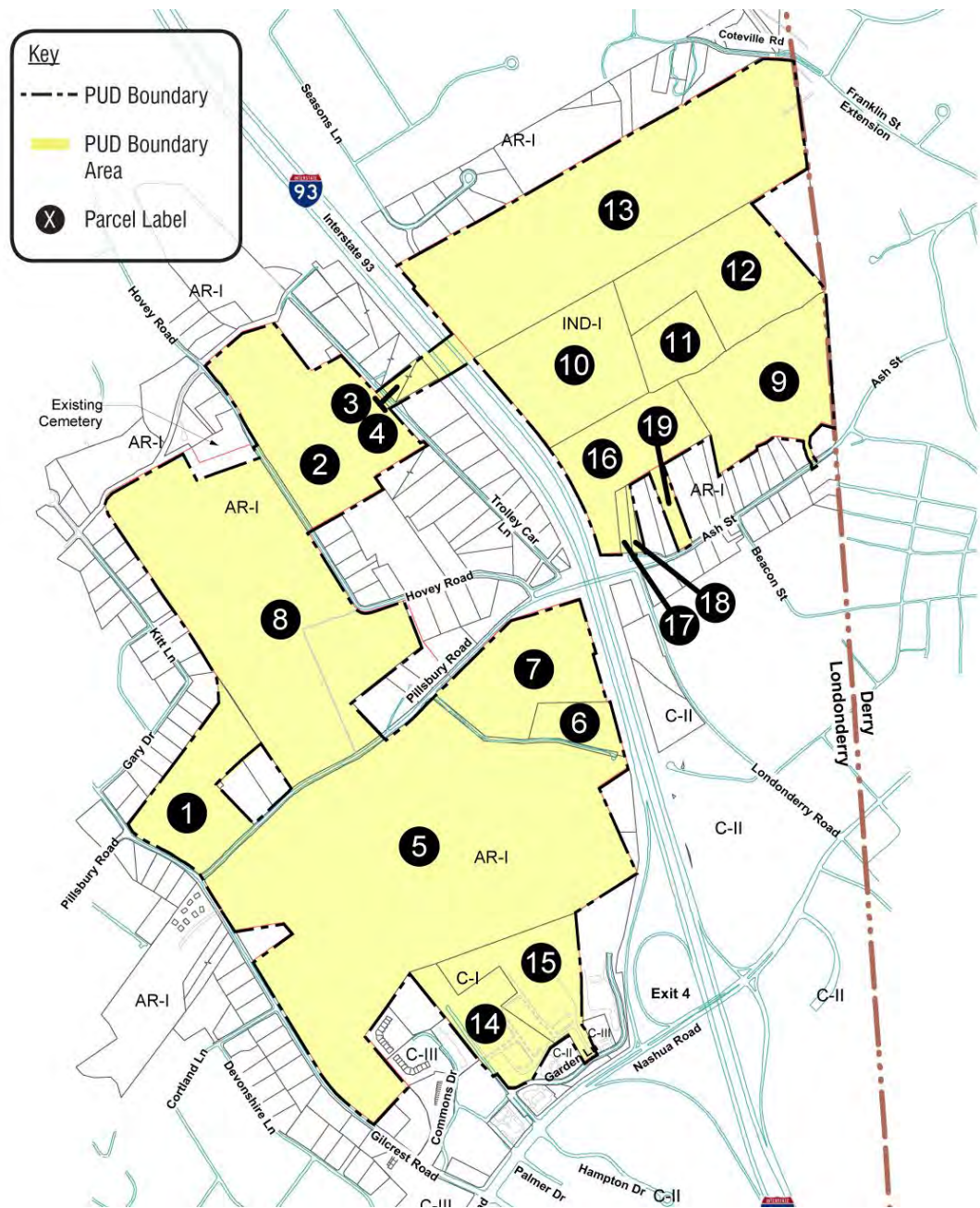
PUD Master Plan Area

Existing Parcels

These existing parcels compose Woodmont Commons.

Lot	Parcel ID	Acres	Underlying Zoning
1	010 015 0	24.000	Agricultural-Residential (AR-I)
2	010 023 0	38.000	Agricultural-Residential (AR-I)
3	010 029C 2A	1.187	Agricultural-Residential (AR-I)
4	010 029C 2B	1.187	Agricultural-Residential (AR-I)
5	010 041 0	162.003	Agricultural-Residential (AR-I)
6	010 041 1	5.000	Agricultural-Residential (AR-I)
7	010 041 2	25.190	Agricultural-Residential (AR-I)
8	010 042 0	96.980	Agricultural-Residential (AR-I)
9	010 045 0	28.000	Agricultural-Residential (AR-I)
10	010 046 0	29.000	Industrial I (IND-I)
11	010 047 0	9.000	Industrial I (IND-I)
12	010 048 0	29.000	Industrial I (IND-I)
13	010 050 0	96.000	Industrial I (IND-I)
14	010 052 0	14.650	Commercial I (C-I)
15	010 052 1	18.640	Commercial I (C-I)
16	010 057 0	20.480	Industrial I (IND-I)
17	010 058 0	1.300	Agricultural-Residential (AR-I)
18	010 059 0	1.060	Agricultural-Residential (AR-I)
19	010 062 0	2.720	Agricultural-Residential (AR-I)
		603.397	

Source: Londonderry GIS



PUD Master Plan Area

Ownership and Land Use Control

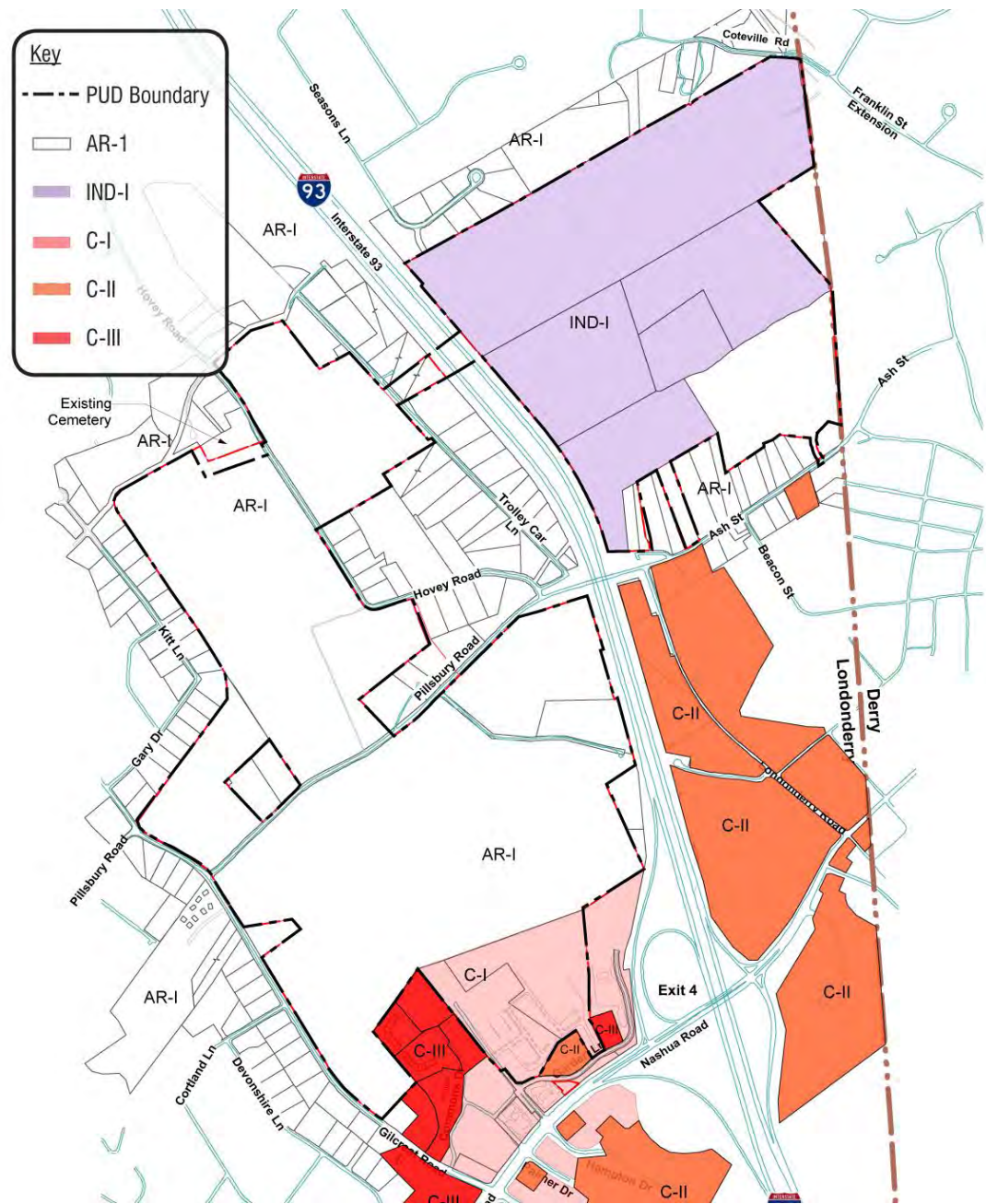
Ongoing land use control will be maintained within Woodmont Commons by either the existing ownership structure or subsequent stewardship entity that will establish and enforce the relevant requirements associated with the PUD Master Plan, including pre-approval of any application to the Town for subdivision, site plan, or other planning approval required within the PUD Master Plan framework.

PUD Master Plan Area

Underlying Zoning

The existing zoning districts within or contiguous with the Woodmont Commons PUD boundaries are as follows:

- AR-I Agricultural-Residential
- IND-I Industrial-I
- C-I Commercial-I
- C-II Commercial-II
- C-III Commercial-III



PUD Master Plan Area

PUD Allowable Uses

The PUD Master Plan will designate allowable uses within Woodmont Commons, subject to conformance with all other standards and regulations within the PUD Master Plan. This list is based on uses within the underlying zoning, but reorganizes the major categories to be more appropriate for the intended mix of uses. This reorganization is intended to establish logical use categories that are more understandable and more easily administered.

