

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

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

9 Also Present: Cynthia May, ASLA; John Trottier, P.E.; and Libby Canuel,
10 Community Development Secretary
11

12 **I. Call To Order**
13

14 A. Rugg called the meeting to order at 7 PM. He appointed S. Benson to vote
15 for Mary Soares and L. Reilly to vote for Chris Davies.
16

17 **II. Administrative Board Work**

18 A. Plans for Signature – Continental Paving, Map 2 Lots 36 & 36-6, 5 West Road
19

20 J. Trottier said all precedent conditions for approval have been met and the
21 staff recommends signing the plans.
22

23 **D. Coons made a motion to authorize the Chair and Secretary to sign**
24 **the plans. R. Brideau seconded the motion. No discussion. Vote on the**
25 **motion: 8-0-0.**
26

27 A. Rugg said the plans will be signed at the conclusion of the meeting.
28

29 B. Plans for Signature – Wire Belt, Map 28 Lot 31-30, 154 Harvey Road
30

31 J. Trottier said all precedent conditions for approval have been met and the
32 staff recommends signing the plans.
33

34 **D. Coons made a motion to authorize the Chair and Secretary to sign**
35 **the plans. L. Wiles seconded the motion. No discussion. Vote on the**
36 **motion: 8-0-0.**
37

38 A. Rugg said the plans will be signed at the conclusion of the meeting.
39

40 [L. El-Azem arrived at 7:06 PM]
41

42 C. Approval of Minutes – July 11, 2012
43

44 **D. Coons made a motion to approve and sign the minutes from the July**
45 **11, 2012 meeting. R. Brideau seconded the motion. No discussion.**
46 **Vote on the motion: 7-0-2.** (D. Coons and S. Benson abstained because
47 they were absent from the July 11, 2012 meeting).
48

49 D. Regional Impact Determinations – Bauchman's Towing, Precision Letter Corp.

1
2 C. May stated that Bauchman's Towing is proposing a new building on Map 15,
3 Lot 62-2. She said that staff recommends this project is not a development of
4 regional impact, as it does not meet any of the regional impact guidelines
5 suggested by Southern NH Planning Commission (SNHPC).

6
7 C. May stated that Precision Letter Corp. is proposing a new building on Map
8 14, Lot 44-35. She said that staff recommends this project is not a
9 development of regional impact, as it does not meet any of the regional
10 impact guidelines suggested by Southern NH Planning Commission (SNHPC).

11
12 **D. Coons made a motion to accept staff recommendations that these**
13 **projects are determined not to be of regional impact under RSA 36:56.**
14 **R. Brideau seconded the motion. No discussion. Vote on the motion: 9-**
15 **0-0.**

16
17 E. Discussions with Town Staff

- 18
19 • Master Plan Update

20
21 The Master Plan Steering Committee (MPSC) met on July 25 and
22 reviewed the first draft of the Master Plan comprehensive update. L.
23 Reilly stated there was considerable feedback, much of it very positive.
24 She described the review as being focused on overall observations and
25 questions as opposed to details such as typographical errors. All other
26 comments and questions are being forwarded to staff with a deadline of
27 August 3. Staff will then synthesize the input and deliver it to the
28 consultant by August 10. The August MPSC meeting has been moved
29 up from August 22 to August 2 to best accommodate the compressed
30 schedule coordinated with the consultant. An interim draft is planned to
31 be presented to the Board at a joint meeting with the Town Council on
32 September 12. L. Reilly also reported that the UNH phone survey
33 report was officially adopted by the Steering Committee. C. May
34 answered a question posed by M. Soares at the July 11 meeting when
35 she asked that the MPSC consider rescheduling the third citizen
36 workshop from October 23 since the School Board will meet that night.
37 The citizen workshop will now take place prior to the regular MPSC
38 meeting on October 24, starting at 6:00 PM at the High School
39 Cafeteria.

- 40
41 • Falling Water – Minor Architectural Amendment

42
43 C. May stated that construction is ready to commence on the first of the
44 two buildings approved for Map 17, Lot 5-6. A proposed architectural
45 amendment is being requested which would move the entrance to face
46 the courtyard (see Attachment #1). The change would not impact any
47 engineering considerations such as drainage, therefore the applicant is
48 requesting the amendment handled administratively by staff. The
49 consensus of the Board was for staff to do so.
50

1 • Executive Health Club – Minor Site Amendments

2
3 J. Trottier stated that the applicant is proposing additional
4 improvements in the area of the four proposed tennis court on this site:
5 (a) construction of a five foot asphalt sidewalk from the tennis court
6 check-in building to the courts themselves to accommodate equipment
7 needed to compress the clay courts (for which the applicant must
8 document that it will not cause an increase in stormwater runoff); (b)
9 relocation of the handicap parking space from the east side of the
10 check-in building to its northwest corner; and (c) construction of patio
11 pavers at the entrances to the courts and outside the check-in building
12 to provide better access for patrons. Staff recommends that the
13 amendments be handled administratively, however they also strongly
14 recommend that prior to any of that work taking place, all
15 improvements between the tennis check-in building and the recently
16 constructed pool be completed first. The consensus of the Board was to
17 have staff handle the amendment administratively once the
18 improvements between the check-in building and pool are completed.
19

20 • Capital Improvements Plan Committee meeting

21
22 R. Brideau stated that this meeting will take place August 9 at 6:00 PM
23 in the Moose Hill Council Chambers
24

25 • Old Home Days

26
27 A. Rugg noted that Old Home Day events will begin on August 15.
28

29 **III. New Plans**

30 A. Bauchman's Towing (Applicant), Enterprise Drive Recovery LLC (Owner), Map
31 15 Lot 62-2 – Application Acceptance and Public Hearing for formal review of a
32 proposed site plan to construct a building and associated site improvements for
33 a new business facility at 5 Enterprise Drive, Zoned C-1.
34

35 [J. Laferriere left the room at 7:19 PM.].
36

37 J. Trottier stated that there were no checklist items, and staff recommended
38 the application be accepted as complete.
39

40 **D. Coons made a motion to accept the application as complete. L.**
41 **Wiles seconded the motion.** No discussion. **Vote on the motion: 8-0-0.**
42 The application was accepted as complete.
43

44 A. Rugg mentioned that this starts the 65 day time frame under RSA 676:4.
45

46 Attorney John Cronin of Cronin and Bisson in Manchester, NH represented
47 applicant Brian Bauchman, along with project engineers Jeff Brem and Kurt
48 Meisner of Meisner Brem Corporation. J. Cronin thanked staff for their
49 diligence in assisting the applicant with several specific challenges related to

1 the project. He explained that B. Bauchman is seeking to relocate his towing
2 business from Windham to the 6 acre site. Two variances were granted by the
3 Zoning Board to reduce both the setback of the building from the northern lot
4 line and the landscape buffer. J. Brem stated that nothing is proposed for the
5 western side of the lot as it is comprised mainly of wetlands. The 9,750 square
6 foot building will include 7,150 sq ft of first floor for a five bay garage and
7 2,600 sq ft for the office with a second floor section. Fifty three parking spaces
8 are required for this scenario and fifty four are proposed, however J. Brem
9 noted the unlikelihood that the majority of spaces would be needed. Ten of
10 those spaces will be used for a fenced-in vehicle storage area. Both parking
11 and landscaping have been pushed toward the perimeter of the property to
12 provide the room in front of the garage bays for tow trucks to enter. The
13 resulting abundance of landscaping on the east side along Enterprise Drive will
14 visually screen the building from the road. A wider than usual entrance to the
15 driveway (32 foot vs. 24 feet) is being requested to provide sufficient truck
16 turning radius, something which can be permitted under the site plan regulations
17 with a finding by the Board. The Conservation Commission has recommended
18 approval of a Conditional Use Permit for a small impact to the northwest
19 portion of the Conservation Overlay District buffer. The Heritage Commission
20 has also made a recommendation of approval to the Board. All requisite utility
21 letters have been obtained. An extension of the existing sight distance
22 easement on the lot across the street will bring the site into full compliance
23 with sight distance requirements. Attorney Cronin is coordinating with the
24 property owner's attorney to secure that addition. J. Brem also reviewed the
25 requested waivers that were read into the record later by C. May (see below).

