

1 **LONDONDERRY, NH PLANNING BOARD**
 2 **MINUTES OF THE MEETING OF NOVEMBER 10, 2010 AT THE MOOSE HILL**
 3 **COUNCIL CHAMBERS**
 4

5 Members Present: Art Rugg; Mary Soares; Charles Tilgner, P.E.; Lynn Wiles;
 6 Chris Davies; John Farrell, Ex-Officio; Rick Brideau, CNHA, Ex-Officio; George
 7 Herrmann, Ex-Officio; Dana Coons, alternate member; Scott Benson, alternate
 8 member
 9

10 Also Present: André Garron, AICP; Tim Thompson, AICP; John Trottier, P.E.;
 11 Cathy Dirsra, Planning Division Secretary
 12

13 A. Rugg called the meeting to order at 7 PM. A. Rugg appointed D. Coons to vote
 14 for L. El-Azem.
 15

16 **Administrative Board Work**
 17

18 A. Plans to Re-sign – Ham-Guinesso Lot Line Adjustment – *Rejected by Registry*
 19

20 T. Thompson said the revised plans were accepted by the Registry and they
 21 need to be re-signed.
 22

23 B. Discussions with Town Staff
 24

25 A. Garron said he attended the annual Londonderry-Derry Chamber of
 26 Commerce dinner. He said that Ken Solinsky from L3 Insight Technology and
 27 Andy Soucy, our LHS music band director were honored at the dinner.
 28 He also said that he attended the Manchester Chamber of Commerce
 29 Infrastructure Summit a few weeks ago. He said that NHDOT mentioned that
 30 the Manchester Airport Access Road project will be finished by November
 31 2011 as opposed to July 2012 as initially indicated.
 32

33 T. Thompson said that he and Richard Canuel had discussed a couple of
 34 minor adjustments to the sign ordinance. The first is a clarification on the
 35 intent of our temporary signage ordinance, in that only one temporary sign is
 36 permitted on a lot. The second is to fix an omission. Currently we do not
 37 reference our new mixed use commercial sub-district in the signage
 38 requirements, so we need to add that to the title of that section. Because
 39 these are relatively administrative in nature, he wanted to bring it to the
 40 Board's attention and he asked if they are comfortable in moving immediately
 41 to a public hearing on December 8 on these two changes.
 42

43 The Board was comfortable with moving to a public hearing on December 8.
 44

45 T. Thompson said that Crowell's Corner did file a motion for reconsideration
 46 on the judgment in the decision that was rendered in the court case that the
 47 town is involved with. He said that our attorneys have filed an objection to
 48 that motion for reconsideration and we expect that the judge will rule on the
 49 motion sometime in the next couple weeks.

1 A. Garron said he also attended the open house at Vulcan Flex, located in the
 2 35,000 s.f. facility, formerly occupied by NEA Automotive.

3
 4 J. Farrell said the budget season is upon us for fiscal year 2012, starting
 5 Monday November 15. The department heads will be attending the budget
 6 presentation on Saturday November 20. The Board and School Department
 7 are welcome to give any ideas they may have. G. Herrmann said the school
 8 budget presentation is November 23.

9
 10 A. Rugg briefed the Board on the status of the NHDOT Exit 5, Route 28
 11 interchange project overview, which can also be seen on their website.

12 L. Wiles said that the Open Space Task Force held their first meeting.

13
 14 **Public Hearings**

15
 16 A. Tim White – Southern NH Planning Commission – NHDOT 10 Year Highway
 17 Plan

18
 19 Tim White gave the Board a brief overview of the State’s 10 Year
 20 Transportation Planning process, and highlighted the projects relevant to
 21 Londonderry (See attachment #1).

22 He requested that the Board and the Town think about what projects they
 23 would like to see considered for the next 10 year plan.

24
 25 M. Soares asked what a red listed bridge means. T. White said that is a list of
 26 the bridges that need repair the most urgently.

27
 28 A. Garron said that he feels the town should take a close look at the projects
 29 on the 10 year plan and determine what they should add to the list. He said
 30 that the intersection of Route 28 and Route 128 was on the 10 year plan
 31 years ago and that it should be added to the list again.

32
 33 A. Rugg asked for public comment, but there was none.

34
 35 B. Conceptual Discussion – Pillsbury Realty Development, LLC - Woodmont
 36 Commons PUD Master Plan

37
 38 T. Thompson gave the Board some background on this project and the PUD
 39 process going forward.

40
 41 Mike Kettenback, owner of Pillsbury Realty Development LLC.

42 Rick Chellman, P.E. TND Engineering, gave the Board a presentation of their
 43 ideas for this project (see attachment #2).

44
 45 T. Thompson said that he will put a copy of the conceptual plans on the town
 46 website for the public to view. J. Farrell suggested that the applicant meet
 47 with the Fire, Police departments. G. Herrmann suggested that the applicant
 48 meet with the school department.

49

1 A. Garron said he feels that the public should be involved in the master plan
2 discussions right from the beginning.

3
4 C. Davies asked the applicant about their dependency on the construction of
5 Exit 4-A. R. Chellman said the west side of this development is not
6 dependent on Exit 4-A.

7
8 M. Soares asked if proposed purposes could be changed within the
9 designated areas. R. Chellman said they can only use what is designated for
10 the area.

