

1 **LONDONDERRY, NH PLANNING BOARD**  
2 **MINUTES OF THE MEETING OF AUGUST 3, 2011, 2011 AT THE MOOSE HILL**  
3 **COUNCIL CHAMBERS**  
4

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

10 Also Present: André Garron, AICP; John Trottier, P.E.; Libby Canuel, Community  
11 Development Secretary  
12

13 A. Rugg called the meeting to order at 7 PM. He appointed S. Benson to vote for  
14 C. Davies and L. Reilly to vote for the position vacated by Chuck Tilgner.  
15

16 **Administrative Board Work**  
17

18 A. Plans to Sign, RHP Investments LLC site plan, 6-33A  
19

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

23 **M. Soares made a motion to authorize the Chair and Secretary to sign the**  
24 **plans. L. Wiles seconded the motion. No discussion. Vote on the motion:**  
25 **9-0-0.** A. Rugg said the plans will be signed at the conclusion of the meeting.  
26

27 *[D. Coons arrived at 7:04 pm]*  
28

29 B. Fed Ex Ground – Security Gate Improvements, 4 Kitty Hawk Landing  
30

31 A. Garron referenced a letter and plan from TRB Development Group, Inc.  
32 requesting a restriction gate to keep the larger box and tractor trailer trucks from  
33 mistakenly entering the employee parking area (see attachment #1). A. Garron  
34 asked if the Board would allow the issue to be handled administratively. The  
35 consensus of the Board was to have the issue handled administratively.  
36

37 C. Bensons Hardware – Fence Construction  
38

39 S. Benson recused himself from this discussion.  
40

41 A. Garron referenced a letter from S. Benson regarding Bensons Hardware on  
42 Orchard View Drive (see attachment #2). S. Benson, 8 Snowflake Lane, explained  
43 that past the pump station located next to the secondary access road, the 12 foot  
44 grade along that boundary would preclude the need for a chain link fence for  
45 security purposes. For aesthetic reasons, the request is to forgo the fence  
46 required by the site plan and allow the natural plantings to act as a buffer in that  
47 location instead. D. Coons asked if the site plan would still be amended to reflect  
48 the change even if it is handled administratively. J. Trottier said it would be  
49 indicated on the as-built plan.

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*[T. Freda arrived at 7:11 PM].*

L. Reilly asked if any water hazards existed in that area. J. Trottier said a shallow treatment swale is located in the area to disperse storm water runoff from the parking lot. M. Soares noted that the fence would not be enclosing that swale even if it was installed. A. Garron asked if the Board was agreeable to have the issue handled administratively. The consensus was to allow the issue to be handled administratively.

*[S. Benson rejoined the Board at 7:14 PM]*

D. Coca Cola – Transformer, 7 Symmes Drive, 15-98

A. Garron referenced a letter from David Wittliff of the Stahlman Group of Concord, NH and then reviewed the submitted plan (see attachment #3). Russ Brunner, Plant Engineer, stated that the transformer pad would be 6 ft. x 6 ft. and that the eight ft. tall structure would feed equipment inside the building. A. Garron asked if the Board was agreeable to have the issue handled administratively. The consensus was to allow the issue to be handled administratively.

E. Approval & Signing of Minutes – July 6 & 13

**L. El-Azem made a motion to approve and sign the minutes from the July 6, 2011 meeting. L. Reilly seconded the motion. No discussion. Vote on the motion: 7-0-2 with M. Soares and J. Laferriere abstaining as they had not attended the meeting.**

**M. Soares made a motion to approve and sign the minutes from the July 13, 2011 meeting. L. Wiles seconded the motion. No discussion. Vote on the motion: 6-0-3 with T. Freda, R. Brideau, and J. Laferriere abstaining as they had not attended the meeting.**

Minutes for July 6, 2011 and July 13, 2011 are approved and will be signed at the conclusion of the meeting.

F. Discussions with Town Staff

J. Trottier provided an update on the work being done on South Road, saying the work is proceeding as planned and the road should be reopened by August 12, if not sooner.

A. Garron stated that he, Art Rugg and J. Trottier performed a site walk on Page Road with Giovanni Verani and engineer George Chadwick as requested by the Planning Board for the Tammy Verani 2004 Revocable Trust subdivision (Map 17, Lot 34). Some issues remain to be worked out, but A. Garron said a report will be before the Board at the August 10 meeting.

1 A. Garron also noted that Tim Thompson, former Londonderry Town Planner, is  
2 now the Community Development Director for the Town of Merrimack.

3  
4 A. Rugg asked if those questions regarding Woodmont Commons that could be  
5 answered by staff have been posted to the Town website. A. Garron said that had  
6 been answering email questions directly and will continue to. Staff has not posted  
7 answers to past questions yet. T. Freda asked that once a plan is submitted for  
8 the project if the Board has 65 days to decide upon it. A. Garron replied that the  
9 65 day restriction ensures that the Board makes a decision within that time frame,  
10 after which the applicant can appeal to the Town Council to force the Planning  
11 Board to make a decision. T. Freda asked how long it would take to perform a  
12 traffic study. A. Garron said that if a full study is started at the time of the formal  
13 submittal, it could take a while. T. Freda asked if it could take longer than the 65  
14 days. A. Garron said it would depend on who is hired to perform the study. The  
15 65 day clock, he noted, can be extended if the applicant wishes. J. Laferriere  
16 asked if the Board can require the traffic study be done before the 65 days  
17 commences. A. Garron was not sure but said he would return to the August 10  
18 meeting with an answer. M. Soares noted that the first traffic study would be  
19 submitted for the Master Plan associated with the Woodmont Commons project,  
20 which would be different from the traffic study submitted for the actual site plan.  
21 The former would be more general in nature and the latter much more specific. T.  
22 Freda asked if the application could be posted on the Town website. While it is not  
23 typically done, A. Garron said a link could be provided from the agenda. L. Wiles  
24 asked if there have been any more discussions on generating the preliminary tax  
25 impact analysis. A. Garron replied that he has been working with the Town  
26 Manager to develop a list of consultants and a list of questions that would need to  
27 be answered. Funding of the analysis can come from either the Town or the  
28 applicant if the Town so requires the applicant to fund the study themselves based  
29 on the fact that it is an investigative report.

30  
31 A. Rugg announced that the 45<sup>th</sup> annual dinner meeting for the Southern New  
32 Hampshire Planning Commission (SNHPC) will take place on Friday, September 9  
33 at 6:30 PM at the Puritan Conference Center. The keynote speaker will be  
34 Secretary of State Bill Gardner, who will discuss how results of future elections  
35 may affect regional planning in NH. A. Rugg asked Board members to contact  
36 staff if they are interested in attending.

37  
38 **New Plans**

39  
40 A. 124-126 Rockingham Road, LLC, Map 16, Lots 72 & 74 – Application  
41 Acceptance and Public Hearing for a Site Plan to construct a retail motor fuel  
42 outlet with a 3,740 square foot convenience store and drive-thru donut shop.

