

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF June 13, 2012 AT THE MOOSE HILL**
3 **COUNCIL CHAMBERS**
4

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

9
10 Also Present: André Garron, AICP; Cynthia May, ASLA; John Trottier, P.E.; Jaye
11 Trottier, Community Development Secretary

12
13 L. Wiles called the meeting to order at 7:08 PM. He appointed S. Benson to vote
14 for Art Rugg and L. Reilly to vote for Mary Soares.

15
16 **Administrative Board Work**

17
18 *[A. Rugg arrived at 7:10]*

19
20 A. Plans to Sign – Shelburne Plastics, Mark Hill Investments, Inc., Map 28, Lot
21 18-6, 27 Industrial Drive

22
23 J. Trottier stated this plan was conditionally approved on November 2, 2011.
24 He confirmed that all precedent conditions for approval have been met and the
25 staff recommends signing the plans.

26
27 **D. Coons made a motion to authorize the Chair and Secretary to sign**
28 **the plans. T. Freda seconded the motion. No discussion. Vote on the**
29 **motion: 9-0-0.** L. Wiles said the plans will be signed at the conclusion of the
30 meeting.

31
32 *[L. Wiles passed the gavel to Chairman Rugg].*

33
34 B. Discussions with Town Staff

- 35
36
 - SNHPC –Partnership Agreement toward Developing a Statewide
37 Development Policy

38
39 A. Garron reminded Board members that the Southern New Hampshire
40 Planning Commission (SNHPC) will be conducting a regional leadership
41 team kickoff meeting for this three year initiative on June 14, 2012. At
42 the June 6, 2012 meeting, the Board voted to support the Partnership
43 Agreement which A. Rugg will sign at the conclusion of this meeting. A.
44 Rugg and M. Soares both volunteered to represent the Planning Board at
45 the quarterly meetings, however neither will be available for the first
46 meeting. A Garron will attend their behalf and report back to the Board.

- 47
48
 - Master Plan - Planapalooza event

1 C. May announced that videos of the opening, middle, and closing
2 presentations at Planapalooza can be seen on local cable and will soon
3 be available there "on demand." She encouraged residents who did not
4 attend to view them.

- 5
6 • Amending the Planning Board Rules of Procedure regarding staff
7 presentation of comments and recommendations.

8
9 At the May 2 Planning Board meeting, T. Freda and A. Garron presented
10 a proposed change to the Board's Rules of Procedure to allow an
11 applicant the ability to waive the verbatim reading to the Board of any or
12 all staff comments/recommendations regarding their project. Two
13 readings of the proposed change have take place at successive
14 meetings, therefore **A. Rugg entertained a motion to adopt the**
15 **amendment as was presented with staff input at the May 2, 2012**
16 **meeting. L. Wiles so moved. L. El-Azem seconded the motion.**
17 No discussion. **Vote on the motion, 9-0-0.** The Planning Board Rules
18 of Procedure are amended (see Attachment #1).

19
20
21 **Continued Plans**

22
23 A. Elliot Health Systems Phase 4 & 5 – Tarrytown Real Estate Holdings, Inc.
24 (Owner), Map 6 Lot 31– Application Acceptance and Public Hearing for a
25 proposed amendment to the conditionally approved site plan (April 9, 2009) to
26 relocate the freestanding sign from Buttrick Road to the Route 102 side of the
27 property, 31 Buttrick Road, Zoned C-I in the Route 102 Overlay District
28 [Continued from April 4, 2012].

29
30 C. May stated that the overall site plan for Elliot Health Systems Phase 4 & 5
31 was conditionally approved on April 1, 2009. An extension of the conditional
32 approval was granted by the Board and is set to expire on December 31, 2012.
33 If this amendment concerning relocation of the freestanding sign is
34 conditionally approved by the Board, it would expire at the same time. Moving
35 the sign from the Buttrick Road entrance of map 6, lot 31 to Route 102 would
36 provide greater visibility in a location where the applicant feels there is more of
37 a need. A directional sign will take its place on Buttrick Road. At a second
38 meeting with the Heritage Commission on May 24, 2012 a revised design was
39 presented that was based on the Commission's previous comments. Their
40 consensus was to recommend approval of the new design. C. May reported
41 that there are no outstanding checklist items and staff recommends the
42 application be accepted as complete.