11
12
13 L. Wiles asked if we would see an approved master plan before seeing any
14 site plans proposed. T. Thompson said that is correct. L. Wiles asked what
15 the Planning Board's authority is to approve the project vs. going to the Town
16 Council. T. Thompson said the PUD master plan is a function of the Planning
17 Board and that the Planning Board approves the PUD master plan. L. Wiles
18 asked if jurisdiction on this project rests with the Planning Board. T.
19 Thompson said that is correct. A. Rugg said that is by statute. L. Wiles said
20 that he mentioned this because zoning changes typically go before the Town
21 Council. T. Thompson said this is not necessarily a zoning change. He said
22 that the zoning change was the adoption of the PUD ordinance itself and that
23 sets the framework, which now leaves by statute the PUD authority with the
24 Planning Board.

25
26 S. Benson asked when the applicant would generate the first traffic report. R.
27 Chellman said it would be when the first site plan is submitted. T. Thompson
28 that the way the PUD ordinance is written, the requirements for the PUD
29 Master Plan are; an estimated trip generation by the overall project, how
30 those trips will be distributed in the existing roadway network, and
31 identification of potential areas where intersections may need future
32 improvements. Every site plan is required to do a full traffic report at the
33 time of site plan review.

34
35 J. Farrell said that in regards to infrastructure, police and fire, the Town
36 Council has discussed this project with the Town Manager and he said that
37 they plan to act quickly on this and to engage police, fire and staff.

38
39 John Michels, Attorney for the developer, said they started to discuss this
40 project with the Fire, Police departments as soon as the charrettes started.

41
42 M. Kettenback said that before they held charrettes with the general public,
43 they had charrettes with state/staff officials.

44
45 J. Czyzowski, Director of Public Works, expressed his concerns about
46 roads/traffic for this project.

47
48 A. Rugg asked for public comment.
49

1 Fran Gehling, 38 Hemlock St, asked would will pay for the roads/traffic,
2 change for schools, etc. M. Kettenback said that he, as the applicant, would
3 pay the improvements and the impact fees for this project.
4

5 Jim Anagnos, resident (former Planning Board Chair) said he is concerned
6 about the use of the land in this project. He is concerned that the "private"
7 roads will at some point become "town" roads that the residents will need to
8 pay for.
9

10 Kate Wolf, abutter on 1 Lancaster Dr, asked about bringing in a task force of
11 residents and offering incentives for local businesses to relocate to this area.
12 M. Kettenback said he would encourage a group of residents/abutters.
13 J. Farrell said that the Town will not likely form a "task force" but a developer
14 can ask residents if they want to form a group and work with the applicant.
15 A. Garron said there are incentives for local business, and that they are
16 limited by state law. The current developer has not approached the Town
17 requesting any incentives.
18

19 M. Speltz, 18 Sugarplum, mentioned about the uncertainty of Exit 4-A.
20 R. Chellman, said there is a lot of commercial use proposed on the east side
21 of I-93. He said that we can address Exit 4-A as we learn more about it.
22 A. Garron said that Exit 4-A is in the 10 year plan, but that is going east. The
23 western portion will still have to go through the federal environmental impact
24 review process.
25 T. Thompson said there is the ability to alter the master plan if Exit 4-A
26 doesn't occur.
27

28 D. Coons asked the applicant if there will be a management team.
29 M. Kettenback said there will be various committees that will be self
30 sustaining going forward.
31

32 J. Czyzowski said he feels that the master plan heavily depends on Exit 4-A,
33 in both directions.
34

35 R. Chellman said they plan to do an extension of the cemetery, but it's not
36 allowed in the PUD. T. Thompson said if the cemetery is planned before the
37 master plan is final, it could be done by a lot line adjustment.
38

39 There was no other public comment.
40

41 A. Rugg mentioned December 8 would likely be the next workshop discussion
42 on this project.
43

44 **Other Business**

45
46 None.
47

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Adjournment:

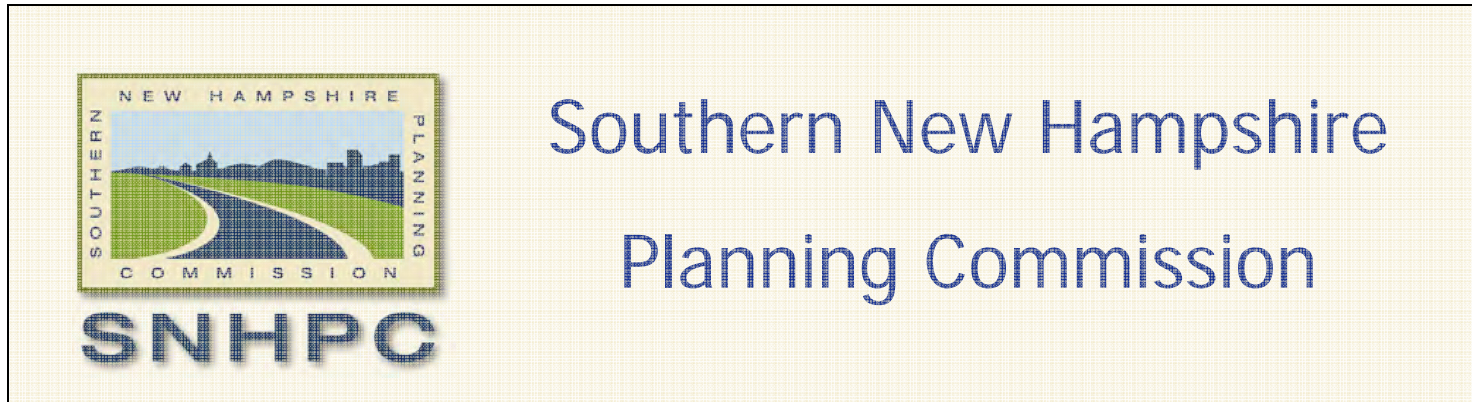
J. Farrell made a motion to adjourn the meeting. M. Soares seconded the motion. No discussion. **Vote on the motion: 9-0-0.** Meeting adjourned at 9PM.