43  
44 A. Garron stated that there were no checklist items, and staff recommended the  
45 application be accepted as complete.

46  
47 **M. Soares made a motion to accept the application as complete. R.**  
48 **Brideau seconded the motion.** No discussion. **Vote on the motion: 9-0-0.**  
49 Application accepted as complete.

50

1 A. Rugg mentioned that this starts the 65 day time frame under RSA 676:4.  
2

3 Frank Montero, a professional engineer with MHF Designs in Salem, NH was joined  
4 by traffic consultant Jason Flored of Greenman Pedersen and developer Tom Riley  
5 to present the plans for this project on the corner of Liberty Drive and Route 28.  
6 Currently, the two lots are zoned Commercial-II, even though they are used  
7 residentially with on-site wells and septic systems. They would be merged by a  
8 notice of voluntary merger to create a 1.8 acre parcel, a total that accounts for  
9 the recent land taking done by the State for future improvements of Rockingham  
10 Road. The two lots will have to be under the same ownership for this to take  
11 place, therefore F. Montero requested that the merger be a condition of the  
12 building permit as opposed to the site plan so that the site plan could be signed  
13 and the closing on the property could take place. A small wetland less than ½  
14 acre in size sits to the rear of the properties and will not be impacted. Municipal  
15 water and sewer are available to this area from Independence Drive and Liberty  
16 Drive respectively. Electric service will come from Independence Drive as well. In  
17 2008, plans presented by a previous owner for a Hess gas station with 5,020 sf  
18 convenience store and car wash went through the Design Review Process,  
19 however that project was stalled by the economic recession. The new owner  
20 would develop the site and lease it to a Manchester company called Volume, Inc.  
21 that operates several gas stations in the Manchester/Bedford area. Ten vehicles  
22 will be able to use the five fueling dispensers located under the canopy at one  
23 time. Twelve vehicles can be queued in the stacking lane of the drive thru.  
24 Parking will be located in front of the convenience store and on the west side of  
25 the building, including employee spaces. Two underground fuel storage tanks will  
26 be located on the southwest corner of the property as well as a trash enclosure on  
27 the northeast corner. An underground storage tank permit from the Department  
28 of Environmental Services has been applied for and is in process. A full access  
29 driveway will come off of Liberty Drive while a right-in/right-out only drive will be  
30 accessible from Rockingham Road. Both driveways exceed the 24-ft. limitation,  
31 therefore a request for a design exception is being requested to allow the 36-ft.  
32 width that is planned for tanker truck access. The NH Department of  
33 Transportation (DOT) will be signalizing the intersection of Liberty and  
34 Rockingham Road in 2014. They will also install a median from the intersection  
35 continuing across the frontage of the property, making the proposed temporary  
36 right in/right out entrance permanent. Another median will be built on the Liberty  
37 Drive leg of the intersection that will extend from the traffic light back to the site  
38 driveway. A permit from NH DOT is forthcoming and will include the condition of  
39 adding "a couple of feet" to the width of Liberty Drive to accommodate the median  
40 to be placed there. A retaining wall will be installed along the back of the site and  
41 will be 8 ft. tall at its highest point. The above ground detention system for  
42 drainage from the site will discharge towards Independence Drive using an  
43 existing culvert. F. Montero described the landscaping plan, site lighting, and the  
44 free standing monument signage. Signage both there and on the building were  
45 altered with requests from the Heritage Commission. A. Garron noted that  
46 although flushed lighting in the canopy was noted, the plan still needs to reflect  
47 that the lighting will be recessed in accordance with the site plan regulations.  
48 Construction is hoped to begin late this summer and for the improvements to be  
49 finished by October.  
50

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

2  
3 A. Garron said staff recommends conditional approval as outlined in the staff  
4 recommendation memo.

5  
6 Discussion regarding the voluntary merger of the lots occurred. J. Trottier asked  
7 how the Planning Board could approve a site plan on two separately owned lots.  
8 F. Montero replied that in order to be able to obtain a financial loan, the bank  
9 requires a signed site plan. Only then can T. Riley close on the property and  
10 merge the two lots. Under State law, the lots cannot be merged until they have  
11 common ownership. John Levenstein, T. Riley's attorney, asked if the Board could  
12 approve the site plan with only one condition, that being the merger of the lots  
13 must take place. A. Garron offered to write a letter once plans are submitted that  
14 meet all other conditions stating that only the voluntary merger needs to take  
15 place in order for the plans to be signed. He also noted that all required traffic,  
16 police, and fire impact fees must be paid prior to the issuance of a Certificate of  
17 Occupancy.

18  
19 A. Rugg asked for Board input. T. Freda asked what kind of easements are said to  
20 be under review. J. Trottier said they were flowage easements regarding  
21 stormwater/drainage. L. Wiles asked if any operating hours are proposed at this  
22 point. F. Montero said it would depend on the amount of business but that it could  
23 become a 24-hour establishment. L. Wiles also asked how tall the free standing  
24 sign would be. He was told it cannot exceed ten ft. in height. L. El-Azem asked  
25 what donut franchise would be associated with the project and was told it would  
26 be Dunkin' Donuts. L. Reilly asked if there were any future plans for a driveway to  
27 Independence Drive. F. Montero said there were no plans. J. Laferriere asked if  
28 the parking indicated would be sufficient. F. Montero replied that the amount  
29 actually exceeds requirements (36 spaces vs. 32 required) and that he does not  
30 anticipate there will be any issues. A. Rugg asked that purple lilacs be included in  
31 the landscape plan as it is the State flower.

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

34  
35 A. Garron asked if there were any plans for outside display. F. Montero replied  
36 that note 29 on the plan indicates that the only outside display area would be an  
37 ice machine. A. Rugg asked if staff was satisfied with the traffic study. A. Garron  
38 replied that Stantec reviewed it and found it acceptable.

39  
40 **M. Soares made a motion to conditionally approve the site plan with the**  
41 **following conditions:**

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

45  
46 **PRECEDENT CONDITIONS**

47  
48 All of the precedent conditions below must be met by the applicant, at the  
49 expense of the applicant, prior to certification of the plans by the Planning Board.

1 Certification of the plans is required prior to commencement of any site work, any  
2 construction on the site or issuance of a building permit.

3  
4 1. The Applicant indicates the NHDOT Driveway Permit is in process, the  
5 Londonderry Sewer Discharge Permit is in process and the NHDES UST  
6 Permit for underground fuel storage tanks is in process on the submitted  
7 checklist. We recommend the Applicant obtain all project permits, indicate  
8 the permit approval numbers on the cover sheet and provide copies of all  
9 permits for the Planning Division files per section 4.13 of the Site Plan  
10 Regulations.