43
44 **D. Coons made a motion to accept the application as complete. J.**
45 **Laferriere seconded the motion.** No discussion. **Vote on the motion: 9-**
46 **0-0.** The application was accepted as complete.

47
48 Brain Pratt of CLD Consulting Engineers stated that a Conditional Use Permit
49 (CUP) was also before the Board to allow the sign to be the maximum square
50 footage of the underlying C-I zone (65 sf), as opposed to the 50 sf limit placed

1 on signs in the Route 102 Performance Overlay District.

2
3 A. Rugg asked for staff input. J. Trottier referred to the applicant's letter
4 requesting the CUP. He stated that all the associated criteria have been met
5 and staff supports granting both the Conditional Use Permit as well conditional
6 approval of the site plan amendment as outlined in the staff recommendation
7 memo.

8
9 A. Rugg asked for input from the Board. D. Coons questioned the need for the
10 applicant to have a freestanding sign on Route 102 in addition to the sign
11 located on the corner of Buttrick and Mammoth Road (map 6, lot 73). Given
12 that they represent the same entity, he suggested the two signs be combined
13 in the spirit of limiting the visual impact of signs throughout town. A. Rugg
14 pointed out that the applicant is allowed by the zoning ordinance to have a free
15 standing sign for each parcel. The ordinance itself would need to be changed
16 to address an issue of visual noise. A. Garron added that the signs are also for
17 two separate medical facilities (e.g. doctor's offices versus urgent care). L.
18 Wiles inquired about the actual dimensions of the sign and how the total
19 square footage is calculated under the ordinance. C. May noted that the
20 rendering before the Board is not the final version, but when the sign permit
21 application is submitted to the Building Department, their review will ensure it
22 meets all appropriate specifications. When she began to explain what is
23 factored into the calculations, A. Rugg suggested inviting the Senior Building
24 Inspector/Zoning Officer to a future meeting to explain that portion of the sign
25 ordinance. L. Wiles and M. Newman made suggestions about changes in the
26 sign copy for clarification purposes (i.e. that "The River's Edge" is in
27 Manchester and that a right turn off Route 102 is needed to find both urgent
28 care and the medical office park). C. May explained that sign copy is not
29 regulated. B. Pratt added that illumination will be internal, with the letters
30 being translucent and the blue and gray portion being opaque.

31
32 A. Rugg asked for public input. There was none.

33
34 **D. Coons made a motion to grant the Conditional Use Permit as**
35 **requested. R. Brideau seconded the motion.** No Discussion. **Vote on the**
36 **motion: 9-0-0.** The Conditional Use Permit was granted.

37
38 **D. Coons made a motion to conditionally approve the amendment to**
39 **the conditionally approved site plan with the following conditions:**

40
41 "Applicant", herein, refers to the property owner, business owner, or
42 organization submitting this application and to his/its agents, successors, and
43 assigns.

44
45 **PRECEDENT CONDITIONS**

46
47 All of the precedent conditions below must be met by the applicant, at the
48 expense of the applicant, prior to certification of the plans by the Planning
49 Board. Certification of the plans is required prior to commencement of any site
50 work, any construction on the site or issuance of a building permit.

- 1
- 2 1. The Applicant shall include the sign location and details as approved in
- 3 this amendment as part of the final site plan set.
- 4 2. The Applicant shall address all concerns of the DRC review.
- 5 3. The Notice of Decision for this amended approval shall be referenced on
- 6 the final plan.

7

8 **PLEASE NOTE -** Once these precedent conditions are met and the plans are
9 certified the approval is considered final. If these conditions are not met by
10 December 31, 2012, the board's approval will be considered to have lapsed
11 and re-submission of the application will be required. See RSA 674:39 on
12 vesting.

13

14 **GENERAL AND SUBSEQUENT CONDITIONS**

15

16 All general and subsequent conditions of the original approval, to which this
17 amendment is attached, shall remain intact.

18

19 **R. Brideau seconded the motion.** No discussion. **Vote on the motion: 9-**
20 **0-0.** The site plan amendment was conditionally approved.