The tables on the following slides provide detailed designations within each major land use category. This expanded list of uses serves as a basis for determining the eligibility for a more fine-grained distribution of the uses within Woodmont Commons, according to the system of Subareas.

Major Land Use Categories

- Agricultural
- Residential
- Civic Uses
- Institutional
- Accommodation
- Business Uses

PUD Master Plan Area

LIST OF ALLOWABLE USES BY CATEGORY		Underlying Zoning						
		AR-1	C-I	C-II	C-III	IND-1	PUD	Proposed
AGRICULTURAL								
1	Agriculture	P					P ⁵	
RESIDENTIAL								
2	Dwelling, Multi-Family	C ³	C ³	C ³	C ³		P ⁵	
3	Dwelling, Single-Family	P, C ³	C ³	C ³	S, C ³		P ⁵	
4	Dwelling, Two-Family	P, C ³	C ³	C ³	S, C ³		P ⁵	
5	Elderly Housing	P	P	P	P		P ⁵	
6	Mixed Used Residential						P ⁵	
7	Accessory Dwelling Units (new subcategory)							P
CIVIC USES								
8	Community Center		P	P			P ⁴	
9	Public Facilities	P	P	P		P	P ⁴	
10	Parking Structures (new subcategory)							P
11	Public Utilities	P	P	P		S	P ⁵	
12	Recreational Facilities, Public	P		P			P ⁴	
13	Religious Facilities	P	P	P	P		P ⁵	
14	Cultural Uses and Performing Arts						P ⁴	
INSTITUTIONAL								
15	Assisted Living		P	P	P			
16	Nursing Home and Accessory Uses		P	P	P		P ⁵	
17	Hospital (new subcategory)							P
ACCOMMODATION								
18	Hotels			P			P ⁴	
19	PUD Bed and Breakfast (new subcategory)							P
20	Bed and Breakfast Homestay	P					P ⁵	

P = Permitted Use
 C = Required Conditional Use Permit
 S = Requires Special Exception

- 1 – Any use permitted in the underlying zoning district, which is not a permitted use in the Performance Overlay District is considered a Conditional Use.
- 2 – See Section 2.4.1.2.4 for additional dimensional requirements related to fuel dispensers.
- 3 – See Section 2.3.3 for specific requirements (workforce housing).
- 4 – As part of an approved PUD Master Plan. See Section 2.8.
- 5 – As part of an approved PUD Master Plan (where the underlying zoning is not GB). See Section 2.8.

LIST OF ALLOWABLE USES BY CATEGORY		Underlying Zoning						
		AR-1	C-I	C-II	C-III	IND-1	PUD	Proposed
		BUSINESS USES						
21	Assembly, Testing, Repair and Packing Operations up to 250,000 square feet					P	P ⁴	
22	Assembly, Testing, Repair and Packing Operations 250,001 square feet or larger					P	P ⁴	
23	Business Center Development		P	P			P ⁴	
24	Conference / Convention Center						P ⁴	
25	Day Care Center, Adult						P ⁴	
26	Financial Institution		P	P			P ⁴	
27	Education and Training Facilities						P ⁴	
28	Group Child Care Center				P	S	P ⁴	
29	Home Occupation	S					S	
30	Manufacturing, Light up to 250,000 square feet			P		P	P ⁴	
31	Manufacturing, Light 250,001 square feet or larger			P		P	P ⁴	
32	Membership Club		P	P			P ⁴	
33	Motor Vehicle Station, Limited Service			P			P ⁴	
34	Recreation, Commercial		P	P			P ⁴	
35	Retail Sales Establishment up to 75,000 square feet		P	P			P ⁴	
36	Retail Sales Establishment 75,001 square feet or larger		P	P			P ⁴	
37	Professional Office		P	P	P	P	P ⁴	
38	Office Building Space (new subcategory)							P
39	Rental Car Terminal up to 50,000 square feet						P ⁴	
40	Rental Car Terminal 50,001 square feet or larger						P ⁴	
41	Repair Services		P	P		P	P ⁴	
42	Research or Development Laboratories			P		P	P ⁴	
43	Restaurant		P	P			P ⁴	
44	Restaurant, Fast Food		P	P			P ⁴	
45	School, Private				P		P ⁴	
46	Service Establishment		P	P		P	P ⁴	
47	Warehouses and Storage up to 250,000 square feet			P		P	P ⁴	
48	Warehouses and Storage 250,001 square feet or larger			P		P	P ⁴	
49	Wholesale Businesses up to 250,000 square feet			P		P	P ⁴	
50	Wholesale Businesses 250,001 square feet or larger			P		P	P ⁴	

P = Permitted Use
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- 1 – Any use permitted in the underlying zoning district, which is not a permitted use in the Performance Overlay District is considered a Conditional Use.
- 2 – See Section 2.4.1.2.4 for additional dimensional requirements related to fuel dispensers.
- 3 – See Section 2.3.3 for specific requirements (workforce housing).
- 4 – As part of an approved PUD Master Plan. See Section 2.8.
- 5 – As part of an approved PUD Master Plan (where the underlying zoning is not GB). See Section 2.8.

PUD Master Plan Area

Maximum New Development by Category

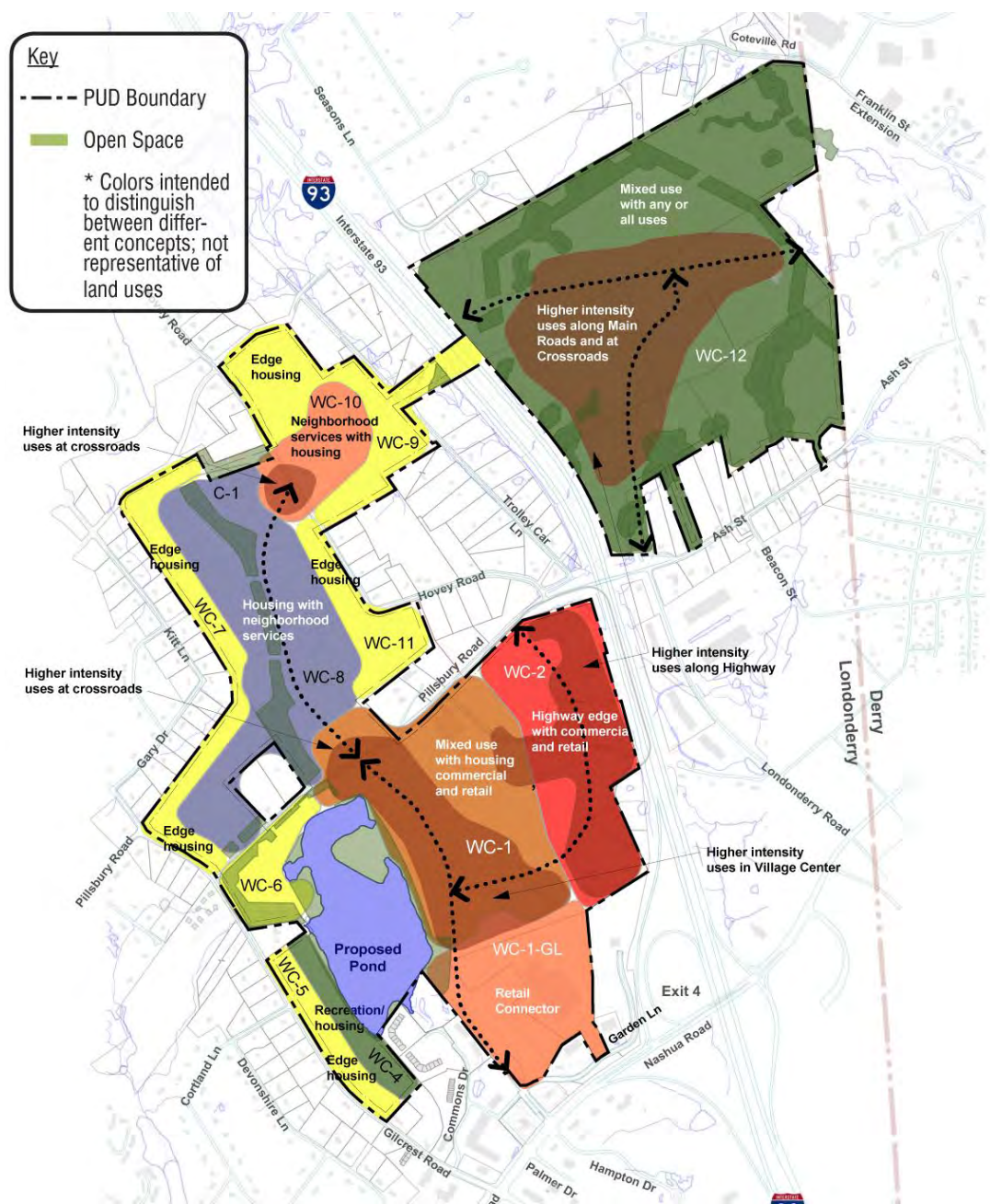
Within the Woodmont Commons PUD Master Plan, there are maximum amounts of development for major land use categories that may be permitted as part of the overall PUD Master Plan, as indicated in the following table.

MAXIMUM NEW DEVELOPMENT BY CATEGORY		MAXIMA
AGRICULTURAL		
Maximum Area		No Limit
RESIDENTIAL		
Maximum Number of New Units Permitted (not including relocation or reconstruction of existing buildings)		1,430 units
Types		Single-family; Two-family, Multi-family; Elderly Housing; Mixed-Use Residential; Accessory Dwelling Units
CIVIC USES		
Maximum Area		Limited by II.3. Area Regulations and Standards and and II.4. Project Regulations and Standards
INSTITUTIONAL		
Specific Limits		
Assisted Living, Nursing Home and Accessory Uses		250,000 gross square feet
Hospital		1 hospital with 300 beds maximum
ACCOMMODATION		
Specific Limits		
Hotels		3 Hotels, 50 to 400 guest rooms each, with a maximum of 550
PUD Bed and Breakfast (10 guest rooms or fewer)		No limit
BUSINESS USES		
Maximum Area		
For New Business Uses (not including relocation or reconstruction of existing buildings)		882,500 gross square feet
For Office Building Space in Addition to Maximum Above:		700,000 gross square feet
OTHER		
Uses not specifically identified above		Limited by II.3. Area Regulations and Standards and and II.4. Project Regulations and Standards

Subareas

Subareas as a Planning Concept

The planning process included consideration of how to distribute and balance future uses, so that they are compatible with each other and with adjacent areas. Important concepts emerged which are represented in the following diagram, "Land Use Concept." These ideas were used, in part, to establish a system of Land Use Subareas and a framework of allowable uses and predictable flexibility.



