

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF AUGUST 10, 2011 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;

7
8 Also Present: André Garron, AICP; Libby Canuel, Community Development
9 Secretary

10
11 A. Rugg called the meeting to order at 7 PM.

12
13 A. Rugg announced that a request has been made to continue the public hearing
14 for the Tammy M. Verani 2004 Revocable Trust, Map 17, Lot 34 for a 5 lot
15 subdivision and Conditional Use Permit to the September 14, 2011 meeting. He
16 referenced a letter from project engineer George Chadwick requesting the
17 continuance (see attachment #1) and entertained a motion to continue the public
18 hearing. **R. Brideau made a motion to continue the public hearing to**
19 **September 14, 2011 at 7PM. L. Wiles seconded.** No discussion. **Vote on**
20 **the motion: 6-0-0.** The public hearing is continued to September 14, 2011 at
21 7PM. A. Rugg said this would be the only public notice.

22
23 **Administrative Board Work**
24

25 A. Regional Impact Determinations
26

27 There were no Regional Impact Determinations to be made.
28

29 B. Donovan Springs - Fence, Display and Sign requests
30

31 A. Garron stated that this request involves property owned by Donovan Springs
32 located on the corner of Route 28 and Enterprise Drive that lies within the
33 Performance Overlay District (POD). The request is threefold; 1) to install a chain
34 link fence on the property (which would require any applicable building permits),
35 2) to display a truck featuring the components that Donovan Spring would add to
36 such a vehicle, and 3) to add some landscaping along the front of that corner (see
37 attachment #2). He asked the Board if the proposed improvements would require
38 site plan approval or if they could be handled administratively. A. Rugg said the
39 request for the sign should go before the Heritage Commission. A. Garron noted
40 that the 30 square foot sign, which will stand 118 inches off the ground, complies
41 with the Route 28 POD requirements. L. Wiles asked if the sign would be on the
42 owner's property. A. Garron said it would be ten feet back from the property line
43 along Route 28. L. Wiles asked if the truck would be placed on the corner for
44 promotional purposes as opposed to storage purposes. The Vice President of
45 Donovan Equipments explained that the intent is to display specially equipped
46 trucks after they have been fitted and before they are delivered to the customer.
47 L. Wiles asked if that was compliant with the Route 28 POD. A. Garron said the
48 ordinance does allow for display but because no building is associated with that
49 site, the request has come before the Board. R. Brideau asked if the area inside

1 the chain link fence would be paved. The response was that there were no plans
2 to do so. Attorney Jonathan Boutin said a curb cut and graded drive off of
3 Enterprise Drive already exists on the property, so no further site work is required
4 at this time. A. Garron added that such a request would require site plan review
5 because of drainage and other issues that would need to be addressed. L. Wiles
6 asked what the purpose of the chain link fence would be and was told it is to keep
7 the public separated from any truck while on display. The consensus was to allow
8 the matter to be handled administratively and to allow staff to communicate with
9 the Heritage Commission regarding the proposed signage.

10
11 B. Discussions with Town Staff

12
13 A. Garron stated that during a site walk of the Verani property on map and lot 17-
14 34, there was discussion as to how to improve the road. He subsequently spoke
15 with the Town Attorney as well as School, Fire, and Police Departments and will
16 continue to work with the applicant. A presentation concerning the road
17 improvements will be made at the September 7 meeting.

18
19 A. Garron responded to a question from the August 3rd meeting about whether
20 those questions regarding Woodmont Commons that could be answered by staff
21 have been posted to the Town website. Although they have not been posted, staff
22 continues to answer emailed questions as they come in to the best of their ability.

23 C. Davies asked if a record of the questions could be presented at Planning Board
24 meetings. T. Freda asked who is currently doing a traffic study on Pillsbury Road.

25 A. Garron said he was fairly sure it was the Southern New Hampshire Planning
26 Commission (SNHPC) but will check with them at a meeting scheduled for August
27 11.

28
29 A. Rugg reminded members that the SNHPC dinner is September 9.