21

22 **Public Hearings/Workshops/Conceptual Discussions**

- 23
- 24 A. Monahan Companies – Conceptual discussion of a proposed multi-family
25 housing project under the Town of Londonderry's Inclusionary Housing
26 Ordinance at 62 Perkins Road, Map 16 Lot 3.

27

28 Mark Fougere of Fougere Planning and Development was joined by developer
29 Tom Monahan of the Monahan Companies and members of the Dubay Group to
30 present this conceptual plan. The applicant has had several discussions with
31 staff over the past few months about this site, which M. Fougere noted was
32 identified in the 2008 Housing Task Force report as a possible location for
33 multi-family affordable housing. This 25 acre site, he explained, is particularly
34 suitable for a multi-family use because of its access, the availability of public
35 water and sewer, and the overall lack of steep slopes and wetlands. He added
36 that the proposed concept is consistent with the sewer master plan for the
37 area, the vision statement of the Town's overall Master Plan and the
38 Conditional Use Permit criteria in the inclusionary housing ordinance. Under
39 that ordinance, which the Town adopted in 2010, 250 units would be allowed
40 on a property of this size. The applicant is seeking to build 240. Discussions
41 have been initiated with the Sleep Inn Hotel to the north about creating a four-
42 way intersection with Vista Ridge across the street. No sight distance issues
43 are anticipated. A preliminary traffic study has shown that 78% of motorists
44 leaving the development will drive towards Exit 5 on Rockingham Road instead
45 of south on Perkins Road. Two scenarios for the 240 units were then
46 presented, one following the criteria of the ordinance with 15 buildings housing
47 16 units each and the other that would require a variance to permit 48 units in
48 five four-story buildings (see Attachment #2). The latter is favored by the
49 applicant because the former would most likely be cost prohibitive. In
50 addition, the five building option would incorporate less impervious surface and

1 is designed to preserve most of the viewshed from Perkins Road, including the
 2 farmhouse which is on the Town's list of historic properties. Open space and
 3 usable space requirements were differentiated as:
 4

Scenario #1: 15 buildings, 16-units each	Scenario #2: 5 buildings, 48 units each
Open space: 57% (40% required)	Open space: 64% (40% required)
Usable open space 45% (25% required)	Usable open space 54% (25% required)

5
 6 A. Rugg asked for staff input. A. Garron stated that over the last few years,
 7 there has been a significant amount of interest in this site regarding workforce
 8 housing and as well as other residential and commercial uses. He explained
 9 that when the inclusionary housing ordinance was ultimately approved with a
 10 16-unit maximum, the possibility to construct 20-unit buildings under specific
 11 circumstances was included. M. Fougere noted later on that this site does not
 12 meet the criteria that would allow the 20-unit density. A. Garron corrected a
 13 comment made earlier by M. Fougere concerning the ability to waive impact
 14 fees under the inclusionary housing ordinance. The current impact fee
 15 ordinance states that if the town is in a period of unsustainable growth and
 16 building permits are therefore limited, workforce housing is given a greater
 17 *ability* to waive impact fees. Credit can also be considered if work done by the
 18 applicant on their project involves making improvements to the corridor of the
 19 associated impact fee program. J. Trottier agreed with the applicant's plan to
 20 create the aforementioned four-way intersection, but noted that a secondary
 21 access would most likely be required for public safety reasons. C. May added
 22 that with the nearby bus facility and likelihood of the Shops at Londonderry
 23 being constructed to the west on Vista Ridge Drive, pedestrian connections
 24 would be prudent.
 25