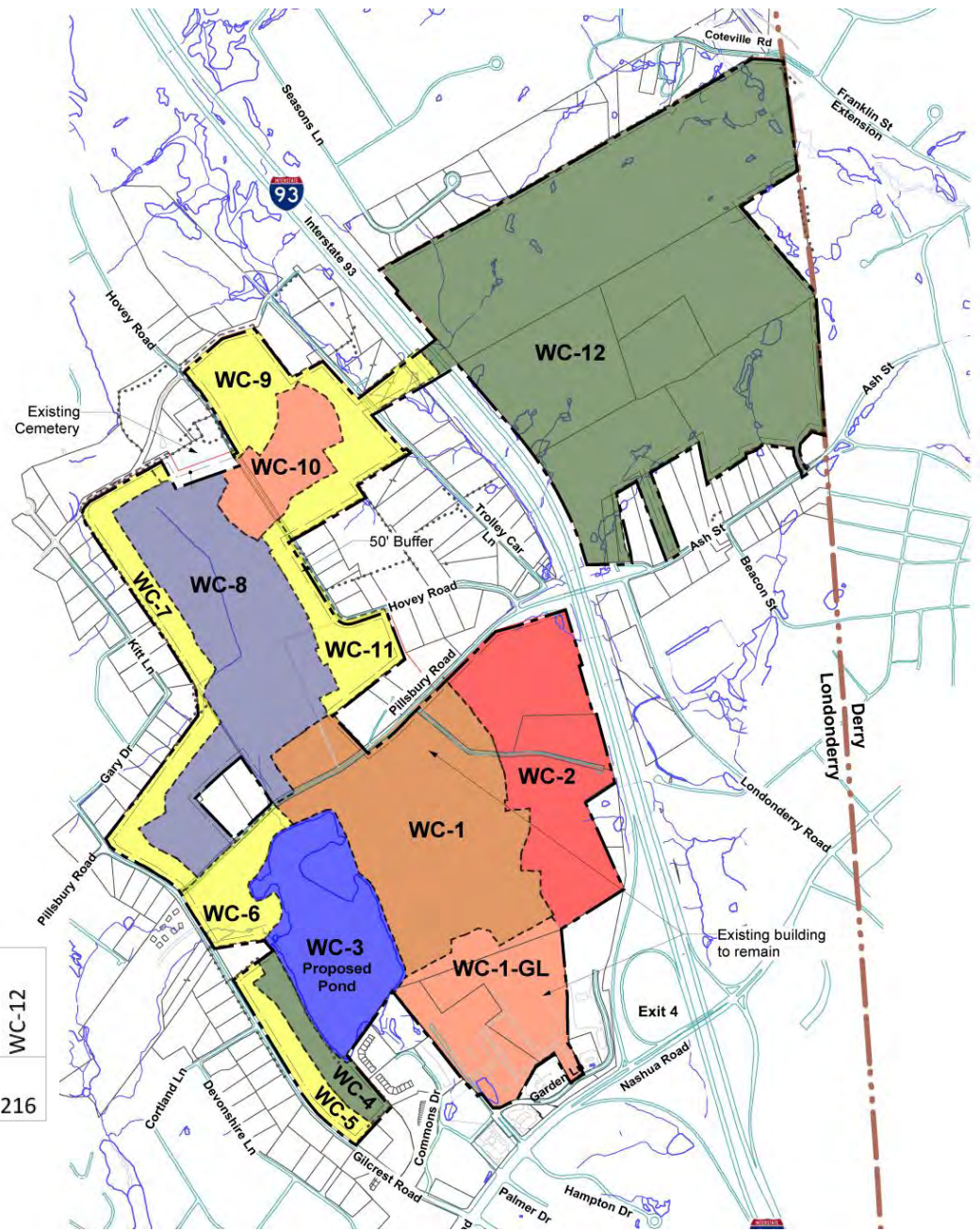
Subareas

Subarea Definitions and Boundaries

Subareas serve to regulate the distribution and amount of various uses that can occur within them. The initial boundaries of each Subarea will be identified with a set of metes and bounds and a land area associated with it. The boundaries will be subsequently subject to minor variation as part of the review and approval process that will be defined within II.3. Area Regulations and Standards.

Subareas: Approximate Area in Acres

WC-1-GL	WC-1	WC-2	WC-3	WC-4	WC-5	WC-6	WC-7	WC-8	WC-9	WC-10	WC-11	WC-12
38	77	51	39	9	9	13	23	70	32	17	14	216



Subareas

Subarea Land Use Matrix

The uses allowed within any Subarea are listed in the following matrix.

MATRIX OF ALLOWABLE USES WITHIN SUBAREAS		WC-1-GI	WC-1	WC-2	WC-3	WC-4	WC-5	WC-6	WC-7	WC-8	WC-9	WC-10	WC-11	WC-12
AGRICULTURAL														
1	Agriculture		P	P	P	P	P	P	P	P	P	P	P	
RESIDENTIAL														
2	Dwelling, Multi-Family		P	P		P		P		P	P	P	P	P
3	Dwelling, Single-Family		P	P		P	P	P	P	P	P	P	P	P
4	Dwelling, Two-Family		P	P		P	P	P	P	P	P	P	P	P
5	Elderly Housing		P	P		P		P		P		P	P	P
6	Mixed Used Residential		P	P		P		P		P		P	P	P
7	Accessory Dwelling Units <i>(new subcategory)</i>		P	P		P	P	P	P	P	P	P	P	P
CIVIC USES														
8	Community Center	P	P	P	P	P		P		P		P	P	P
9	Public Facilities	P	P	P	P	P		P		P		P	P	P
10	Parking Structures <i>(new subcategory)</i>	P	P	P										P
11	Public Utilities		P	P										P
12	Recreational Facilities, Public	P	P	P	P	P		P		P		P	P	P
13	Religious Facilities		P	P						P		P	P	P
14	Cultural Uses and Performing Arts		P	P						P		P	P	P
INSTITUTIONAL														
15	Assisted Living		P	P				P		P		P		P
16	Nursing Home and Accessory Uses		P	P				P		P				P
17	Hospital <i>(new subcategory)</i>		P	P										P
ACCOMMODATION														
18	Hotels	P	P	P						P				P
19	PUD Bed and Breakfast <i>(new subcategory)</i>	P	P	P						P				P
20	Bed and Breakfast Homestay		P	P	P	P		P		P	P	P	P	P

P = Permitted

Subareas

Subarea Land Use Matrix

MATRIX OF ALLOWABLE USES WITHIN SUBAREAS		WC-1-GL	WC-1	WC-2	WC-3	WC-4	WC-5	WC-6	WC-7	WC-8	WC-9	WC-10	WC-11	WC-12
BUSINESS USES														
21	Assembly, Testing, Repair and Packing Operations up to 250,000 square feet		P	P										P
22	Assembly, Testing, Repair and Packing Operations 250,001 square feet or larger		P	P										P
23	Business Center Development	P	P	P								P		P
24	Conference / Convention Center		P	P										P
25	Day Care Center, Adult		P	P				P		P				P
26	Financial Institution	P	P	P								P		P
27	Education and Training Facilities	P	P	P						P				P
28	Group Child Care Center	P	P	P						P				P
29	Home Occupation		P	P		P	P	P	P	P	P	P	P	P
30	Manufacturing, Light up to 250,000 square feet	P	P	P										P
31	Manufacturing, Light 250,001 square feet or larger		P	P										P
32	Membership Club	P	P	P					P					P
33	Motor Vehicle Station, Limited Service	P	P	P										P
34	Recreation, Commercial	P	P	P		P		P		P		P	P	P
35	Retail Sales Establishment up to 75,000 square feet	P	P	P	P					P		P		P
36	Retail Sales Establishment 75,001 square feet or larger	P	P	P	P					P		P		P
37	Professional Office	P	P	P						P		P		P
38	Office Building Space (new subcategory)		P	P										P
39	Rental Car Terminal up to 50,000 square feet	P	P	P										P
40	Rental Car Terminal 50,001 square feet or larger	P	P	P										P
41	Repair Services	P	P	P		P				P				P
42	Research or Development Laboratories		P	P										P
43	Restaurant	P	P	P	P	P							P	P
44	Restaurant, Fast Food	P	P										P	P
45	School, Private		P	P						P				P
46	Service Establishment	P	P	P						P				P
47	Warehouses and Storage up to 250,000 square feet		P	P										P
48	Warehouses and Storage 250,001 square feet or larger		P	P										P
49	Wholesale Businesses up to 250,000 square feet	P	P	P								P		P
50	Wholesale Businesses 250,001 square feet or larger		P	P										P

