

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF JUNE 5, 2013 AT THE MOOSE HILL**
3 **COUNCIL CHAMBERS**
4

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

10 Also Present: Cynthia May, ASLA, Town Planner and Planning and Economic
11 Development Department Manager; John Trottier, P.E., Assistant Director of Public
12 Works and Engineering; Jaye Trottier, Associate Planner; and Jeffrey Belanger,
13 Planning and Economic Development Department Intern
14

15 A. Rugg called the meeting to order at 7 PM. He appointed L. Reilly to vote for
16 Chris Davies and M. Newman to vote for L. El-Azem until she arrived.
17

18 **Administrative Board Work**
19

20 A. Approval of Minutes – May 1 and May 22, 2013
21

22 **M. Soares made a motion to approve and sign the minutes from the**
23 **May 1, 2013 meeting. L. Wiles seconded the motion.** No discussion.
24 **Vote on the motion: 8-0-1** with R. Brideau abstaining as he was absent from
25 the May 1, 2013 meeting.
26

27 **M. Soares made a motion to approve and sign the minutes from the**
28 **May 22, 2013 meeting. L. Wiles seconded the motion.** No discussion.
29 **Vote on the motion: 8-0-1** with S. Benson abstaining as he was absent from
30 the May 22, 2013 meeting.
31

32 Minutes for May 1, 2013 and May 22, 2013 were approved and signed at the
33 conclusion of the meeting.
34

35 B. Plans to Sign – Cullen Subdivision, 165 High Range Road, Map 8 Lot 2A
36

37 J. Trottier said all precedent conditions for approval have been met and that
38 staff recommends signing the plans.
39

40 **M. Soares made a motion to authorize the Chair and Secretary to sign**
41 **the plans. L. Wiles seconded the motion.** No discussion. **Vote on the**
42 **motion: 9-0-0.**
43

44 The subdivision plans were signed after the conclusion of the meeting.
45

46 C. Plans to Sign – Robichaud and Jolicoeur Subdivision, 109 Litchfield Road, Map
47 11 Lot 25
48

1 J. Trottier said all precedent conditions for approval have been met and that
 2 staff recommends signing the plans.

3
 4 **M. Soares made a motion to authorize the Chair and Secretary to sign**
 5 **the plans. L. Wiles seconded the motion.** No discussion. **Vote on the**
 6 **motion: 9-0-0.**

7
 8 The subdivision plans were signed after the conclusion of the meeting.

9
 10 D. Extension Request – Precision Letter Site Plan, 49 Wentworth Ave, Map 14 Lot
 11 44-35

12
 13 C. May referenced the letter from Kevin Anderson of Meridian Land Services,
 14 Inc. requesting a one year extension of the site plan that will expire on June
 15 30, 2013 to allow adequate time to address remaining comments from the
 16 August 1, 2012 Notice of Decision.

17
 18 **M. Soares made a motion to grant a one year extension to June 30,**
 19 **2014. L. Wiles seconded the motion.** No discussion. **Vote on the**
 20 **motion: 9-0-0.** The extension for **one year** was granted.

21
 22 E. Discussions with Town Staff

23
 24 A. Rugg announced that a presentation to be given by resident Jack Falvey
 25 concerning the Woodmont Commons development has been postponed until
 26 the June 12, 2013 meeting since J. Falvey was unable to attend this meeting.

27
 28 [J. Laferriere arrived during the following public hearing at 7:14].

29
 30 **Public Hearings**

31
 32 A. The Nevins Retirement Cooperative Association (Owner) - Application
 33 Acceptance and Public Hearing for Formal review of a request for Planning
 34 Board approval to remove the public trail associated with the approved 2004
 35 site plan at 2 Wesley Drive, Map 7 Lot 122, Zoned R-III.

36
 37 J. Trottier stated the applicant is requesting the Planning Board grant a waiver
 38 of the requirement that a completed checklist be submitted with the application
 39 of the amendment. If the Board agrees to remove the trail as a condition of
 40 approval, the site plan and all associated documents will be updated as
 41 conditions of approval. Assuming the Board grants the waiver, Staff
 42 recommends the application be accepted as complete.

43
 44 **M. Soares made a motion to approve the applicant’s request for a**
 45 **waiver of the requirement that a completed checklist be submitted**
 46 **with the application of the amendment as outlined in Staff’s**
 47 **Recommendation memorandum dated June 5, 2013. L. Wiles seconded**
 48 **the motion.** No discussion. **Vote on the motion: 9-0-0.**

49

1 **M. Soares made a motion that the Planning Board Accept the**
2 **Application as Complete per Staff's Recommendation memorandum**
3 **dated June 5, 2013. L. Wiles seconded the motion. No discussion. Vote**
4 **on the motion: 9-0-0.**
5

6 Attorney Morgan Hollis was present to represent both the Cooperative
7 Association as well as the Board of Directors of the development's common
8 areas. He explained that when preparations for construction of the trail began
9 in 2009, several residents expressed a desire to forego the amenity since the
10 trail would run so close to the back yards of several units. J. Trottier stated
11 that on April 1, 2009, the Board directed the developer of the Nevins to work
12 with staff on their request to remove or reroute portions of the trail (see
13 Attachment #1). If the trail was to be eliminated, the Board asked the
14 developer to provide a cost estimate for construction of the trail and contribute
15 that amount to the Conservation Commission to build an acceptable trail for
16 this community. In April of this year, Staff outlined several options for
17 addressing the walking trail, including the possibility of requesting the site plan
18 amendment. Jack O'Connell, 6 Wesley Drive and President of the Board of
19 Directors, explained that at three open meetings (one in 2009 and the other
20 two in February and April of this year), the majority of owners voted to remove
21 the trail. The first two votes were unanimous and at the third, only three of
22 approximately 80 attendees voted to keep the trail. (It was noted that when
23 voting, the Association only recognizes one vote per household). M. Hollis
24 conveyed that if and when the amended plan is approved, a request can be
25 made of the Town Council to release public interest in the trail. Then
26 associated documents can be recorded at the Registry of Deeds to remove the
27 land associated with the trail from the public domain.
28

29 C. May noted that the option of rerouting the trail was deemed unfeasible
30 because of the number of contiguous wetlands on the property. M. Hollis
31 added that pushing the trail further away from the homes would cause wetland
32 impacts and possibly require a Dredge and Fill permit from the State. It would
33 further frustrate matters, he said, if the trail could be pushed back from some
34 resident's backyards and not others.
35

36 A. Rugg asked for input from the Board.
37

38 T. Freda noted that the developer has agreed to pay a sum equal to the
39 estimated cost of constructing the trail. M. Hollis explained that the developer
40 and Cooperative Association proposed that 50% of that amount be paid to the
41 Association since the trail was intended to be for both public use as well as
42 private use of the Nevins residents. Mike Speltz, 18 Sugarplum Drive,
43 suggested later on that since the entire public has a legal interest in the trail,
44 the entire amount should be paid to the Town in order for it to support public
45 trail work in some other area of Londonderry.
46

47 J. Laferriere asked if the buyers were made aware that a trail was to be
48 constructed when they were considering purchasing within the Nevins. M.
49 Hollis replied that while it may not have been expressly discussed, all potential
50 owners were given a copy of the site plan which included the depiction of the

1 trail. During public comment, Phil Marineau of 41 Morrison Drive stated that
2 when he purchased his home in 2012, he was told that the trail would not be
3 constructed based on the unanimous vote taken in 2009. Sheila Ducharme of
4 6 Haley Court presented a 2010 article from the Eagle Tribune where the
5 developer described the Nevins as being "nestled among trees and walking
6 trails." Oliver Ducharme of 6 Haley Court added that his decision to purchase
7 was based in part on the idea of having the feature available. If a member of
8 the public decides to purchase a home within a development because of its
9 intended amenities, he said, it is unfair to remove them after the fact.

10
11 M. Soares asked if the Nevins development included sidewalks which would
12 provide walkability to its residents. M. Hollis stated that sidewalks are included
13 on one side of the streets within the development. L. Reilly asked if the trail
14 was intended to connect to any existing trail in town. J. Trottier replied that it
15 was not. She then asked if an entity such as Londonderry Trailways had
16 expressed interest in retaining the trail. A. Rugg read Londonderry Trailways'
17 Design Review Committee (DRC) comment into the record which stated a
18 preference to retain the trail on the site plan, but requested that if it were to
19 be removed, the money be put towards other recreation trails in town "which
20 would be appropriate for residents of a 55 and older community." M. Soares
21 also noted the Conservation Commission's comment that their original
22 recommendation to have the walking trail stands.

23
24 A. Rugg asked for public comment.

25
26 Susan Broad, 22 Ross Drive, stated that while she had looked forward to using
27 the public trails, she also visited the site and found the development design to
28 be unsuitable for a trail as the homes were already very close to the wetlands.
29 She blamed the design, along with that of Home Depot (Map 7 Lot 119), on
30 flooding in the area because of impacts to wetlands. Since the trail was to be
31 open to the public, she commented that public input should have been solicited
32 when Nevins residents took a vote on whether to construct the trail.

33
34 M. Speltz, 18 Sugarplum Drive, spoke in support of both Londonderry Trailways
35 and the Conservation Commission's desire to include the trail, noting that it
36 could have been rerouted to the adjoining land under a conservation easement.
37 R. Lagueux, 2 Fiddlers Ridge Road, agreed.

38
39 There was no further public comment.

40
41 T. Freda and A. Rugg explained that the amount to be paid in lieu of
42 construction would be within the Town Council's purview to approve, along with
43 what percentage would go to the Town.

44
45 **M. Soares made a motion to Conditionally Approve the proposed site**
46 **plan amendment for The Nevins Retirement Cooperative Association to**
47 **remove the public trail associated with the approved 2004 site plan at**
48 **2 Wesley Drive, Map 7 Lot 122, subject to all precedent conditions as**
49 **outlined in the Staff's recommendation memo dated June 5, 2013 and**
50 **with the additional recommendation that the full amount of the cost of**

1 **the construction be given back to the public. T. Freda seconded the**
2 **motion.**

3
4 A discussion ensued about what exact amount the Town Council should
5 consider, which led C. May to suggest that precedent condition #3 in the Staff
6 memo be amended to remove the specific dollar amount that would be
7 required in order for the amended site plan to be signed. **M. Soares**
8 **amended her motion that the dollar amount related to condition #3 in**
9 **the Staff Recommendation memo be that approved by the Town**
10 **Council. T. Freda seconded the amendment. No further discussion. Vote**
11 **on the amended motion: 9-0-0.**

12
13 The site plan amendment requested was approved with the following
14 conditions:

15
16 "Applicant", herein, refers to the property owner, business owner, or
17 organization submitting this application and to his/its agents, successors,
18 and assigns.

19
20 **PRECEDENT CONDITIONS**

21
22 All of the precedent conditions below must be met by the applicant, at the
23 expense of the applicant, prior to certification of the plans by the Planning
24 Board. Certification of the plans is required prior to commencement of any
25 site work, any construction on the site or issuance of a building permit.

- 26
27 1. The Applicant shall submit an amended site plan showing that the trail
28 and all associated references have been removed.
29
30 2. All easements and declarations of restrictive covenants shall be
31 approved and recorded prior to signature of this site plan.
32
33 3. The Applicant shall submit a check to the Town of Londonderry for the
34 full amount of the estimated cost to construct a public trail as agreed to
35 by the Town Council.
36
37 4. The Applicant shall provide the Owner's signature and the professional
38 engineer endorsement (stamp and signature) on all applicable plans.
39
40 5. The Applicant shall note the waiver on the plan.
41
42 6. The Applicant shall provide a digital (electronic) copy of the complete
43 final plan sent to the Town at the time of signature by the Board in
44 accordance with Section 2.05.n of the regulations.
45
46 7. Financial guaranty if necessary.
47
48 8. Final engineering review is required.
49

PLEASE NOTE - Once these precedent conditions are met and the plans are certified the approval is considered final. If these conditions are not met within **120 days** to the day of the meeting at which the Planning Board grants conditional approval the board's approval will be considered to have lapsed and re-submission of the application will be required. See RSA 674:39 on vesting.

GENERAL AND SUBSEQUENT CONDITIONS

There are no subsequent conditions.

B. Sign Ordinance Amendment – Public Hearing for a Proposed Sub-Section to Section 3.11.6 (“General Requirements”) Allowing for “A”-Frame Sidewalk Signs for Individual Tenants in Multi-Tenant Commercial Developments.

C. May explained that in response to comments from the Planning Board at the May 1, 2013 meeting, the Senior Building Inspector redrafted the following proposed amendment to the sign ordinance:

**“Section 3.11 SIGNS
Sub-Section 3.11.6 General Requirements
3.11.6.1 Signs Not Requiring a Permit**

Add new sub-section:

3.11.6.1.12 “A”-Frame Sidewalk Signs – “A”-frame (sandwich board style) sidewalk signs may be used for individual tenants in multi-tenant commercial developments. Such signs shall be limited to a maximum frame dimensional size of 24” X 36”, and placed on the storefront sidewalk of the establishment no further than 6 feet from the face of the building. Signs shall be displayed during normal business hours only. No permit shall be required for these signs.”

A. Rugg asked for input from the Board.

A. Sypek asked for clarification of “normal business hours.” C. May said there was no exact definition in the ordinance. It was noted that it could vary from business to business, but it would not pose an issue as long as the individual business did not display an A-frame sign before or after they are closed. M. Newman asked how this amendment could affect other A-frame signs in town (e.g. those seen abutting the road side). It was explained that enforcement regarding any A-frame signs outside of a multi-tenant building would be the purview of the Code Enforcement Officer. T. Freda pointed out that there appears to be no language in the zoning ordinance that would differentiate between the proposed A-frame signs and freestanding signs (Section 3.11.6.3.2), of which only one is allowed per parcel having frontage on a public right of way. C. May explained that the freestanding signs referred to in that section are commonly understood to be permanent, but it was noted that an additional amendment could be made to that section, e.g. adding the word “permanent” to the description of freestanding signs.