26
27 [J. Laferriere returned during the applicant's presentation at 7:25 PM].

28
29 A. Rugg asked for staff input.

30
31 C. May read the five waiver requests into the record from the Staff
32 Recommendation memo:

- 33
34 1. The applicant has requested a waiver to Section 3.11.g.5 of the Site Plan
35 Regulations requiring the provision of a minimum of one (1) deciduous tree
36 per every 20 parking spaces and one tree per each 50 feet of parking lot
37 perimeter where screening is required. Staff supports **granting** the waiver
38 because the site is for a truck towing facility requiring large turning
39 movements, and in accordance with the regulations, the landscape plan
40 provides additional screening across the frontage of Enterprise Drive. The
41 parking area is separated from adjacent parcels by wooded wetlands and
42 the proposed building.
- 43 2. The applicant has requested a waiver to Section 3.11.g.3 of the Site Plan
44 Regulations requiring one deciduous shade tree for every 15 parking
45 spaces. Staff supports **granting** the waiver because the site is for a truck
46 towing facility requiring large turning movements, and in accordance with
47 the regulations, the landscape plan provides additional screening across the
48 frontage of Enterprise Drive. The parking area is separated from adjacent
49 parcels by wooded wetlands and the proposed building.

- 1 3. The applicant has requested a waiver to Section 3.11.g.1 of the Site Plan
2 Regulations requiring the provision of ten percent (10%) minimum interior
3 landscaping for parking area located in the front of the building, and eight
4 percent (8%) for parking area located to the side of the building. Staff
5 supports **granting** the waiver because the site is for a truck towing facility
6 requiring large turning movements, and in accordance with the regulations,
7 the landscape plan provides additional screening across the frontage of
8 Enterprise Drive. The parking area is separated from adjacent parcels by
9 wooded wetlands and the proposed building.
- 10 4. The applicant has requested a waiver to Sections 3.03 and 4.12.C.3 of the
11 Site Plan Regulations requiring a topographic survey of the entire site. Staff
12 supports **granting** the waiver because a topographic survey was submitted
13 for the development area, and the request is for the property in wetlands.
- 14 5. The applicant has requested a waiver to Section 3.02 of the Site Plan
15 Regulations requiring that monuments be set for the entire boundary. Staff
16 supports **granting** the waiver because the monuments to be waived would
17 be situated in the wetland.
- 18 A. Rugg entertained questions from Board members pertaining to the
19 waivers.
- 20 R. Brideau asked for clarification about the difference between deciduous
21 trees and deciduous shade trees. C. May said there was none. L. Wiles
22 expressed concern that the reduction in landscaping as requested through
23 the second waiver would not provide adequate screening for abutters. J.
24 Brem replied that tree stands on the western and northern sides of the
25 property are deep enough and tall enough to hide the building from
26 abutting lots.
- 27 C. May read the Conditional Use Permit into the record from the Staff
28 recommendation memo:
29
- 30 The Applicant is proposing improvements within the Conservation Overlay
31 District (COD) that will require a Conditional Use Permit approval by the
32 Planning Board. The Conservation Commission recommends approval of
33 the Conditional Use Permit for an impact to the wetland buffer of 1,845 SF.
34 Staff recommends **granting** the Conditional Use Permit because the
35 applicant has shown that the proposal meets the criteria as outlined in
36 Section 2.6.3.4 of the Ordinance.
37
- 38 A. Rugg asked for questions from the Board regarding the Conditional Use
39 Permit. There was none.
40
- 41 J. Trottier summarized the design review items from the DPW/Stantec
42 memo. He stated that staff recommends conditional approval of the
43 application.
44
- 45 A. Rugg asked for Board input. D. Coons asked to what degree the south
46 side of the entranceway is lacking in sight distance. J. Brem estimated it
47 was roughly 10 feet short. D. Coons then asked why the owner across the

1 street should be asked to expand his easement when the applicant could
 2 have requested a waiver to the requirement. J. Trottier explained that staff
 3 would not have supported such a waiver and directed the applicant to
 4 consider remedying the issue by approaching the abutter. L. Wiles asked
 5 how many parking spaces the applicant will need related to his specific
 6 business as opposed to the 53 required under the ordinance. J. Brem
 7 replied that the applicant would only be using roughly ten spaces for
 8 employees. In that event, L. Wiles asked if the overall impervious surface
 9 could be reduced. J. Brem explained that future expansion may require the
 10 applicant to utilize some of the unused parking area, but noted that 1.5
 11 acres of impervious pavement would be allowed for this site and only .9
 12 acres is proposed. L. Reilly inquired about the typical timeframe for storage
 13 of vehicles on the site. J. Cronin answered that most vehicles stored on the
 14 site generally do not stay longer than 30 days, adding that there are no
 15 plans for long term storage.

16
 17 A. Rugg asked for public input. There was none.

18
 19 **D. Coons made a motion to grant the five waivers based on the**
 20 **applicant’s letter and staff recommendation. L. Wiles seconded the**
 21 **motion.** No discussion. **Vote on the motion: 9-0-0.** The five waivers
 22 were granted.

23
 24 **D. Coons made a motion to grant Conditional Use Permit *per the***
 25 ***recommendation of the Conservation Commission.* L. Wiles seconded the**
 26 **motion.** No Discussion. **Vote on the motion: 9-0-0.** The Conditional
 27 Use Permit was granted.

28
 29 **D. Coons made a motion to conditionally approve the site plan with**
 30 **the following conditions:**

31
 32 "Applicant", herein, refers to the property owner, business owner, or
 33 organization submitting this application and to his/its agents, successors,
 34 and assigns.

35
 36 **PRECEDENT CONDITIONS**

37
 38 All of the precedent conditions below must be met by the applicant, at the
 39 expense of the applicant, prior to certification of the plans by the Planning
 40 Board. Certification of the plans is required prior to commencement of any
 41 site work, any construction on the site or issuance of a building permit.

- 42
 43 1. The Applicant’s updated driveway sight distance plan and profile in the
 44 southerly direction indicates a sight distance easement is necessary from
 45 abutting lot 62-1 to provide the required sight line for the indicated
 46 driveway location. The Applicant shall obtain a sight distance easement for
 47 the proposed driveway and provide an executed copy for the Planning
 48 Department’s file.

49

- 1 2. The Applicant has submitted additional sewer system information for the
2 project that is currently under review by the Sewer Division. The
3 Applicant's detail on sheet 5 indicates the design is for a single family
4 residence that is not applicable to this project. The Applicant shall arrange
5 a meeting with the Sewer Division to review and discuss the updated design
6 and discuss the necessary associated details for proper construction and to
7 obtain a Londonderry Sewer Discharge Permit under this project.
8
- 9 3. The Applicant's pipe summary table provide in the revised drainage report
10 indicates the peak velocity exceeds 10 fps at CB1 and RD-2 and does not
11 comply with section 3.07.g of the regulations. The Applicant shall review
12 and verify the information and update the design as necessary in
13 compliance with the regulations.
14
- 15 4. The Applicant's design includes several utility crossings/extensions and
16 placement of a driveway within an existing private sewer easement located
17 along the front of the lot at Enterprise Drive. The Applicant shall provide
18 documentation the easement holder has agreed to the indicated impacts of
19 the utilities and driveway within the easement for the Planning Division's
20 file.
21
- 22 5. The project is located along a significant portion of Enterprise Drive. The
23 Applicant shall discuss if additional off-site improvements to Enterprise
24 Drive will be necessary under this application with the Department of Public
25 Works.
26
- 27 6. The Applicant's proposed grading design includes grading (excavation and
28 filling) within the Town's existing drainage easement and detention basin.
29 The Applicant shall arrange a meeting with the Department of Public Works
30 to discuss and verify the proposed changes to the existing basin under this
31 project are acceptable to the Department.
32
- 33 7. The Applicant shall include a surveyor's professional endorsement and a
34 wetland scientist professional endorsement on the existing conditions plan.
35
- 36 8. The NHDOT permit for the project is currently being updated. The Applicant
37 shall obtain all project permits, indicate the permit approval numbers the
38 notes on cover sheet and sheet 1 and provide copies of permits to Planning
39 Division for their file.
40
- 41 9. The Applicant shall clarify the type of "special" pipe in the gas line detail on
42 sheet 4. In addition, The Applicant shall update storm drain note 8 on
43 sheet 2 to state "....design engineer..." as written on the submitted plan.
44
- 45 10. The Applicant shall provide the Owner's signature on the plans.
46
- 47 11. The Applicant shall note all waivers granted on the plan.
48
- 49 12. The Applicant shall note any Conditional Use Permits granted on the plan.
50