P = Permitted

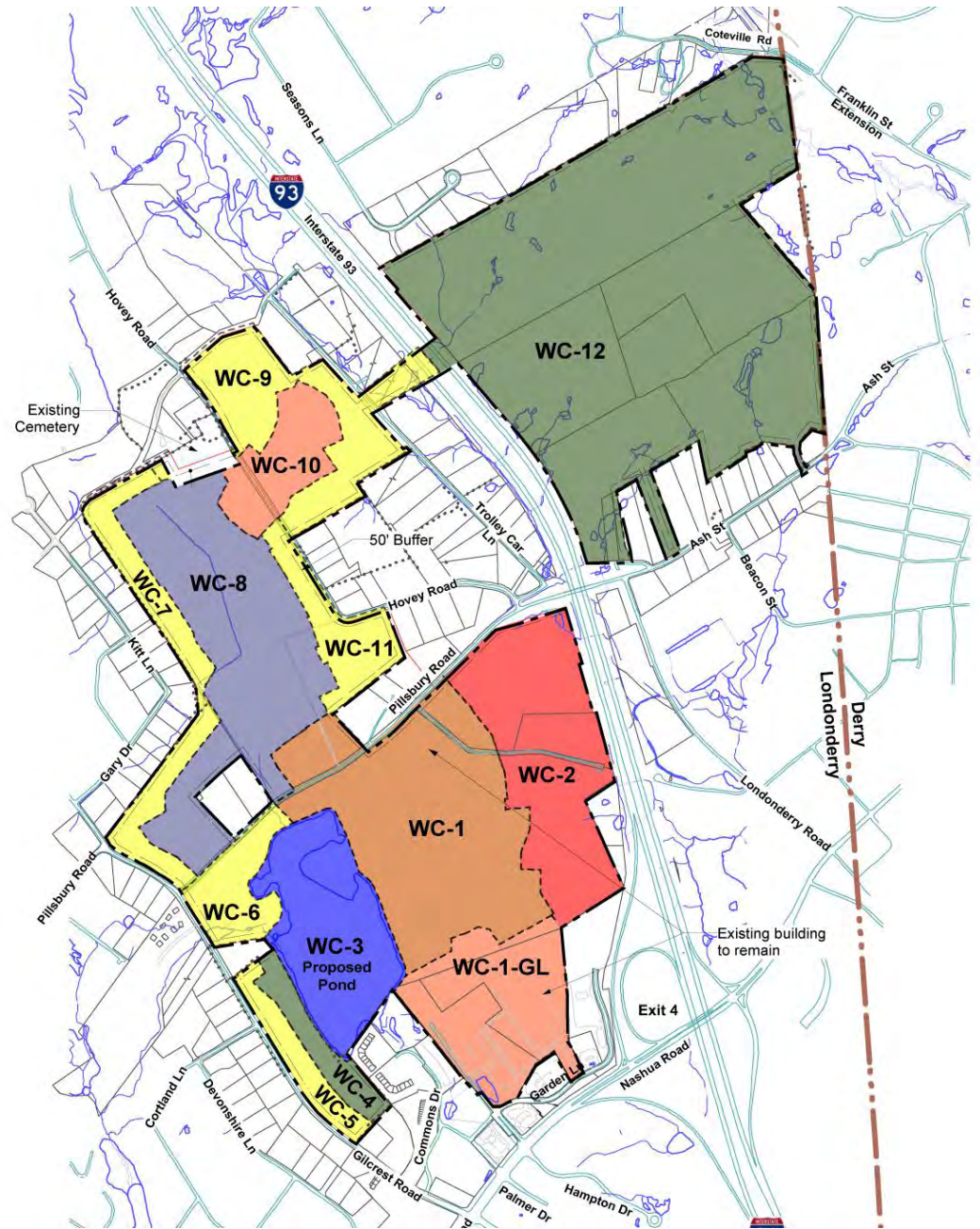
Subareas

Subareas and Maximum Development

There are maximum limits to the amount of development within specified categories within Subareas.

The relationship between the maximum development for the overall PUD Master Plan development maximums and the maximum development standards for the Subareas provides a limited and predictable range of flexibility in the distribution of uses over time, so that the development can respond to evolving market demand, absorption rate and other factors.

However, the overall project maxima cannot be exceeded, regardless of the incremental distribution of uses in the Subareas.



Subareas

MAXIMUM NEW DEVELOPMENT WITHIN SUBAREAS (REVISED)

	WC-1-GL	WC-1	WC-2	WC-3	WC-4	WC-5	WC-6	WC-7	WC-8	WC-9	WC-10	WC-11	WC-12	Maximum Development by Category
AGRICULTURAL	P	P	P	P	P	P	P	P	P	P	P	P	P	P
No Limit on Area	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit
RESIDENTIAL		P	P		P	P	P	P	P	P	P	P	P	P
Maximum Number of Units Permitted		790	320		45	20	30	48	340	64	100	28	800	1,430
Types		All	All		Mix	Limited	Mix	Limited	All	Mix	All	Mix	All	All
CIVIC USES	P	P	P	P	P		P		P		P	P	P	P
No Limit on Area	No Limit	No Limit	No Limit	No Limit	No Limit		No Limit		No Limit		No Limit	No Limit	No Limit	No Limit
INSTITUTIONAL		P	P				P		P				P	P
Number of Institutions														
Assisted Living, Nursing Home and Accessory Uses		No Limit	No Limit				No Limit		No Limit				No Limit	No Limit
Hospitals		1	1										1	1
Maximum Area (GSF)														
Assisted Living, Nursing Home and Accessory Uses		250,000	250,000				250,000		250,000				250,000	250,000
Hospitals		300 beds max	300 beds max										300 beds max	300 beds max
ACCOMMODATION		P	P										P	P
Specific Limits														
Hotels		2 Hotels	2 Hotels										3 Hotels	3
Maximum Number of Rooms														
Hotels		50-400 guest rooms each	50-400 guest rooms each										50-400 guest rooms each	Maximum 550 guest rooms
PUD Bed and Breakfast		max. 10 rooms each	max. 10 rooms each										max. 10 rooms each	No limit
BUSINESS USES	P	P	P	P	P				P	P	P		P	P
Home Occupation		No Limit	No Limit		No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit
Maximum Area (GSF)														
Maximum New Business Development Including Business Uses in Mixed Use Buildings	Up to 276,000 GSF including up to 226,000 GSF of existing retail	300,000	250,000	5,000	20,000				80,000	5,000	35,000		650,000	882,500
Maximum Office Building Space in Addition to Maximum Noted Above		400,000	400,000										700,000	700,000

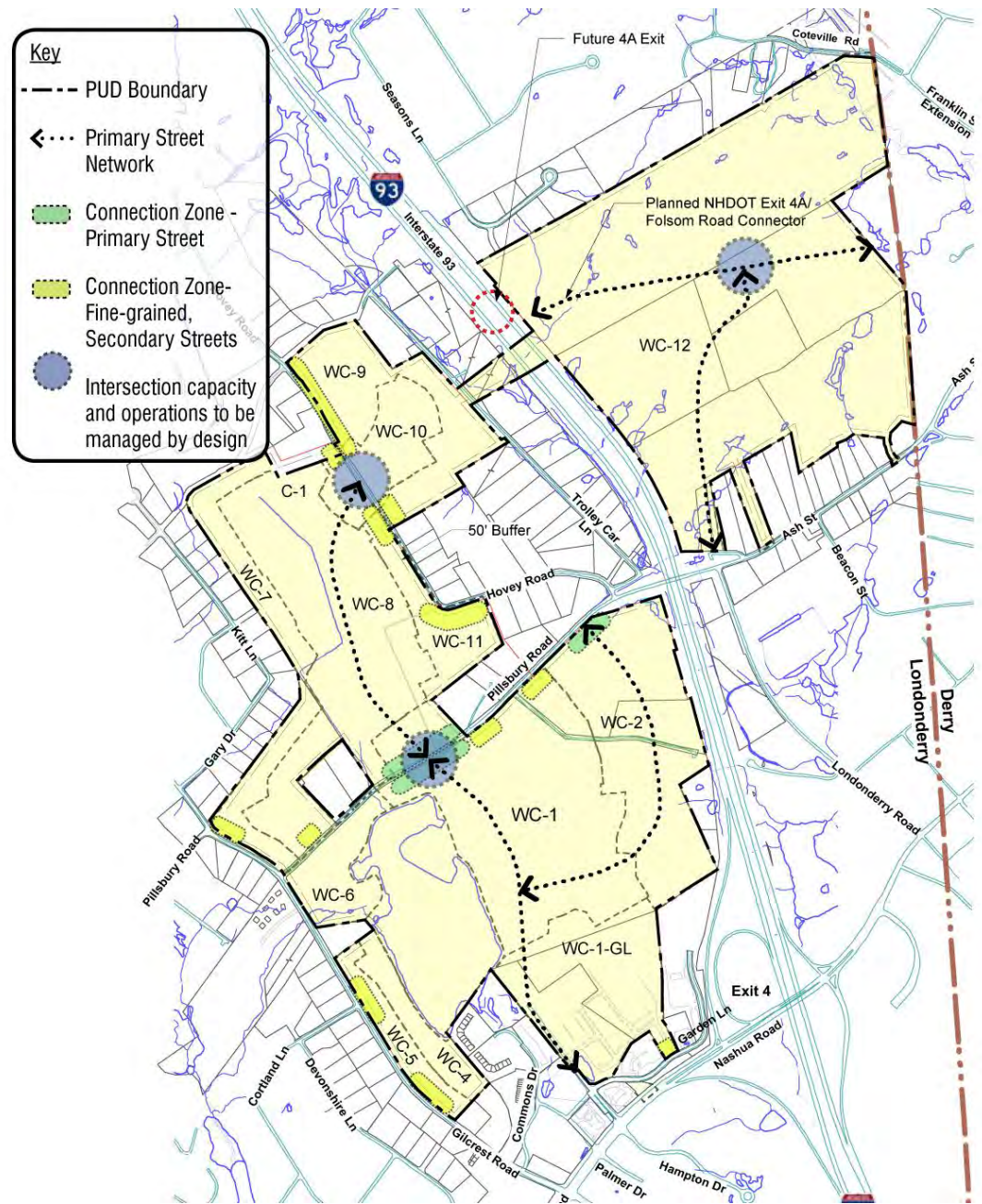
P = General Use is permitted; specific use is determined by the Matrix of Allowable Uses within Subareas

The cumulative maxima for each land use category is not to exceed the column labeled "Maximum Development By Category."

Looking Ahead

Land Use and Transportation

A detailed description of the approach to Transportation will be provided in a subsequent briefing document, including the results of traffic studies and approaches to ensuring that all potential negative impacts will be avoided mitigated. The land uses within Woodmont Commons will be internally connected by a primary and a fine-grained, secondary street network, with the primary network providing the principal connections to adjacent streets and roads, and with key intersections managed by design.