These minutes prepared by Cathy Dirsra, Planning Division Secretary.

Respectfully Submitted,

Charles Tilgner, Secretary

FY 2013 - FY 2022 Ten-Year Highway Plan

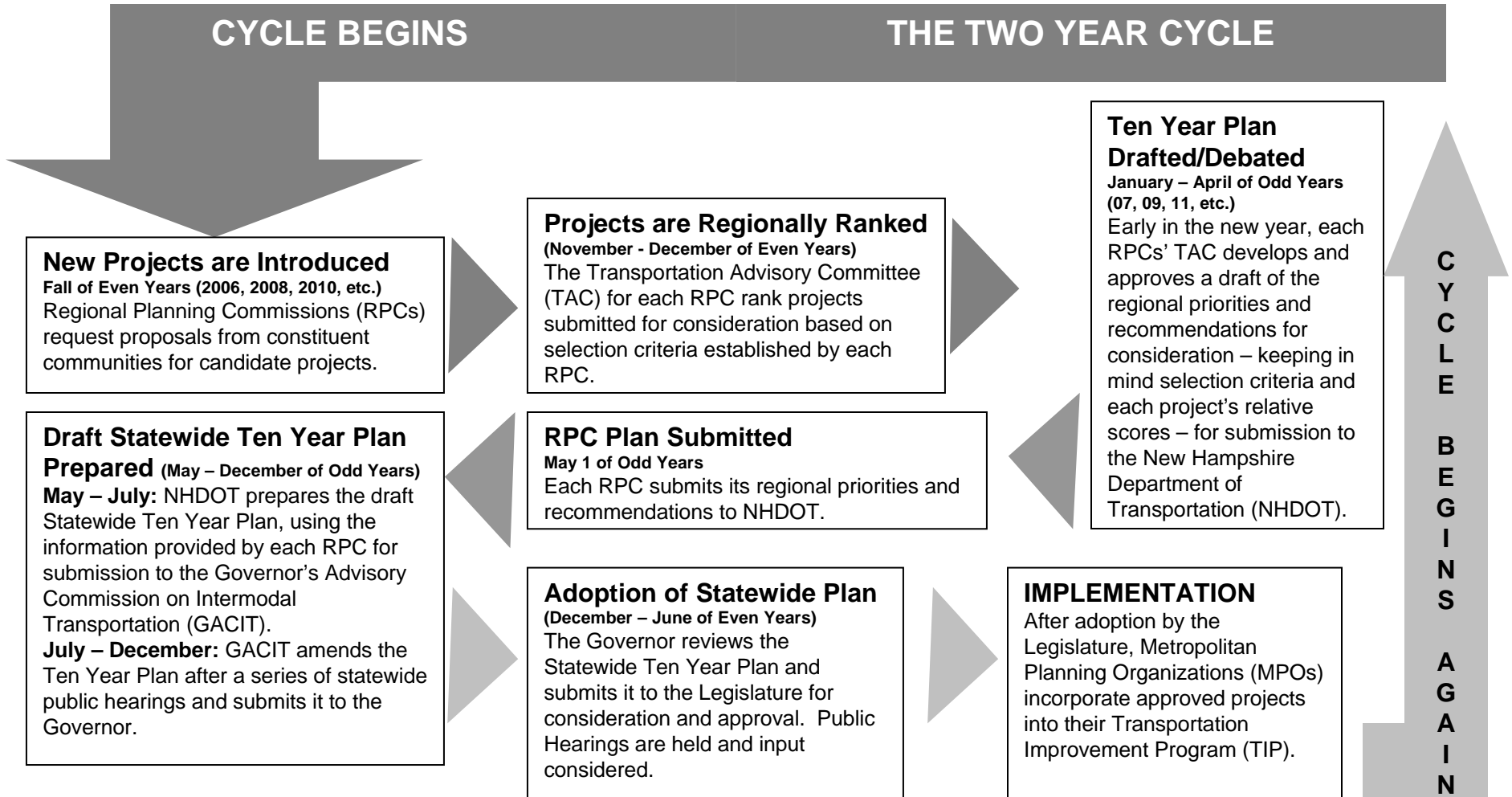


Wednesday November 10, 2010

Londonderry Planning Board



FY 2013 - FY 2022 Ten-Year Highway Plan



Ten Year Transportation Improvement Plan 2013-2022

Current (FY 2011 – FY 2020) Ten Year Transportation Improvement Plan Projects in Londonderry