- 1 13. The Applicant shall provide a digital (electronic) copy of the complete final
2 plan sent to the Town at the time of signature by the Board in accordance
3 with Section 2.05.n of the regulations.
4
- 5 14. Outside consultant's fees shall be paid within 30 days of conditional site
6 plan approval.
7
- 8 15. Financial guaranty if necessary.
9
- 10 16. Final engineering review.
11

12 **PLEASE NOTE -** Once these precedent conditions are met and the plans
13 are certified the approval is considered final. If these conditions are not
14 met within **120 days** to the day of the meeting at which the Planning Board
15 grants conditional approval the board's approval will be considered to have
16 lapsed and re-submission of the application will be required. See RSA
17 674:39 on vesting.
18

19 **GENERAL AND SUBSEQUENT CONDITIONS**

20 All of the conditions below are attached to this approval.
21
22

- 23 1. **No construction or site work for the amended site plan may be**
24 **undertaken until the pre-construction meeting with Town staff has**
25 **taken place, filing of an NPDES-EPA Permit and the site restoration**
26 **financial guaranty is in place with the Town.** Contact the Department
27 of Public Works to arrange for this meeting.
28
- 29 2. The project must be built and executed exactly as specified in the approved
30 application package unless modifications are approved by the Planning
31 Division & Department of Public Works, or if staff deems applicable, the
32 Planning Board.
33
- 34 3. All of the documentation submitted in the application package by the
35 applicant and any requirements imposed by other agencies are part of this
36 approval unless otherwise updated, revised, clarified in some manner, or
37 superseded in full or in part. In the case of conflicting information between
38 documents, the most recent documentation and this notice herein shall
39 generally be determining.
40
- 41 4. All site improvements must be completed prior to the issuance of a
42 certificate of occupancy. In accordance with Section 6.01.d of the Site Plan
43 Regulations, in circumstances that prevent landscaping to be completed
44 (due to weather conditions or other unique circumstance), the Building
45 Division may issue a certificate of occupancy prior to the completion of
46 landscaping improvements, if agreed upon by the Planning Division & Public
47 Works Department, when a financial guaranty (see forms available from the
48 Public Works Department) and agreement to complete improvements are
49 placed with the Town. The landscaping shall be completed within 6 months
50 from the issuance of the certificate of occupancy, or the Town shall utilize

1 the financial guaranty to contract out the work to complete the
 2 improvements as stipulated in the agreement to complete landscaping
 3 improvements. **No other improvements shall be permitted to use a**
 4 **financial guaranty for their completion for purposes of receiving a**
 5 **certificate of occupancy.**
 6

7 5. As built site plans must to be submitted to the Public Works Department
 8 prior to the release of the applicant’s financial guaranty.
 9

10 6. All required Traffic, Police, and Fire impact fees must be paid prior to the
 11 issuance of a Certificate of Occupancy.
 12

13 7. It is the responsibility of the applicant to obtain all other local, state,
 14 and federal permits, licenses, and approvals which may be required as part
 15 of this project (that were not received prior to certification of the plans).
 16 Contact the Building Division at extension 115 regarding building permits.
 17

18 **L. Wiles seconded the motion.** No discussion. **Vote on the motion: 9-0-**
 19 **0.** The plan was conditionally approved
 20

21 B. Precision Letter Corp. (Applicant), Precision PLC at Wentworth LLC (Owner),
 22 Map 14 Lot 44-35 – Application Acceptance and Public Hearing for formal
 23 review of a proposed site plan to construct a building and associated site
 24 improvements for a new business facility at 49 Wentworth Avenue, Zoned I-II.
 25

26 J. Trottier stated that there were no checklist items, and staff recommended
 27 the application be accepted as complete.
 28

29 **D. Coons made a motion to accept the application as complete. L.**
 30 **Wiles seconded the motion.** No discussion. **Vote on the motion: 9-0-0.**
 31 The application was accepted as complete.
 32

33 A. Rugg mentioned that this starts the 65 day time frame under RSA 676:4.
 34

35 Engineer Jay Heavisides of Meridian Land services was joined by owners Bob
 36 and Mary Elrick, and the general contractor of Aho Construction. No
 37 improvements will be needed for the existing stormwater management system
 38 since it was designed to treat the runoff from 3 acres of pavement and only 1.4
 39 acres is proposed. A one-story, 24 foot high building with a 26,000 sq ft
 40 footprint is planned, with an additional 10,500 sq ft of mezzanine areas. Sixty
 41 six parking spaces are required and sixty eight are identified on the plan,
 42 however the applicant is requesting a Conditional Use Permit to construct only
 43 38 at this time. The applicant has demonstrated this would be adequate for
 44 the number of employees associated with their business. If more spaces are
 45 required later on, the area to add them will be available. Thirty two percent
 46 green space is required under the ordinance and 68% is being provided. An
 47 application has been filed with the FAA because the lot is within the Boston
 48 Manchester Regional Airport. An Alteration of Terrain application has been filed
 49 with the Department of Environmental Services.
 50

1 A. Rugg asked for input from staff.
2

3 J. Trottier read the waiver into the record from the Staff Recommendation
4 memo:
5

6 1. The applicant has requested a waiver to Sections 3.04, 3.05 and 4.18 of the
7 Site Plan Regulations requiring submission of a utility clearance letter for each
8 non-municipal utility stating approval of the proposed improvements for each
9 utility. The applicant has made all the requests and has received clearance
10 letters from PSNH and Manchester Water Works. Staff supports **granting** the
11 waiver because it is anticipated that the pending utility clearance letters will be
12 provided as a precedent condition of plan approval.
13

14 J. Trottier summarized the design review items from the DPW/Stantec memo.
15

16 C. May read the Conditional Use Permit into the record from the Staff
17 recommendation memo:
18

19 The applicant is requesting a Conditional Use Permit to reduce the number of
20 proposed parking spaces under this application. Staff recommends **granting**
21 the Conditional Use Permit because the application meets the criteria as
22 outlined in Section 3.10.11.2 of the Ordinance. The site plan includes an area
23 of future parking as part of the design that meets the intent of the ordinance,
24 and the applicant has demonstrated that the spaces shown adequately
25 provides for the parking needs of this use based on the number of parking
26 spaces utilized at their current facility (Please see the memo from Meridian
27 Land Services, dated 7.11.2012.).
28

29 C. May stated that staff recommends conditional approval of the application.
30

31 A. Rugg asked for input from the Board. L. Reilly asked what the existing
32 conditions are where the proposed eventual parking would be. J. Heavisides
33 said it is currently gravel and there are no plans to change it.
34

35 A. Rugg asked for public input. There was none.
36

37 **D. Coons made a motion to grant the waiver based on the applicant's**
38 **letter and staff recommendation. L. Wiles seconded the motion.** No
39 discussion. **Vote on the motion: 9-0-0.** The waiver was granted.
40

41 **D. Coons made a motion to grant Conditional Use Permit based on**
42 **staff's recommendation. L. Wiles seconded the motion.** No Discussion.
43 **Vote on the motion: 9-0-0.** The Conditional Use Permit was granted.
44

45 **D. Coons made a motion to conditionally approve the site plan with the**
46 **following conditions:**
47

48 "Applicant", herein, refers to the property owner, business owner, or
49 organization submitting this application and to his/its agents, successors, and
50 assigns.