1 A. Rugg asked for public input.
2

3 Ann Chiampa, 28 Wedgewood Drive, questioned whether the maximum six foot
4 distance from the face of the building could pose an impediment to handicap
5 access on the sidewalks of the multi-tenant buildings. A discussion followed
6 which included the suggestion of adding clarifying language to the proposed
7 amendment, however doing so would require another public hearing. Kathy
8 Wagner, 7 Fiddlers Ridge Road, acknowledged that while the point was a valid
9 one, it could also be considered at a later date. She stressed instead the
10 importance to local businesses of benefitting from the new ordinance as soon
11 as possible. J. Laferriere and L. El-Azem agreed that the Board should
12 recommend the proposed language to the Town Council without delay for the
13 sake of local business owners.
14

15 There was no further public comment.
16

17 **M. Soares made a motion that the Board recommend the Town Council**
18 **approve the amendment to Section 3.11 of the Zoning Ordinance as**
19 **proposed. J. Laferriere seconded the motion. No discussion. Vote on**
20 **the motion: 9-0-0.**
21

22 The recommendation will be sent to the Town Council.
23

24 C. Pillsbury Realty Development, LLC, Map 10, Lots 15, 23, 29C-2A, 29C-2B, 41,
25 41-1, 41-2, 42, 45, 46, 47, 48, 50, 52, 54-1, 57, 58, 59, and 62 – Application
26 Acceptance and Public hearing for formal review of the Woodmont Commons
27 Planned Unit Development (PUD) Master Plan [**Continued on May 22, 2013**
28 **to June 5, 2013**].
29

30 Attorney Ari Pollack of Gallagher, Callahan & Gartrell re-introduced developer
31 Mike Kettenbach and the Woodmont Commons Development Team members.
32 Because the most recent extension of the 65-day approval period per RSA
33 676: 4 will expire on June 12, 2013, A. Pollack stated that a written request for
34 the Board to consider an extension to July 10, 2013 had been submitted to
35 Staff.
36

37 **M. Soares made a motion to extend the 65-day review period to July**
38 **10, 2013. L. Wiles seconded the motion. No discussion. Vote on the**
39 **motion, 9-0-0.**
40

41 A. Pollack stated that the Woodmont Commons Development Team expects to
42 present the fiscal impact analysis to the Board on either June 12 or 26. The
43 Development Agreement is scheduled for June 12 and the team anticipates
44 presenting the final draft of the PUD Master Plan at a special meeting on June
45 26. He requested that at the end of this evening's discussion, the Board vote
46 to continue the public hearing to June 12.
47

48 Tom Goodwin of Shook-Kelley reviewed a PowerPoint presentation (see
49 Attachment #2) outlining the updates made to the Land Use and Open Space
50 plans within the PUD Master Plan.

1
2 (T. Goodwin) "What we are bringing before you tonight is an update on both
3 the Information and the Land Use Plans that we showed you in previous
4 meetings. In discussion with Staff, we thought it would be beneficial to expand
5 from WC-1 and WC-5 and show you all of the subareas.

6
7 "We have taken the Information Plan and broken it down to each of the 12
8 subareas (p. 3 of Attachment #2), and the same with the Land Use Plan (p. 4).
9 The Information Plan is, as we had discussed in the previous meetings, is one
10 example of how the development could occur in the PUD according to the
11 standards and the regulations. This was the Information Plan that was
12 presented in the previous meetings. There has been no change to this
13 Information Plan. What we have done is broken it down by subareas and these
14 are the subareas that are contained within the PUD Master Plan. And so we
15 have put the Information Plan for WC-1 through WC-1-GL and WC-12 into this
16 document (pp. 5-17). I'm not going to go through the finer details. I know
17 this has been submitted to you for your review, but we have shown building
18 placements, the open space characteristics within the Information Plan of how
19 a development could occur. We have identified in this plan where the village
20 core could occur. We have also identified the publicly accessible open space
21 and the conserved green spaces within the development, identified the PUD
22 boundaries and the perimeter buffers. This is WC-3 (p. 8), which is the open
23 space in the center of the project, which is the proposed pond. We have
24 looked at the perimeter subareas. This is WC-4 (p. 9) and WC-5 (p. 10) [and]
25 WC-7 (p. 7), which is also along the perimeter. This is WC-8 (p. 13), and we
26 will show this one again in the open space presentation. It has a conserved
27 green space that runs down the center of WC-8. So 9 and 10 (pp. 14-15).
28 Eleven is also a perimeter subarea (p.16), and then WC-12 (p. 17).

29
30 "We have taken the same information that we had put into the Land Use Plans
31 for WC-1 and WC-5 and done the same thing for each of the subareas. This
32 shows the primary and secondary roads (p. 19), the developable area and the
33 types of open space and green space that are included within each of the
34 subareas. And again, that is the subarea map (p. 20). So for each one of the
35 subareas, it indicates the developable area, the types of streets that are
36 included within the subareas and the open space types."

37
38 **L. Wiles asked how "conserved green space" compared to "open**
39 **space."** T. Goodwin answered that open space is green space that is publicly
40 accessible, whereas conserved green space includes both regulated as well as
41 open space. The long agricultural ditch in the center of WC-8, he pointed out,
42 is a conserved green space that has some publicly accessible features, however
43 it is not entirely open to the public. Wetlands would also be an example of
44 conserved space that is not publicly accessible.

45
46 (T. Goodwin) "Similar to what we did with the Information Plan, the same has
47 been done with the Land Plan; identifying all the features of each of the
48 subareas (pp. 21-33). This is the WC-8, (p. 29), which has the linear drainage
49 feature that runs north/south through the property and what we want to do
50 with the open space is to key on a couple of these subareas, WC-8 and WC-3,

1 to show you what we really mean by conserved green space. And so you are
2 seeing not only green space in this, but it also identifies some of the open
3 space that connects to that conserved green space. Again, this is WC-12 (p.
4 33) with both open and conserved green space.
5

6 "When we get to the open space discussion, it's important that we look at this
7 as a whole project and not just as numbers on a table. What we wanted to do
8 tonight is just to show you WC-8 and WC-3 (p. 36) to show you that the areas
9 are not only significant, but they are of value to both Woodmont Commons and
10 to the Town of Londonderry. So these are the two subareas that we are
11 looking at tonight; WC-3, which is the proposed pond, and WC-8, which runs
12 up through the residential area all the way to the top of Woodmont Commons
13 with the drainage feature. What we have included within the Land Use Plans,
14 which is the regulatory portion of the document, is a connected trail system (p.
15 37) of either shared use paths, trails, or public sidewalks all the way around
16 the pond and all the way up to the top of Woodmont Commons.
17

18 "I know it's difficult to see scale and magnitude on a plan like this, so what we
19 have done is we have taken this Information Plan and laid it on top of the
20 topography of the land (pp. 38-41) to give you an idea of what that open space
21 looks like. What you see, which may be a little bit different than what other
22 developments have done, is rather than have the conserved open space, the
23 regulatory streams and the ponds, et cetera, in the backs of properties on
24 people's lots, these are actually fronted by a public street and accessible to not
25 only the Woodmont Commons population, but to the Town of Londonderry. As
26 you move down through WC-8, you see that these are pretty significant areas
27 that are within walking distance [e.g. a five minute walk] of most of Woodmont
28 Commons. And not only is there the stream within that, but there are either
29 sidewalks or trails that parallel or are within that open space. And these are
30 two examples (pp. 42-43); this is the same project, one that I had worked on
31 in North Carolina where there is a public street with buildings fronting onto that
32 street on one side and then an accessible trail that connects up to that street
33 and that network and down through the conserved open space. You can't
34 really see it, but back behind those trees (p. 43), on the other side of that
35 stream is another road that has dwelling units on that street.
36

37 "And as we move to WC-3 (pp. 44-46), the proposed pond within Woodmont
38 Commons, we're looking at the same features for that where we have another
39 couple of occasions in this illustration where we show buildings on the same
40 side as the park. Those are in WC-1, but we're proposing a perimeter network
41 of street around this so that it is a public feature and it is accessible. This is
42 looking at it as it connects into WC-1 (p. 46), which is the village center, the
43 village core. You see running north/south the boulevard that connects into the
44 town center. You see a green in the town center. In this case, we have taken
45 a segment of the road back behind two buildings. Those would be possible
46 restaurants where you could sit and look out over the pond as part of the end
47 of WC-1.
48

49 "And these (p. 47) are just a couple of examples of public streets that have
50 buildings on one side and front onto a public amenity like a pond. Within the

1 Woodmont Commons PUD Master Plan, we have addressed trails, which we are
2 calling up to five feet wide, pretty much pedestrian trails and also shared use
3 paths, which are ten feet or over and accommodate multi-modal traffic (p. 48).
4 And so we would look at a scheme to connect some of the streets in the
5 residential areas where bicycle traffic can be accommodated within the road
6 and some of the streets will have adjacent shared use paths.”
7

8 C. May noted that per the discussion at the May 22 meeting, questions and
9 comments about open space were forwarded to the Woodmont Commons
10 Team so they could be addressed in this evening's briefing.
11

12 **Questions and comments from Board members at this point in the**
13 **presentation were as follows:**
14

15 1. **L. Wiles asked how many acres comprise the proposed pond.** T.
16 Goodwin said it would be in the area of 39 acres. To provide an idea of
17 scale for others, L. Wiles noted that Scobie Pond in Londonderry is 24 acres.
18

19 2. **A. Sypek asked Staff if that size pond (i.e. greater than 10 acres)**
20 **would qualify it as a 'Great Pond' and therefore make it property of**
21 **the State.** Later in the meeting, Mike Speltz, 18 Sugarplum Lane,
22 explained that the State maintains an official list of Great Ponds and the
23 only one in Londonderry is Scobie Pond. The area of the proposed pond is
24 considered a wetland by the State. If the State were to designate it as a
25 Great Pond, he added, the Shoreline Protection Act would be apply to it. He
26 also noted that the pond is currently surrounded by a 100-foot buffer per
27 the Town's Conservation Overlay District (COD) ordinance, but that the
28 applicant could request a waiver as part of the PUD Master Plan to have the
29 buffer removed.
30

31 3. **A. Sypek and J. Laferriere inquired about sources of water for the**
32 **pond other than the treated runoff (including snow) from the**
33 **development.** M. Kettenbach said an existing spring feeds the pond and
34 A. Pollack speculated that other streams may be involved as well, although
35 the applicant's environmental engineers would have to be consulted for
36 confirmation.
37

38 4. **A. Sypek asked that if the pond is effectively a detention area for**
39 **the proposed stormwater management system, could the water**
40 **level would drop enough due to lack of rain that it would pose odor**
41 **problems for abutters.** A. Pollack stated that while the water level may
42 drop like any other pond, the intent is to design the pond to hold its water,
43 even during a drought. He anticipated that the conditions attached to the
44 State wetland permits that will be sought would include those aimed at
45 avoiding such a situation.
46

47 5. **Conversely, L. Reilly and J. Laferriere asked about potential**
48 **downstream flooding associated with the pond.** M. Kettenbach said
49 his overall commitment is that the rate of runoff leaving the site currently
50 will not change because of the development as a whole. Regarding the

1 pond specifically, a V-weir will control the watercourse and its outflow when
2 there is an abundance or a lack of volume, thereby holding water
3 continuously. The design will be required to meet all State Department of
4 Environmental Services (DES) standards, which would include such issues.
5

6 **6. M. Newman asked how the pond feature could be approved by**
7 **the Board if not all the specifics about it are known.** A. Pollack
8 explained that the Board need only support the concept to enable the
9 applicant to present specifics to the State DES in order to obtain the
10 requisite permits to construct the pond.
11

12 **7. M. Newman asked what kind of recreation is intended for the**
13 **pond (e.g. would the kinds of boats depicted in the briefing**
14 **illustrations be allowed?).** The Woodmont Commons Team replied that
15 their understanding is that non-motorized watercraft would be used on the
16 pond, adding that it can also be used for skating, fishing, etc.
17

18 **8. M. Newman asked if playgrounds were going to be included in**
19 **the designated open space, particularly considering the number of**
20 **residential homes to be included in the development.** T. Goodwin
21 replied that while their location is uncertain at this point, playgrounds will
22 be included. M. Newman asked that at least the language for playgrounds
23 be incorporated into the final Master Plan.
24

25 **9. L. El-Azem asked how green spaces would be managed when**
26 **portions are developed through individual site and subdivision**
27 **plans.** M. Kettenbach said individual community covenants and restrictions
28 would govern specific developments through community associations, but
29 that the master developer would oversee all sub-developments using the
30 PUD Master Plan. M. Kettenbach added that individual plans will be
31 screened first by the master developer before reaching the Planning Board
32 to ensure the proposal conforms to the Master Plan.
33

34 **10. L. Wiles asked if the State would classify the wet areas he noted**
35 **on a site walk of proposed WC-8 as wetlands.** M. Kettenbach replied
36 that any such classification would be based on the vegetation and soils
37 found there, regardless of how wet the area is. When individual site plans
38 are presented, part of the process will be to make that determination and
39 then delineate any wetlands. The applicant would then have to demonstrate
40 to both the Town and State how they will be protected.
41

42 **11. M. Soares commented positively on the trail design where they**
43 **are separated from residences by streets.**
44

45 **12. T. Freda asked what percentage of the development will be**
46 **reserved for open space and conserved green space.** T. Goodwin
47 answered it would be approximately 25% or 152 acres of the total land
48 area. **T. Freda then asked what percentage of that conserved land**
49 **are wetlands that are non-buildable.** T. Goodwin did not have the
50 information.