Looking Ahead

Land Use and Open Space

The Land Use Plan for Woodmont Commons will incorporate a variety of open spaces. Two specific sections of the final PUD Master Plan documents will address Woodmont Commons open space: *Section II.3. Area Regulations and Standards* and *Section II.4. Project Regulations and Standards*. A subsequent briefing is being prepared regarding the open space elements.

Looking Ahead

Land Use, Area and Project Regulations and Standards and Allowable Densities

The allowable total densities will be governed by several factors - the total amount of development by specific use category within any subarea along with the system of Area and Project Regulations and Standards that will be included in the final documents - which will include factors such as height limits, setbacks and other rules (for example, a maximum building height of 50 feet).

A detailed description of the approach to Area and Project Rules and Regulations will be the subject of a subsequent briefing. Graphic methods similar to these examples will be used to convey key ideas and will be presented at that time.

CLAREMONT CITY CENTER LOT DIAGRAMS

TABLE 2.4.3.3: Project Building Disposition

NEEDS TO BE CALIB

MU Mixed-Use

a. Common Yard: a set back substantial created remains un adjacent yards, sup. Setback provides a Thoroughfares.

b. Porch & Fence: a set back from the F permitted to Encro maintains street sp than 8 feet deep.

c. Terrace or Lightw setback back from / or sunken Lightw urban Sidewalks ar encroachment. Terr outdoor cafes. Syn

d. Forecourt: a Fron Frontage Line and forecourt created is should be allocated Large trees within t Sidewalks.

e. Stoop: a Frontage the Frontage Line v Sidewalk sufficient entrance is usually recommended for g

f. Shopfront: a Fron to the Frontage Lin grade. This type is substantial glazing should overlap the Retail Frontage.

g. Gallery: a Frontag Frontage Line with lightweight colonna conventional for Re than 10 feet wide a feet of the Curb.

h. Arcade: a colonna overlaps the Sidew remains at or behin conventional for Re 12 feet wide and st of the Curb. See Ta

Table of Dimensional Regulations	Minimums							Maximums			* Additional Regulations Reference
	Lot Size* (sf)	Lot Width* (ft)	Front Yard Setback* (ft)	Side Yards (#)	Side Yard Setback* (ft)	Rear Yard Setback* (ft)	Building Separation (ft)	Lot Coverage (%)	Residential Density	Building Height *	
CR-1 City Center Residential I *	10,000	60	15	2	10	25	10	30	1 du/10,000 sf	40	Sec. 22-389.1
CR-2 City Center Residential II *	5,000	60	15	2	10	25	10	30	3 du/5,000sf	40	Sec. 22-389.2
PR Professional Residential *	5,000	60	25*	2	10	25	10	30	1 du/5,000sf	40	Sec. 22-389.3, 22-389.4 and 22-389.7
MU Mixed-Use *	5,000	60	0 (15 max*)	-	0	15	-	90	-	50	Sec. 22-389.5 and 22-389.7
CB-2 City Center Business II *	20,000	100	0 (25 max*)	2	15	25	25	60	1 du/10,000 sf	40	Sec. 22-389.6 and 22-389.7

Questions and Discussion



**Response to Questions and Comments Regarding
Woodmont Commons PUD Master Plan
Current 1/9/2013**

Note: Responding to questions and comments was compiled by Cynthia May, Town of Londonderry. This information has been prepared by the Woodmont Commons Team (WCT) and Howard Stein Hudson (HSH). WCT consists of the professionals preparing the Woodmont Commons PUD Master Plan for the applicants.

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
1	10/16/2012	General	2.8.5.2	12/4/2012	
Comment	Until such time that Exit 4A is funded, it should be considered as available infrastructure to support the Master Plan. As such, I also consider that I-93 is of such a nature that the property on the east side of the highway should not be considered contiguous with the property on the west. Separate Master Plans need to be developed for each tract of land unless Exit 4A becomes a reality.				
Ordinance Reference	Section 2.8.5.2 Tract size. The minimum area required for a PUD shall be one hundred (100) contiguous acres of land. Where portions of the tract are separated by a road, road right-of-way, utility, waterway, or another like element, the land shall be deemed contiguous unless the intervening feature is of such a nature that the Planning Board determines that the land could not function effectively as a PUD.				
Response	<p>WCT: Woodmont Commons is a single PUD Master Plan for many key reasons, beginning with the presumption that a PUD deems parcels to be contiguous when there is land separated by a road, regardless of the nature of the intersecting roadway (Section 2.8.5.2). The future development of all of this land is fundamentally interconnected and interdependent in terms of important public interests, including the design and provision of access, circulation and infrastructure that will include connections and relationships both internal to the development and to the surrounding areas. The planning for the entire development area is needed to appropriately measure potential impacts, to take into account efficiencies that are created by coordinated and connected development, and to structure the relevant standards and commitments between the Town and the Applicant. The PUD Master Plan provides methods to establish a reasonable balance among all of the constituent parts with a connected framework of subareas, development maxima, and other relevant standards – including harmonious mix of uses, uniformity of architectural design and commonality of development themes that are among the other purposes of Londonderry’s PUD Ordinance.</p> <p><i>HSH: The issue, in addition to potential future Exit 4A, is whether or not I-93 is a significant enough “intervening feature” to prevent the PUD from functioning effectively. WCT has laid out several reasons that Woodmont Commons should be considered as one PUD and there is value in having a larger area included in the PUD as long as the master plan and development standards are specific, limit the amount of shifting in density and use between subdistricts, produce high quality development as desired by the Town, provide acceptable public infrastructure and services improvements, and is phased to limit the impacts of such a large project over time. However, the current application materials are not refined enough at this point to make this determination. As the PUD Land Use Master Plan, zoning plan and design standards are further defined, the question as to whether WC should be one or more PUDs will become clearer.</i></p>				

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
2	10/16/2012	General	2.8.7.3	12/4/2012	
Comment	The Planning Board has the final say on the density of the project. The tract east of I-93 needs to be removed from the density calculations as it not contiguous.				
Ordinance Reference	2.8.7.3 - In PUD's where residential uses are proposed, the overall residential density of a PUD may not exceed six (6) residential dwelling units (including single family homes) per gross acre of the PUD tract. In determining appropriate density, in addition to other criteria here, the Planning Board shall pay special attention to the amount of buildable land contained on the tract as determined or reasonably estimated in the submission materials. Permitted non-residential uses may be located in a flexible spatial environment, assuring compatibility with residential uses and with the overall development design.				
Response	<p>WCT: The Applicant is proposing a coordinated development plan for the entire area to allocate the type and amount of allowable uses and ensure that density of development in any and all locations is properly served by infrastructure, and that potential impacts are avoided or mitigated. For the reasons described in the answer to item #1 above, the calculations associated with the type and amount of development potential east of I-93 need to be included in calculations to ensure that appropriate infrastructure is planned and to avoid impacts that would occur if development is not coordinated</p> <p><i>HSH: Woodmont Commons incorporates a total of 603 acres and proposes 1,430 dwelling units resulting in an overall residential density of 2.37 D.U./acre. However, certain Subareas exceed the 6 units per acre limit including WC-1 (10.25) and WC-2 (6.27). Additionally, in these Subareas and several others nursing homes and/or hospitals are permitted with a total of 300 beds. These have not been factored into the residential density and it's not clear that they should. These are factors for the Planning Board to consider when reviewing the PUD</i></p>				

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
3	10/16/2012	General	2.8.8.1.4	12/4/2012	
Comment	Infrastructure capacity and the effect on public services are criteria the Planning Board needs to consider when approving the Master Plan. This Master Plan does not address this topic in any detail. The developer should have to pay directly for all needed upgrades to the Town's infrastructure, not with impact fees. This includes road upgrades, fire department equipment, and snow removal equipment.				
Ordinance Reference	2.8.8.1.4 - Infrastructure capacity and the effect of the PUD upon public services and public safety.				
Response	<p>WCT: The transportation and fiscal impact studies are being prepared to inform the relevant commitments for infrastructure phasing and appropriate ownership commitments for inclusion in a Development Agreement.</p> <p><i>HSH: The application makes reference to 2.8.9.2.14 and limited response regarding infrastructure capacity in the proposed PUD Master Plan. As stated by the WCT, further infrastructure analysis is being conducted regarding transportation, public facilities/services as well as other utilities such as water, wastewater and stormwater. We anticipate more detailed information on infrastructure capacity in future refinements of the PUD Master Plan Document</i></p>				

Response to Questions and Comments Regarding Woodmont Commons PUD Master Plan

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
4	10/16/2012	General	2.8.9.2.25	12/4/2012	
Comment	<p>The Planning Board can specify that any requirement it deems as reasonably necessary be addressed in the Master Plan. The Master Plan needs to specify:</p> <ol style="list-style-type: none"> 1) A phasing schedule by block (e.g W-1). TND-7 does not provide an acceptable amount of detail. 2) A time phased plan for developing the required sewers and roads. 3) A plan for transitioning the infrastructure ownership from the developer to the town. 				
Ordinance Reference	2.8.9.2.25 - Any other information that the Planning Board or the Town Attorney may deem reasonably necessary.				
Response	<p>WCT: A phasing schedule will evolve in concert with market forces and the fiscal impact study such that the PUD remains revenue-positive. Put differently, residential density will be developed along with commercial space such that municipal services to the PUD areas are not underfunded. A Development Agreement will be prepared between the Town and the Applicant to address funding of infrastructure improvements, ownership and maintenance.</p> <p><i>HSH: We fully agree with the comment and anticipate that the WCT will provide more definitive plans for project phasing; public infrastructure, facilities and services; and construction, ownership and maintenance program that will be addressed in the refined Master Plan Document and carried out through the development agreement.</i></p>				