1
2 **PRECEDENT CONDITIONS**
3

4 All of the precedent conditions below must be met by the applicant, at the
5 expense of the applicant, prior to certification of the plans by the Planning
6 Board. Certification of the plans is required prior to commencement of any
7 site work, any construction on the site or issuance of a building permit.
8

- 9 1. The Applicant shall provide all utility clearance letters per section 3.04, 3.05
10 and 4.18 of the Site Plan Regulations.
11
- 12 2. The Applicant indicates the NHDES Alteration of Terrain Permit, FAA Permit
13 and Londonderry Sewer Discharge permit applications have been submitted
14 for the project on the application checklist. The Applicant shall obtain all
15 project permits, indicate the permit approval numbers in note SP-1.16 on
16 sheet 1 and provide copies of all permits for the Planning Division files per
17 section 4.13 of the Site Plan Regulations and Item XII of the Site Plan
18 Application & Checklist.
19
- 20 3. The Applicant shall address/clarify the following on the site grading/utility
21 plans – sheets 3 and 4:
22 A. The Applicant is proposing to cut the existing site and create
23 embankment slopes of 2H:1V along abutting lots 44-18 and 44-17.
24 These slopes are to be located adjacent to the existing detention
25 basins on the adjacent lots. It appears that some of the proposed
26 work to achieved the indicated elevations would require work on the
27 adjacent properties that does not appear to be indicated on the
28 plans, and it is unknown if the abutters have agreed to this work.
29 Some of the work is to also occur in an existing drainage easement
30 for the benefit of the two adjacent lots (44-17 & 44-18). It is
31 unknown what the effects of the proposed alterations will have to the
32 existing detention basins. In addition, the Town typically requires
33 slopes steeper than 3H:1V to be riprap. The Applicant shall provide
34 additional information to clarify the proposed impacts meeting
35 approval of the Town. In addition, The Applicant shall provide
36 information that abutting lots 44-18 and 44-17 have agreed to the
37 proposed improvements on their properties and within the existing
38 drainage easement for the Planning Department’s file.
39 B. The revised plan indicates one hydrant under this submission, but it
40 is unknown if the location and number meet the approval of the Fire
41 Department per item VI.2.d.2 of the checklist. The Applicant shall
42 provide documentation from the Fire Department for the Planning
43 Department’s file.
44
- 45 4. The Applicant shall address the following relative to the project drainage
46 report:
47 A. The Applicant shall provide a summary table comparing existing and
48 post development information to address each abutter and clarify the
49 requirements of the regulations are achieved per section 3.07.B of
50 the regulations.

- 1 B. The pipe summary table indicates the roof drains are 8" pipes. This
2 is inconsistent with the 6" indicated on drainage structure schedule
3 on sheet SP-3. The Applicant shall update the table consistent with
4 the analysis.
5
- 6 5. The plan notes the proposed gas line service will be installed by boring
7 under Wentworth Avenue. In addition, the project will require work related
8 to the sewer service connection that is located within and along a significant
9 portion of Wentworth Avenue. The Applicant shall arrange a meeting with
10 the Department of Public Works to discuss the proposed gas line service
11 connection and sewer line connection under this application.
12
- 13 6. **The Applicant shall update the driveway certification to note the**
14 **minimum 365 foot sight distance in the westerly direction is**
15 **provided per section 3.08.b.5 of the Site Plan Regulations and as**
16 **indicated on the updated plan.**
17
- 18 7. The Applicant's details include several that do not comply with the Town's
19 standard details. The Applicant shall remove or update the similar details to
20 be consistent with the Town standards and reference the Town's typical
21 details (Typical Details for Site and Roadway Infrastructure – May 2009) in
22 the plan set for clarity.
23
- 24 8. The Applicant shall update the ramp detail reference on sheet SP-4 to D-1
25 vs. D-3. In addition, The Applicant shall note the existing land uses on
26 sheet SP-2 per section 4.12.c.25 of the regulations.
27
- 28 9. The Applicant shall verify the DRC comments as applicable:
29 A. The Applicant shall verify the DRC comments of the Fire Department
30 are adequately addressed with the Department.
31 B. The Applicant shall verify the DRC comments of the Sewer Division
32 are adequately addressed with the Division.
33
- 34 10. This project is located in the Eco-Industrial Park. The applicant shall
35 coordinate with the Director of Community Development for the Eco Review
36 of the project.
37
- 38 11. The Applicant shall provide the Owner's signature on the plans.
39
- 40 12. The Applicant shall note all waivers granted on the plan.
41
- 42 13. The Applicant shall note any Conditional Use Permits granted on the plan.
43
- 44 14. The Applicant shall provide a digital (electronic) copy of the complete final
45 plan sent to the Town at the time of signature by the Board in accordance
46 with Section 2.05.n of the regulations.
47
- 48 15. Outside consultant's fees shall be paid within 30 days of conditional site
49 plan approval.
50

1 16. Financial guaranty if necessary.

2
3 17. Final engineering review

4
5 **PLEASE NOTE -** Once these precedent conditions are met and the plans are
6 certified the approval is considered final. If these conditions are not met within
7 **120 days** to the day of the meeting at which the Planning Board grants
8 conditional approval the board's approval will be considered to have lapsed and
9 re-submission of the application will be required. See RSA 674:39 on vesting.

10
11 **GENERAL AND SUBSEQUENT CONDITIONS**

12
13 All of the conditions below are attached to this approval.

14
15 8. **No construction or site work for the amended site plan may be**
16 **undertaken until the pre-construction meeting with Town staff has**
17 **taken place, filing of an NPDES-EPA Permit and the site restoration**
18 **financial guaranty is in place with the Town.** Contact the Department
19 of Public Works to arrange for this meeting.

20
21 9. The project must be built and executed exactly as specified in the approved
22 application package unless modifications are approved by the Planning
23 Division & Department of Public Works, or if staff deems applicable, the
24 Planning Board.

25
26 10. All of the documentation submitted in the application package by the
27 applicant and any requirements imposed by other agencies are part of this
28 approval unless otherwise updated, revised, clarified in some manner, or
29 superseded in full or in part. In the case of conflicting information between
30 documents, the most recent documentation and this notice herein shall
31 generally be determining.

32
33 11. All site improvements must be completed prior to the issuance of a
34 certificate of occupancy. In accordance with Section 6.01.d of the Site Plan
35 Regulations, in circumstances that prevent landscaping to be completed
36 (due to weather conditions or other unique circumstance), the Building
37 Division may issue a certificate of occupancy prior to the completion of
38 landscaping improvements, if agreed upon by the Planning Division & Public
39 Works Department, when a financial guaranty (see forms available from the
40 Public Works Department) and agreement to complete improvements are
41 placed with the Town. The landscaping shall be completed within 6 months
42 from the issuance of the certificate of occupancy, or the Town shall utilize
43 the financial guaranty to contract out the work to complete the
44 improvements as stipulated in the agreement to complete landscaping
45 improvements. **No other improvements shall be permitted to use a**
46 **financial guaranty for their completion for purposes of receiving a**
47 **certificate of occupancy.**

48
49 12. As built site plans must to be submitted to the Public Works Department
50 prior to the release of the applicant's financial guaranty.

1
2 13. All required Traffic, Police, and Fire impact fees must be paid prior to the
3 issuance of a Certificate of Occupancy.

4
5 14. It is the responsibility of the applicant to obtain all other local,
6 state, and Federal permits, licenses, and approvals which may be required as
7 part of this project (that were not received prior to certification of the plans).
8 Contact the Building Division at extension 115 regarding building permits.

9
10 **L. Wiles seconded the motion.** No discussion. **Vote on the motion: 9-0-**
11 **0.** The plan was conditionally approved.

12
13 **IV. Other Business**

14 A. Continued review of the draft RFP for 3rd party review of land development
15 applications.

16
17 C. May presented a revised draft of the quality-based Request for Proposals
18 (RFP) that was first brought before the Board at their July 11 meeting. She
19 noted the only significant change was the addition of planning, architecture,
20 and urban design knowledge for plan review as listed in item #2 under Scope
21 of Services. This was done to better reflect concepts included in the Master
22 Plan update.

23
24 A. Rugg asked for input from the Board. L. Reilly asked why the title was
25 changed from "Request for Qualifications" to "Request for Proposals." C. May
26 replied that an RFP includes both qualifications and cost proposals which
27 results in streamlining the process. A. Rugg suggested adding the word
28 "timely" to the first sentence of the last paragraph on page two, i.e.:

29
30 "The selected firm will be expected to compile a team
31 of qualified professionals who can review site plans
32 and subdivision plans on a regular **and timely** basis
33 and perform all other duties as defined under the
34 scope of services" (emphasis added).