1
2 **13. T. Freda asked if any of the proposed trails or open space would**
3 **be connecting to any existing trails in town.** M. Kettenbach said he
4 would like to plan for that, just as areas have been conserved for potential
5 rail transit.
6

7 **14. J. Laferriere asked if the Derry rail trail borders the portion of**
8 **Woodmont Commons in Derry.** M. Kettenbach replied that he had
9 previously been approached as to whether he would allow a connection
10 there and he had agreed to do so. He said the intent is to use the railway
11 right of way until such time as rail transport is developed (see also question
12 #1 below under public comment).
13

14 **15. Beyond the main areas of recreation (e.g. the pond and parts of**
15 **the conserved space on WC-8), A. Rugg asked if other sections**
16 **could be expanded for more recreational areas.** T. Goodwin said their
17 location is not definite, but that other areas in the development of open
18 space will include squares, playgrounds, and other open areas for passive
19 and active recreation.
20

21 **16. A. Rugg asked if a park was being considered for the area near**
22 **the cemetery on Hovey Road to since it would provide a buffer to**
23 **that cemetery. He added that because the area is a high point**
24 **within the development, such a park could be a terminus of a trail**
25 **from the pond to the northern end of the development.** A. Pollack
26 said it would be possible and M. Kettenbach added that there is an intention
27 that some acreage will be donated to the cemetery to create that buffer
28 (see also question #2 below under public comment).
29

30 A. Rugg asked for public input. Questions and comments were as follows:
31

32 **1. Russ Lagueux, 2 Fiddlers Ridge Road, confirmed that a portion of**
33 **the Derry rail trail right of way is located on Woodmont Commons**
34 **and that the land there would not be used in such a way (e.g. with**
35 **an active rail system) that would impede the use of the walking**
36 **trail.**
37

38 **2. Ann Chiampa, 28 Wedgewood Drive, asked how much land was**
39 **going to be donated to the cemetery.** A. Pollack said it is expected to
40 be two to three acres and that a carved out area has been identified on the
41 plan since Woodmont Commons will not include any cemetery uses.
42

43 **3. A. Chiampa inquired if any open space is still planned for the top**
44 **of the hill on Honey Road (WC-9).** A. Pollack said some green space
45 (i.e. a no-build zone) is planned there and T. Goodwin added that it was not
46 counted as open space. A. Pollack reminded those in attendance that the
47 entire PUD includes a perimeter buffer of green space.
48

1 **4. A. Chiampa asked why the percentage of open space had**
2 **decreased from 40% to 25%.** M. Kettenbach replied that a 40% figure
3 had never been presented.
4

5 **5. A. Chiampa asked what percentage of open space will occur east**
6 **of I-93.** M. Kettenbach said at this point there is no definitive answer. A.
7 Chiampa requested that an answer be provided in the future.
8

9 **6. A. Chiampa noted that subareas WC 7-11 do not have the amount**
10 **of open space that WC-12 and WC-3 do.** She stated that the linear
11 drainage feature on WC-is an active waterway which is partially
12 underground and is fed by land owned by Pennichuck Waterworks abutting
13 WC-7.
14

15 **7. A. Chiampa commented that the amount of open space proposed**
16 **for the area north of Pillsbury Road and west of I-93 is not**
17 **adequate for recreational purposes, given the number of homes**
18 **being considered for the same area.** A. Rugg pointed out that requests
19 for open space from abutters to different parts of the project must all be
20 considered by the Board.
21

22 **8. A. Chiampa asked questions involving approximate dimensions of**
23 **specific areas.** M. Kettenbach replied that that level of specificity would
24 not be known until a specific site plan is presented.
25

26 **10. A. Chiampa expressed concern about the drainage design**
27 **associated with the pond.**
28

29 **11. A. Chiampa asked if sidewalks would be considered green**
30 **space.** She was told they would not, that they would be considered part of
31 the right of way.
32

33 **12. A. Chiampa asked if berms with vegetation could be considered**
34 **in the non-buildable areas that abut streets where sidewalks are**
35 **not planned.** M. Kettenbach stated that such a concept would be
36 discussed at the site plan level. He and T. Goodwin added that such a
37 location would not be appropriate for a berm if pedestrian access is desired
38 and if front yards of residences are planned there.
39

40 **13. Mike Speltz, 18 Sugarplum Lane, reiterated his suggestion from**
41 **a previous meeting that an open space minima be included in the**
42 **plan just as maximas are designed for development. He also asked**
43 **that the 152 acres of open space be categorized by type (e.g. State**
44 **jurisdictional wetlands, locally imposed buffers, upland) and then**
45 **identified within each subarea.**
46

47 **14. M. Speltz recommended moving some of the open space from**
48 **the east side of I-93 to the western side of the project. He noted**
49 **that much of non-buildable/conserved space being offered is**

1 **already preserved by State law and/or the Town's COD ordinance,**
2 **and is therefore not usable for passive or active recreation.**

3
4 **15. M. Speltz stated that while some of the area where prime**
5 **agricultural soils are found is proposed to be preserved for**
6 **recreation, he asked that more of it be protected as some form of**
7 **open space, including recreational.**

8
9 **16. M. Speltz asked how the open space plan will be made a reality**
10 **if there are no assurances at this point of specifics.** A. Rugg
11 suggested comparing the plan to the Town's Master Plan which sets a tone
12 to compare against a specific site or subdivision plan when one is proposed.
13 A. Pollack stated that if a site or subdivision plan were submitted that was
14 fundamentally different from the open space plan (or Master Plan in
15 general), it would not even be submitted to the Board because of the pre-
16 screening process of the master developer. Ted Brovitz of Town consultant
17 Howard/Stein-Hudson explained that the information plan and open space
18 plan each show a conceptual range of possibilities and are connected to
19 specific site and subdivision plan proposals by the development agreement,
20 development regulations and design standards that are ultimately approved
21 as part of the PUD Master Plan. The land use plan, he said, does represent
22 where specific uses are generally intended, including open space.

23
24 There was no further public comment.

25
26 **M. Soares made a motion to continue the Woodmont Commons PUD**
27 **Public Hearing to the June 12, 2013 Planning Board meeting. L. Wiles**
28 **seconded the motion. No discussion. Vote on the motion, 9-0-0.**

29
30 A. Rugg stated that the public hearing for the Woodmont Commons PUD
31 Master Plan was continued to June 12, 2013 at 7PM.

32
33 **Conceptual Discussions**

34
35 A. Alfred, Henry, and Harold Wallace (Owner, Map 16 Lot 3), Michael Thompson
36 (Owner, Map 16 Lot 2), and Van Steensburg One Family Trust (Owner, Map
37 16, Lot 1) - Conceptual Discussion of a Proposed Workforce Housing
38 Development on Perkins Road, Zoned AR-I.

39
40 A. Rugg announced that T. Freda was abstaining from this discussion as a
41 business partner of his is related to applicant Thomas Monahan. T. Freda left
42 the meeting at approximately 9:55 PM.

43
44 Mark Fougere of Fougere Planning was joined by Attorney Thomas J. Leonard
45 of Welts, White and Fontaine to present on behalf of applicant Thomas
46 Monahan. Since the last conceptual discussion before the Board in June of
47 2012, M. Fougere stated that three variances were obtained from the Zoning
48 Board of Adjustment for the proposed workforce rental apartment complex on
49 25 acres. The 240 units, spread over ten three-story buildings, will feature
50 both two and three bedrooms. The revised conceptual plan (see Attachment

1 #3) reflects the request by the Planning Board in 2012 to move the majority of
2 the buildings to the eastern side of the lot to decrease their visibility from
3 Perkins Road. The buildings fronting Perkins Road will be screened by adding
4 to an existing vegetative buffer. Also to be preserved are the existing
5 farmhouse and stone walls on Perkins Road. The original design for four story
6 buildings was also reduced to three as a result of the first conceptual
7 presentation and the footprint for each building is intended at this point to be
8 less than those of the Vista Ridge buildings to the west. Research is being
9 done as requested by Staff to determine the downstream capacity of existing
10 sewer lines and ensure available capacity for this project. Manchester
11 Waterworks has been consulted to understand what infrastructure will be
12 needed to provide municipal water to the site. A traffic study will begin shortly
13 and a fiscal impact analyses will be performed as well. An easement is being
14 sought from the property owner to the north to provide access that will be
15 aligned with Vista Ridge Drive. This will also avoid impacting existing
16 stonewalls and vegetation along Perkins Road with an entrance. Sidewalks are
17 planned along one side of the length of the proposed driveway. The applicant
18 has met with the Heritage Commission once and will continue their discussions
19 later in June. The Fire Department has also been consulted and have no issues
20 with the conceptual layout. Recommendations for Conditional Use Permits
21 (CUPs) involving the crossing of an intermittent stream in the middle of the
22 property will be sought from the Conservation Commission.
23

24 T. Leonard explained that the Zoning Board granted the applicant the ability
25 to: 1) construct buildings of 24 units (where 16 are allowed under the
26 Inclusionary Housing ordinance and up to 20 can be permitted by the Planning
27 Board via a Conditional Use Permit); 2) build them in phases over three years
28 instead of five, and 3) allow for 50% of the units to be considered workforce
29 housing as opposed to the 75% required. He noted that the ZBA determined
30 that the project would not be economically viable if the 75% requirement was
31 enforced. The phasing will occur from north to south and will ensure
32 accessibility for emergency vehicles throughout. He stressed that workforce
33 housing is designed to provide affordable housing options for those with a
34 median income for a given area and is not subsidized or low income housing.
35 In this case, the median income for rental workforce housing would be
36 approximately \$55,000 for a family of three. The workforce housing units will
37 be dispersed throughout the buildings and will not vary in design or
38 accommodations from the market rate units. The economics to do this are
39 made possible because of the increased density afforded to developers under
40 the State workforce housing laws and the types of financing available for this
41 kind of project.
42

43 A. Rugg asked for input from Staff. There was none.
44

45 A. Rugg asked for Board input.
46

47 M. Newman asked if an additional access point is still planned on the south end
48 of the project. M. Fougere explained that another project is being considered
49 for the remaining portion of map 12 lot 1, so a connection between the two
50 and onto Perkins Road would be expected if that project is realized. L. Reilly

1 thanked the applicant for placing the majority of the buildings to the eastern
2 side of the lot, which T. Leonard explained was made possible by including a
3 portion of map 12, lot 1, for which a lot line adjustment will be sought. L.
4 Wiles asked how the parking lots of the units abutting Perkins Road will be
5 screened. M. Fougere replied that based on discussions with the Heritage
6 Commission, a landscaping plan is being designed to adequately screen those
7 buildings from the road, including existing vegetation and trees, and to place
8 landscaping between the units and existing structures. M. Soares asked what
9 would prevent this project from being converted from rental to owned units as
10 was done at Vista Ridge. T. Leonard replied that the applicant is willing to
11 commit in writing to the Town that the units will not be owner occupied or sold
12 individually but will only be rented during the time specified in the Town
13 ordinance (i.e. 40 years). J. Laferriere reiterated a request from the last
14 conceptual presentation to include a school bus shelter and lighting at the
15 entrance on Perkins Road. M. Soares asked how soon a formal plan can be
16 expected. Karl Dubay of the Dubay Group said the intent of this second
17 conceptual was to address the redesign and gauge the Planning Board's
18 reaction so that formal plans could be designed as soon as possible. A. Rugg
19 asked that the applicant continue to work with abutters to the project. C. May
20 noted that this project will involve a master development plan, after which the
21 CUP process, formal site/subdivision plans, and phasing plan can be considered
22 concurrently.

23
24 A. Rugg asked for public input.

25
26 Ann Chiampa, 28 Wedgewood Drive, asked if evergreens can be added to
27 mainly deciduous forest on the properties to provide year round screening.
28 She was told it would be possible. Deb Paul, 118 Hardy Road, confirmed that
29 fire hydrants will be included in the project. M. Fougere added that the
30 buildings are required to have sprinkler systems.

31 32 **Other Business**

33
34 R. Brideau reported that the Capital Improvement Plan Committee held their
35 first meeting of the year on June 3, at which time John Farrell was elected
36 Chair and Nancy Hendrickson was elected Vice-Chair. The next meeting, which
37 will include individual presentations, will take place on August 12. If more time
38 is needed for presentations, an additional meeting has been tentatively
39 scheduled for August 15.

40
41 A. Rugg reminded Board members that a non-meeting with the Town Attorney
42 will take place at 6 PM on June 12, prior to the Planning Board meeting.

43
44 The Planning Board will hold an additional meeting on June 26 at 7 PM. The
45 July 3 meeting had previously been cancelled.

46 47 **Adjournment:**

48
49 **M. Soares made a motion to adjourn the meeting. L. Wiles seconded the**
50 **motion. Vote on the motion: 8-0-0.**

1
2 The meeting adjourned at 10:33 PM.

3
4
5
6
7

8 These minutes prepared by Planning & Economic Development Secretary Jaye
9 Trottier

10
11
12

13 Respectfully Submitted,

14
15

16
17 Lynn Wiles, Secretary

Planning Board Meeting Minutes - June 5, 2013 - Attachment #1

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F. Approval of Minutes – March 4 & 11

J. Farrell made a motion to approve the minutes from the March 4 meeting. R. Brideau seconded the motion. No discussion. **Vote on the motion: 7-0-2** (P.DiMarco and L. El-Azem abstained because they were absent from the March 4 meeting). Minutes are approved and will be signed at the April 8 meeting.

J. Farrell made a motion to approve the minutes from the March 11 meeting. R. Brideau seconded the motion. No discussion. **Vote on the motion: 6-0-3** (P.DiMarco, L. El-Azem and R. Brideau abstained because they were absent from the March 11 meeting). Minutes are approved and will be signed at the April 8 meeting.

G. Discussions with Town Staff

1. **Nevins Walking Trail**

Joe Maynard, Benchmark Engineering, said there was an approved walking trail in the Nevins development. He said that potential buyers of the newest homes are voicing their concerns about the proximity of the walking trail that would be behind their homes. J. Maynard said they want to remove portions of the walking trails that would reroute them away from the new construction. The Board directed the applicant to work with staff. They suggested that J. Maynard ask the client if they would consider eliminating the trails and giving the money to the Conservation Commission to build an acceptable trailway for this community.