30
31 L. Wiles asked if the SNHPC has done any analysis of the 2010 census data. A.
32 Garron had presented some information previously to the Board and will email it
33 to members. He will also ask SNHPC if they have any further analysis.

34
35 A. Rugg stated that the Master Plan Steering Committee will be meeting the fourth
36 Wednesday of each month, although the August meeting has been cancelled. A.
37 Garron noted that a subcommittee will be reviewing the Requests for Proposals
38 and interviewing Master Plan consultants. Their first task is to review the RFP
39 itself and ensure the language is appropriate relative to whether the Heart & Soul
40 is obtained or not. The Town should know by October or November whether they
41 were successful in acquiring the grant.

42
43 L. Wiles when the Airport Access Road will be opened. A. Garron said it is
44 scheduled to be open by late November which is ahead of schedule. He added
45 that a couple of roundabouts are being added to Perimeter Road in order to reduce
46 the number of traffic lights between the Everett Turnpike and the access road.

47
48 A. Garron stated that the first meeting of the Capital Improvement Plan
49 Committee will be held August 18, 2011.

50

1 A. Garron said that the Town Council will consider authorizing the rehiring of the
2 Town Planner position at their August 15 meeting.

3

4 **Other Business**

5

6 There was no other business.

7

8 **Adjournment:**

9

10 **R. Brideau made a motion to adjourn the meeting. L. Wiles seconded the**
11 **motion. Vote on the motion: 6-0-0. Meeting adjourned at 7:31 PM.**

12

13 These minutes prepared by Jaye Trottier and Libby Canuel, Community
14 Development Secretaries.

15

16

17

18 Respectfully Submitted,

19

20

21

22 Lynn Wiles, Secretary

Planning Board Meeting Minutes 8/10/11 Attachment #1

HANCOCK ASSOCIATES

August 10, 2011

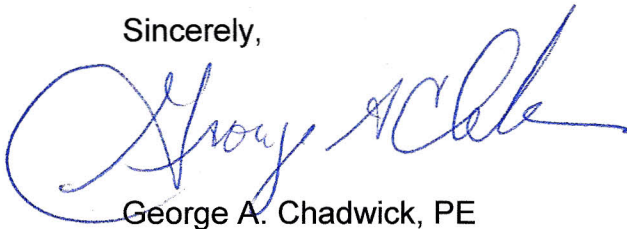
Town of Londonderry Planning Board
268 B Mammoth Road
Londonderry, NH 03053

**Re: Subdivision of Land Tammy Verani 2004
65 Page Road**

Please continue the above referenced project until the next available date. This will allow the project team additional time to work with staff on the necessary improvements to Page Road.

Should you have any further questions or concerns please feel free to contact me at 603-898-4701 or gchadwick@hancockassociates.com

Sincerely,



George A. Chadwick, PE
Branch Manager
Hancock Associates

DANVERS, MA
185 Centre Street
Danvers, MA 01923
Phone: (978) 777-3050
Fax: (978) 774-7816

MARLBOROUGH, MA
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SALEM, NH
P.O. Box 205
Salem, NH 03079
Phone: (603) 898-4701
Fax: (603) 898-6263

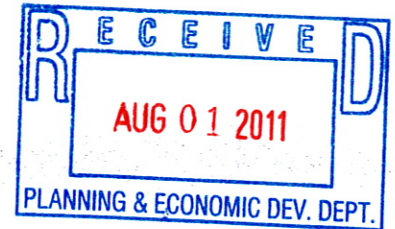
BOUTIN ALTIERI, P.L.L.C.
Attorneys At Law

Jonathan M. Boutin

Also admitted in MA

August 1, 2011

Timothy Thompson
Londonderry Planning Board
268B Mammoth Road
Londonderry, NH 03053



Dear Mr. Thompson,

I am writing on behalf of the Donovan Company to request an administrative site plan review for approval to place a sign, fence, and landscaping on one of its properties. The Donovan Company is located on 6 Enterprise Drive in Londonderry and operates Donovan Equipment Co., Inc. and Donovan Spring Co., Inc. from that location. Those companies provide specialized truck equipment as well as spring and suspension systems. As part of their business, Donovan customizes and builds industry specific commercial vehicles. The Donovan Company also owns 2 Enterprise Drive which is the corner lot on the northeast corner of Route 28 and Enterprise Drive. It is on this lot that the Donovan Company seeks to place the improvements. Mr. Richard Canuel, from this Town's offices, has met with John Chakmakas from the Donovan Company and myself and suggested we write this letter to request an administrative site plan review for this project.