35
36 There were no further comments from the Board. C. May explained that the
37 document will be reviewed by Town legal counsel and the Acting Town
38 Manager, after which it will be advertised for at least three weeks. The
39 consensus of the Board was that three weeks would be an adequate amount of
40 time to provide firms to submit proposals. A. Rugg asked Board members if a
41 subcommittee would be warranted to review the submissions as was done with
42 the Woodmont Commons and Master Plan RFPs. S. Benson, R. Brideau, and L.
43 Reilly volunteered. Since M. Soares was on the subcommittee to review the
44 Master Plan RFPs, she will be asked to join as well. It was estimated that the
45 subcommittee's work could begin in early to mid September.

46 B. Vista Ridge

47 A. Rugg announced that the Vista Ridge Condominium Association has
48 appealed the decision of the Planning Board to conditionally approve the Shops

1 at Londonderry site plan. L. Wiles asked that the notification be forwarded to
2 the Board. C. May said she would do so. A. Rugg suggested that the Town
3 Attorney be informed of the Board's request for the appeal document.

4 **Adjournment:**

5
6 **L. El-Azem made a motion to adjourn the meeting. D. Coons seconded the**
7 **motion. Vote on the motion: 9-0-0.** The meeting adjourned at 8:15 pm.

8
9 These minutes prepared by Jaye Trottier and Libby Canuel, Community
10 Development Department Secretaries.

11
12
13

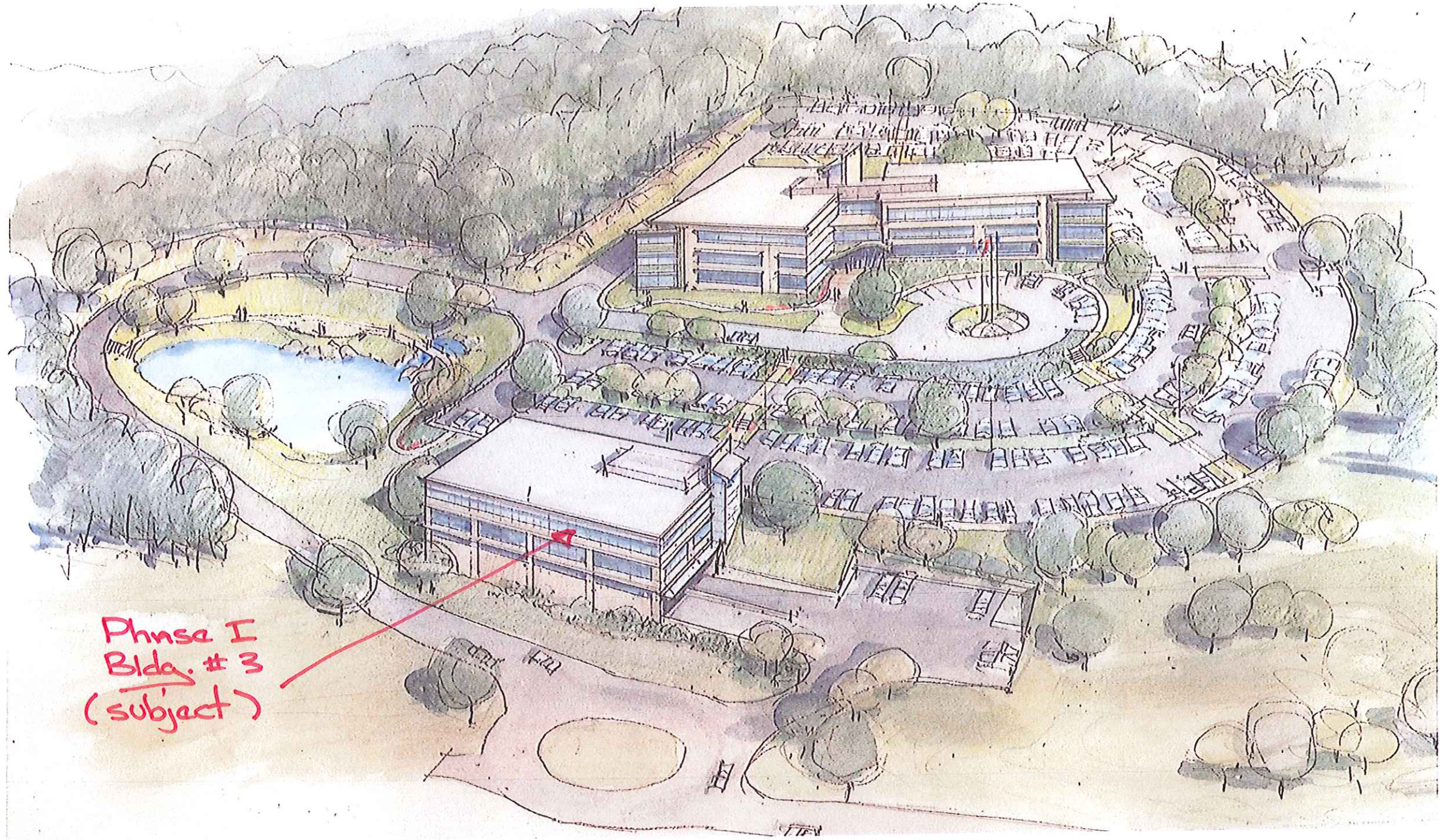
14 Respectfully Submitted,

15
16
17

18 Lynn Wiles, Secretary

Site Plan Approval
Color Rendering

LONDONDERRY, NH



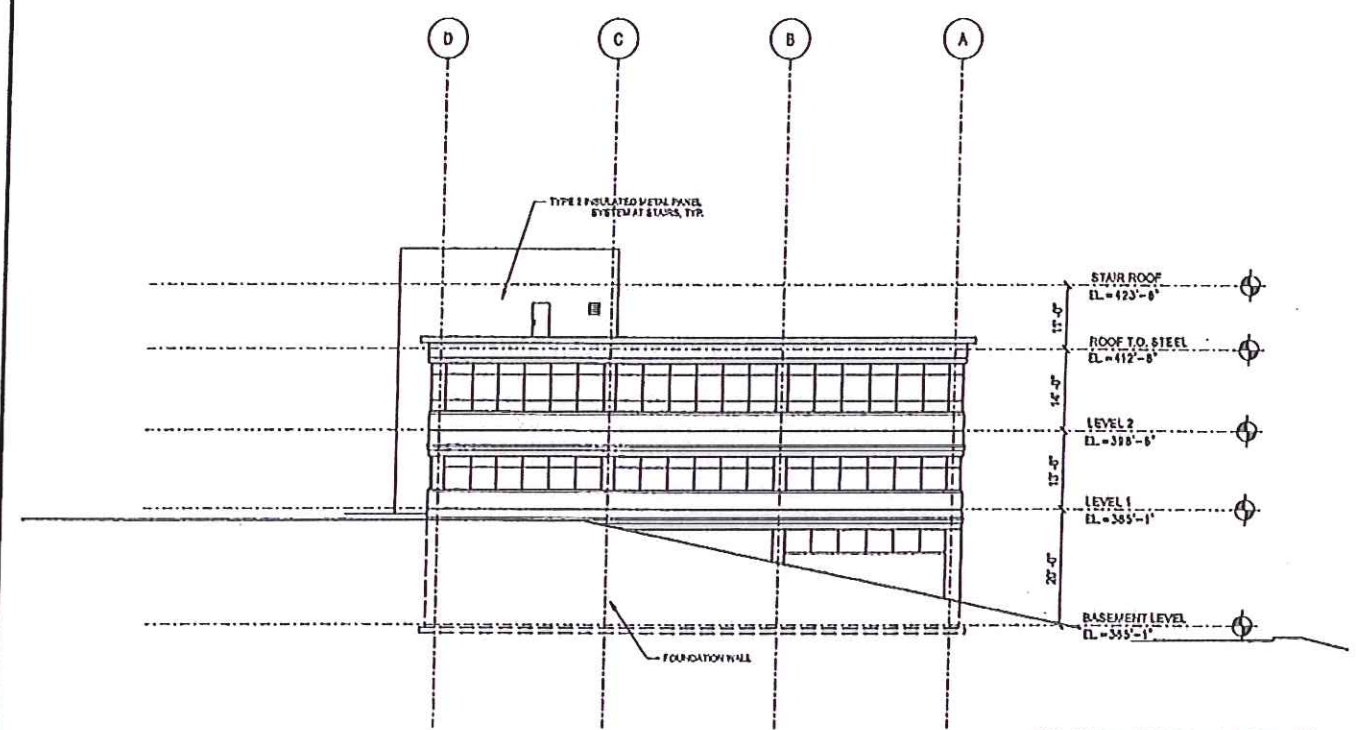
Phase I
Bldg. #3
(subject)