11  
12 2. The Applicant shall address/clarify the following on the Sanitary Sewer plan  
13 – sheet 11:

14 A. The revised design appears to indicate the proposed sewer line will  
15 conflict with the proposed drain line and does not provide a minimum  
16 separation of one foot as typically requested by the Town. In  
17 addition, the roof drain crossing is missing from the profile. Also,  
18 the proposed sewer line from the building under the paved driveway  
19 has less than the minimum six feet of cover required. The Applicant  
20 shall revise the design to provide proper separation from the drain  
21 line and proper cover over the pipe under the pavement as necessary  
22 meeting the approval of the Sewer Division.

23 B. The revised profile design does not properly indicate the proposed  
24 grease trap inlet into the top of the grease trap structure as indicated  
25 in the separate detail provided on the same sheet. The Applicant  
26 shall review and revise the profile accordingly.

27 C. The proposed domestic sewer profile does not provide a minimum  
28 separation of one foot from the drain lines as typically requested by  
29 the Town. The Applicant shall update the proposed sewer design as  
30 necessary meeting the approval of the Sewer Division.

31  
32 **3. The revised project report includes a revised off-site subcatchment**  
33 **OS6 in the project analysis with the runoff flow value significantly**  
34 **reduced as noted in the Applicant's response letter. However, the**  
35 **predevelopment calculations/volume at pond 4 located downstream**  
36 **of this subcatchment have been substantially enlarged at the**  
37 **existing 24" culvert inlet with this submission. The submitted**  
38 **information does include any additional information, such as**  
39 **additional existing conditions survey, to substantiate the enlarged**  
40 **pond area (now 3.5 acres vs. 0.5 acre previously) at elevation 326**  
41 **implied with the revised calculations. The Applicant shall provide**  
42 **additional documentation to support and substantiate the revised**  
43 **pond area/analysis of the report and to support and substantiate**  
44 **that the existing 24" culvert does not have a capacity issue as noted**  
45 **in the response letter.**

46  
47 **4. The revised site drainage system design on sheet 5 now includes a**  
48 **Stormceptor with note 14 addressing maintenance of the**  
49 **Stormceptor. The Applicant shall update the notes on this plan to**  
50 **include maintenance of the remainder of the proposed drainage**

1 **system including catch basins and the detention basin as typically**  
2 **requested by the Town.**  
3

- 4 5. The project plans do not address if any outside storage (other than the  
5 indicated trash enclosure) would occur per section 2.4.2.2 of the Zoning  
6 Ordinance. The Applicant shall provide a note or notes on the plans to  
7 address this issue.  
8
- 9 6. The project is located along a significant portion of Liberty Drive. The  
10 Applicant's grading plan indicates proposed grading for the detention basin  
11 will extend into the Liberty Drive ROW and redirect the existing drainage  
12 flow along Liberty Drive to the right of way edge. In addition, the project  
13 proposes regrading within the Town's existing slope easement for  
14 construction of the Liberty Drive entrance. A portion of the existing runoff  
15 of Liberty Drive will be redirected to the Applicant's on-site detention basin  
16 under this design. The Applicant shall verify if additional off-site  
17 improvements to Liberty Drive will be necessary with the Department of  
18 Public Works.  
19
- 20 7. The Applicant shall verify the DRC comments of the Sewer Division are  
21 adequately addressed with the Sewer Division.  
22
- 23 8. The Applicant shall add purple lilacs to the landscaping plan.  
24
- 25 9. The applicant shall combine the 2 lots via voluntary merger prior to final  
26 approval of the site plan.  
27
- 28 10. The Applicant shall provide a digital (electronic) copy of the complete final  
29 plan sent to the Town at the time of signature by the Board in accordance  
30 with Section 2.05.n of the regulations.  
31
- 32 11. Financial guaranty if necessary.  
33
- 34 12. Final engineering review.  
35

36 **PLEASE NOTE -** Once these precedent conditions are met and the plans are  
37 certified the approval is considered final. If these conditions are not met within **6**  
38 **months** to the day of the meeting at which the Planning Board grants conditional  
39 approval the board's approval will be considered to have lapsed and re-submission  
40 of the application will be required. See RSA 674:39 on vesting.  
41

42 **GENERAL AND SUBSEQUENT CONDITIONS**  
43

44 All of the conditions below are attached to this approval.  
45

- 46 1. **No construction or site work for the amended site plan may be**  
47 **undertaken until the pre-construction meeting with Town staff has**  
48 **taken place, filing of an NPDES-EPA Permit and the site restoration**  
49 **financial guaranty is in place with the Town.** Contact the Department  
50 of Public Works to arrange for this meeting.

- 1  
2 2. The project must be built and executed exactly as specified in the approved  
3 application package unless modifications are approved by the Planning  
4 Division & Department of Public Works, or if staff deems applicable, the  
5 Planning Board.  
6
- 7 3. All of the documentation submitted in the application package by the  
8 applicant and any requirements imposed by other agencies are part of this  
9 approval unless otherwise updated, revised, clarified in some manner, or  
10 superseded in full or in part. In the case of conflicting information between  
11 documents, the most recent documentation and this notice herein shall  
12 generally be determining.  
13
- 14 4. All site improvements must be completed prior to the issuance of a  
15 certificate of occupancy. In accordance with Section 6.01.d of the Site Plan  
16 Regulations, in circumstances that prevent landscaping to be completed  
17 (due to weather conditions or other unique circumstance), the Building  
18 Division may issue a certificate of occupancy prior to the completion of  
19 landscaping improvements, if agreed upon by the Planning Division & Public  
20 Works Department, when a financial guaranty (see forms available from the  
21 Public Works Department) and agreement to complete improvements are  
22 placed with the Town. The landscaping shall be completed within 6 months  
23 from the issuance of the certificate of occupancy, or the Town shall utilize  
24 the financial guaranty to contract out the work to complete the  
25 improvements as stipulated in the agreement to complete landscaping  
26 improvements. **No other improvements shall be permitted to use a**  
27 **financial guaranty for their completion for purposes of receiving a**  
28 **certificate of occupancy.**  
29
- 30 5. As built site plans must to be submitted to the Public Works Department  
31 prior to the release of the applicant's financial guaranty.  
32
- 33 6. All required Traffic, Police, and Fire impact fees must be paid prior to the  
34 issuance of a Certificate of Occupancy.  
35
- 36 7. It is the responsibility of the applicant to obtain all other local, state, and  
37 federal permits, licenses, and approvals which may be required as part of  
38 this project (that was not received prior to certification of the plans).  
39 Contact the Building Division at extension 115 regarding building permits.  
40

41 **L. Wiles seconded the motion.** No discussion. **Vote on the motion: 9-0-0.**  
42 Plan is conditionally approved.

#### 43 **Other Business**

44  
45  
46 A. Garron stated that the Master Plan Steering Committee (MPSC) met on July 27  
47 and reviewed the Heart & Soul grant application that was submitted in  
48 collaboration with SNHPC. He said between now and October, the Town should  
49 hear whether the application was successful. He noted that the excellence of the  
50 video created as part of the application by the Town GIS Manager, Community



1 Development intern and the Assistant Director of the Londonderry Access Center.  
2 The MPSC also reviewed the Request for Proposals for a Master Plan consultant  
3 and provided feedback, which A. Garron has used to revise the draft. Lastly, there  
4 was some discussion on using alternatives to the UNH Survey Center which A.  
5 Garron is investigating.