The Donovan Company is seeking approval to place a free standing sign on the lot, to place a chain link fence on the lot, and to lay some mulch and to plant ground cover in and around existing rocks on the property. The plans for this project are attached and include the locations of the proposed fencing and landscaping improvements. There is a full size version as well as a blow up of the specific area of the lot where the improvements will be located. The Donovan Company would like to park a finished vehicle on the lot from time to time which is the reason for the fencing. There is an existing curb cut in place on Enterprise Drive for vehicle access and no impediment to the sight lines at that intersection currently exist. The sight lines will not be impacted by any feature of this project.

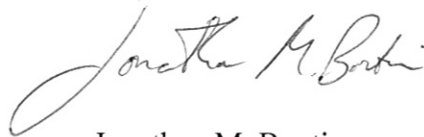
In discussing the project with Mr. Canuel, we ensured that each portion of this project conformed with the zoning requirements set forth in the Route 28 Corridor Performance Overlay District. That is, the free standing sign will be located well within the ten (10) foot setback requirement and will be limited to thirty (30) square feet of

BOUTIN ALTIERI, P.L.L.C.

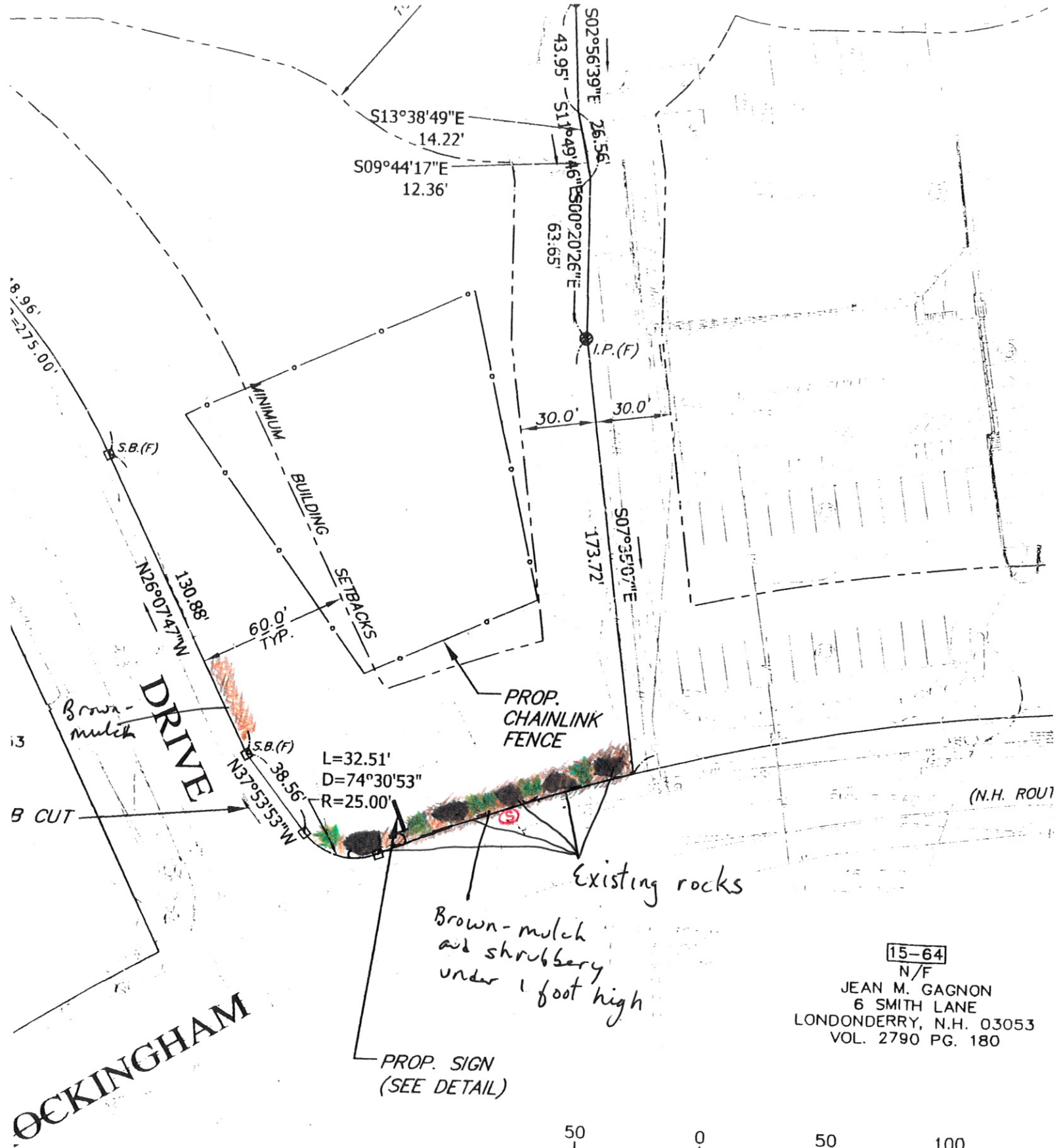
surface area. The fence will be located well within the property line. Finally, the landscaping will be low level shrubs, likely less than one (1) foot high, as well as mulching in the areas depicted on the plans.