21 April 2008

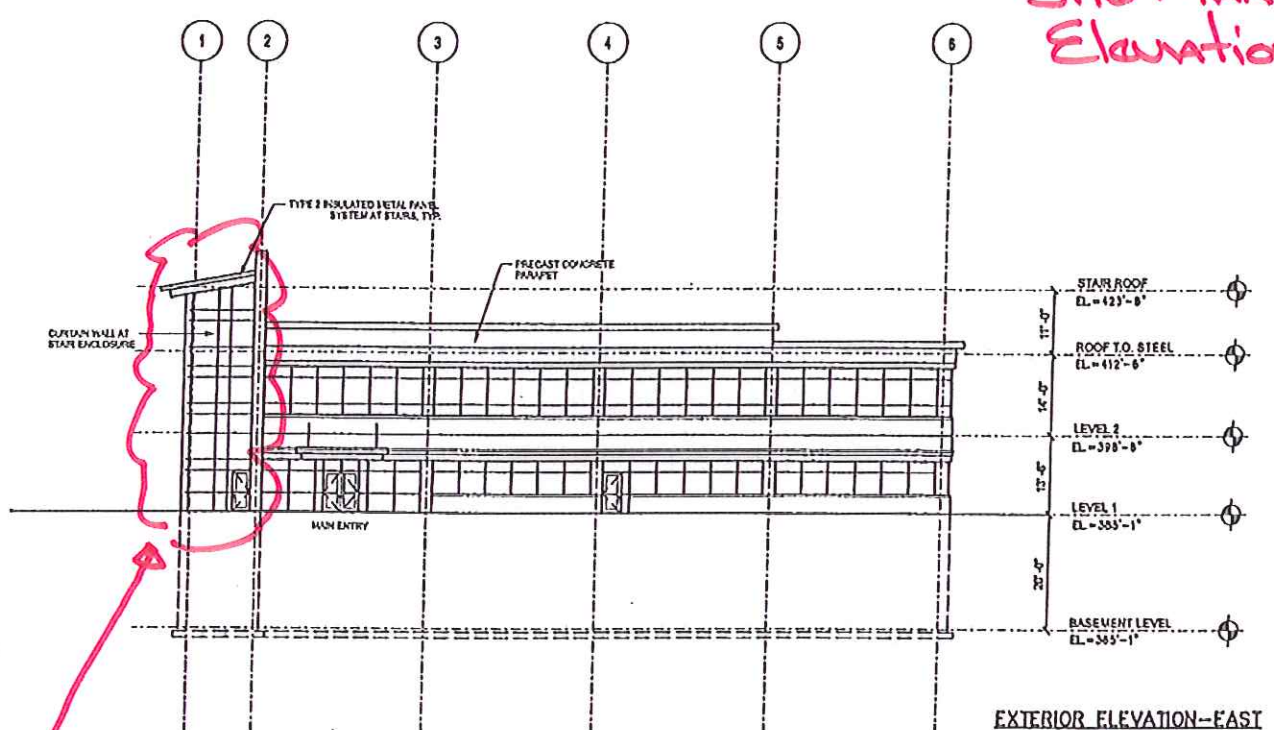
FALLING WATER

CUBE3
STUDIO
architecture interiors planning
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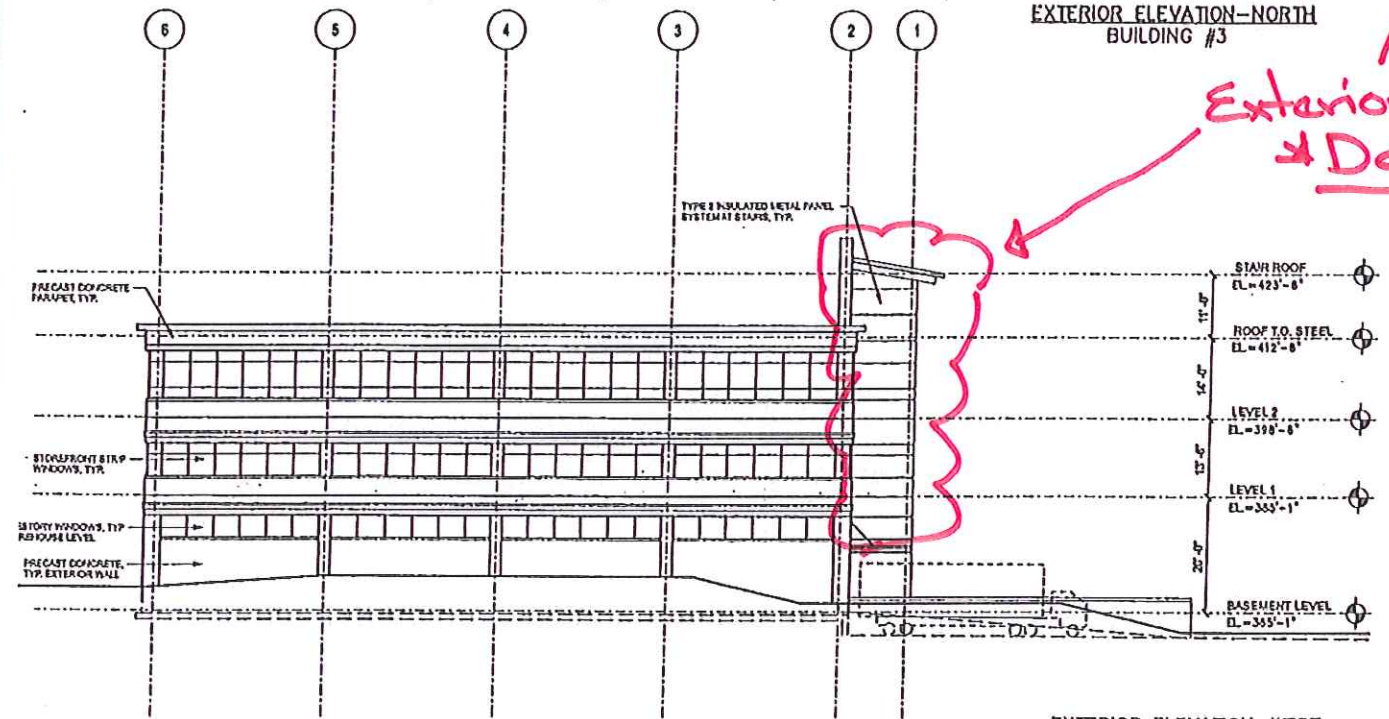
Site Plan Approval
Elevations