26 A. Rugg asked for Board input. None were in favor of the 48-unit scenario. C.
 27 Davies indicated he could be amenable to a compromise between the two
 28 options, suggesting buildings comparable to the scale of the Vista Ridge
 29 condominiums. S. Benson acknowledged that the larger units would make
 30 more economical for the developer and would provide more open space, but
 31 agreed along with R. Brideau that three-story buildings would be more
 32 consistent with the area. T. Freda asked how much the rent is expected to be.
 33 M. Fougere replied that for either scenario, 75% of the apartments would be
 34 \$1,360 per month with utilities included. D. Coons suggested that if larger
 35 buildings were allowed, the savings for the developer should be reflected in
 36 lower rental costs. Otherwise, he said he could not support a 48-unit option.
 37 L. Wiles said he could not support it either, noting that the 16-unit maximum
 38 was a result of the insistence by residents and was lower than what the Board
 39 had supported. He, L. El-Azem, and M. Newman suggested a compromise
 40 between the two plans, proposing that any larger buildings could be placed
 41 towards the back of the lot so that they would not be as visible from Perkins
 42 Road. L. Reilly stated that even if they were set back, those large structures
 43 would still pose a negative visual impact from Perkins Road. L. Wiles also
 44 questioned whether traffic would become an issue on both Perkins and Vista
 45 Ridge Drive if the NH DOT places a median on Rockingham Road intended to

1 prevent left turns onto Perkins Road. J. Laferriere agreed that the 48-unit
2 choice was too large and that based on the rent quoted, the applicant's income
3 should still make the 16-unit choice viable. Any plan, he said, should take into
4 account the number of children that would be added to the area. He
5 encouraged sidewalks throughout the development, a weather shelter, and a
6 designated area for waiting parents. L. El-Azem echoed the need for
7 walkability both inside and outside the development. L. Reilly pointed out that
8 the footprint of the 48-unit building was comparable to the Sleep Inn Hotel to
9 the north, adding that even the hotel is only three stories high.

10
11 Abutters had been notified about this meeting by the applicant. A. Rugg asked
12 for the input of those present. Benny Vachon, 63 Perkins Road, asked if the
13 large elm and walnut trees on the site would be removed. M. Fougere replied
14 that the intent is to preserve all vegetation along the existing stonewall, except
15 for those trees that pose sight distance issues. If the applicant is allowed the
16 single entrance as proposed, he said no trees would need to be removed. B.
17 Vachon also inquired about proper notice for any blasting needed. M. Fougere
18 replied that if blasting is required, all local and state regulations will be
19 followed, including proper notification. Brian Mecciche, 59 Perkins Road, asked
20 what heights the two different proposed buildings would be. The 48-unit
21 buildings, M. Fougere replied, would be 38 feet high while the 16-unit buildings
22 would be between 30 to 35 feet in height. Because he moved to Londonderry
23 for the rural atmosphere, B. Mecciche expressed his dislike of the larger
24 buildings. He asked for preservation of the farmhouse and viewshed as well as
25 the inclusion of sidewalks as discussed. Jimmy Fabiano, 61 Perkins Road,
26 explained that he also moved to town to escape the more intrusive
27 development of the Boston area. He suggested that single family homes with
28 increased density be built there instead. Dave Maloney, 2 Crestview Circle,
29 thanked the applicant for involving the abutters so early in the process. If both
30 the Shops at Londonderry and this development are built, he suggested
31 installing a sidewalk from Perkins Road to the one currently on Vista Ridge
32 Drive. He added that some of the rent amounts at Vista Ridge condominiums
33 are less than \$1,350.

34
35 A. Rugg clarified for A. Garron and the applicant that overall preference of the
36 Board was for 16-unit scenario. M. Fougere said the input would be used to
37 research a revised proposal.

- 38
39 B. Orchard Christian Church – Conceptual discussion of a site plan for a proposed
40 church with associated site improvements, Map 6, Lot 18-2, 136 Pillsbury
41 Road, Zoned AR-1.

42
43 [M. Newman recused herself and left the room at 8:40 PM].

44
45 Jeff Lewis of Northpoint Engineering and Doug Campbell from the Orchard
46 Christian Church presented this update of a conceptual plan first brought
47 before the Board at the December 14, 2011 meeting. Based on comments at
48 that time concerning the aesthetics along that portion of the State designated
49 scenic byway, the 400-seat sanctuary has been reduced to 300 seats and
50 moved from the west side of the proposed parking lot to its northeastern