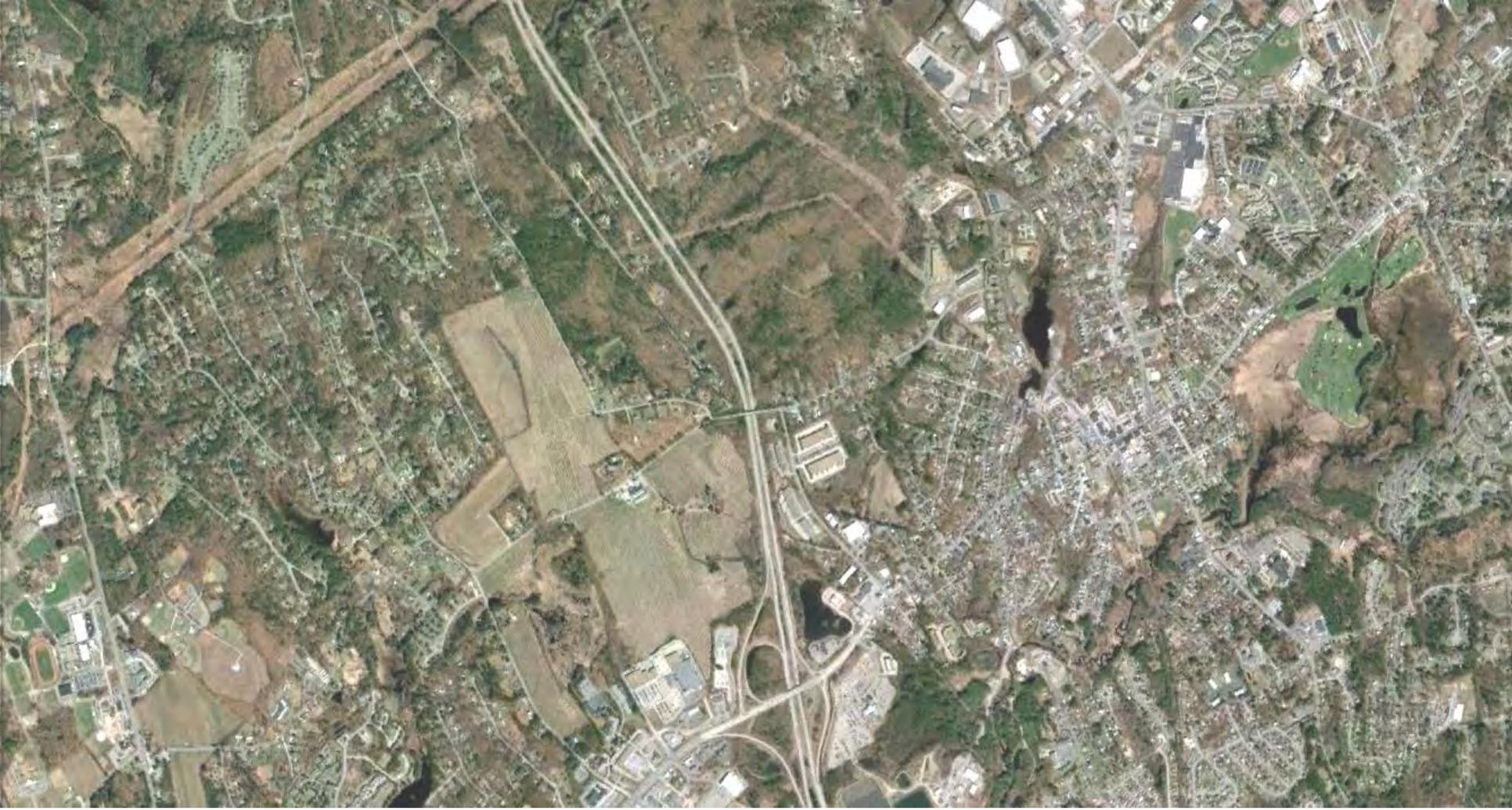
[J. Trottier left the meeting due to illness]

2. Fence at 1E Commons Drive

T. Thompson said they want to fence in about 1,000 square feet and asked the Board if they would be willing to have staff handle this issue. The Board questioned the use of the area and the impact to the 50' residential buffer. T. Thompson said he would request additional information from the applicant and return with clarifications next week.

3. Stonyfield Sanitizer Building/Nitrogen Tank

T. Thompson said they are proposing a sanitizer/storage building on existing impervious surfaces. He asked the Board if they would be willing to have staff handle this issue or wanted the project to return for a public hearing. The Board said staff could handle this issue.



Information Plan, Land Use Plan and Open Space

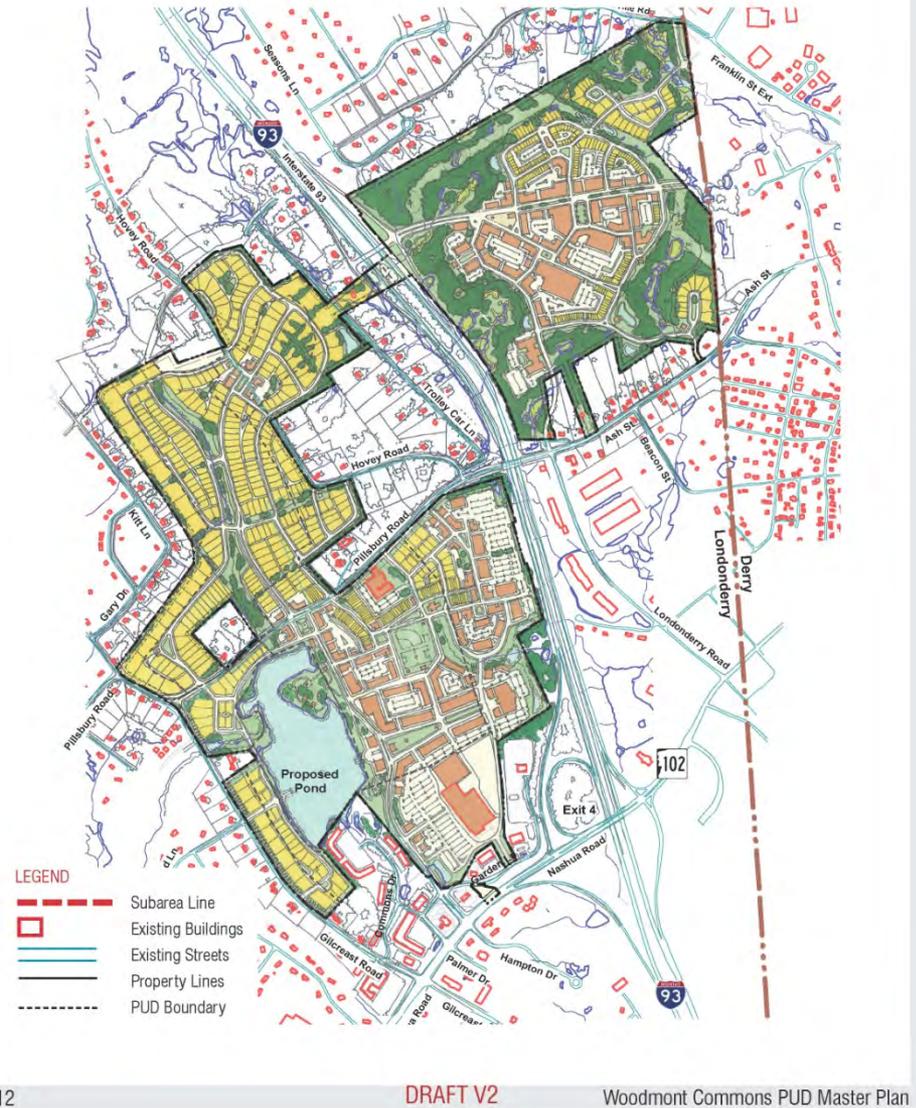
[Planning Board Meeting Minutes - June 5, 2013 - Attachment #2](#)

The Information Plan

One example of how development
can occur according to the PUD
Standards and Regulations

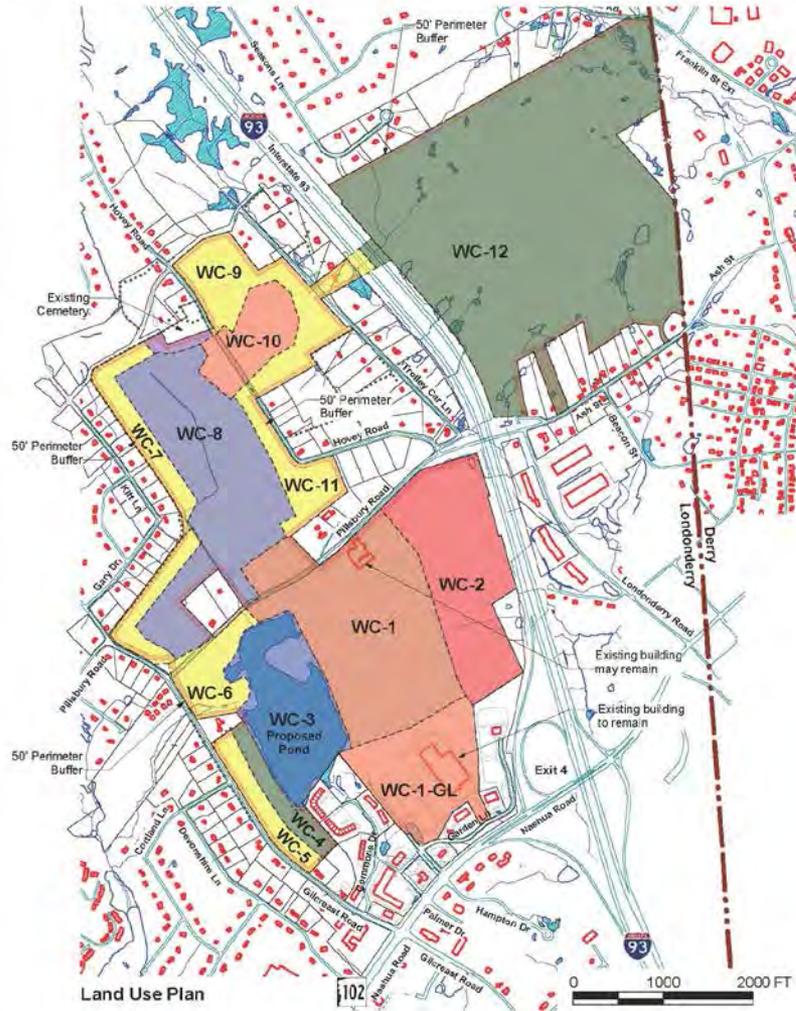
THE INFORMATION PLAN

General. See the Subarea Information Plans for an overview of each area.



The Land Use Plan Subareas

General Outline of each Subarea.



GENERAL OVERVIEW OF THE INFORMATION PLAN

Locations are approximate and subject to the Regulations and Standards within the Woodmont Commons PUD Master Plan and market conditions.



SUBAREA WC-1-GL

LEGEND

--- Subarea Line



GENERAL OVERVIEW OF THE INFORMATION PLAN

Locations are approximate and subject to the Regulations and Standards within the Woodmont Commons PUD Master Plan and market conditions.



SUBAREA WC-1

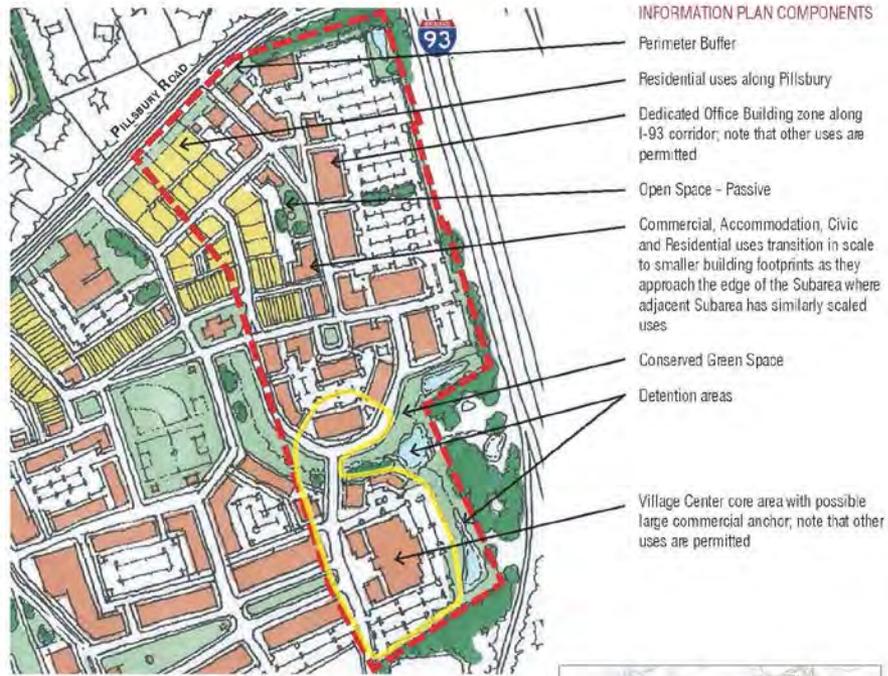
LEGEND

--- Subarea Line



GENERAL OVERVIEW OF THE INFORMATION PLAN

Locations are approximate and subject to the Regulations and Standards within the Woodmont Commons PUD Master Plan and market conditions.



SUBAREA WC-2

LEGEND

--- Subarea Line



GENERAL OVERVIEW OF THE INFORMATION PLAN

Locations are approximate and subject to the Regulations and Standards within the Woodmont Commons PUD Master Plan and market conditions.



INFORMATION PLAN COMPONENTS

- Trail system
- Open Space - Passive uses
- Trail system integrated with sidewalk at street
- Conserved Green Space - may include Active or Passive Open Space with implementation of proposed pond, detention area
- Sidewalk or trail at perimeter of proposed pond

SUBAREA WC-3

LEGEND

--- Subarea Line



GENERAL OVERVIEW OF THE INFORMATION PLAN

Locations are approximate and subject to the Regulations and Standards within the Woodmont Commons PUD Master Plan.



INFORMATION PLAN COMPONENTS

- Perimeter Buffer
- Residential uses or limited Civic, Accommodation or Commercial uses at connector street to Gilcrest
- Residential uses
- Sidewalk or trail at perimeter of proposed pond

SUBAREA WC-4

LEGEND

--- Subarea Line



GENERAL OVERVIEW OF THE INFORMATION PLAN

Locations are approximate and subject to the Regulations and Standards within the Woodmont Commons PUD Master Plan.



INFORMATION PLAN COMPONENTS

- Perimeter Buffer
- Perimeter Buffer with orchard-like planting
- Residential uses
- Possible connection to Gilcrest

SUBAREA WC-5

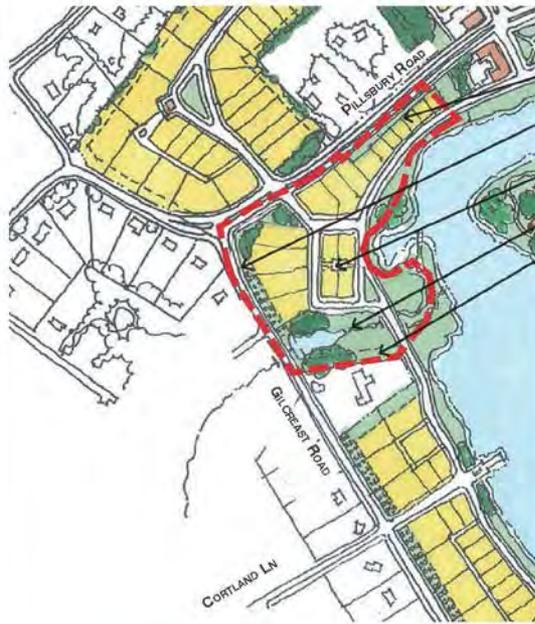
LEGEND

-  Subarea Line



GENERAL OVERVIEW OF THE INFORMATION PLAN

Locations are approximate and subject to the Regulations and Standards within the Woodmont Commons PUD Master Plan.