6  
7 M. Soares mentioned that a School Deliberative Session will take place on August  
8 26 at 7 PM at the High School cafeteria to determine whether to accept the \$1.1  
9 million from the State in adequacy money. A special election will be held on  
10 October 11 to vote on the decision made at the Deliberative Session.

11  
12 **Adjournment:**

13  
14 **J. Laferriere made a motion to adjourn the meeting. R. Brideau seconded**  
15 **the motion. Vote on the motion: 9-0-0.** The meeting adjourned at 8:17 PM.

16  
17 These minutes prepared by Jaye Trottier and Libby Canuel, Community  
18 Development Department Secretaries.

19  
20  
21  
22 Respectfully Submitted,

23  
24  
25  
26 Lynn Wiles, Secretary



36 Londonderry Turnpike  
Hooksett, New Hampshire 03106  
Phone: (603) 669-8500  
Fax: (603) 626-0939  
www.trb-group.com

July 19, 2011

Town of Londonderry  
Community Development Department  
268B Mammoth Road  
Londonderry, NH 03053

Attn: Timothy J. Thompson, AICP  
Town Planner

Re: FedEx Facility Access Gate – Kitty Hawk Landing

Dear Mr. Thompson,

Please see the enclosed pictures of a restriction gate that FedEx, located at 4 Kitty Hawk Landing, would like to use.

The use for this gate is to keep the larger box trucks and the tractor trailer trucks from entering the employee parking area by mistake, and damaging the cars parked there.

If you take a look at the cut sheet, you will see a “shear pin feature” that will allow the gate to swing open in an emergency to allow access to emergency vehicles.

If you have any questions, or concerns, please call me at 603-315-1686.

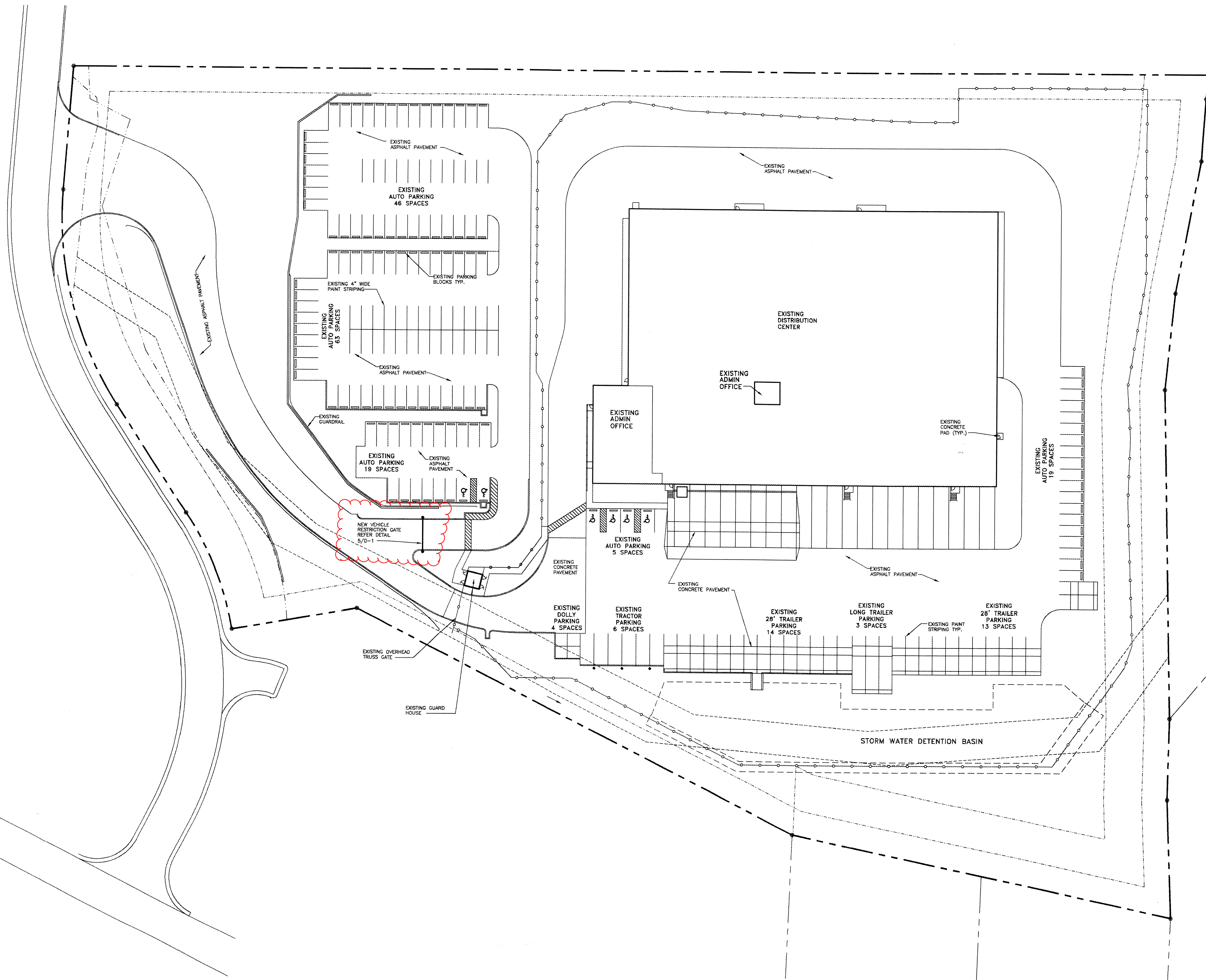
Thank you.

A handwritten signature in blue ink, appearing to read "William Bevelacqua", is written over a horizontal line.

William Bevelacqua  
TRB Development Group, Inc.