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
5	10/16/2012	10	2.8.8.2.4	12/4/2012	
Comment	<p>What percentage of land is intended to be dedicated to open space? Does dedication mean easements or deeding the land to the town? If yes, the Plan should state that.</p>				
Ordinance Reference	2.8.8.2.4 - Preservation of open space.				
Response	<p>WCT: More detailed information and standards for open space are being prepared as part of the additional documentation to categorize and specify the amount and types of open space commitment. These will include conserved land and resources, publicly-accessible open space, and required open space within private parcels. Although no easements or transfer of property to the Town has been proposed, any such approach would be addressed in a Development Agreement that would also address associated maintenance and oversight costs and responsibilities.</p> <p><i>HSH: According to the 10.03.12 application, WCT intends to include "publicly accessible open space" and that and applicant intends to dedicate publically accessible open space to "a municipal or non-profit entity." The statement also indicates that "walking trails will run throughout many areas of the site" and that many dwellings will be in close proximity to a park or green. The Land Use Plan (TND 3) and TND 19 – Open Space and Landscaping (page 64) illustrates several areas identified as Agricultural Impoundment (A), Green Corridors (B), Integral Neighborhood Open Space (C), Recreational Field (D), Wetlands and Open Spaces Areas, and Trails. However, design standards are not provided for these types of open spaces, civic buildings are not identified, and details are not provided as to who will be responsible for building and maintaining these attributes. As stated in the WCT response, additional information and standards are being prepared and we anticipate a detailed open space plan in the revised Master Plan Document and future development agreement.</i></p>				

Response to Questions and Comments Regarding Woodmont Commons PUD Master Plan

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
6	10/16/2012	10	2.8.8.2.7	12/4/2012	
Comment	Are the proposed passive recreational areas going to require town maintenance and oversight? The Plan should address what level of maintenance the developers plan on funding.				
Ordinance Reference	2.8.8.2.7 - Development of active or passive recreational areas.				
Response	<p>WCT: The response to this question is included in the comments to item #5, above.</p> <p><i>HSH: See our response to question #5 above. We anticipate that the refined Master Plan Document will define different types of passive and active recreational spaces, and other community and civic gathering spaces. We also anticipate that they will be integrated into an overall development framework that lays out basic design and use standards and in reasonable proximity to WC and area residents so that they become viable amenities.</i></p>				

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
7	10/16/2012	11	2.8.8.2.8	12/4/2012	
Comment	The paragraph states that W-2-10 and E-2-1 commercial and mixed use lots will not be required to have private landscaping. Why?				
Ordinance Reference	2.8.8.2.8 - Quality landscaping				
Response	<p>WCT: In keeping with the intent of compact, village-type development in certain areas, some buildings and their lots may be directly adjacent to sidewalks and abut other buildings, without additional site area for landscaping. However, the intent is to have landscaping in other circumstances for commercial and mixed use lots. Additional lot and landscaping standards for those circumstances will be provided in the additional documentation now being prepared.</p> <p><i>HSH: The application suggest on page 11 that private landscaping is largely applicable to “suburban settings” and “will not be required” in several areas of the PUD including W2-1, W2-2, W2-1-GL, W2-10, and E2-1. In these areas, “street trees, window boxes, and potted plants are encouraged.” We believe this statement is generally accurate but not applicable to all areas of such a large mixed use development. “Quality landscaping” is relevant and necessary in TND projects such as Woodmont Commons particularly in areas such as parking lots, streetscapes, and front yard setbacks. We anticipate that future revisions to the PUD Master Plan Document will incorporate quality landscaping standards in appropriate areas.</i></p>				

Response to Questions and Comments Regarding Woodmont Commons PUD Master Plan

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
8	10/16/2012	12	2.8.8.2.13	12/4/2012	
Comment	Community facilities are discussed in various sections of the Master Plan. Will those facilities require public funding to develop, or will the developer build those facilities and give them to the town? If the town is expected to pay, then the Plan should be worded that land for community facilities will be provided (and how much and at what cost).				
Ordinance Reference	2.8.8.2.13 - Other public benefits such as provision of a community center or day care center.				
Response	<p>WCT: The PUD Master Plan is intended to allow for community facilities as a permitted use in the future, so that specific proposals that arise can be reviewed and approved as part of the overall planned development. The PUD Master Plan does not propose any specific facility. However, the intention is to allow for municipally-owned facilities, developer-owned facilities or third-party owned facilities as a desirable component of Woodmont Commons.</p> <p><i>HSH: The applicant indicates on page 12 that day care, community center, and civic uses are "permitted" in many areas of the PUD and that the applicant is offering to provide land for the expansion of a Town cemetery which is off site. However, being "permitted" does not necessarily constitute a commitment of the provision to public benefit on site. We anticipate that future revisions to the PUD Master Plan Document will more fully address specific public benefits that may be included within this 600 acre PUD and facilitated through a development agreement as this is a specific objective of the PUD ordinance.</i></p>				

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
9	10/16/2012	29	2.8.9.2.5	12/4/2012	
Comment	The tract on the east side of I-93 should not be considered in this calculation. The planning board needs to determine the appropriate final density figures.				
Ordinance Reference	2.8.9.2.5 - Proposed total number of dwelling units and overall residential density for the tract (if applicable).				
Response	<p>WCT: For the reasons described in the answer to item #1 above, the Applicant is proposing a coordinated development plan for the entire area to allocate the type and amount of allowable uses and ensure that density of development in any and all locations is properly served by infrastructure, and that potential impacts are avoided or mitigated.</p> <p><i>HSH: See response to question #1 above.</i></p>				

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
10	10/16/2012	31	2.8.9.2.7	12/4/2012	
Comment	Who will be responsible for maintaining the non-standard street surfaces. If the intention is to have the town maintain, he plan should state that, and the developer should provide the specialized equipment.				
Ordinance Reference	2.8.9.2.7- Proposed general estimates of location, width, and materials of all streets, drives, sidewalks, and paths.				
Response	<p>WCT: A Development Agreement will be prepared between the Town and the Applicant to address funding of infrastructure improvements, ownership and maintenance.</p> <p><i>HSH: The applicant indicated on page 31 that “all streets, boulevards, and other thoroughfares in the project will be in general conformity with the spirit and intent of.....the <u>Project Street Specifications and Palette (SPP)</u> in Appendix 3”. The location of a few of these alternative streets types are generally depicted on TND 3a Street Assignments on page 32 of the application, but have not been included in Land Use Briefing Packet. The applicant further states that streets in the PUD “will not be classified according to conventional functional classifications nor subject to any requirements pertaining to such classifications”. This will require a waiver from the Planning Board as well as the Town roadway classification standards in the Zoning Ordinance (Appendix A) and street design standards in the Subdivision Regulations and Site Plan Regulations (both section 3).</i></p> <p><i>We anticipate that future revisions to the PUD Master Plan Document will provide more detailed information on the overall land use plan as to where different street types will be located, a description of the purpose, advantages and general design elements of the Street Specifications and Palette in support of requested waivers, and information regarding construction, ownership and maintenance of all streets in the PUD</i></p>				

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
11	10/16/2012	63	2.8.9.2.13	12/4/2012	
Comment	Who will be responsible for maintaining the proposed landscaping along the streets. If the intention is to have the town maintain, he plan should state that, and the developer should provide the specialized equipment.				
Ordinance Reference	2.8.9.2.13 - Sketch/plan of proposed landscaping.				
Response	<p>WCT: Addressed above. A Development Agreement will be prepared between the Town and the Applicant to address funding of infrastructure improvements, ownership and maintenance.</p> <p><i>HSH: On page 63, the applicant refers to TND 19 (Open Space and Landscaping) and identifies three (3) governing “principles” for landscaping in the PUD project. The applicant also indicated that Town standards for parking lot landscaping will be followed unless the development proposes an alternative methods approved by the Board; and that street trees will be planted in the street r-o-w generally consistent with the Street Specifications Palette (SPP). However, no Sketch/Plan is provided for proposed landscaping as required under this section and no reference is made to maintenance responsibilities.</i></p>				

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
12	10/16/2012	68	2.8.9.2.15	12/4/2012	
Comment	How does the runoff rate get measured so that it can be proved that the development does not add to the runoff?				
Ordinance Reference	2.8.9.2.15 - Brief explanation or sketch of proposed stormwater management plan.				
Response	<p>WCT: Within the overall representation that no net increases of stormwater will be drained beyond the PUD, individual site plans will be tested for stormwater management engineering. The site plan regulations specify the applicable design standards for Londonderry.</p> <p><i>HSH: The 10.03.12 PUD application includes a brief Stormwater Management Plan (page 68) with general discussion of hydrologic analysis, hydraulic analysis, stormwater management facilities, typical plantings for stormwater management facilities, and additional design requirements/authorities. The plan will need to be evaluated in comparison with the Town's site plan and stormwater standards, and proposed waivers (such as underground detention/infiltration) will have to be addressed by the applicant in revised PUD Master Plan Document and considered by the Planning Board.</i></p>				

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
13	10/16/2012	68	2.8.9.2.15	12/4/2012	
Comment	What additional drainage facilities are required if a 50 year storm is the design standard?				
Ordinance Reference	2.8.9.2.15 - Brief explanation or sketch of proposed stormwater management plan.				
Response	<p>WCT: Same response as item # 12</p> <p><i>HSH: See response to question #12 above.</i></p>				

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
14	10/16/2012	71	2.8.9.2.16	12/4/2012	
Comment	Who maintains the non-traditional snow maintenance facilities?				
Ordinance Reference	2.8.9.2.16 - Brief explanation or sketch of other proposed utilities.				
Response	<p>WCT: A Development Agreement will be prepared between the Town and the Applicant to address funding of infrastructure, special equipment and facilities. The fiscal impact study will measure the revenue impacts of the proposed development and be factored into financial responsibilities.</p> <p><i>HSH: The 10.03.12 PUD application indicates that the PUD is expected to include cable television, telecommunication lines, gas, electrical power lines, other traditional utilities, and possibly co-generation facilities. No sketch or identification of specific utility companies and service provider is made, nor is a description provided as to off-site improvements and utility corridors to be used in getting utilities to the PUD Subareas. We anticipate that the revised PUD Master Plan Document and development agreement will address on-site and off-site improvements required to provide service to Woodmont Commons as well as construction and maintenance responsibilities for all traditional and non-traditional facilities.</i></p>				