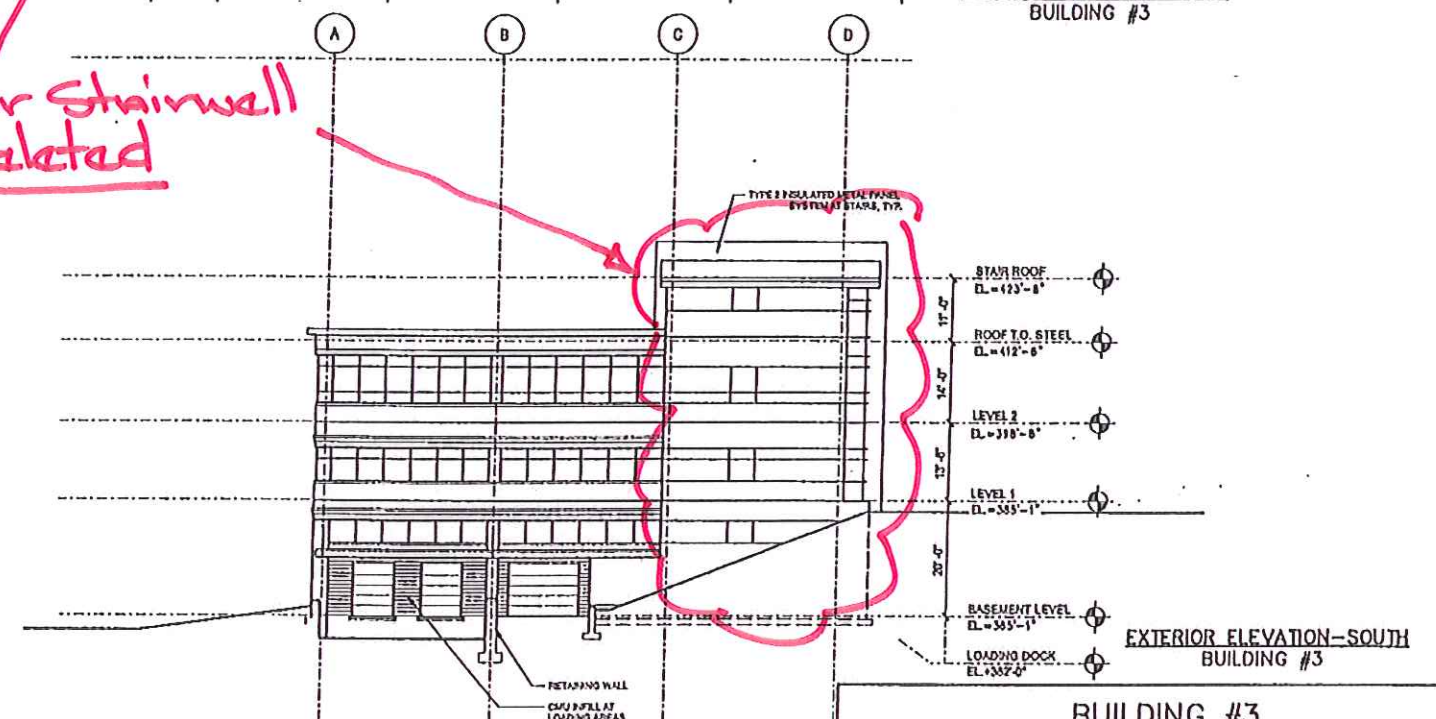
EXTERIOR ELEVATION-NORTH
BUILDING #3



EXTERIOR ELEVATION-EAST
BUILDING #3



EXTERIOR ELEVATION-WEST
BUILDING #3



EXTERIOR ELEVATION-SOUTH
BUILDING #3

Exterior Stairwell
Deleted

BUILDING #3
EXTERIOR ELEVATIONS
FALLING WATER OFFICE PARK
MAP 17; LOT 5-6
KITTY HAWK LANDING
LONDONDERRY, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
1	3-31-03	REV. PER DAD & STANTEC COMMENTS	GAC
2	8-19-03	REV. PER STANTEC SECOND REVIEW	GAC

OWNER	APPLICANT
WATER WONDERS, LLC 226 WILTON ROAD PETERBOROUGH, NH 03458 R.C.R.D. BK. 4500; PG. 2741	FALLING WATER, LLC c/o HIGHLAND FORWARDING 315 HIGHLANDER WAY MANCHESTER, NH 03103

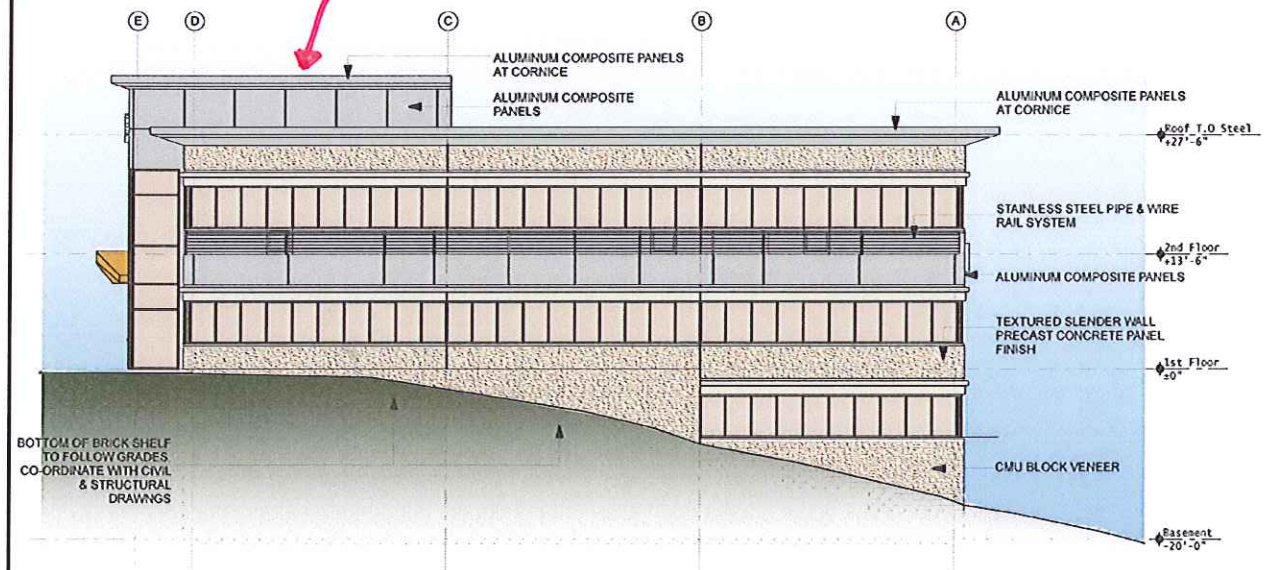
PROJ. NO: 07-0222-3
DATE: DEC. 2007
SCALE: 1/16"=1'-0"
SHEET NO. 41 OF 41

KMA
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Planning Landscape Architecture
10 Commerce Park North, Suite 2A, Bedford, NH 03110 Phone (603) 827-9001

T:_project\070222\0702223\dwg\0702223-02ELEV.dwg, 6/11/2008 10:39:20 AM, jpa, RICON Aislop 351 PCL 6

Proposed Color Elevations

Parapet



North Elevation
SCALE: 3/32" = 1'-0"