1 corner. Smaller structures for classrooms and office space would flank the east
2 and west sides of the sanctuary respectively. This would comprise Phases I
3 and II of the plan, but for reference, J. Lewis also presented the conceptual
4 master plan for the site. It includes an expansion of the sanctuary on the
5 western side of the proposed office space and a larger parking lot west of the
6 proposed Phase I parking (see Attachment #3). The applicant is seeking
7 further input on this revised conceptual design before submitting for Design
8 Review. D. Campbell added that a total of three rows of apple trees are now
9 proposed as a buffer between the parking lot and Pillsbury Road. Moose Hill
10 Orchards has informed the applicant that once the site is developed, it would
11 no longer be economically viable for them to maintain any remaining trees.
12 Gary Thomas from Northpoint Construction Management added that the
13 proposed septic system and parking would require blasting, which would
14 eliminate any surplus trees in that area.
15

16 A. Rugg asked for staff input. A. Garron and J. Trottier thanked the applicant
17 for better preserving the view along the Town's Apple Way. A. Garron
18 confirmed that the strip of area between the parking and the building would be
19 vegetated.
20

21 A. Rugg asked for Board input. Board members also thanked the applicant for
22 the revised plans which reflected their comments at the December meeting. J.
23 Laferriere confirmed that the applicant is aware that since the School Board
24 has given approval for the sewer easement on the site, a warrant article will be
25 needed at Town meeting for final approval. L. Reilly asked if the second
26 parking area in the master plan would be elevated based on topography on the
27 site. J. Lewis stated that the portion of the Phase I parking nearest the
28 sanctuary would be approximately a story higher than the rest, but that the
29 rear parking would not exceed that. L. Reilly thought a large portion of the
30 parking would still be visible from Pillsbury Road, but said the overall changes
31 to the plan were a significant improvement.
32

33 J. Lewis thanked the Board and said a plan would be submitted for design
34 review in the very near future.
35

36 **Other Business**

37
38 [M. Newman returned at 8:52].
39

40 A. Planning Board discussion on possible amendments to the sign ordinance.
41

42 M. Soares was not present to present this. C. May said she would add the
43 topic to the next agenda.
44

45 B. The Planning Board to decide on a proposed amendment to the Planning Board
46 Rules of Procedure regarding staff presentation of comments and
47 recommendations.
48

49 This item was covered under "Discussion with Staff."
50

1 **Adjournment:**

2
3 **D. Coons made a motion to adjourn the meeting. R. Brideau seconded**
4 **the motion. Vote on the motion: 9-0-0.** Meeting adjourned at 8:55 PM.

5
6 These minutes prepared by Jaye Trottier Community Development Department
7 Secretary.

8
9
10
11 Respectfully Submitted,

12
13
14
15 Lynn Wiles, Secretary

Proposed amendment to the Planning Board Procedures document, Section 6 Public Hearing, subsection 6.4:

6. PUBLIC HEARINGS

The conduct of public hearings shall be governed by the following rules:

Present wording:

6.4. The Town staff will present any comments or recommendations to the Board.

Proposed wording:

T. Freda version

6.4 The Town Staff will present any comments or recommendations to the Board and may do so orally or in writing. With the consent of the applicant(s), the applicant(s) may waive any or all of the public reading by Staff of its comments. Notwithstanding any waiver of public reading, Staff's written recommendations shall be entered into the record of the hearing and the minutes of the meeting. Copies of any such recommendations shall be furnished to any member of the public so requesting.

Staff version

6.4 The Town Staff will present any comments or recommendations to the Board and may do so orally or in writing. With the consent of the applicant(s), the applicant(s) may waive any or all of the public reading by Staff of its comments or recommendations. Notwithstanding any waiver of public reading, Staff's written comments or recommendations shall be entered into the record of the hearing and the minutes of the meeting. Copies of any such comments or recommendations shall be furnished to any member of the public so requesting.



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 603-458-6462
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 FougerePlanning@comcast.net

KNOWLES DESIGN
 landscape architecture
 graphics, renderings & design solutions

GGS
 GOVE ENVIRONMENTAL SERVICES, INC.