Enclosures

FedEx 3 locations Bio Set 4/19/11



SECURITY DASHBOARD				
BASED ON SECURITY MATRIX DATE: 10/15/09	EXISTING	PROPOSED	NOT POSSIBLE	ALTERNATIVE SECURITY MEASURE(S)
PERIMETER FENCING	●			
FENCELINE TURNSTILE AND GATE				●
PARKING SEPARATION (AUTO/TRAILERS)	●			
ALARMED PERSONNEL DOORS	●			
MOTORIZED ENTRY GATE	●			
SECURITY CAMERAS*	●			
SECURITY BUILDING	●			
SECURITY STATION		●		
ACCESS CONTROL*	●			
BUILDING SECURITY ALARM*	●			
MOTORIZED "DRIVE-IN" DOORS	●			
FOLDING GATES		●		
HIGH SECURITY CAGE	●			
TOUCH PAD DOOR LOCKS	●			
SECURITY EQUIPMENT / COMPUTER ROOM	●			
SECURITY OFFICE				●
VEHICLE RESTRICTION GATE		●		
METAL DETECTORS*	●			

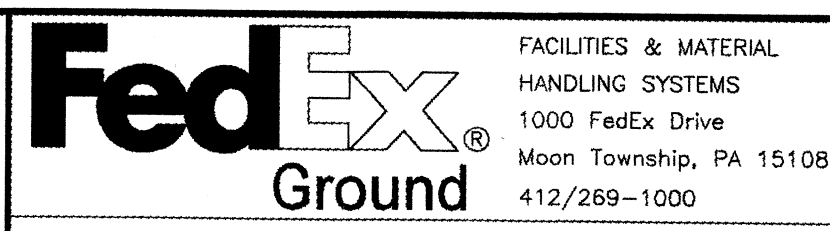
\*INCLUDED IN FACILITY BUDGET, PROVIDED AND INSTALLED BY PPS.  
ALTERNATIVE SECURITY MEASURES REVIEWED BY: XXXX  
DATE: XX-XX-XX

LEGEND	
	EXISTING FENCE
GENERAL NOTES	
<ol style="list-style-type: none"> <li>VERIFY DISTANCE REQUIRED FOR LOCAL SETBACKS, STORM WATER MANAGEMENT REQUIREMENTS AND TOPOGRAPHICAL ADJUSTMENTS.</li> <li>VERIFY ACCESSIBLE PARKING SPACES AS REQUIRED BY ORDINANCE.</li> <li>ALL TOPOGRAPHIC AND BUILDING CONTROL ELEVATIONS SHOWN ON THESE DRAWINGS ARE "GENERIC" AND ARE PROVIDED ONLY TO INDICATE SURFACE RELATIONSHIPS REQUIRED. ACTUAL ELEVATIONS WILL BE DETERMINED BY THE CONDITIONS IN THE FIELD.</li> <li>INSTALL PARKING BLOCKS IN AUTO PARKING LOT ONLY IF REQUIRED BY CODE.</li> <li>VERIFY EXISTING BUILDING AND YARD CONDITIONS WITH FEDEX.</li> </ol>	
DRAWING INDEX	
SHEET NO.	TITLE
C-1	SITE PLAN
A-1	BUILDING PLAN
A-2	OFFICE PLAN
D-1	DETAILS

NORTH  
**SITE PLAN**  
 SCALE: 1"=40'-0"

**NOT FOR CONSTRUCTION**  
 This is a progress drawing intended for information only, and shall not be used for construction purposes. The Construction Documents prepared by other shall address all applicable local, state, and federal codes and regulations. For FedEx leased facilities the Construction Documents shall be the responsibility of the Lessor/Lessor's Agent. For FedEx owned facilities the Construction Documents shall be the responsibility of the Architect/Engineer of Record.

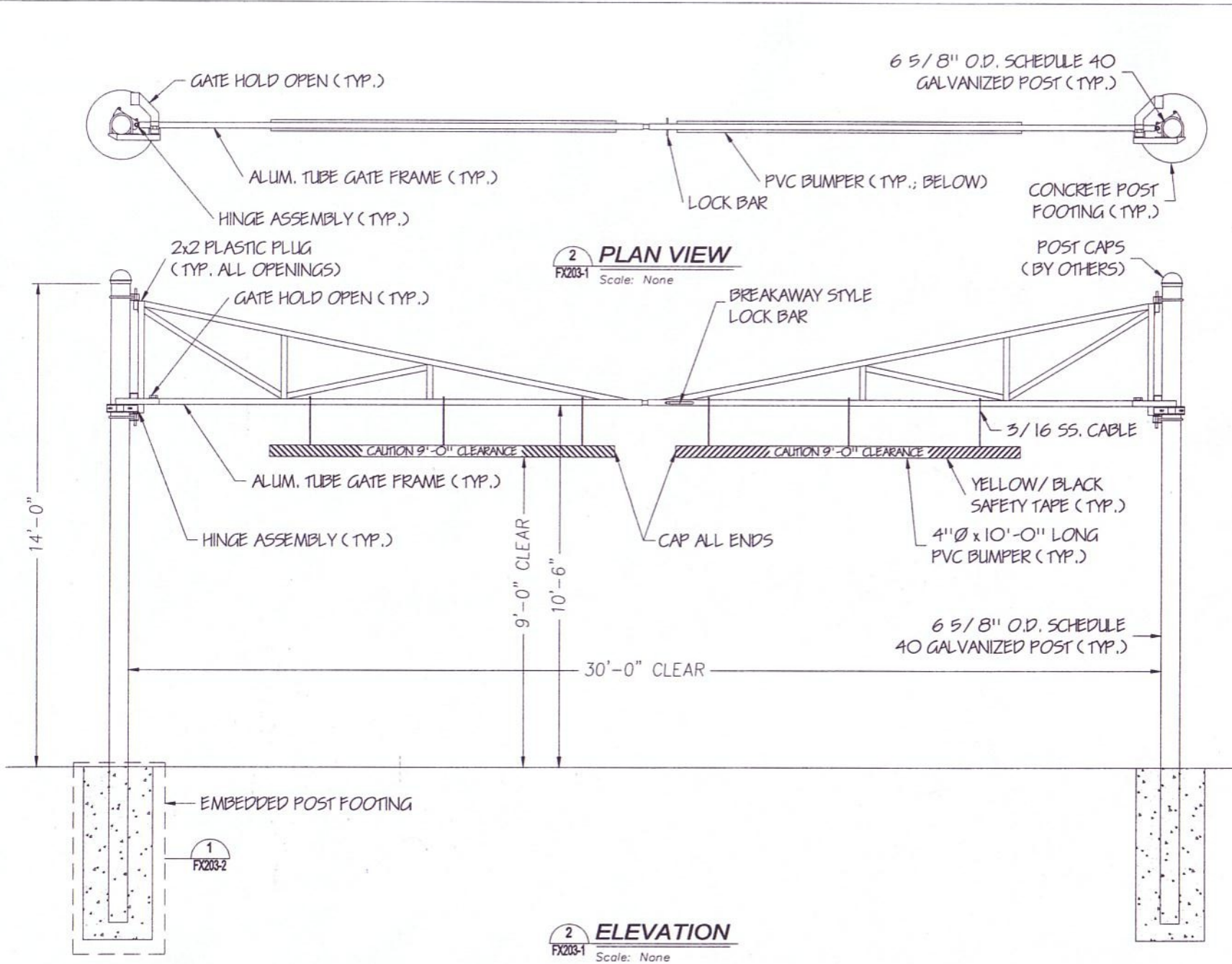
Rev.	Date	Revised Items	Dr.	D.E.	Project No.
					NONE



FACILITIES & MATERIAL HANDLING SYSTEMS  
 1000 FedEx Drive  
 Moon Township, PA 15108  
 412/269-1000