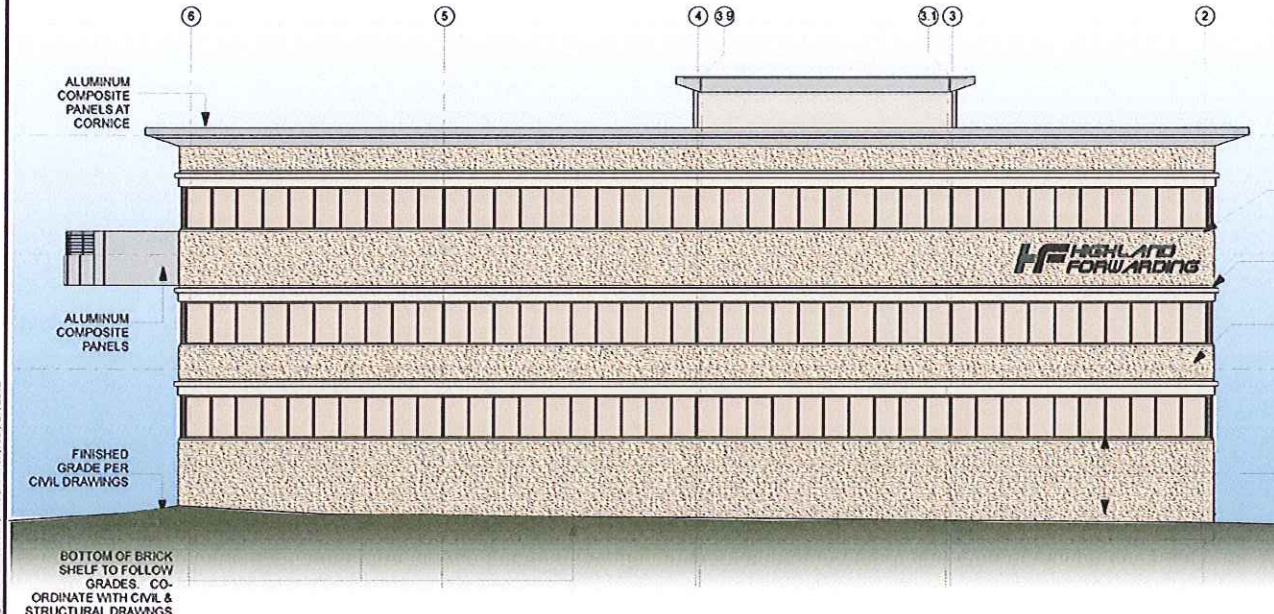
Parapet



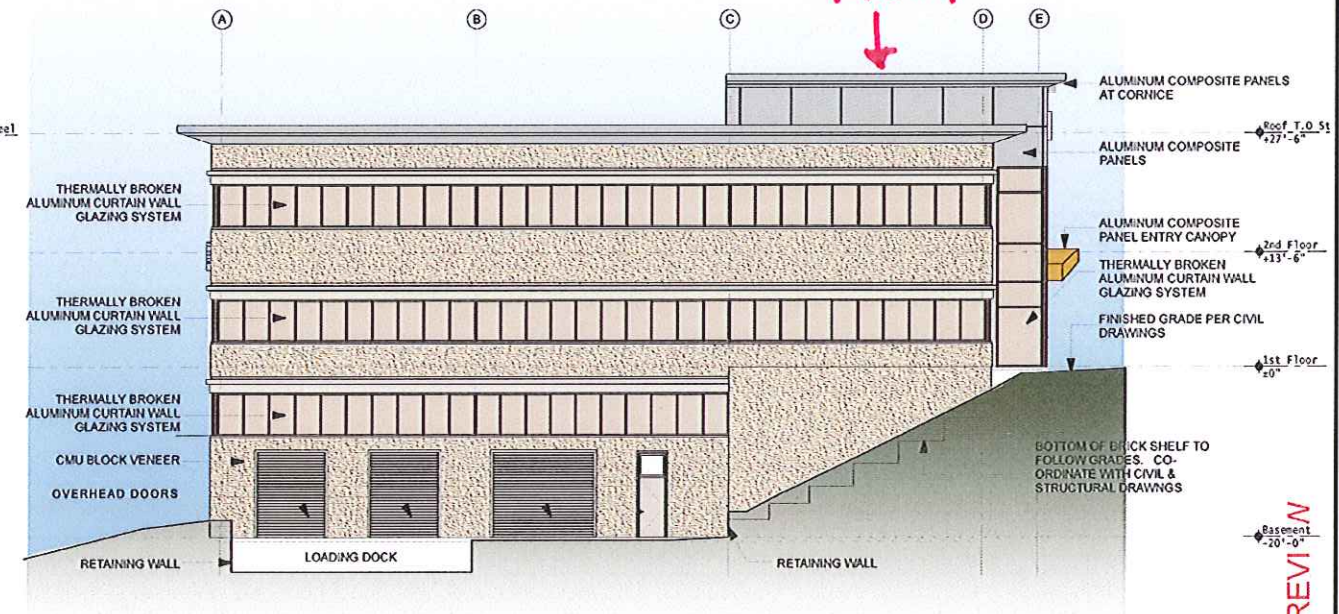
East Elevation
SCALE: 3/32" = 1'-0"

2 story vestibule

Parapet



West Elevation
SCALE: 3/32" = 1'-0"



South Elevation
SCALE: 3/32" = 1'-0"

FALLING WATER
Kitty Hawk Landing
Londonderry, New Hampshire

DENNIS MIREX, P.A.
THE ARCHITECTS
697 Union Street, Manchester, NH
603-425-6568 FAX 603-425-1087

The enclosed drawings are the property of Dennis Mirex, P.A. and are to be used only for the project and site specified herein. Any reproduction or use of these drawings for any other project without the written permission of Dennis Mirex, P.A. is strictly prohibited.

Elevations

revisions:

date: 07/25/2012
proj. no.: 2012025

A201

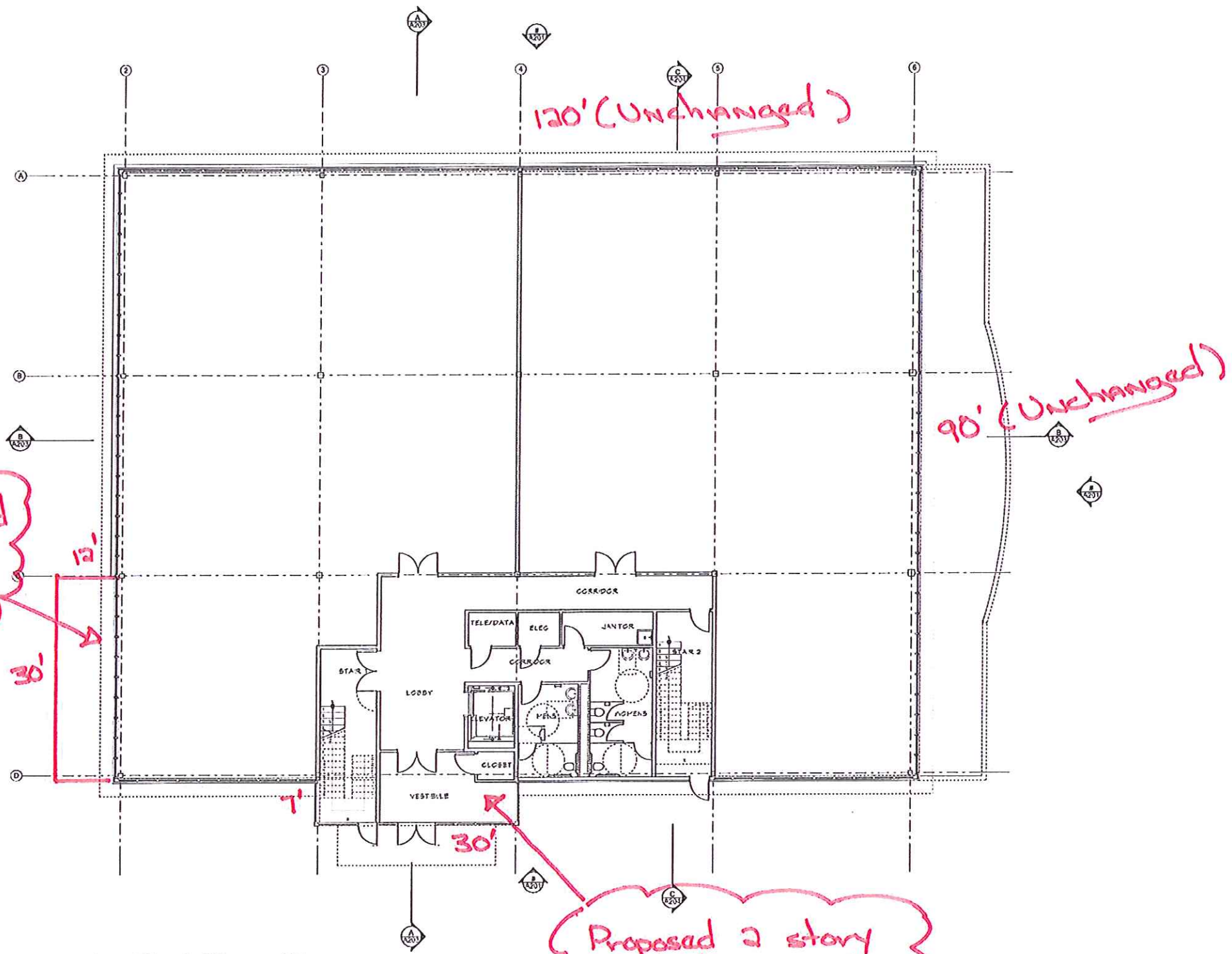
PRELIMINARY ONLY FOR REVIEW

M:\Users\chene37\aling Water-Londonderry-2012025\Architect\#111111\Falling Water-Londonderry-16-Jan-Friday, July 27, 2012

PRELIMINARY ONLY FOR REVIEW

First Floor
 Plan
 revisions:
 date: 06/14/2012
 proj. no.: 2012025

A103



Previously approved
 3 story exterior
 stairwell 12'x30'.
 Deleted

Proposed 2 story
 vestibule 7'x30'

First Floor Plan
 SCALE: 1/8" = 1'-0"

N:\Users\Chandof\Users\10444\Projects\2012\2012025\Falling Water\DWG\2012025-01-01.dwg, June 11, 2012