1. Bedford-Manchester-Londonderry-Merrimack – 11512 – Airport Access Road
2. Derry-Londonderry – 13065 – I-93 Exit 4A – Final Design Engineering
3. Londonderry-Salem – Transit Capital/Commuter Bus Preventative Maintenance
4. Manchester-Londonderry – Manchester-Boston Regional Airport – Various
5. Salem to Manchester – 10418/14633/14634 – I-93 Widening – Various
6. CART – Operating Assistance/Preventative Maintenance

SNHPC (FY 2011 – FY 2035) Regional Transportation Plan Projects in Londonderry

1. NH 102 – Lower Corridor – Widen from Hudson Town Line to NH 128
2. NH 102 – Upper Corridor – Widen from I-93 East to Londonderry Road
3. NH 102 – Central Corridor – Widen from I-93 West to NH 128
4. NH 102/NH 128 – Intersection Improvements
5. NH 28/NH 128 – Intersection Improvements
6. Londonderry-Derry – NH 28 – Shoulders/Drainage
7. NH 28 – Widening from NH 28 to Page Road
8. Pettengill Road – Construction of New Roadway Based on Recommendations of Study
9. CART – Capital/Maintenance

NHDOT Red-List Bridges In Londonderry

1. Stokes Road over Little Cohas Brook
2. I-93 SB over B & M Railroad
3. I-93 NB over B & M Railroad
4. I-93 SB over NH 28
5. I-93 NB over NH 28