INFORMATION PLAN COMPONENTS

- Perimeter Buffer
- Perimeter Buffer with orchard like planting
- Residential or other uses
- Conserved Green Space
- Perimeter Buffer

SUBAREA WC-6

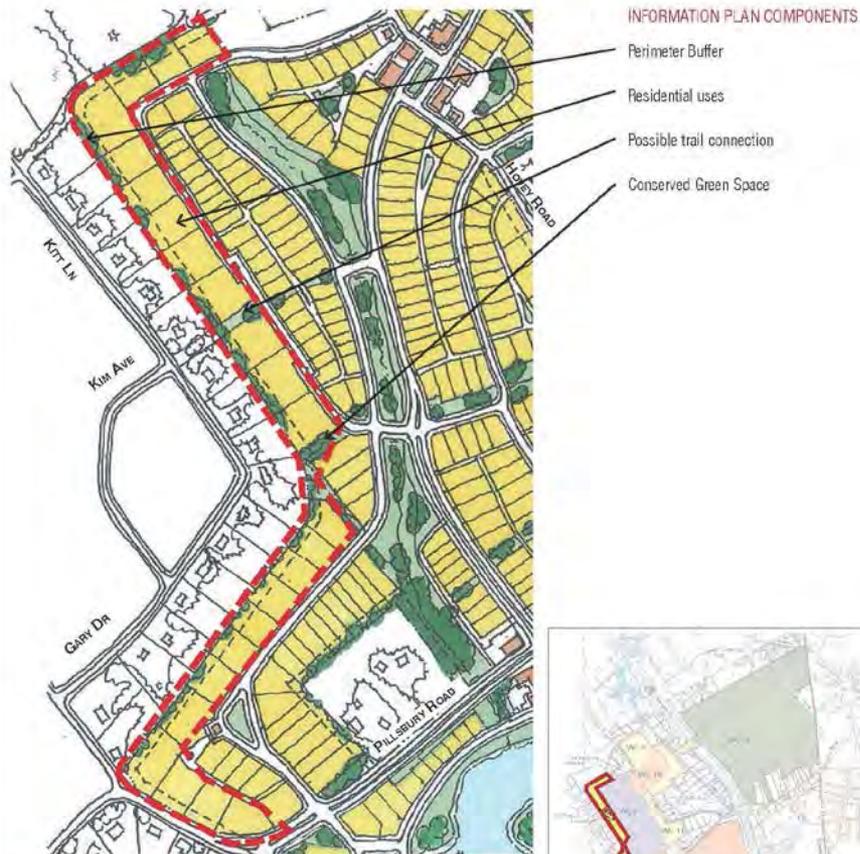
LEGEND

--- Subarea Line



GENERAL OVERVIEW OF THE INFORMATION PLAN

Locations are approximate and subject to the Regulations and Standards within the Woodmont Commons PUD Master Plan.



SUBAREA WC-7

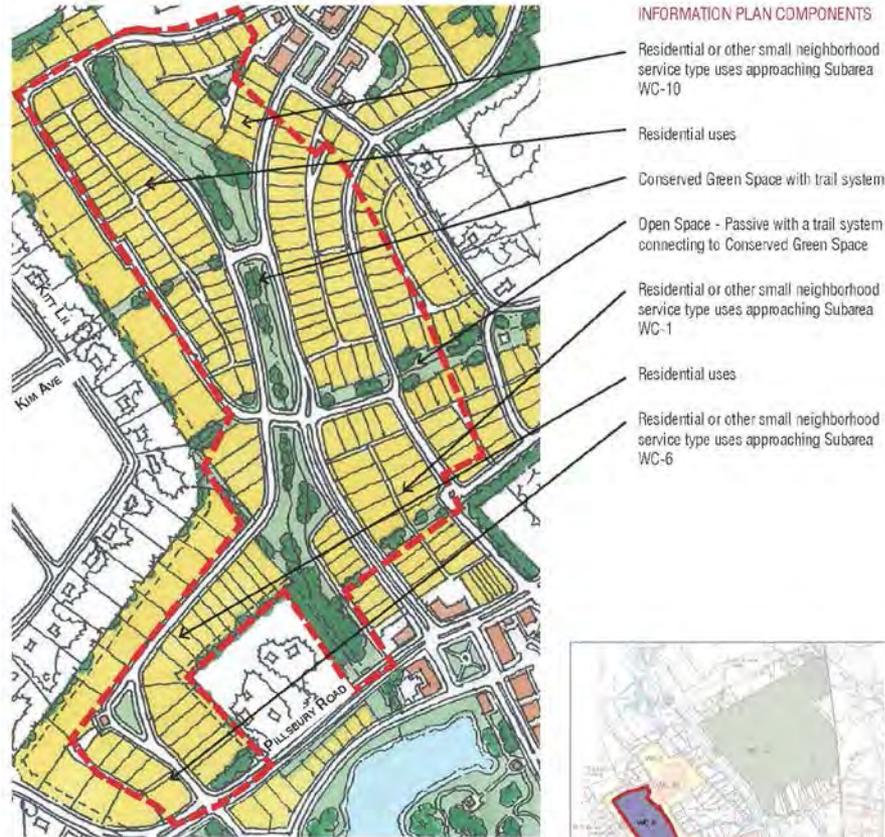
LEGEND

--- Subarea Line



GENERAL OVERVIEW OF THE INFORMATION PLAN

Locations are approximate and subject to the Regulations and Standards within the Woodmont Commons PUD Master Plan.



INFORMATION PLAN COMPONENTS

- Residential or other small neighborhood service type uses approaching Subarea WC-10
- Residential uses
- Conserved Green Space with trail system
- Open Space - Passive with a trail system connecting to Conserved Green Space
- Residential or other small neighborhood service type uses approaching Subarea WC-1
- Residential uses
- Residential or other small neighborhood service type uses approaching Subarea WC-6

SUBAREA WC-8

LEGEND

--- Subarea Line



GENERAL OVERVIEW OF THE INFORMATION PLAN

Locations are approximate and subject to the Regulations and Standards within the Woodmont Commons PUD Master Plan.



SUBAREA WC-9

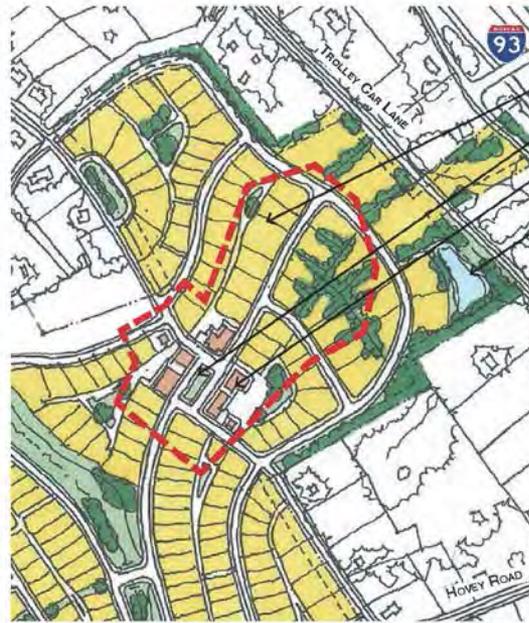
LEGEND

--- Subarea Line



GENERAL OVERVIEW OF THE INFORMATION PLAN

Locations are approximate and subject to the Regulations and Standards within the Woodmont Commons PUD Master Plan.



INFORMATION PLAN COMPONENTS

- Residential uses
- Open Space - Passive - Square
- Commercial uses, small, neighborhood services type uses
- Possible detention area

SUBAREA WC-10

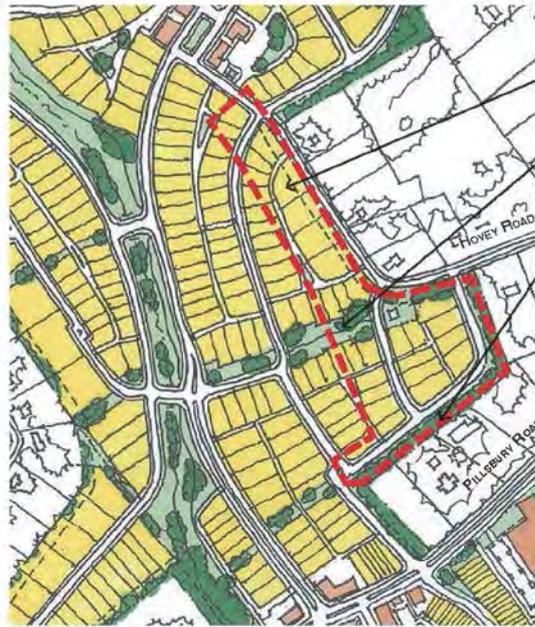
LEGEND

- Subarea Line



GENERAL OVERVIEW OF THE INFORMATION PLAN

Locations are approximate and subject to the Regulations and Standards within the Woodmont Commons PUD Master Plan.



INFORMATION PLAN COMPONENTS

- Residential uses
- Open Space - Passive - Green with trail connection to WC-8
- Perimeter Buffer

SUBAREA WC-11

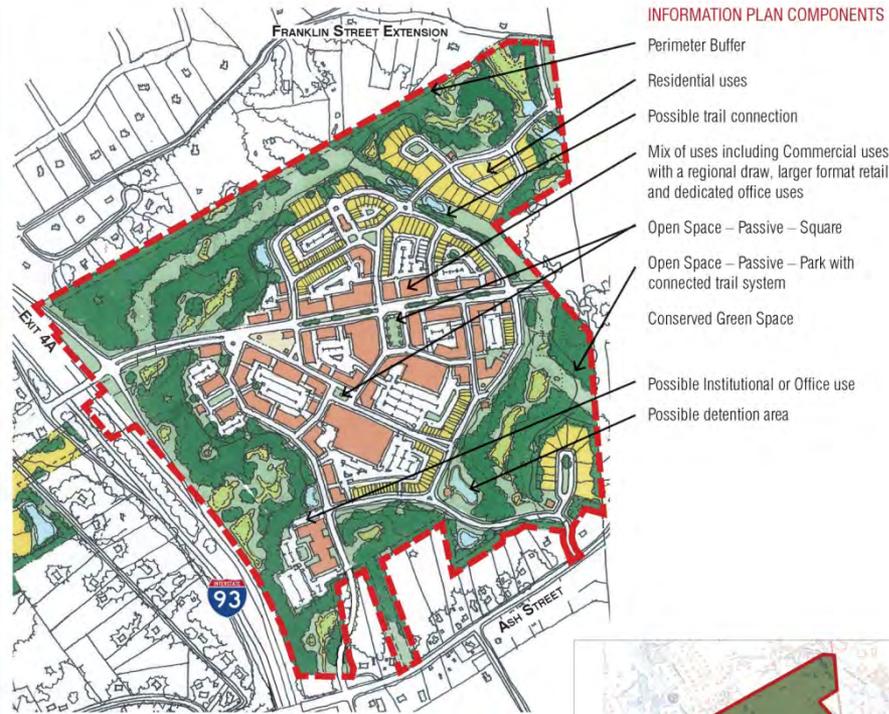
LEGEND

--- Subarea Line



GENERAL OVERVIEW OF THE INFORMATION PLAN

Locations are approximate and subject to the Regulations and Standards within the Woodmont Commons PUD Master Plan.



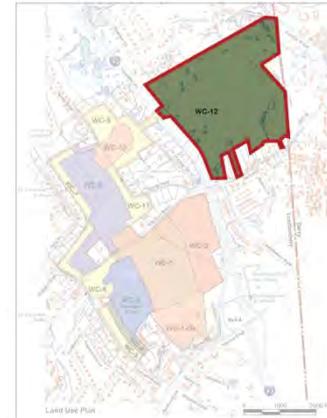
INFORMATION PLAN COMPONENTS

- Perimeter Buffer
- Residential uses
- Possible trail connection
- Mix of uses including Commercial uses with a regional draw, larger format retail and dedicated office uses
- Open Space – Passive – Square
- Open Space – Passive – Park with connected trail system
- Conserved Green Space
- Possible Institutional or Office use
- Possible detention area

SUBAREA WC-12

LEGEND

----- Subarea Line

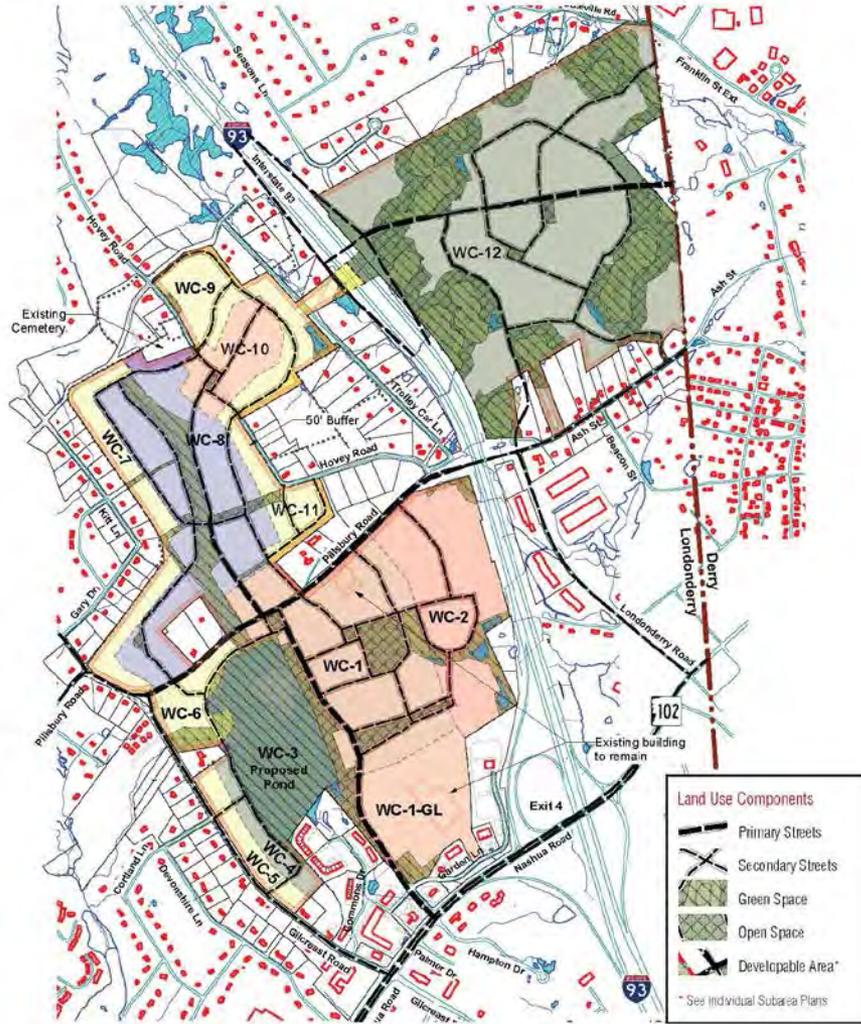


The Land Use Plan

Approximate locations of roads, Open Space and developable areas within the Woodmont Commons PUD