Location: MANCHESTER  
 Project: SECURITY UPGRADES  
 Title: SITE PLAN  
 Scale: 1" = 40'-0"  
 Date: 06/03/10  
 Drawn: CMK  
 Design: JBK  
 Master: JBK  
 Address: 4 KITTY HAWK LANDING LONDONDERRY, NH 03053

State or Province: NH  
**FILE COPY (IF STAMP IS RED)**  
 Sheet No: **C-1**  
 Drawing Number: 031-Y-030  
 Revision:



**2 PLAN VIEW**  
 Scale: None  
 FX203-1

**2 ELEVATION**  
 Scale: None  
 FX203-1

PROJECT: SUBJECT: CONTRACTOR: ARCHITECT/ENGINEER:	DIRECTORY/CAD FILE: 300 Vehicle Restriction FX203 16	SHEET NUMBER: 1 of 2	DRAWING NUMBER: <b>FX203-1</b>
	PROJECT: SUBJECT: CONTRACTOR: ARCHITECT/ENGINEER:	DATE: 10/13/09 CHECKED BY: BGG DATE: 10/13/09	SCALE: As Noted REVISION LEVEL: R6
PROPRIETARY & CONFIDENTIAL The information contained in this drawing is the sole property of TYMETAL CORP. Any reproduction in part or as a whole without the written permission of TYMETAL CORP. is prohibited.	DRAWN BY: DWT DATE: 10/13/09 CHECKED BY: BGG DATE: 10/13/09	SCALE: As Noted REVISION LEVEL: R6	TYMETAL CORP. www.tymetal.com 2549 STATE ROUTE 40 GREENWICH, N.Y. 12834 PH: (800) 328-4283 - FX: (518) 692-9404

APPROVAL (To be completed by customer):  
 Name (Print): \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Tim Thompson

---

**From:** Scott Benson [sbenson@bensonslumber.com]  
**Sent:** Tuesday, July 19, 2011 3:20 PM  
**To:** Tim Thompson  
**Cc:** 'Brad Benson'  
**Subject:** Bensons lumber and hardware site plan

**Categories:** Purple Category

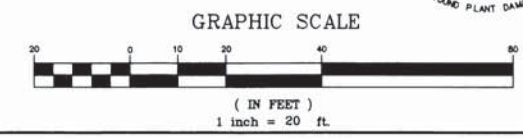
Tim,

Per our discussion, I am seeking to amend our site plan at 20 Orchardview Dr. Our wish is to forgo installing the fence that is currently on our existing site plan, we feel that the steepness of the grade and the natural plantings that exist there are enough of a deterrent to make it inaccessible for any vehicle and we also think that it is aesthetically more pleasing to have a natural border rather than a chain link fence. I am hopeful that this decision can be approved by the town administration without having to go before the board for a complete site review. we are hoping to get our co this week, please advise and if you have any questions or concerns, don't hesitate to call me.

Respectfully, Scott Benson

- DESIGN NOTES:**
- COMMERCIAL DISTRICT (C-1) DIMENSIONAL REQUIREMENTS:
    - MINIMUM LOT AREA: 1 ACRE (OR NHDES LOT SIZING)
    - MINIMUM FRONTAGE: 150 FEET
    - FRONT SETBACK: 60 FEET
    - SIDE SETBACK: 30 FEET
    - REAR SETBACK: 30 FEET
  - PROPOSED USES:
    - SAME AS EXISTING USES WITH CONVERSION OF 636-SF OFFICE SPACE WITHIN HARDWARE STORE TO RETAIL SPACE, AS WELL AS THE CONSTRUCTION OF 1,000-SF OF NEW OFFICE SPACE IN MEZZANINE OF EXISTING BUILDING. FURTHERMORE, A NEW 4,860-SF MILLWORK BUILDING IS PROPOSED.
  - THE PROPOSED MILLWORK STORAGE BUILDING WILL NOT UTILIZE WATER OR SEWER SYSTEMS.
  - OPEN SPACE PROVIDED:
    - GREEN SPACE PROVIDED: 41% TOTAL PARCEL AREA
    - MINIMUM GREEN SPACE REQUIRED: 33% TOTAL PARCEL AREA
    - BUILDING AREA: 16.5% TOTAL PARCEL AREA
    - MAXIMUM BUILDING AREA ALLOWED: 25% TOTAL PARCEL AREA
    - MAXIMUM BUILDING HEIGHT: 50 FEET
  - PARKING CALCULATIONS:
    - NUMBER OF SPACES REQUIRED:
      - 17,600-SF HARDWARE STORE
      - 15,260-SF RETAIL SPACE AT 1 SPACE/200-SF = 76 SPACES
      - 1,340-SF STORAGE SPACE AT 1 SPACE/1,200-SF = 1 SPACE
      - 1,000-SF OFFICE SPACES AT 4.5 SPACES/1,000-SF = 5 SPACES
      - 1,200-SF GREENHOUSE AT 1 SPACE/200-SF = 6 SPACES
      - 12,600-SF COVERED LUMBER STORAGE AT 1 SPACE/1,200-SF = 11 SPACES
      - 4,800-SF STORAGE BUILDING AT 1 SPACE/1,200-SF = 4 SPACES
      - 2,800-SF STORAGE SHED AT 1 SPACE/1,200-SF = 2 SPACES
      - 4,860-SF PROP. MILLWORK BUILDING AT 1 SPACE/1,200-SF = 4 SPACES
      - TOTAL SPACES REQUIRED: 109 SPACES
    - NUMBER OF SPACES PROVIDED:
      - 111 SPACES, INCLUDING 5 HANDICAPPED SPACES, ONE OF WHICH IS VAN ACCESSIBLE
  - ALL ON-SITE ELECTRIC, TELEPHONE AND COMMUNICATION SYSTEM LINES TO REMAIN AT EXISTING LOCATIONS.
  - SUBJECT PARCEL SERVED BY MUNICIPAL WATER (CONSUMERS) FROM ORCHARD VIEW DRIVE AND AN ON-SITE SEWAGE DISPOSAL SYSTEM. THE EXISTING LEACHFIELD IS BEING REPLACED TO ACCOMMODATE THE PROPOSED IMPROVEMENTS. THE NHDES CONSTRUCTION APPROVAL FOR THIS WORK IS CA200507452B.
  - THE EXISTING ON-SITE WELLS ARE FOR IRRIGATION WATER USE ONLY.
  - IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
  - IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
  - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF LONDONDERRY SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
  - ALL PAVEMENT STRIPING TO BE 4", SINGLE, WHITE LINES (SWL) UNLESS OTHERWISE SPECIFIED OR DIRECTED.
  - PRIOR TO CONSTRUCTION, CONTACT DIGSAFE CENTER, TOLL FREE 1-888-344-7233. NEW HAMPSHIRE STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE DIGGING OPERATIONS START. IN AN EMERGENCY, CALL IMMEDIATELY.
  - IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA 676:13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - ALL NINE SHEETS WHICH CONSTITUTE THIS PLAN SET ARE ON FILE AT THE TOWN OF LONDONDERRY PLANNING DEPARTMENT.
  - EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS TO ALLOW EXISTING STORAGE BUILDING TO REMAIN IN PLACE GRANTED 1/19/99.
  - ABOVE GROUND TANK SHOWN ON THESE PLANS IS FOR FUTURE SITING ONLY. TANK IS NOT TO BE LOCATED ON THIS SITE UNTIL PROPER STATE AND LOCAL APPROVALS ARE RECEIVED.
  - THERE SHALL BE NO STORAGE OF PLANT MATERIALS OR EQUIPMENT IN EXISTING WETLAND AREAS.
  - NO OUTSIDE STORAGE IS PROPOSED WITH THIS PLAN.