FY 2013 - FY 2022 Ten-Year Highway Plan

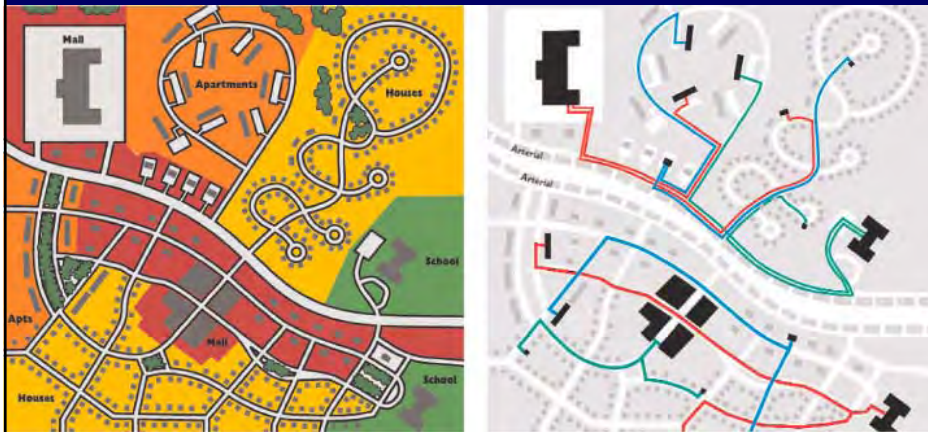
Questions/Comments

Woodmont Commons Pillsbury Realty

Pre-Application Discussion
November 10, 2010

Chester "Rick" Chellman, P.E.
Info Online @ www.TNDEngineering.com

Same Land Uses, Very Different Travel Behavior/Lifestyle

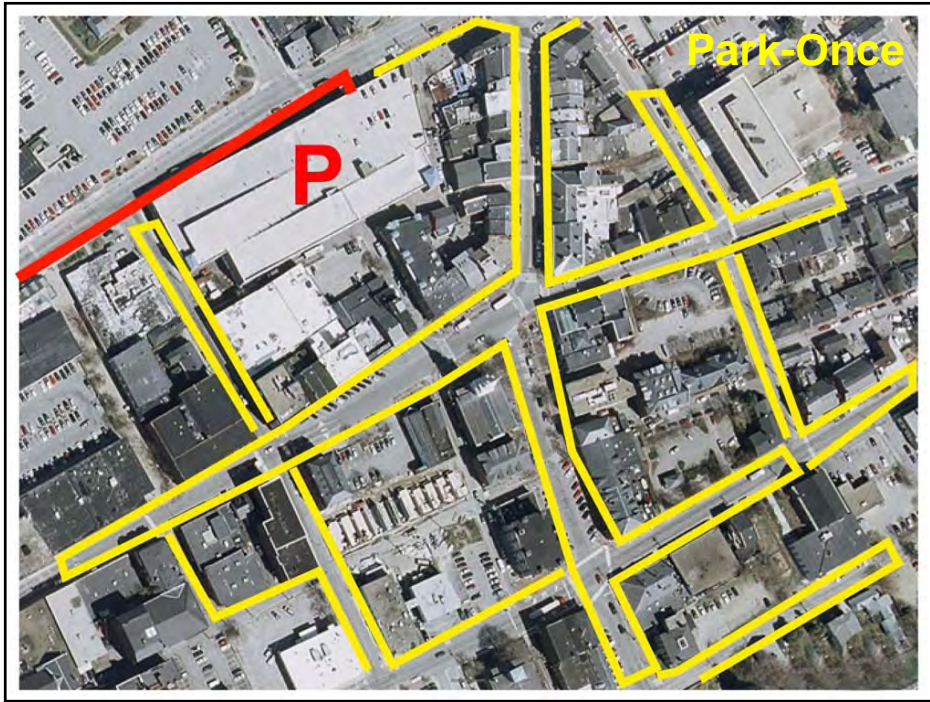




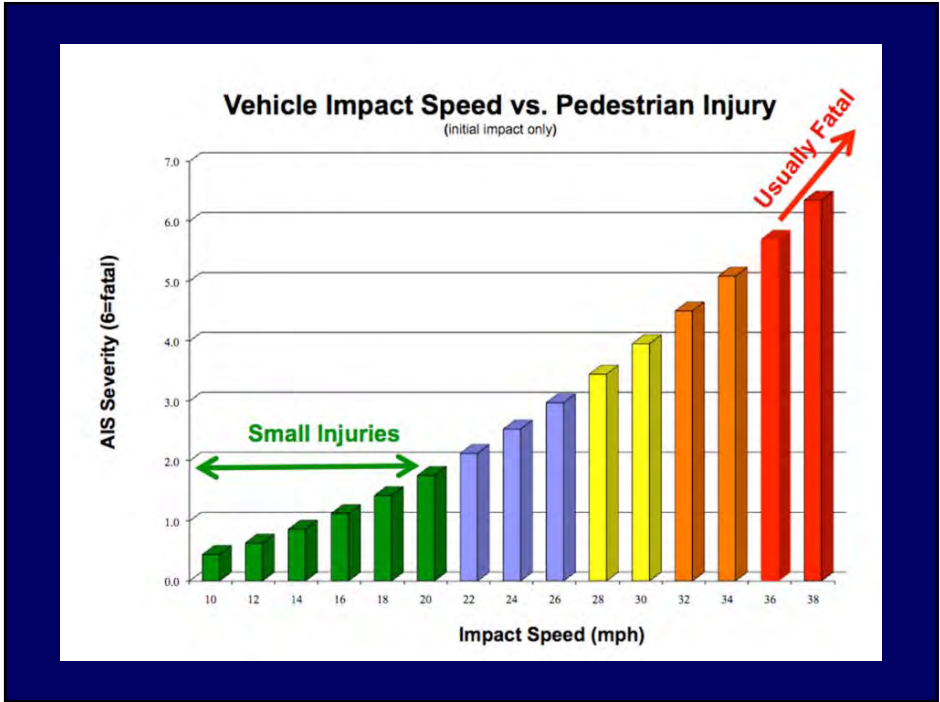
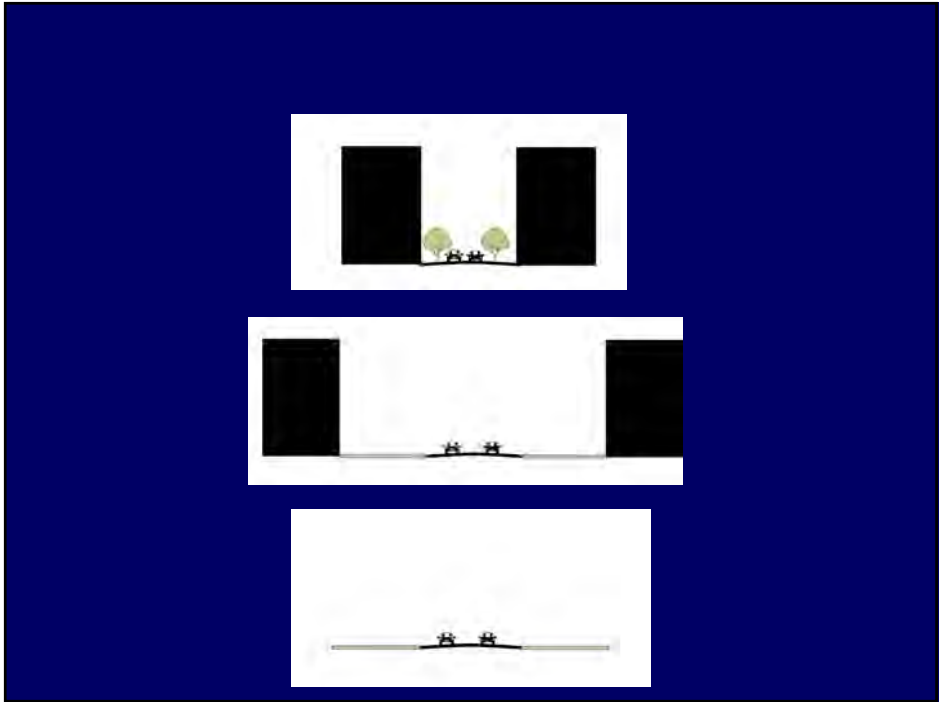