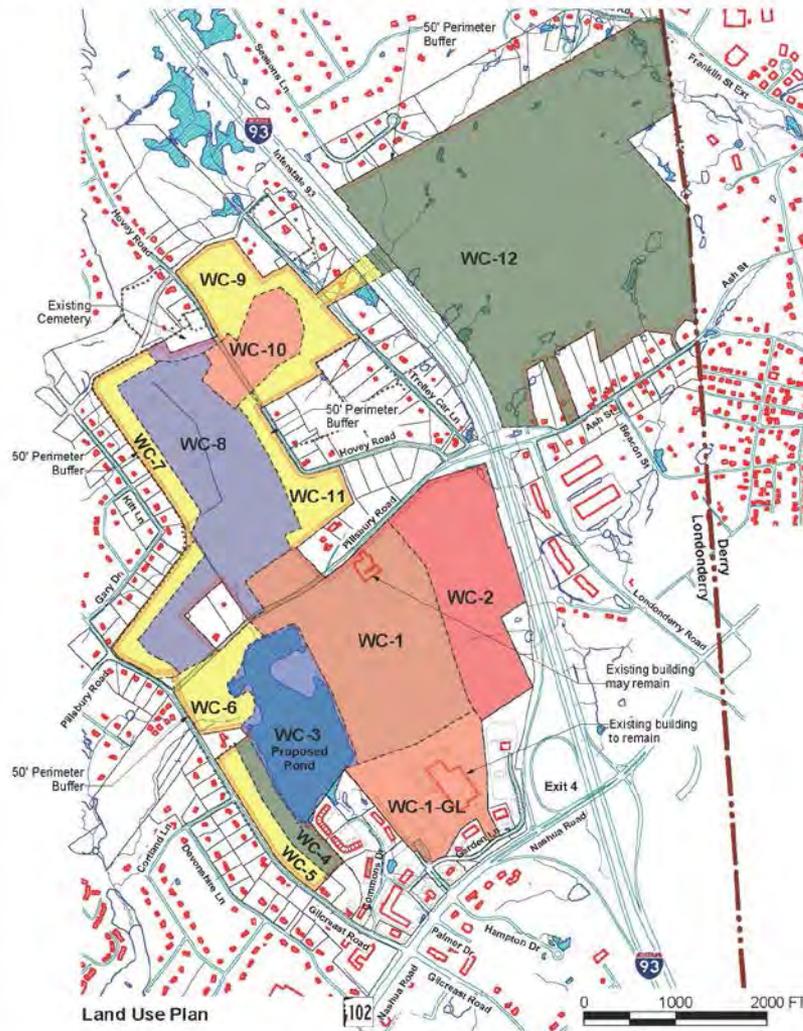
2.2.2 The Land Use Plan

General. Subareas with the Land Use Components shown. See the individual Subarea Plans for an overview for each area.



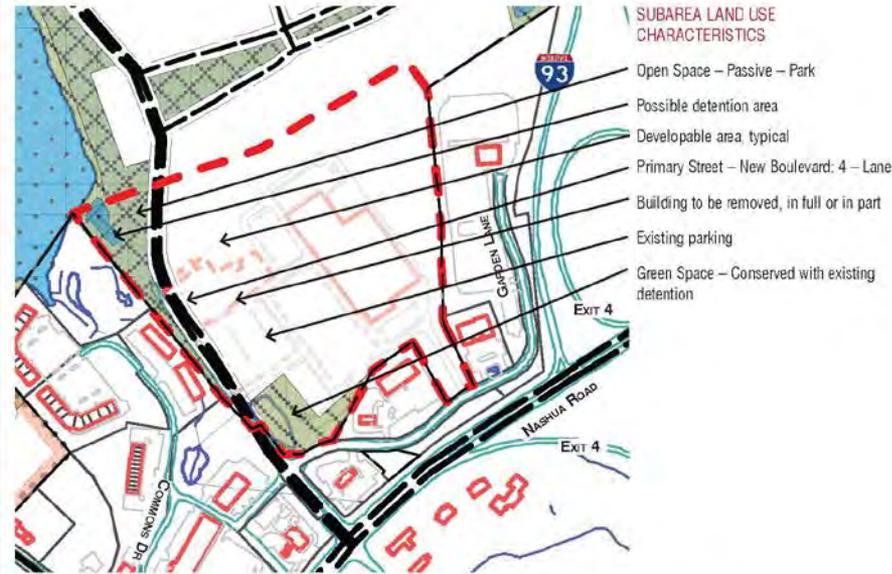
2.2.2 THE LAND USE PLAN: SUBAREAS

General Outline of each Subarea.



2.2.2 THE LAND USE PLAN: GENERAL OVERVIEW

Approximate locations of the allowable Land Use components.



SUBAREA WC-1-GL

- LAND USE COMPONENTS**
- Primary Street as identified in the Master TIA
 - Secondary Street
 - Subarea Boundary
 - Subdivision Lot Line
 - Open Space
 - Conserved Green Space
 - Existing Buildings
 - Developable Area



SUBAREA NOTES
 See Section 2.2.4 Subarea Composition Standards and Principles for the development intent of the Subarea and the governing principles and standards.
 Detention areas may be in other Subareas

2.2.2 THE LAND USE PLAN: GENERAL OVERVIEW

Approximate locations of the allowable Land Use components.



SUBAREA WC-1

LAND USE COMPONENTS

- Primary Street as identified in the Master TIA
- Secondary Street
- Subarea Boundary
- Subdivision Lot Line
- Open Space
- Conserved Green Space
- Existing Buildings
- Developable Area



SUBAREA NOTES

See Section 2.2.4 Subarea Composition Standards and Principles for the development intent of the Subarea and the governing principles and standards.

Detention areas may be in other Subareas

2.2.2 THE LAND USE PLAN: GENERAL OVERVIEW

Approximate locations of the allowable Land Use components.



SUBAREA WC-2

LAND USE COMPONENTS

- Primary Street as identified in the Master TIA
- Secondary Street
- Subarea Boundary
- Subdivision Lot Line
- Open Space
- Conserved Green Space
- Existing Buildings
- Developable Area



SUBAREA NOTES

See Section 2.2.4 Subarea Composition Standards and Principles for the development intent of the Subarea and the governing principles and standards.

2.2.2 THE LAND USE PLAN: GENERAL OVERVIEW

Approximate locations of the allowable Land Use components.



SUBAREA LAND USE CHARACTERISTICS

- Open Space – Passive uses
- Conserved Green Space – with implementation of proposed pond, detention area; may include some Passive or Active Open Space elements
- Trail at perimeter of proposed pond

SUBAREA WC-3

LAND USE COMPONENTS

- Primary Street as identified in the Master TIA
- Secondary Street
- Subarea Boundary
- Subdivision Lot Line
- Open Space
- Conserved Green Space
- Existing Buildings
- Developable Area



SUBAREA NOTES

See Section 2.2.4 *Subarea Composition Standards and Principles* for the development intent of the Subarea and the governing principles and standards.

2.2.2 THE LAND USE PLAN: GENERAL OVERVIEW

Approximate locations of the allowable Land Use components.



SUBAREA WC-4

LAND USE COMPONENTS

- Primary Street as identified in the Master TIA
- Secondary Street
- Subarea Boundary
- Subdivision Lot Line
- Open Space
- Conserved Green Space
- Existing Buildings
- Developable Area



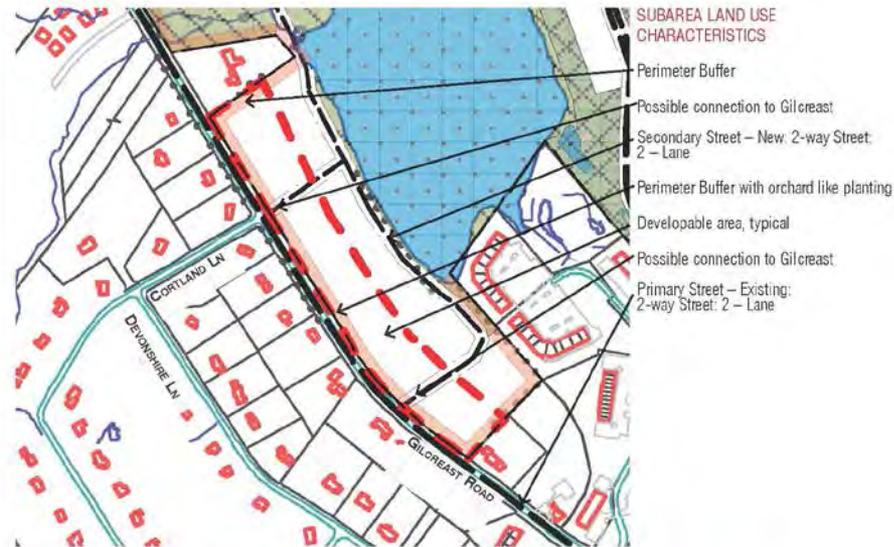
SUBAREA NOTES

See Section 2.2.4 *Subarea Composition Standards and Principles* for the development intent of the Subarea and the governing principles and standards.

Detention areas may be in other Subareas

2.2.2 THE LAND USE PLAN: GENERAL OVERVIEW

Approximate locations of the allowable Land Use components.



SUBAREA WC-5

LAND USE COMPONENTS

- Primary Street as identified in the Master TIA
- Secondary Street
- Subarea Boundary
- Subdivision Lot Line
- Open Space
- Conserved Green Space
- Existing Buildings
- Developable Area



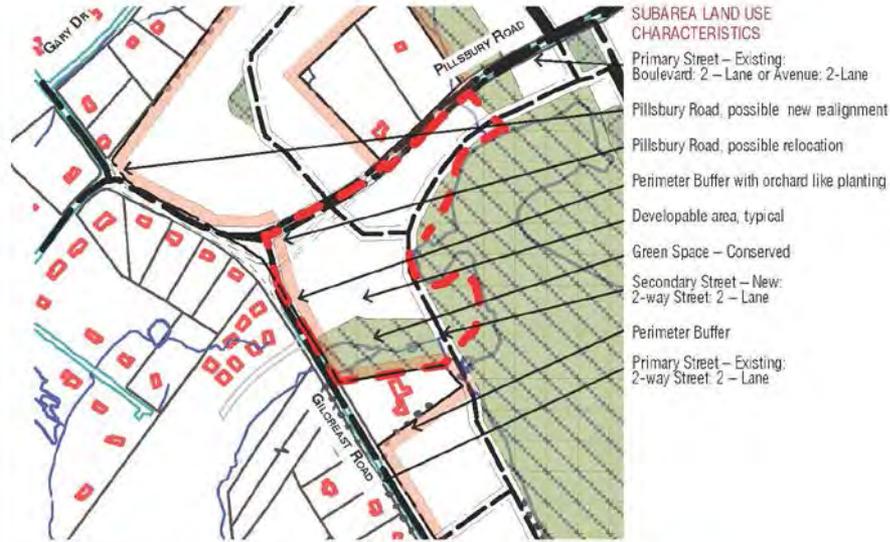
SUBAREA NOTES

See Section 2.2.4 Subarea Composition Standards and Principles for the development intent of the Subarea and the governing principles and standards.

Detention areas may be in other Subareas

2.2.2 THE LAND USE PLAN: GENERAL OVERVIEW

Approximate locations of the allowable Land Use components.



- SUBAREA LAND USE CHARACTERISTICS**
- Primary Street – Existing: 2 – Lane or Avenue: 2-Lane
 - Pillsbury Road, possible new realignment
 - Pillsbury Road, possible relocation
 - Perimeter Buffer with orchard like planting
 - Developable area, typical
 - Green Space – Conserved
 - Secondary Street – New: 2-way Street: 2 – Lane
 - Perimeter Buffer
 - Primary Street – Existing: 2-way Street: 2 – Lane

SUBAREA WC-6

LAND USE COMPONENTS

- Primary Street as identified in the Master TIA
- Secondary Street
- Subarea Boundary
- Subdivision Lot Line
- Open Space
- Conserved Green Space
- Existing Buildings
- Developable Area



SUBAREA NOTES

See Section 2.2.4 Subarea Composition Standards and Principles for the development intent of the Subarea and the governing principles and standards.

Detention areas may be in other Subareas

2.2.2 THE LAND USE PLAN: GENERAL OVERVIEW

Approximate locations of the allowable Land Use components.



SUBAREA LAND USE CHARACTERISTICS

- Developable area, typical
- Possible trail connection
- Secondary Street – New: 2-way Street: 2 – Lane
- Perimeter Buffer
- Green Space – Conserved
- Secondary Street – New: 2-way Street: 2 to 4 – Lane
- Pillsbury Road, possible relocation
- Pillsbury Road, possible realignment
- Primary Street – Existing: Boulevard: 2 – Lane or Avenue: 2-Lane

SUBAREA NOTES

See Section 2.2.4 Subarea Composition Standards and Principles for the development intent of the Subarea and the governing principles and standards.

Detention areas may be in other Subareas



SUBAREA WC-7

LAND USE COMPONENTS

- Primary Street as identified in the Master TIA
- Secondary Street
- Subarea Boundary
- Subdivision Lot Line
- Open Space
- Conserved Green Space
- Existing Buildings
- Developable Area

2.2.2 THE LAND USE PLAN: GENERAL OVERVIEW

Approximate locations of the allowable Land Use components.