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
15	10/16/2012	72	2.8.9.2.17	12/4/2012	
Comment	What fire equipment over and above that currently in the town's inventory will be required? The plan should address that and who is expected to pay.				
Ordinance Reference	2.8.9.2.17 - Brief explanation or sketch of proposed firefighting strategy				
Response	<p>WCT: Same response as item # 14</p> <p>HSH: <i>The applicant indicates that "most larger buildings ...will have sprinkler systems" and that as the PUD reaches near build out conditions "that some firefighting apparatus will be located on site – on either side or both sides of Route 93. There is no information with regard to additional fire apparatus required by the PUD. We anticipate that the revised PUD Master Plan Document and development agreement will address this issue as well an indication or plan for sufficient water supply, and potential locations within the PUD for on-site emergency services and equipment, as well as who will be responsible for funding the capital cost for such facilities and equipment.</i></p>				

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
16	10/16/2012	9	2.8.8.1.1	12/4/2012	
Comment	The Plan says that the Plan takes precedence over conflicts with Town standards. Disagree. The Plan will take precedence in only certain situations, which need to be stated in the Plan.				
Ordinance Reference	2.8.8.1.1 - Provisions of Town of Londonderry Zoning Ordinance, Site Plan Regulations, Subdivision Regulations, and other applicable town, state, and federal law, where appropriate.				
Response	<p>WCT: Comment noted. The Applicant is preparing a list of requested exceptions, waivers, and modifications sought from existing regulations.</p> <p>HSH: <i>The 10.03.12 application states on page 6 that "consistent with the flexibilities in the PUD Ordinance, the specific provisions of the Town's Conservation Overlay District, the Floodplain Development Ordinance and the Local Excavation Standards shall not apply to the Project". The statement goes on to say that to meet the project's statement of purpose and Section 2.8.2.1, the PUD needs to be independent from applicable subdivision regulations, site plan regulations, and Zoning Ordinance. The application also states that Section 2.8.8.2 (page 7) justifies exemption from the Town's impact fees, and where any conflicts occur between town standards, the Project Master Plan will prevail. We are concerned with these statements and they should be addressed and clarified in the revised PUD Master Plan Document. We strongly recommend the WCT prepare a complete list, description and reasoning for proposed modifications and waivers that are requested from the underlying zoning district requirements, and applicable provisions of the Londonderry Zoning Ordinance, Site Plan Regulations, Subdivision Regulations, and all other applicable town, state or federal laws.</i></p>				

Response to Questions and Comments Regarding Woodmont Commons PUD Master Plan

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
17	10/16/2012	9	2.8.8.1.1	12/4/2012	
Comment	The Plan states that Woodmont shall be exempt from Impact Fees. Disagree with this, needs further investigation and clarification				
Ordinance Reference	N/A				
Response	<p>WCT: The Applicant has requested an exemption from the impact fee schedules used generally, but not a waiver of general financial responsibility. The Applicant acknowledges the need for a revenue-positive PUD and views customized mitigation methods that will be addressed in a Development Agreement as a means of assuring that municipal facilities and services are not unreasonably impaired. The methods will be advanced in concert with the fiscal impact study that is being prepared.</p> <p><i>HSH: See our response to question #16 above. There is not enough documentation to support the WCT's response to this question and the term "revenue positive" should be clearly defined and its relevance to the Town's impact fee program explained.</i></p>				

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
18	10/16/2012	9	2.8.9.2.5	12/4/2012	
Comment	Accessory apartments should be taken into account when determining dwelling unit numbers.				
Ordinance Reference	2.8.9.2.5 - Proposed total number of dwelling units and overall residential density for the tract (if applicable).				
Response	<p>WCT: Accessory units are included within 1,430 dwelling units.</p> <p><i>HSH: The 10.03.12 application indicates that a total of 1,430 total dwelling units include 130 accessory apartments. However, the PUD is not specific in terms of the number and type of dwelling units (including accessory apartments) by Subarea. Additionally, "Accessory Apartment" is not included in the Table of Use or defined in Section 4.7. Therefore the revised PUD Master Plan should defined where different types of dwelling are to be located and provide a proposed waiver or zoning amendment that provides for a definition of accessory apartments and which zoning districts it is to be allowed in.</i></p>				

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
19	10/16/2012	29	2.8.9.2.4	12/4/2012	
Comment	Why the disclaimer on stay limitations at hotels or B&B's? Would this allow rooming houses to be created?				
Ordinance Reference	2.8.9.2.4 - Proposed uses for each land use area, preferably given with some specificity.				
Response	<p>WCT: The clarification relates to the definition of Bed and Breakfast in the Londonderry Zoning Ordinance. The Applicants' intention is to allow extended stays arrangements for legitimate business travel.</p> <p><i>HSH: The description of "Small PUD Hotels and PUD Bed and Breakfast Facilities" on page 27 includes a series of statements that appear to be an alternative performance standards. The revised PUD Master Plan Document should be consistent with the Table of Uses and definition of Bed and Breakfast Homestay unless they are proposing a zoning amendment or waiver from the Planning Board.</i></p>				

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Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
20	10/16/2012	27	2.8.9.2.5	12/4/2012	
Comment	The development is under the jurisdiction of the GMO. This was discussed during the PUD ordinance development.				
Ordinance Reference	2.8.9.2.5- Proposed total number of dwelling units and overall residential density for the tract (if applicable).				
Response	<p>WCT: A waiver from the existing Growth Management Ordinance (GMO) will be sought. Provided the project stays revenue-positive, residential growth will be properly managed.</p> <p><i>HSH: Under "Residential Unit Limitations" on page 29 the applicant suggests that "so long as the project is Revenue Positive there shall be no annual growth limits on the number of residential units nor any limits on building permits for residential units." This is in direct conflict with Section 1.3 – Residential Development Phasing of the Zoning Ordinance. If the applicant is requesting a waiver from existing or future growth management ordinances, it should be stated as such for consideration by the Planning Board.</i></p>				

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
21	10/16/2012	29	2.8.9.2.5	12/4/2012	
Comment	Disagree with the definition of Revenue Positive as describe in the plan. Revenue positive relates to the direct effect of the development on the Londonderry property tax rates.				
Ordinance Reference	2.8.9.2.5- Proposed total number of dwelling units and overall residential density for the tract (if applicable).				
Response	<p>WCT: Revenue projections will be addressed in more detail within the fiscal impact study that is being prepared.</p> <p><i>HSH: The term "Revenue Positive" is defined under Section 2.8.8.1.5 (page 8 of the 10.03.12 application as sum of a series of taxes, fees, donations paid to the Town as a result of the PUD application and development. The term is used multiple times in the PUD application but is not tied to any specific Town plan, policy and regulation as a criterion for determining the validity or quality of a development proposal.</i></p>				

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
22	10/16/2012	30	2.8.9.2.6	12/4/2012	
Comment	"Office Buildings" need to be better defined.				
Ordinance Reference	2.8.9.2.6 - Proposed general estimates of location, size, use(s) for each structure.				
Response	<p>WCT: "Office Building Space" is a specially-defined term that refers to free-standing business offices in the completed Application. However, further clarification of this term will be provided as part of the additional information currently being prepared.</p> <p><i>HSH: As with a number of other uses proposed in the PUD, "Office Building" is not currently identified in the Use Table Section 2.2 of the Zoning Ordinance. The applicant should introduce this new use as a zoning amendment or proposed modification, identify in which districts it is permitted by right, conditional use, or special exception, and provide a definition.</i></p>				

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Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
23	10/16/2012	General	2.8.9.2.24	12/4/2012	
Comment	Who will be responsible for snow removal and disposal? This will be a determining factor in deciding the road and parking infrastructure.				
Ordinance Reference	2.8.9.2.24 - Miscellaneous Studies and Documents - The Planning Board shall have the authority to require the submittal of any additional information, studies, documents, etc., relative to the design, operation, or maintenance of the proposed project.				
Response	<p>WCT: A Development Agreement will be prepared between the Town and the Applicant to address funding of infrastructure improvements, ownership and maintenance.</p> <p><i>HSH: We agree with the WCT response that future infrastructure improvements, ownership and maintenance responsibilities will be defined in a development agreement if the PUD is approved.</i></p>				

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
24	10/16/2012	General		12/4/2012	
Comment	A hazardous chemical contamination soil study due to the use of pesticides, herbicides, and fertilizers on the commercial farm needs to be performed. If one has been performed as part of the land sale, the results need to be presented.				
Ordinance Reference	N/A				
Response	<p>WCT: Site plan approval will be required for any non-residential use proposed within the PUD. Environmental impacts are evaluated on a case-by-case basis during the site approval process.</p> <p><i>HSH: We agree with the WCT response to this comment. We are unaware of any soil testing for contamination.</i></p>				

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
25	10/16/2012	General	2.8.9.2.24	12/4/2012	
Comment	Percent of impermeable surfaces for each phase based on current plan need to be presented.				
Ordinance Reference	2.8.9.2.24 - Miscellaneous Studies and Documents - The Planning Board shall have the authority to require the submittal of any additional information, studies, documents, etc., relative to the design, operation, or maintenance of the proposed project.				
Response	<p>WCT: Same response as item #24 above.</p> <p><i>HSH: We agree with the WCT response that impervious surfaces will be measured under site plan review if the PUD is approved.</i></p>				

Response to Questions and Comments Regarding Woodmont Commons PUD Master Plan

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
26	10/16/2012	General		12/4/2012	
Comment	The Plan needs a section addressing Contingency Planning and the process for making Plan changes.				
Ordinance Reference	N/A				
Response	<p>WCT: Section 4 of the Master Plan document will address modifications and amendments to the PUD.</p> <p><i>HSH: The language of the Section 2.8.9.2.4 of the 10.03.12 PUD application under "Nature of Master Plan and Allowable Changes" (pages 27-28) suggests a general method for determining changes to the PUD if approved. This narratives accompanied by two alternative plan illustrations, which are defined as "the same as the currently proposed Master Plan." In our opinion, this example methodology does not meet the standard of "specificity" in Sections 2.8.9.2.3 and .4, and will make it very difficult for the Planning Board to render defensible judgments about acceptable changes to the PUD Land Use Plan. We anticipate that the WCT will address this issue with more specificity and clarity in the revised PUD Master Plan Document.</i></p>				