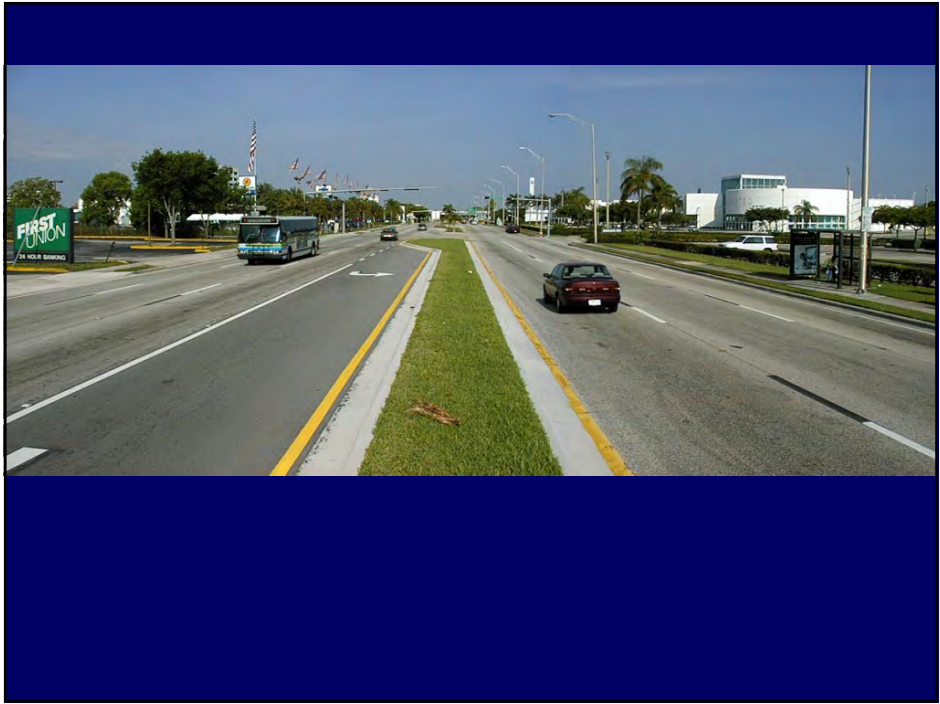


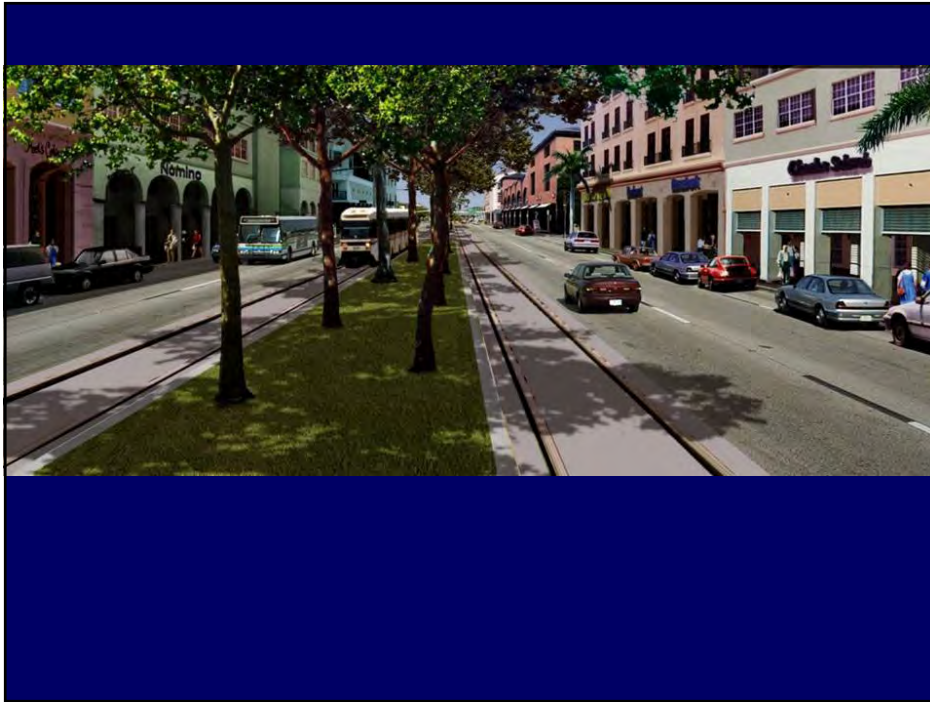




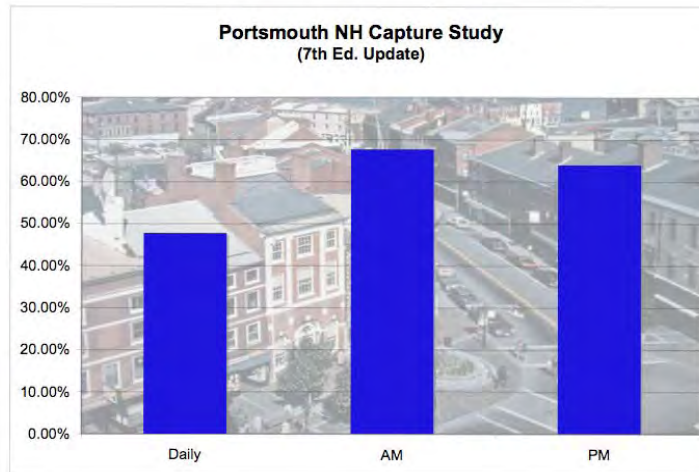








Huge Potential for Change



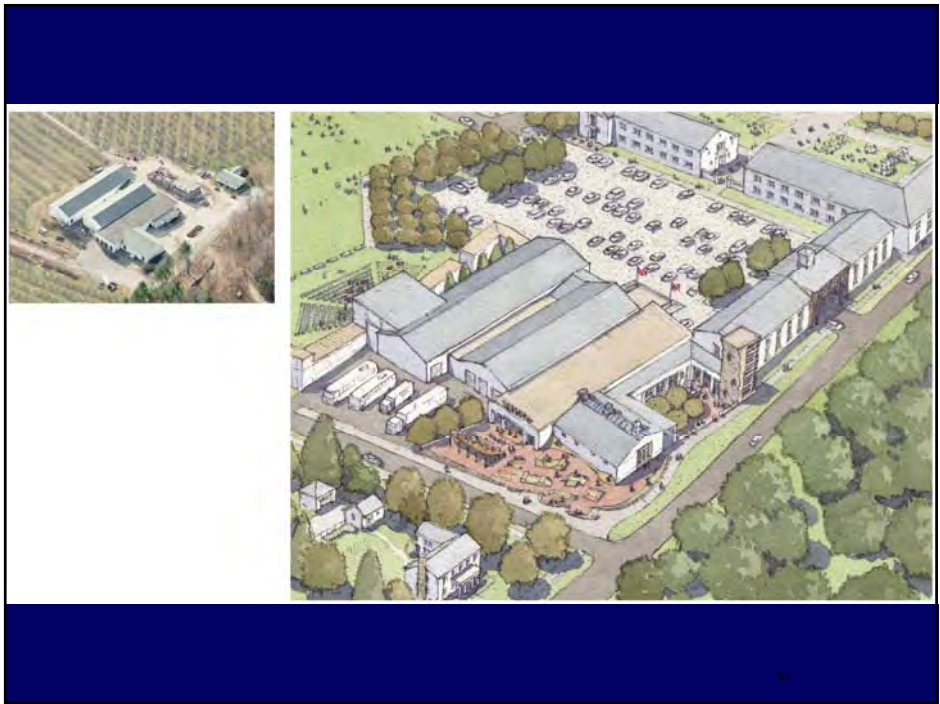
KENTLANDS, GAITHERSBURG, MARYLAND

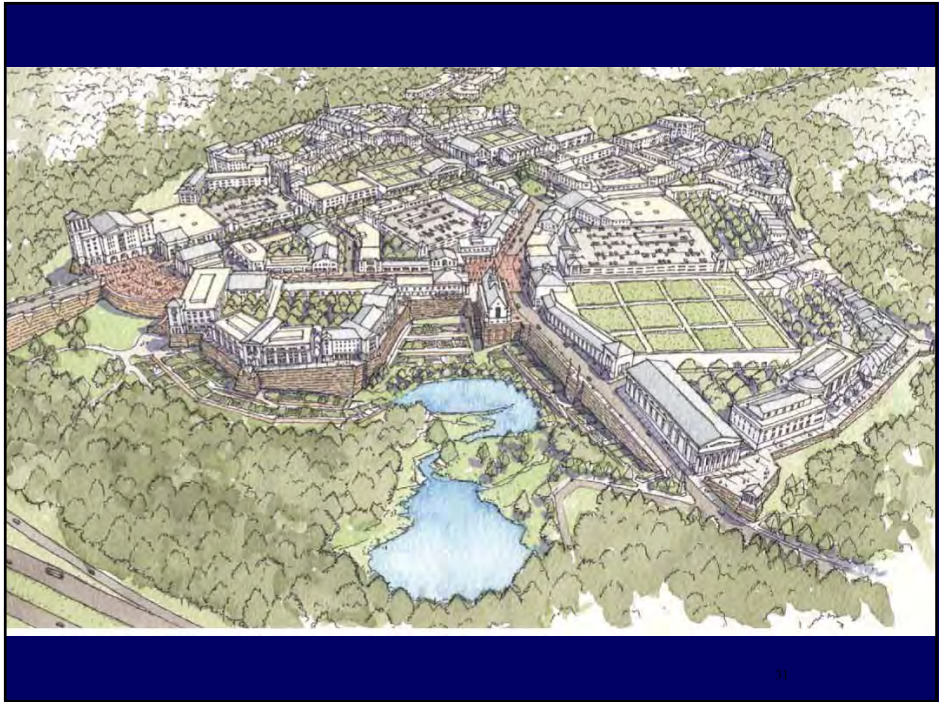
















2.8 PLANNED UNIT DEVELOPMENT

- 2.8.1 **Authority.** The Section is enacted in pursuant to RSA 674:21, innovative land use controls, which provides the statutory authority for the Town of Londonderry to allow for the development of a Planned Unit Development ordinance.
- 2.8.2 **Purpose.**
- 2.8.2.1 A Planned Unit Development (PUD) allows a landowner to propose his/her own development project largely independent from current land use regulations otherwise applicable to that property. A PUD master plan is akin to a special zoning district designation for a particular tract of land in terms of uses, dimensions, and other development standards. (Note: every reference to a master plan in this PUD ordinance refers to the PUD Master Plan rather than the Town of Londonderry Master Plan, except where the latter is specifically referred to as such.)
- 2.8.2.2 The purpose of this ordinance is to promote flexibility in large scale development by considering project proposals based upon a comprehensive, integrated and detailed plan rather than the specific constraints applicable to piecemeal lot-by-lot development under conventional zoning. A PUD should improve the quality of new development by encouraging aesthetically attractive features and promoting quality site and architectural design. The Planning Board will use the 2004 Londonderry Master Plan and/or successor plans, 2009 Londonderry Small Area Master Plan and/or successor plans, 2003 Londonderry Design Charrette and/or successor plans (if applicable) and any other long range planning document as guidance in the land use development aspect of the PUD master planning process.
- 2.8.3 **Process.** The process for administering a Planned Unit Development is as follows:
- 2.8.3.1 Due to the complexity inherent in PUD's, prior to developing a detailed PUD proposal or submitting an application applicants are strongly encouraged to:
- 2.8.3.1.1 Meet with the Community Development Department to discuss their ideas; and
- 2.8.3.1.2 Hold a conceptual discussion with the Planning Board.
- 2.8.3.2 The applicant submits a formal PUD application (also known as the proposed PUD master plan) as specified elsewhere in this section.
- 2.8.3.3 The Planning Board holds a public hearing on the PUD application and determines whether or not it is complete, in accordance with this ordinance. The board must take final action on the application within 65 days of a finding of completeness.
- 2.8.3.4 The Planning Board approves, denies, or approves with conditions the PUD application. An applicant may appeal any such decision of the Planning Board in the same manner