SUBAREA LAND USE CHARACTERISTICS

- Developable area, typical
- Possible trail connection
- Secondary Street – New: 2-way Street: 2 – Lane
- Primary Street – New: 2-way Street: 2 – Lane
- Primary Street – New: Boulevard: 2 to 4 – Lane
- Open Space – Passive with a trail system connecting to Green Space
- Green Space – Conserved with a trail system connecting to Subarea WC-3
- Secondary Street – New: 2-way Street: 2 – Lane
- Perimeter Buffer
- Pillsbury Road, possible relocation
- Pillsbury Road, possible new realignment
- Primary Street – Existing: Boulevard: 2 – Lane or Avenue: 2-Lane

SUBAREA NOTES

See Section 2.2.4 Subarea Composition Standards and Principles for the development intent of the Subarea and the governing principles and standards.

Detention areas may be in other Subareas



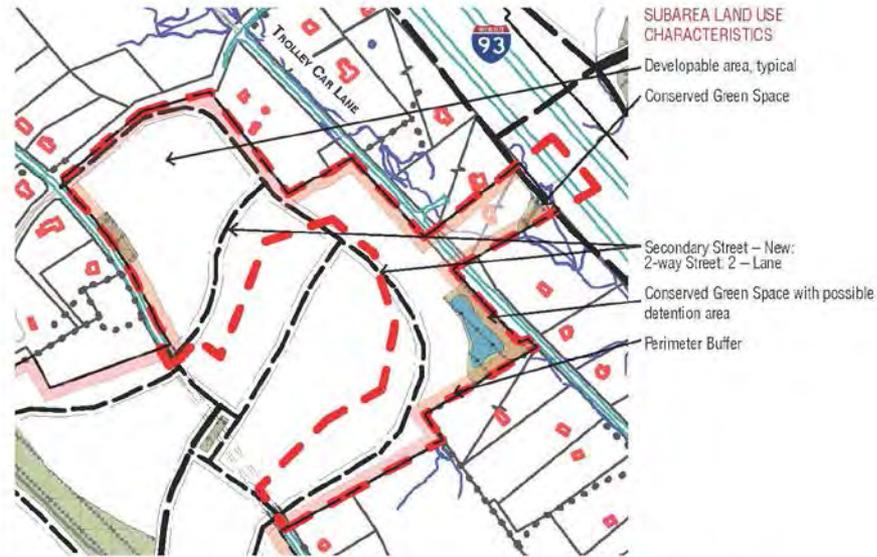
SUBAREA WC-8

LAND USE COMPONENTS

- | | | | |
|--|--|--|-----------------------|
| | Primary Street as identified in the Master TIA | | Open Space |
| | Secondary Street | | Conserved Green Space |
| | Subarea Boundary | | Existing Buildings |
| | Subdivision Lot Line | | Developable Area |

2.2.2 THE LAND USE PLAN: GENERAL OVERVIEW

Approximate locations of the allowable Land Use components.



SUBAREA WC-9

LAND USE COMPONENTS

- Primary Street as identified in the Master TIA
- Secondary Street
- Subarea Boundary
- Subdivision Lot Line
- Open Space
- Conserved Green Space
- Existing Buildings
- Developable Area



SUBAREA NOTES

See Section 2.2.4 Subarea Composition Standards and Principles for the development intent of the Subarea and the governing principles and standards.

Detention areas may be in other Subareas

2.2.2 THE LAND USE PLAN: GENERAL OVERVIEW

Approximate locations of the allowable Land Use components.



SUBAREA LAND USE CHARACTERISTICS
 Secondary Street – New:
 2-way Street 2 – Lane
 Developable area, typical
 Possible detention area

SUBAREA WC-10

LAND USE COMPONENTS

-  Primary Street as identified in the Master TIA
-  Secondary Street
-  Subarea Boundary
-  Subdivision Lot Line
-  Open Space
-  Conserved Green Space
-  Existing Buildings
-  Developable Area



SUBAREA NOTES

See Section 2.2.4 Subarea Composition Standards and Principles for the development intent of the Subarea and the governing principles and standards.

Detention areas may be in other Subareas

2.2.2 THE LAND USE PLAN: GENERAL OVERVIEW

Approximate locations of the allowable Land Use components.



SUBAREA LAND USE CHARACTERISTICS

- Secondary Street – New, 2-way Street, 2 – Lane
- Developable area, typical
- Open Space – Passive – Green with trail connection to WC-8
- Perimeter Buffer
- Secondary Street – New, 2-way Street, 2 – Lane

SUBAREA WC-11

LAND USE COMPONENTS

- Primary Street as identified in the Master TIA
- Secondary Street
- Subarea Boundary
- Subdivision Lot Line
- Open Space
- Conserved Green Space
- Existing Buildings
- Developable Area



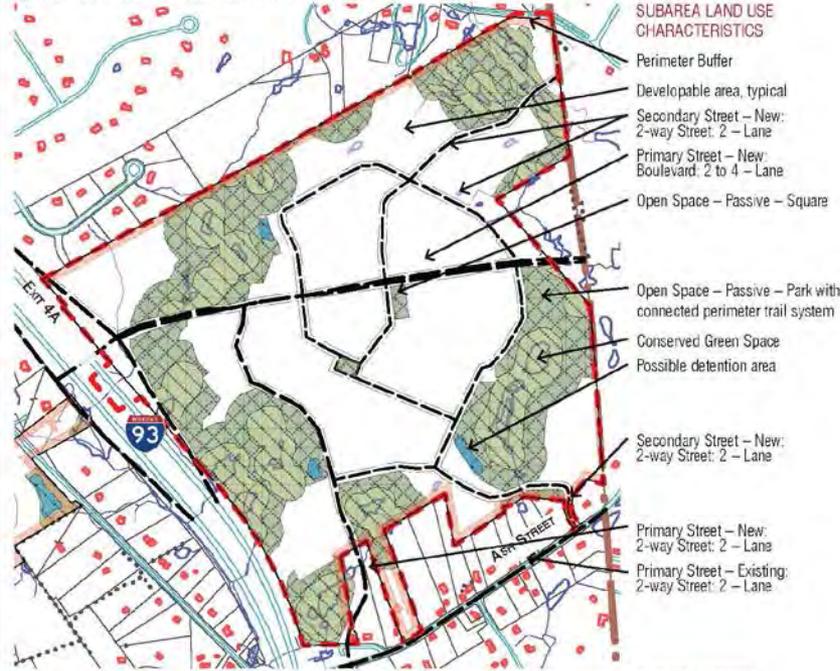
SUBAREA NOTES

See Section 2.2.4 *Subarea Composition Standards and Principles* for the development intent of the Subarea and the governing principles and standards.

Detention areas may be in other Subareas

2.2.2 THE LAND USE PLAN: GENERAL OVERVIEW

Approximate locations of the allowable Land Use components.



- SUBAREA LAND USE CHARACTERISTICS**
- Perimeter Buffer
 - Developable area, typical
 - Secondary Street – New: 2-way Street: 2 – Lane
 - Primary Street – New: Boulevard: 2 to 4 – Lane
 - Open Space – Passive – Square
 - Open Space – Passive – Park with connected perimeter trail system
 - Conserved Green Space
 - Possible detention area
 - Secondary Street – New: 2-way Street: 2 – Lane
 - Primary Street – New: 2-way Street: 2 – Lane
 - Primary Street – Existing: 2-way Street: 2 – Lane

SUBAREA WC-12

- LAND USE COMPONENTS**
- Primary Street as identified in the Master TIA
 - Secondary Street
 - Subarea Boundary
 - Subdivision Lot Line
 - Open Space
 - Conserved Green Space
 - Existing Buildings
 - Developable Area



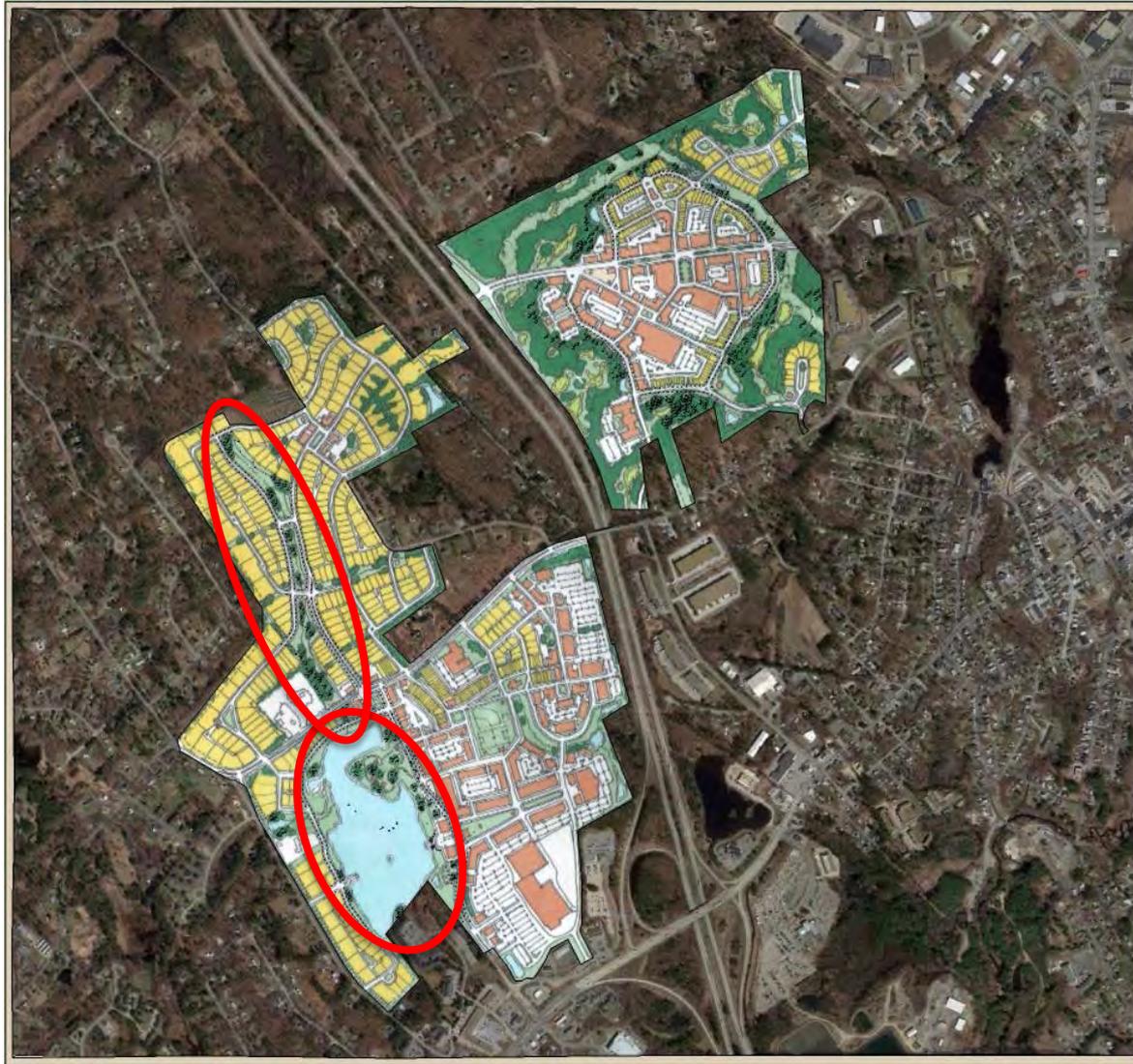
- SUBAREA NOTES**
- See Section 2.2.4 Subarea Composition Standards and Principles for the development intent of the Subarea and the governing principles and standards.
 - Detention areas may be in other Subareas

OPEN SPACE

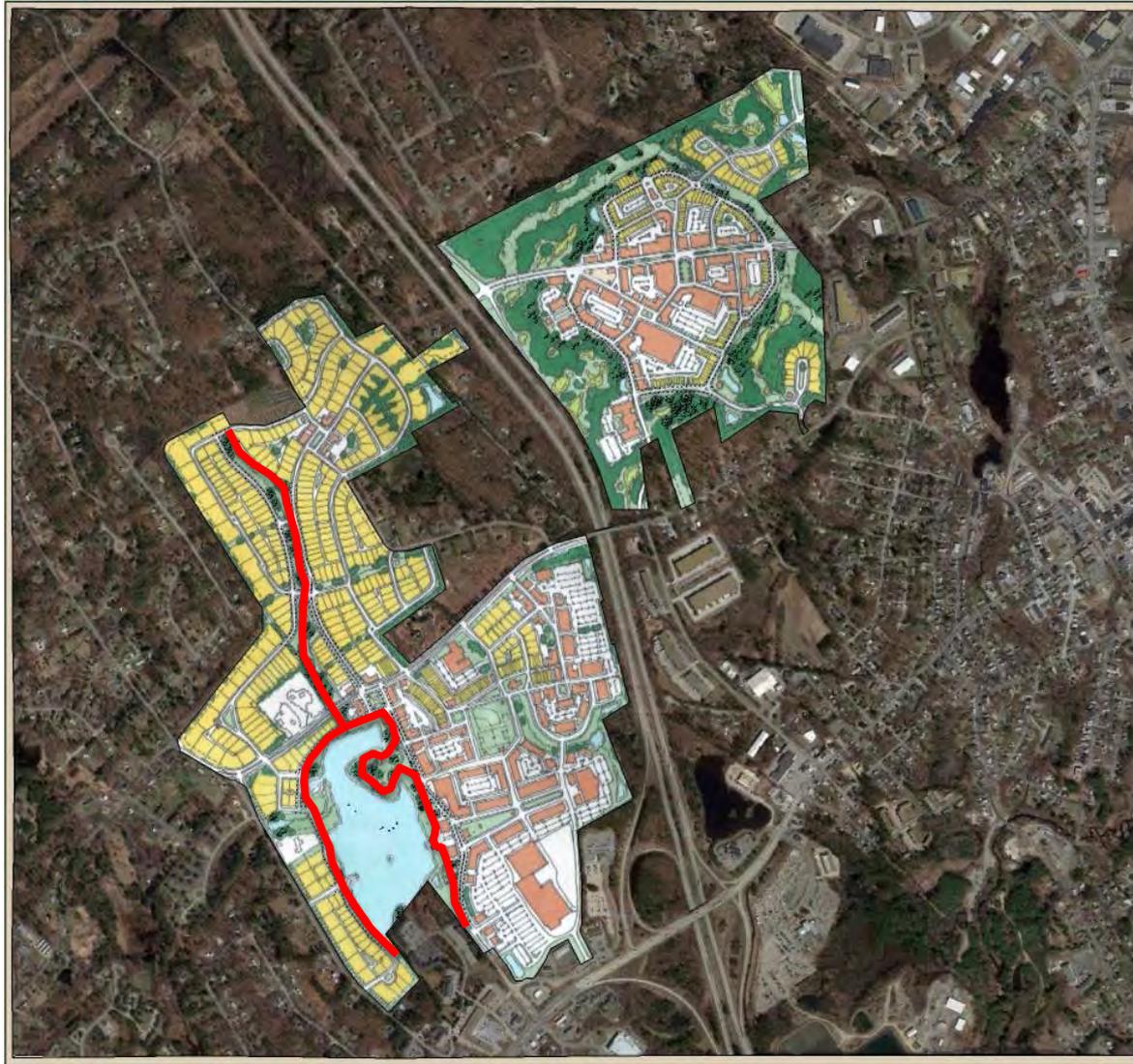
It is important to look at the Open Space and Green Space as a whole