OWNER'S SIGNATURE \_\_\_\_\_  
 OWNER \_\_\_\_\_ DATE \_\_\_\_\_



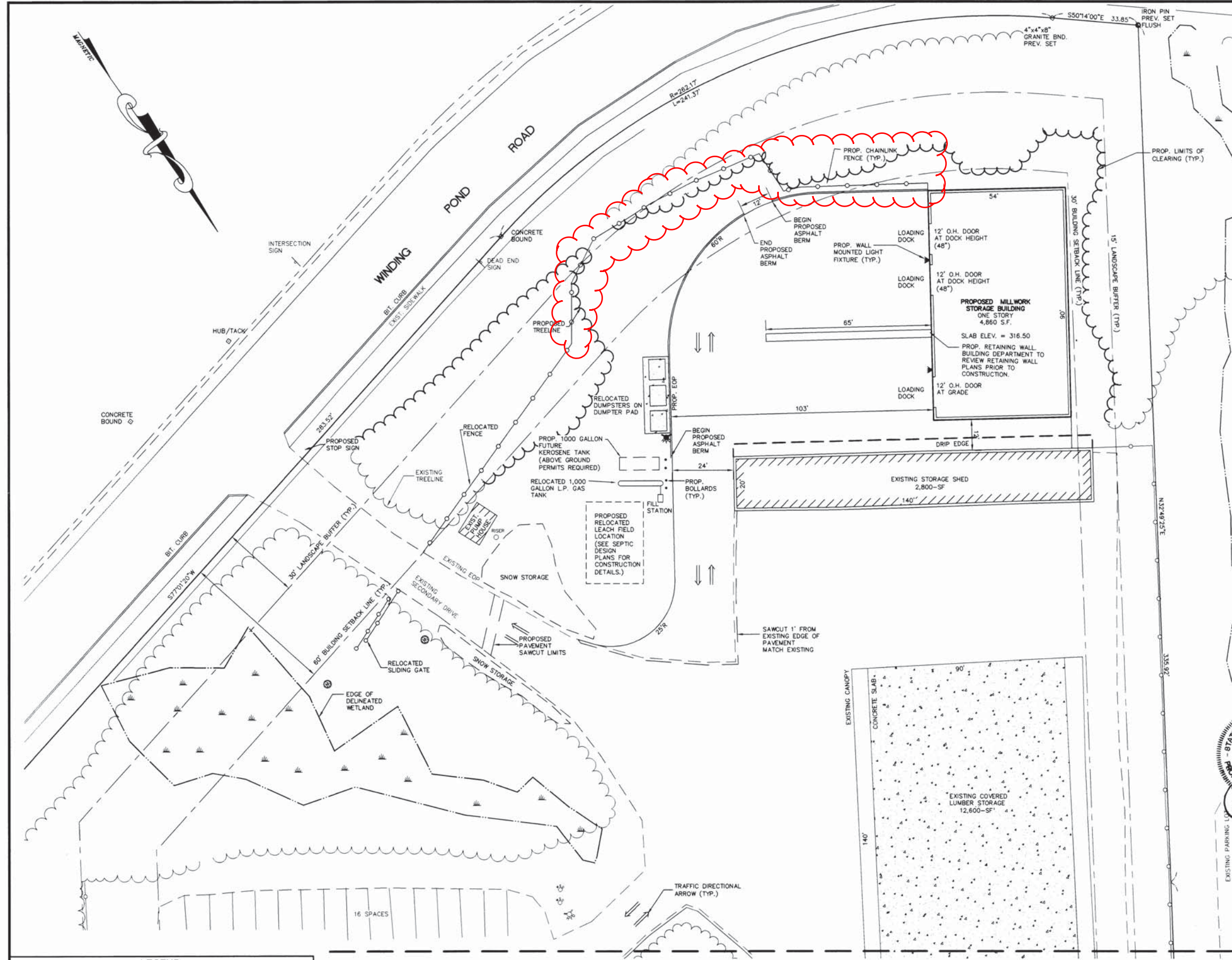
**NON-RESIDENTIAL SITE PLAN WEST**  
 PREPARED FOR:  
**BENSON'S MILLWORK BUILDING**  
 MAP 7; LOT 40-11  
 ORCHARD VIEW DR.  
 LONDONDERRY, NEW HAMPSHIRE

OWNER: DERRY ROAD ASSOCIATES  
 C/O BENSON'S HARDWARE  
 P.O. BOX 444  
 DERRY, NH 03038

PROJ. NO: 04-0709-4  
 DATE: MARCH 2005  
 SCALE: 1" = 20'  
 FILE NO.:  
 SHEET NO. 3 OF 9

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE \_\_\_\_\_  
 ON DATE: 4/1/07  
 CERTIFIED BY: \_\_\_\_\_  
 CHAIRMAN: \_\_\_\_\_  
 SECRETARY: \_\_\_\_\_

**KM KEACH-NORDSTROM ASSOCIATES, INC.**  
 Civil Engineering Land Planning Landscape Architecture  
 10 Commerce Park North, Suite 30, Bedford, NH 03110 Phone (603) 627-2861



**LEGEND**

□	EXIST. BOUND	---	EXIST. PROPERTY LINE
○	EXIST. IRON PIPE	---	SETBACK LINE
●	EXIST. DRILL HOLE	---	EXIST. EDGE OF PAVEMENT
⊕	EXIST. UTILITY POLE	---	EXIST. TREELINE
+	EXIST. SIGN	---	EXIST. STONE WALL
→	PROP. TRAFFIC FLOW ARROW	---	EDGE OF WETLAND
		---	PROP. EDGE OF PAVEMENT
		---	PROPOSED FENCE

**BENCHMARK DATA**

TBM #1	PK NAIL SET IN EDGE OF EXIST. PAVEMENT	EL = 322.31
TBM #2	PK NAIL SET IN EDGE OF EXISTING PAVEMENT	EL = 314.60

NO.	DATE	DESCRIPTION	BY
1	01/30/06	REVISED PER TOWN COMMENTS	RNL
2	05/23/06	REVISED PER TOWN COMMENTS	LAZ

R:\\_project\040709\040709.dwg\SITE PLAN revised 4.dwg, 3/8/2007 5:28:24 PM, jpa, hp00048.pcx

**Barry-Wehmiller**

**STAHLMAN GROUP**

A DESIGN  GROUP Company

5 Chenell Drive, Box 3  
Concord, NH 03301 USA

Phone: (603) 225-0010  
Fax: (603) 225-0761

www.stahlmangroup.com

July 29, 2011

**Town of Londonderry**  
1268B Mammoth Road  
Londonderry, NH 05053

ATTN: **Tim Thompson, Town Planner**

RE: Coca-Cola Bottling Company of Northern New England, Inc.