PLS Promised Land Survey, LLC
 25 Natchez Road, Suite 81
 Londonderry, NH 03053
 Tel: 603-432-2112
 Fax: 603-432-2800
 www.PromisedLandSurvey.com

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: KRJ
 DATE: JUNE 6, 2012
 SCALE:
 FILE: 16UNITCOLOR
 DEED REF: 4907-2651

PROJECT:
LOT 16-3
62 PERKINS ROAD
 LONDONDERRY, NH
 LOT SIZE: 25 ACRES±
 AR-1 ZONE
 PREPARED FOR
THE MONAHAN COMPANIES

SHEET TITLE:
DENSITY YIELD PLAN
PLAN
SITE RENDERING

PROJECT #51 SHEET 5 of 10

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 landscape architecture
 graphics, renderings & design solutions

M:\PROJECTS\051-Perkins Road, Londonderry\051-Perkins\16UNITCOLOR.dwg



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KNOWLES
 DESIGN
 landscape architecture
 graphics, renderings & design solutions

GES
 GOVE ENVIRONMENTAL SERVICES, INC.

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 Fax: 603-432-8900
 www.PromisedLandSurvey.com

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: JUNE 6, 2012
 SCALE: 48UNITCOLOR
 FILE: 4907-2651
 DEED REF:

PROJECT:
LOT 16-3
62 PERKINS ROAD
 LONDONDERRY, NH
 LOT SIZE: 25 ACRES±
 AR-1 ZONE
 PREPARED FOR
THE MONAHAN COMPANIES

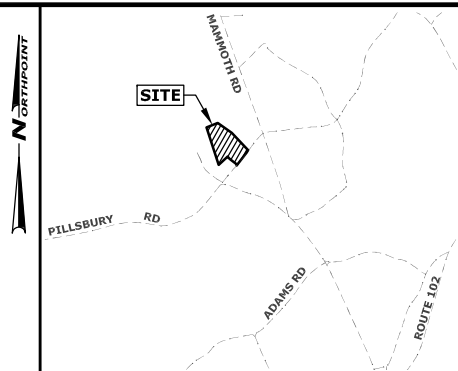
SHEET TITLE:
**SITE
 RENDERING**

PROJECT #51 SHEET 8 of 10



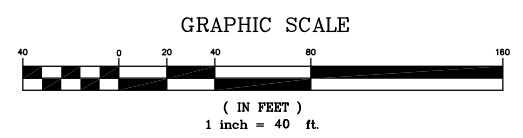
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MAP 6 LOT 18-2
653,933 SQ. FT.
15.012 ACRES



VICINITY MAP
SCALE: 1"=2,500'