OPEN SPACE

The Green Space in WC-3 and WC-8 (in addition to other Subareas) is significant, fronts onto streets, and will include publicly accessible trails and walks



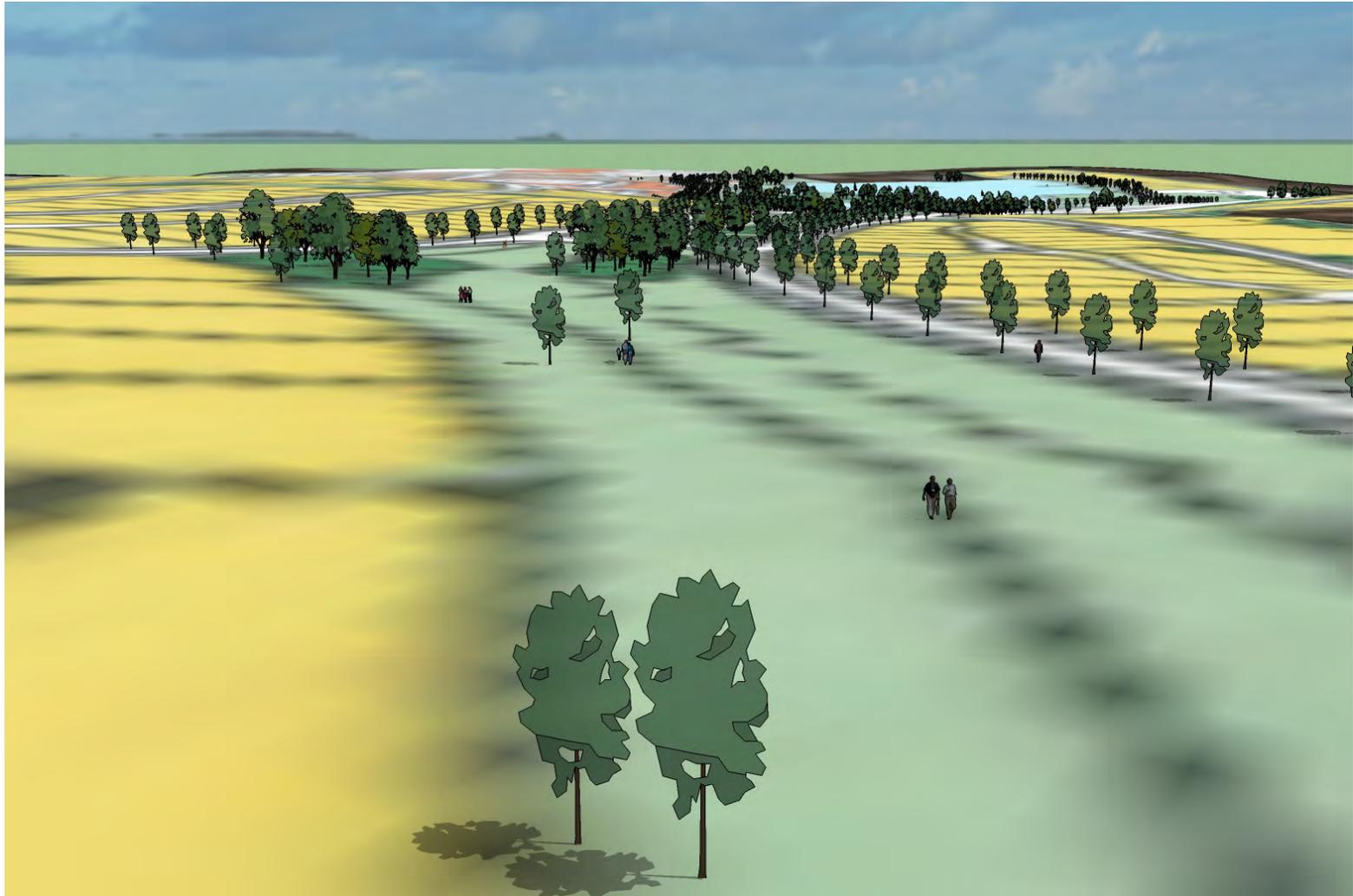
WC-3 and WC-8



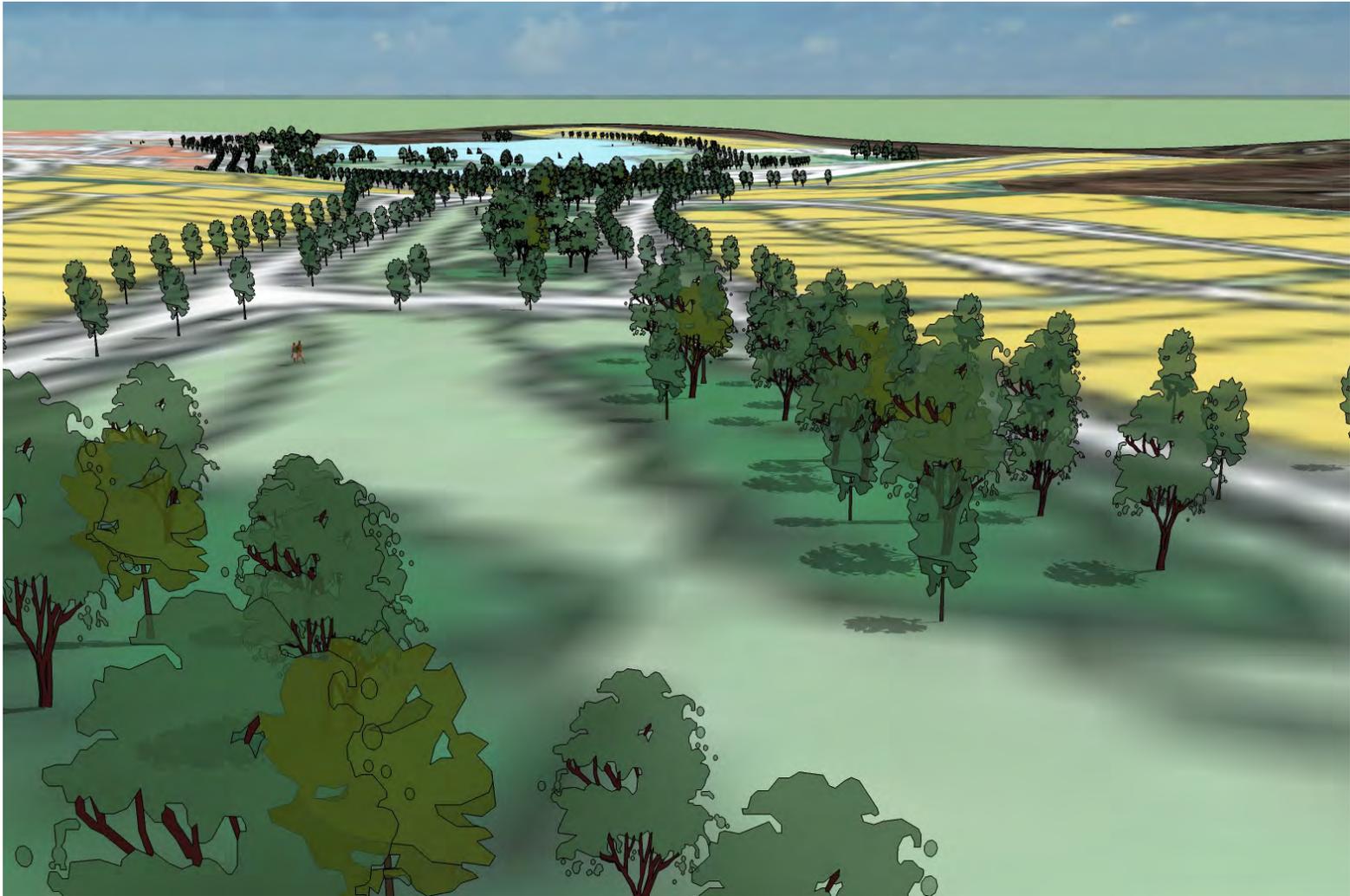
WC-3 and WC-8 trails and walks



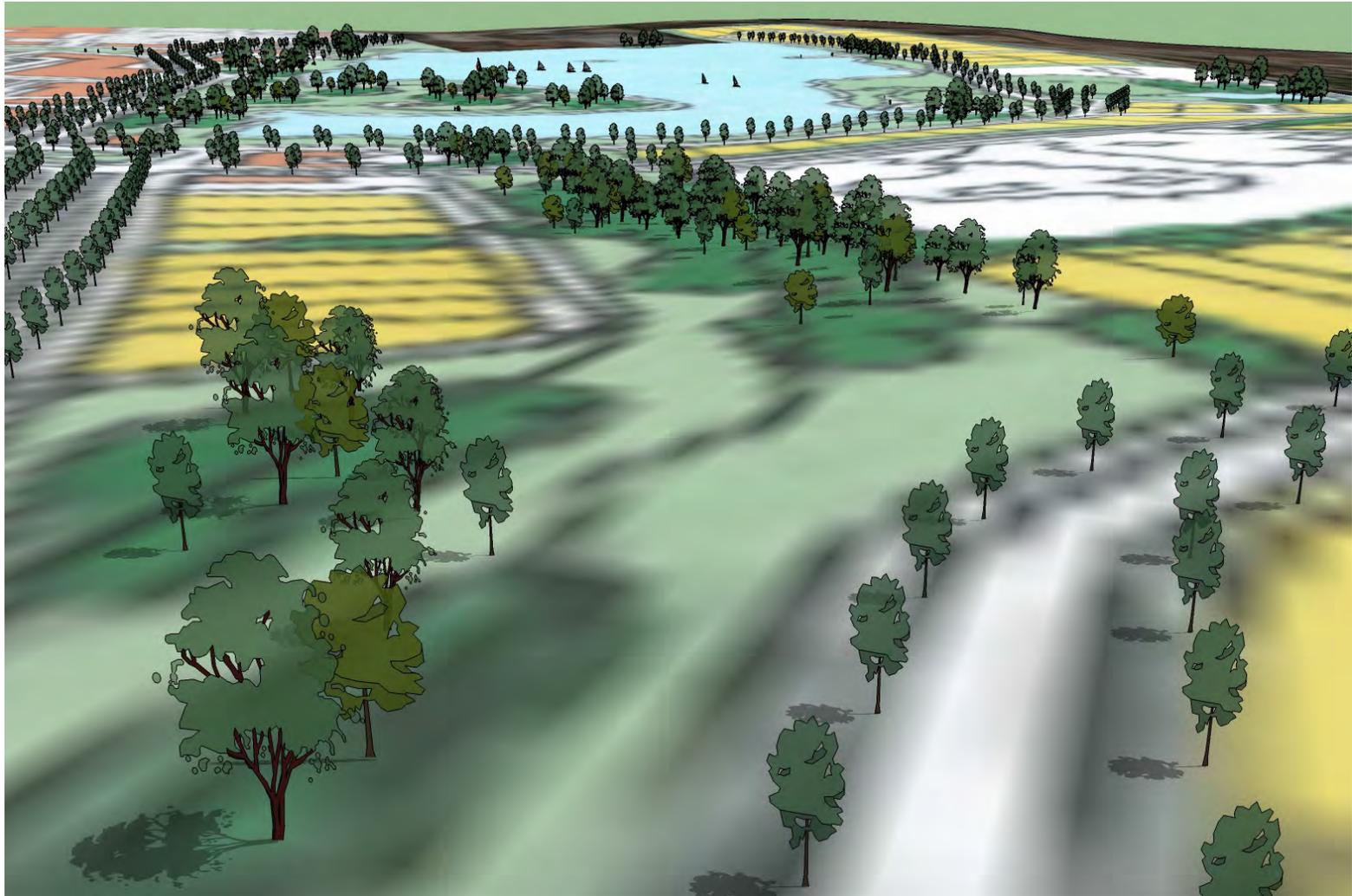
WC-8 looking back to WC-3



WC-8 looking back to WC-3



WC-8 looking back to WC-3



WC-8 looking back to WC-3



Examples



Examples



WC-3 proposed pond



WC-3 proposed pond



WC-3 proposed pond



Examples



Examples

Wallace Farm



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KNOWLES
 DESIGN
 landscape architecture
 graphics, renderings & design solutions

GES
 GOVE ENVIRONMENTAL SERVICES, INC.



A WORKFORCE HOUSING PROPOSAL IN ACCORDANCE WITH RSA 674:58-63 AND VIA LONDONDERRY INCLUSIONARY HOUSING ORDINANCE 2.2.5.

REVISIONS			
REV.	DATE	COMMENT	BY

DRAWN BY: WEA
 CHECKED BY: KR D
 DATE: 9-19-2012
 SCALE:
 FILE: COLORSHEET
 DEED REF: 4907-2651

PROJECT:
Wallace Farm
LOTS 16-1 & 16-3
PERKINS ROAD
 LONDONDERRY, NH
 AR-1 ZONE
 PREPARED FOR

THE MONAHAN COMPANIES

SHEET TITLE:
SITE RENDERING

PROJECT #51 SHEET 1 of 13



N:\PROJECTS\51-Perkins Road, Londonderry\Draw\Current\COLORSHEET.dwg