As noted above, the Donovan Company requests that you submit this letter and plan to the Planning Board for administrative site plan approval. If there is any other information you require for this process, please contact me at your earliest convenience. Otherwise, I will follow up with your office next week to learn the status of this request. Thank you in advance for your consideration.

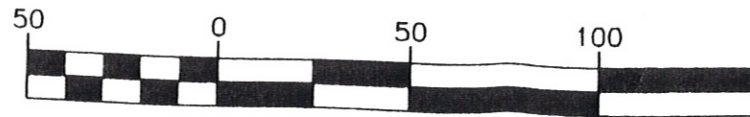
Sincerely,

A handwritten signature in cursive script, reading "Jonathan M. Boutin". The signature is written in black ink and is positioned above the printed name.

Jonathan M. Boutin

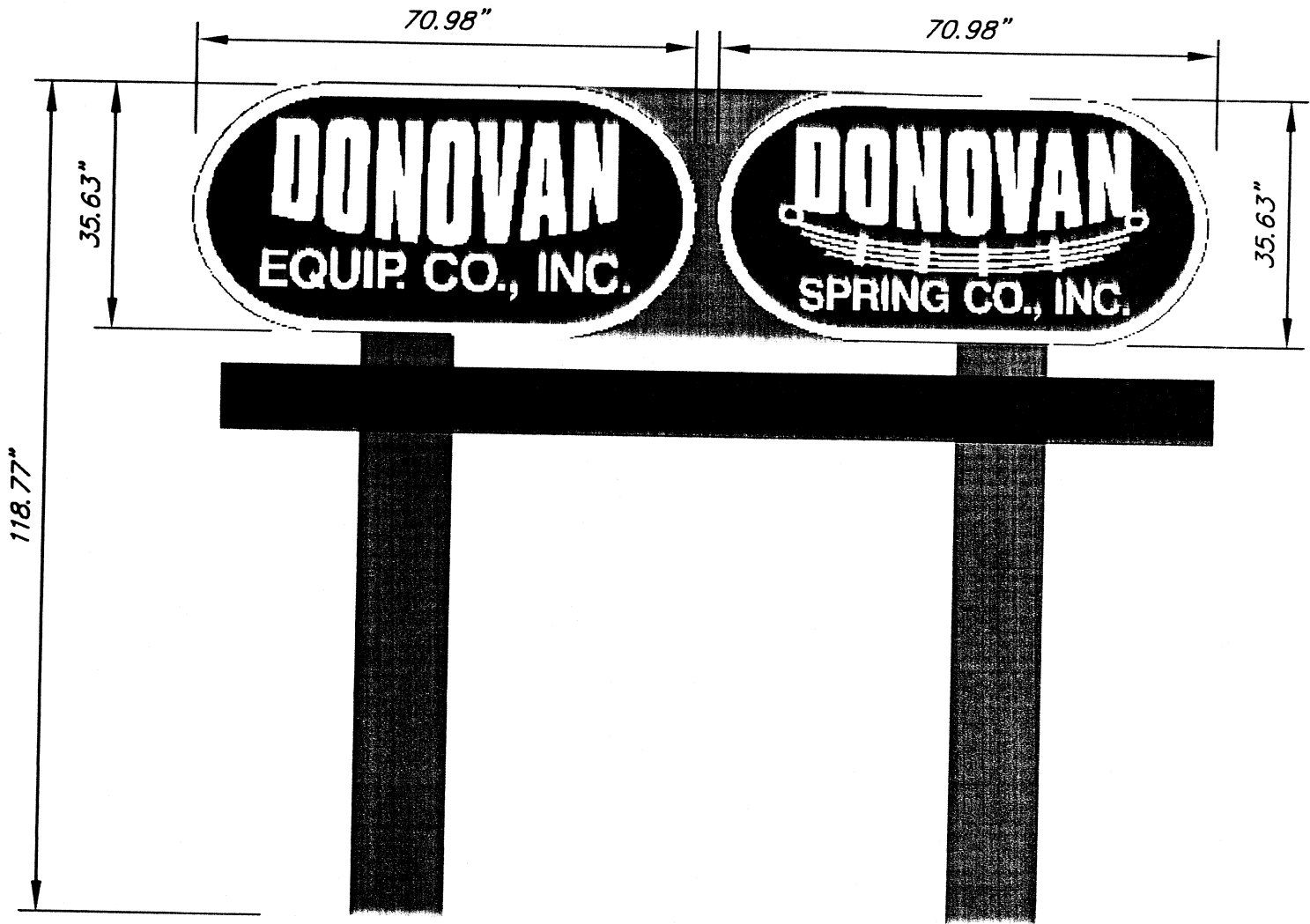


15-64
 N/F
 JEAN M. GAGNON
 6 SMITH LANE
 LONDONDERRY, N.H. 03053
 VOL. 2790 PG. 180

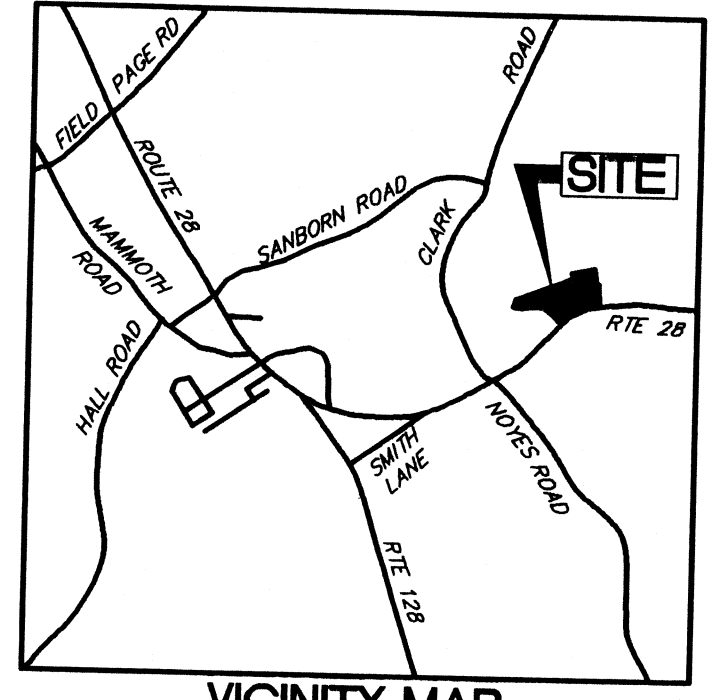


GRAPHIC SCALE

ACTUAL SURFACE FACE AREA
2207 SQUARE INCHES PER LOGO=15 SQ.FT. x 2 = 30 SQ.FT.