7 Symmes Drive  
New Electrical Transformer  
Project No. 10140

Dear Tim,

Attached is a partial site plan of the Coca-Cola Bottling Company of Northern New England, Inc. property at 7 Symmes Dr. You will note a new pad mounted electrical transformer is proposed at the Northeastern corner of the warehouse.

We have coordinated the primary service electrical conduit requirements and the transformer location with PSNH. Proposed construction of the transformer would be this fall and the purpose is to rebalance electrical loads within the facility.

Kindly advise if the installation of this transformer will require Planning Board review.

Respectfully,

**STAHLMAN GROUP, INC.**



David S. Wittliff, PE  
Partner

Encl.: Drawing PS-1 dated 7-29-11

cc: Rick Neal, CCNNE, Plant Manager  
Russ Brunner, CCNNE Plant Engineer  
John Palermo, CCNNE VP of Operations

**Via: Email Only**

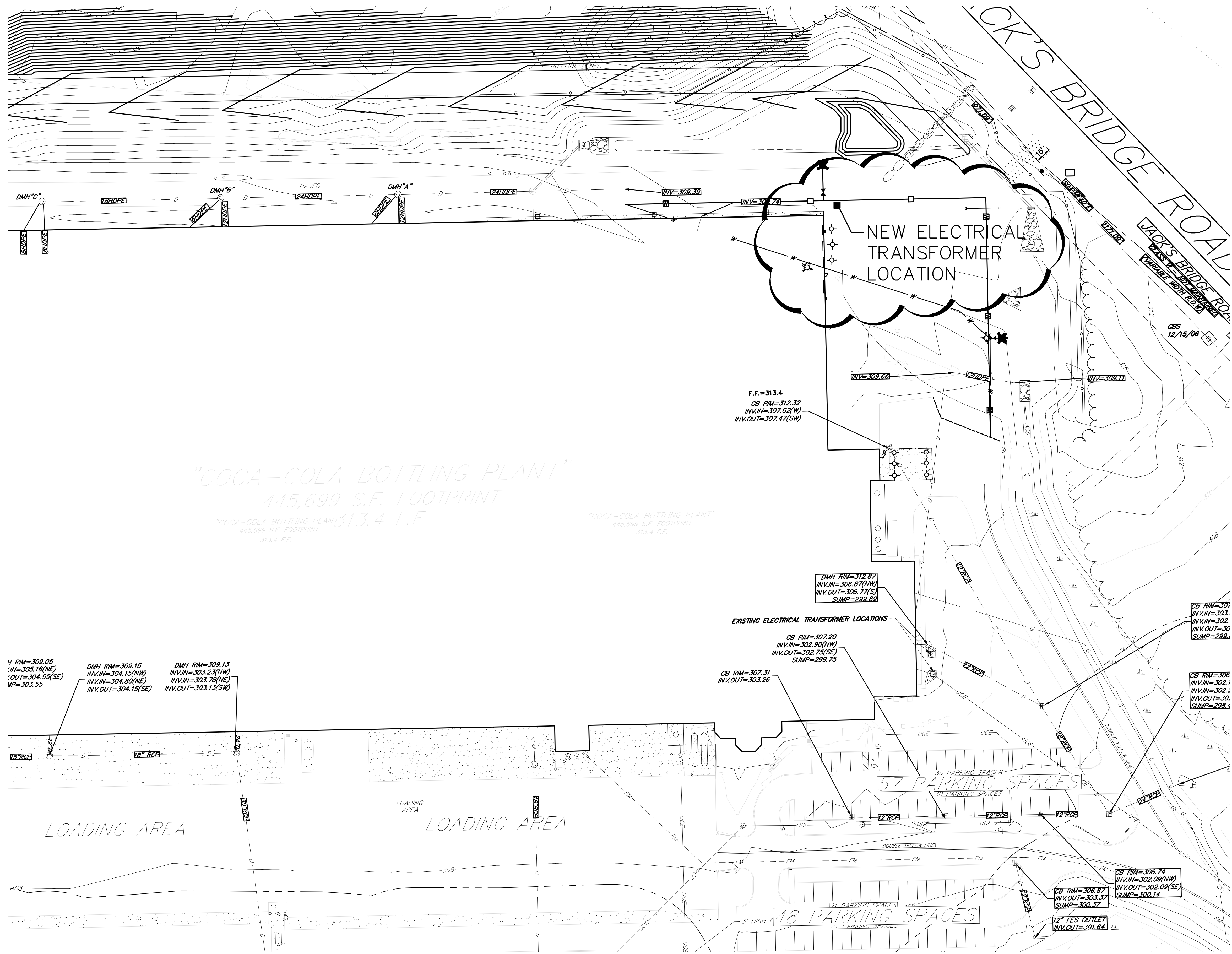
Document17

 **STAHLMAN GROUP**

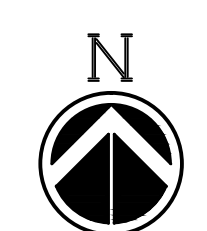
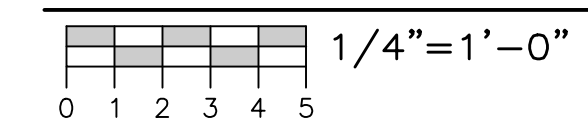
Atlanta Chicago Concord Dallas Denver Greenville Indianapolis Los Angeles Modesto New York Philadelphia Raleigh Sacramento San Juan St. Louis

**DELPHEY-GERDES**  
ENGINEERING, INC.

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**SITE PLAN – ELECTRICAL TRANSFORMER LOCATION**



**PROGRESS**  
 NOT FOR  
 CONSTRUCTION  
 00 / 00 / 00

**STAHLMAN GROUP**  
 5 CHENEY DRIVE, BOX 3  
 CONCORD, NEW HAMPSHIRE 03301  
 PHONE: (603) 225-0010 FAX: (603) 225-0761

NO.	DATE	BY	REVISION



COCA-COLA BOTTLING OF NINE  
 CLIENT LONDONDERRY, NH  
 PROJECT NEW ELECTRICAL SERVICE  
 DRAWING TITLE SITE PLAN - ELECTRICAL TRANSFORMER LOCATION

PROJECT NO. 10140  
 DATE 7-29-11  
 SCALE 1/4"=1'-0"  
 DRAWN BY SC  
 DRAWING NO.

**PS-1**