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
27	10/16/2012	27	2.8.9.2.4	12/4/2012	
Comment	"Nature and Use" provides too much flexibility. Site Plan changes such as these require PB approval.				
Ordinance Reference	2.8.9.2.4 - Proposed uses for each land use area, preferably given with some specificity.				
Response	<p>WCT: Same response as item #26 above.</p> <p><i>HSH: See response to Question #26 above.</i></p>				

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
28	10/16/2012	81	2.8.9.2.20	12/4/2012	
Comment	The phasing plan is inadequate. Detailed phasing plans based on the developer's overall plan need to be presented.				
Ordinance Reference	2.8.9.2.20 - Proposed time schedule for completion of the project, phasing schedule (if applicable depending on scale and type of PUD), plans for bonding if applicable, and well thought out plan to ensure that the amenities will be completed as proposed and in a timely manner.				
Response	<p>WCT: A phasing approach and related fiscal impact mitigation methods are being prepared in concert with the fiscal impact study such that the PUD development will be consistently revenue-positive. Phasing may result in a sequence of commercial and residential development that is consistently revenue-positive for the Town relative to increased costs. Alternate methods may be provided through a Development Agreement as a means of assuring that municipal facilities and services are not unreasonably impaired as a result of future phasing.</p> <p><i>HSH: The proposed phasing plan on page 81 of the 10.03.12 PUD application indicates that the first phases will be developed immediately and that future phases will be developed based on market conditions and absorption rates. No indication or estimate of development timing is provided. TND 7 shows the first phase of development, but does not show how future phases of the development would be developed.</i></p> <p><i>We anticipate that the revised PUD Master Plan Document will provide a clearer understanding of development phasing for each zone in the Land Use Plan. Granted that market forces will influence when uses will be developed (and markets are uncertain), a clearer understanding of when each component will come on-line is needed. While annual absorption estimates may be uncertain, providing buildout projections in five-year increments should be considered. If market conditions will influence when each component is developed, what is the market justification for starting with the area labeled as "One"?</i></p>				

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Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
29	10/16/2012	General	2.8.7 & 2.8.8	12/4/2012	
Comment	<p>There does seem to be a contradiction of explanation of the rules regarding the zoning ordinance, site and subdivision regulations within the PUD Ordinance and the Woodmont Master Plan. If you refer to page 9 of the Woodmont Master Plan, under Specific Objectives (2.8.8.2), it states that "Woodmont Commons meets the goals and objectives of the PUD Ordinance through the inclusion of the following elements as listed under section 2.8.8 of the towns PUD Ordinance, which validates the Applicant's intent to depart from standards otherwise applicable under conventional zoning and related land use regulations." When you go to section 2.8.8.2 of the PUD Ordinance it states: "Every PUD should incorporate a number of the following elements. Their usage defines a planned unit development and justifies departures from standards otherwise applicable under conventional zoning (introduction of new uses, more intensive land uses, higher density, novel design approaches, etc.)." I can see where these two statements above support each other although when you read section 2.8.7 of the PUD Ordinance under Standards of Development, under 2.8.7.4., it states " The PUD shall be in compliance with: All standards contained within the Zoning Ordinance,..."</p>				
Ordinance Reference	N/A				
Response	<p>WCT: The comment has been noted. The Applicants are preparing a list of requested exceptions, waivers, and modifications sought from existing regulations. The Applicants acknowledges Section 2.8.10.2 stating "[a]" development standards must ultimately be determinable for each land use area."</p> <p>HSH: See response to question # 16 above.</p>				

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
30	10/16/2012	7		12/4/2012	
Comment	<p>Regarding Impact Fees. On page 7 of the Woodmont Master Plan, it states that: Woodmont Commons shall be exempt from the Town of Londonderry's impact fees. Instead, section 2.8 of the Ordinance, and this Master Plan, are predicated on the Applicant's provision or arrangement for adequate public facilities necessitated by net growth. As such, the cost of new or expanded municipal capital facilities is anticipated to be minimal and the premise supporting the imposition of impact fees is in inapplicable." When you look at section 2.8 of the PUD Ordinance, I cannot find any direct language that states that a PUD is exempt from impact fees. I understand that the PUD will support itself in many ways as stated above but what about town services affected and the school system?</p>				
Ordinance Reference	N/A				
Response	<p>WCT: Section 2.8.7.4.1 states that standards contained within the Ordinance may be "waived or modified as part of the master plan". The Applicant has requested an exemption from the impact fee schedules used generally, but not a waiver of general financial responsibility. As noted in the response to question #17 above, the Applicant acknowledges the need for a revenue-positive PUD and views customized mitigation methods that will be addressed in a Development Agreement as a means of assuring that municipal facilities and services are not unreasonably impaired. The methods will be advanced in concert with the fiscal impact study that is being prepared.</p> <p>HSH: See response to Questions #16 and #17 above.</p>				

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Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
31	1/7/2013	19		1/7/2013	
Comment	<p>Why not incorporate wildlife corridors into the design, and using them as a buffer between existing neighborhoods and the new development? This would accomplish the things listed below:</p> <ul style="list-style-type: none"> (1) Create a space where existing wildlife can move from one part of town to another, (2) Be considered part of the "green" open space being promoted at Woodmont, (3) As stated above, buffer existing neighborhoods from new, (4) Filter construction noise and dust from disrupting existing neighborhoods and (5) Reduce traffic noise for people on both sides of the buffer when construction is completed. 				
Ordinance Reference					
Response					

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
32	1/8/2013	19		1/8/2013	
Comment	<p>Much of Woodmont is taken up with commercial development, plus the topography is not flat farm land. With the renderings supplied it appears as if a pond will take up fifty or sixty acres, existing commercial takes up fifty or sixty acres and proposed commercial takes up a hundred acres or so. That leaves maybe 400 acres for internal streets and what seems to be about 4 units per acre. It is hard to get a sense of the density requested. When you add on to this, or subtract from this, things like a 300 bed hospital (Twice the size of Parkland.) a heliport requiring approaches from multiple directions depending upon winds and all the required parking by both a hospital and 3 requested hotels one wonders if the density fits with other developments in Londonderry like Century Village, the Nevins or even Sugar Plum which is an abutter. Is the developer prepared to scale down this density to community standards or propose a plan B? It would also be good if the developer would use their own numbers so that we can have a clearer picture of density than from our rough estimates.</p>				
Ordinance Reference					
Response					

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
33	1/3/12			1/8/2013	
Comment	Is there a minimum requirement for open space in a PUD?				
Ordinance Reference					
Response					

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Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
34					
Comment	<p>There have been several changes of plan along Gilcrest Road.</p> <p><i>Page 30</i> <i>The open space resources will include enhancement of existing drainage areas into a pond in the southwestern portion of Woodmont Commons. An agricultural drainage corridor leading towards the proposed pond will be aligned and enhanced to become an open space feature. Some roadside segments of apple trees will be conserved along portions of Pillsbury and Gilcrest Road, as well.</i> <i>Buffers – Woodmont Commons will retain 50-foot wide landscaped buffers where it is adjacent to residential land.</i></p> <p>It would be best for all concerned if the developer would listen to and respond and respect the continued requests for a 3 row buffer of apple trees along Gilcrest Road (138 foot set back.) And to eliminate all curb cuts, (They have gone from 6 to 2 and back to 6)</p> <p>Once behind the Gilcrest buffer, and serviced by internal roads there would be few objections to the plan in that zone. This would have the added benefit of reducing traffic on Gilcrest road and subsequent costly improvements.</p>				
Ordinance Reference					
Response					

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Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
35	1/7/2013	4		1/9/2013	
Comment	<p>The applicant makes the statement in his land use document:</p> <p>Page 4</p> <p>“Woodmont Commons has been planned to meet important community goals by creating a revenue-positive combination of commercial, retail, housing, and other uses. Revenue positive is defined in terms of the net fiscal impact to the Town of Londonderry, so that enhanced revenues to the Town associated with new development exceeds the additional Town-incurred costs associated with that new development.”</p> <p>I’m in favor of that result.</p> <p>In order to understand how positive an impact Woodmont will have on town finances we will need some numbers.</p> <p>What are the forecasted property taxes Woodmont projects (As well as incremental fee income for auto registration in Londonderry.) and what costs to the town do the developers project so that we can see the positive result they promise?</p>				
Ordinance Reference					
Response					

Number	Date Received	Page	PUD Reference	Date Delivered to HSH/Applicant	Date Returned to PB
36	1/8/12				
Comment	Does the state have the authority to regulate the construction of new hospitals, or can it be market driven?				
Ordinance Reference					
Response					

**Woodmont Commons PUD Master Plan
 Planning Board Schedule and Deliverables
 Last updated: January 9, 2012**

Date	Milestone or Meeting	Topic
January 2	Deliverables: Briefing document	Land Use
January 9	Meeting: Planning Board	Land Use
February 6	Deliverables: Briefing document	Transportation and Infrastructure
February 13	Meeting: Planning Board	Transportation and Infrastructure
February 20	Deliverables: Briefing document	Area and Project Regulations and Standards (including Open Space, Design Standards, Signage, Definitions, Waivers of Existing Standards)
February 27	Meeting: Planning Board	Area and Project Regulations and Standards (including Open Space, Design Standards, Signage, Definitions, Waivers of Existing Standards)
March 6	Deliverables: Briefing document	Economic Impact, Mitigation and Improvement Requirements and Other Sections (including Planning Context, Introduction to Regulations and Standards and Administration)
March 13	Meeting: Planning Board	Economic Impact, Mitigation and Improvement Requirements and Other Sections (including Planning Context, Introduction to Regulations and Standards and Administration); Distribute draft submittals
March 20	Deliverables: Briefing document	Discussion of draft submittals
March 27	Meeting: Planning Board	Discussion of draft submittals
April 3	Deliverables: Briefing document	Approval of PUD Master Plan
April 10	Meeting: Planning Board	Approval of PUD Master Plan
April 15	Extension Deadline	