SIGN DETAIL
SCALE: 1/2"=1'



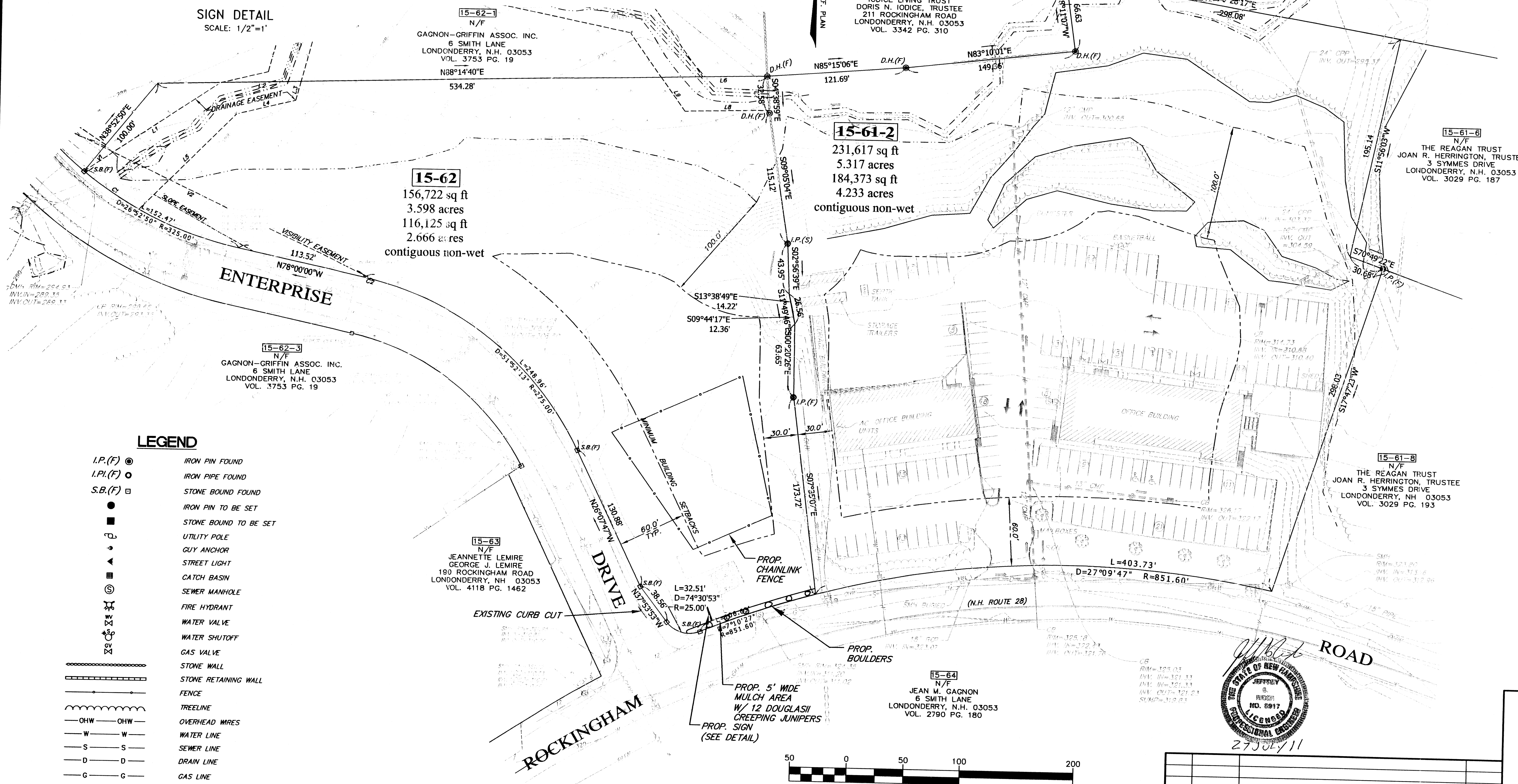
VICINITY MAP
SCALE: 1"=2500'±

REFERENCE PLAN:

- EXISTING CONDITIONS PLAN, TOWER HILL PLAZA, MAP 15, LOT 62 184 ROCKINGHAM ROAD, LONDONDERRY, NEW HAMPSHIRE, DATED 7-09-07, PREPARED BY GRANITE STATE SURVEY.

NOTES:

- REFERENCE SUBJECT PARCEL AS THE TOWN OF LONDONDERRY TAX MAP 15 LOT 62, ADDRESS OF LOT 62 IS 2 ENTERPRISE DRIVE, LONDONDERRY, NEW HAMPSHIRE 03053
RECORD OWNER:
DON AND CAROL REAL ESTATE
6 ENTERPRISE DRIVE
LONDONDERRY, NH 03053
BOOK 520A / PAGE 2973
- CURRENT ZONING IS COMMERCIAL C-II
MINIMUM LOT SIZE: 43,560 SQ FT (1 ACRE)
MINIMUM LOT FRONTAGE: 150'
MAXIMUM BUILDING HEIGHT: 50'
MINIMUM BUILDING SETBACKS:
WETLAND: 100'
FRONT: 60'
SIDE: 30'
REAR: 30'
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SIGN LOCATION AND CHAINLINK FENCE.
- ALL EXISTING CONDITIONS TAKEN FROM REFERENCE PLAN #1.

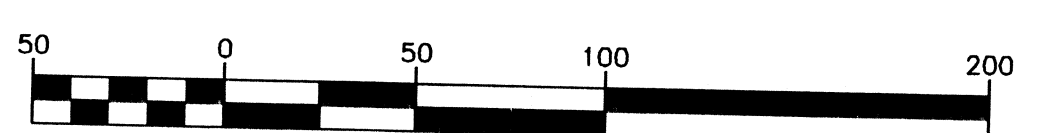
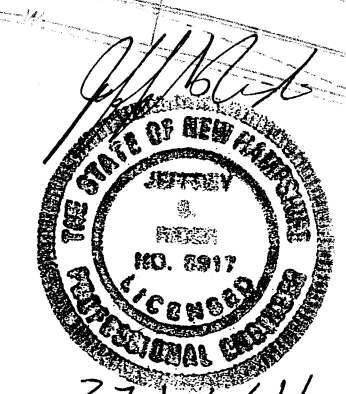


LEGEND

- I.P.(F) ● IRON PIN FOUND
- I.P.(F) ○ IRON PIPE FOUND
- S.B.(F) □ STONE BOUND FOUND
- IRON PIN TO BE SET
- STONE BOUND TO BE SET
- UTILITY POLE
- ▲ GUY ANCHOR
- ▲ STREET LIGHT
- CATCH BASIN
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER SHUTOFF
- GAS VALVE
- STONE WALL
- STONE RETAINING WALL
- FENCE
- TREELINE
- OHW OHW OVERHEAD WIRES
- W W WATER LINE
- S S SEWER LINE
- D D DRAIN LINE
- G G GAS LINE

SITE PLAN
DONOVAN EQUIPMENT
COMPANY, INC
ASSESSOR'S MAP 15 LOT 62
2 ENTERPRISE DRIVE
LONDONDERRY, NEW HAMPSHIRE
SCALE: 1" = 50'
JULY 26, 2011

PREPARED BY: Granite State SURVEYING
a division of CUOCO CORMIER
ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERING - LAND SURVEYING - ENVIRONMENTAL SCIENCES
NASHUA, NH
603-882-1812



NO.	DATE	DESCRIPTION	BY



Enterprise Dr

182

184

190

192

194

0

181 Feet