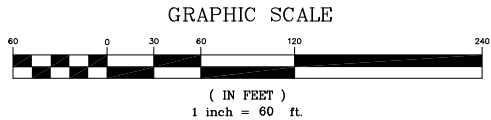
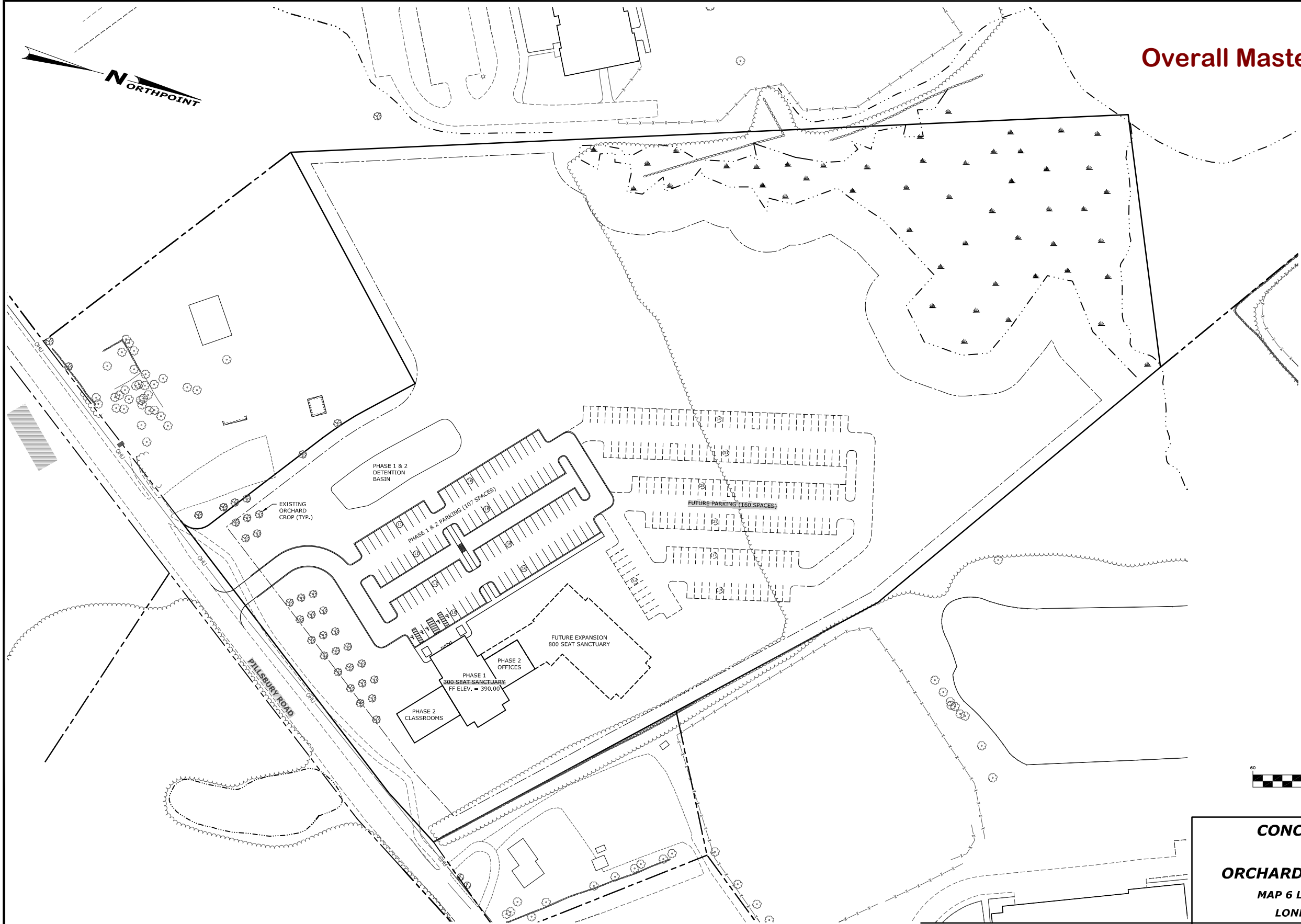
**Revised conceptual for the
June 13, 2012 meeting.**



PHASE 1 - CONCEPTUAL SITE PLAN	
PREPARED FOR:	
ORCHARD CHRISTIAN FELLOWSHIP	
MAP 6 LOT 18-2 (136 PILLSBURY ROAD)	
LONDONDERRY, NEW HAMPSHIRE	
OWNER/APPLICANT: ORCHARD CHRISTIAN FELLOWSHIP PO BOX 1163 LONDONDERRY, NH 03053	
<p>NORTHPOINT ENGINEERING, LLC Civil Engineering / Land Planning / Construction Services</p>	5 Sheep Davis Rd, Ste F Pembroke, NH 03275 Tel 603-226-1166 Fax 603-226-1160 www.northpointeng.com
	DATE: JUN 2012 PROJ: 11020 SCALE: 1"=40' SHEET: 2 of 3

FILE: G:_projects\11020\11020_1\Map\Concept\Concept.dwg DATE: 08 Jun 2012 11:46am

Overall Master Plan



CONCEPTUAL MASTERPLAN
 PREPARED FOR:
ORCHARD CHRISTIAN FELLOWSHIP
 MAP 6 LOT 18-2 (136 PILLSBURY ROAD)
 LONDONDERRY, NEW HAMPSHIRE

OWNER/APPLICANT: ORCHARD CHRISTIAN FELLOWSHIP
 PO BOX 1163
 LONDONDERRY, NH 03053



5 Sheep Davis Rd, Ste F
 Pembroke, NH 03275
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 Fax 603-226-1160
 www.northpointeng.com

DATE: JUN 2012
 PROJ: 11020
 SCALE: 1"=60'
 SHEET: 1 of 3

FILE: G:_projects\11020\11020_1\Map\Concept\Overall_4-24-12.dwg; PLOT DATE: 08 Jun 2012 - 10:06am