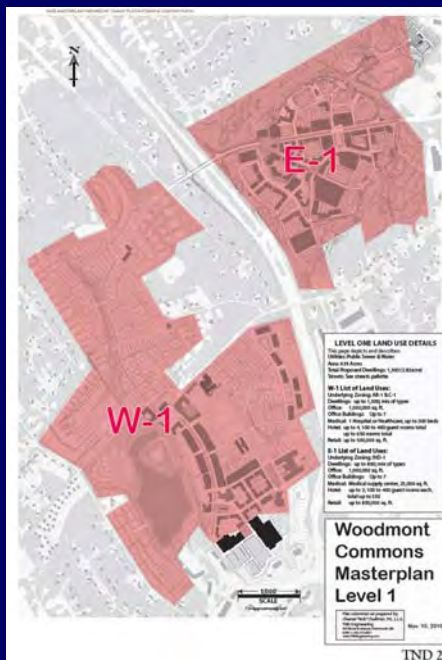
OVERALL DETAILS

This page depicts:
 Approximate locations and sizes of all structures
 Proposed uses by color code (see Legend)
 Approximate locations of Open Spaces (green)
 Buffers: 50' around entire perimeter

List of Land Uses:

- Dwellings: 1,300 mix of types, plus senior & affordable
- Office: 2,000,000 sq. ft., in up to 7 Office Buildings, balance around town centers, no restriction
- Medical: Up to 300 beds
- Hotel: up to 7, 100 to 400 guest rooms each, total up to 550
- Retail: up to 832,500 sq. ft.

Pond Note: The applicant is seeking to create an area of open water, depicted here in blue to the west of the westerly village center. However, no aspect of this Masterplan is dependent upon that area becoming open water, and that will be addressed independently with NH DES, the Conservation Commission and others as appropriate.



LEVEL ONE LAND USE DETAILS

This page depicts and describes:
 Utilities: Public Sewer & Water
 Area: 639 Acres
 Total Proposed Dwellings: 1,300 (2.82acre)
 Streets: See streets palette

W-1 List of Land Uses:

- Underlying Zoning: AR-1 & C-1
- Dwellings: up to 1,300; mix of types
- Office: 1,000,000 sq. ft.
- Office Buildings: Up to 7
- Medical: 1 Hospital or Healthcare, up to 300 beds
- Hotel: up to 4, 100 to 400 guest rooms total
up to 650 rooms total
- Retail: up to 500,000 sq. ft.

E-1 List of Land Uses:

- Underlying Zoning: IND-1
- Dwellings: up to 800; mix of types
- Office: 1,000,000 sq. ft.
- Office Buildings: Up to 7
- Medical: Medical supply center, 25,000 sq. ft.
- Hotel: up to 3; 100 to 400 guest rooms each, total up to 550
- Retail: up to 850,000 sq. ft.

E-2-1 Maxima:

Area: 220 Acres
 Dwellings: up to 800; mix of types
 Office: 1,000,000 sq. ft.
 Office Buildings: Up to 7
 Medical: Medical supply center, 25,000 sq. ft.
 Hotel: up to 3; 100 to 400 guest rooms each, total up to 550
 Retail: up to 850,000 sq. ft.
 Other Uses (see list): 300,000 sq. ft.
 Parking: Shared, number to be determined

LEVEL TWO LAND USE DETAILS

This page depicts and describes:
 Preliminary locations and sizes of proposed improvements.
 Land Uses and locations of improvements may shift when site plan and subdivision plans are prepared- see Written Portion of Master Plan, incorporated herein by reference.

W-2-5 Maxima:

Area: 66 Acres
 Dwellings: 300 mix of types
 Office Space: 1,000,000 sq. ft.
 Office Buildings: Up to 2
 Hotel: 2, 100 to 200 guest rooms
 Retail: 100,000 sq. ft.
 Other Uses (see list): 150,000 sq. ft.
 Parking: Shared, number to be determined

W-2-6 Maxima:

Area: 19 Acres
 Dwellings: 60
 Office: Home Occupation Only

W-2-7 Maxima:

Area: 15 Acres
 Dwellings: 25
 Office: Home Occupation Only

W-2-8 Maxima:

Area: 38 Acres
 Dwellings: 110
 Office: Home Occupation Only
 Civic: 15,000 sq. ft.

W-2-1 Maxima:

Area: 104 Acres
 Dwellings: 1,500 mix of types
 Office Space: 1,500,000 sq. ft.
 Office Buildings: Up to 7
 Medical: 1 Hospital; up to 300 beds
 Hotel: 4, 100 to 400 guest rooms total up to 650
 Retail: 500,000 sq. ft.
 Other Uses (see list): 250,000 sq. ft.
 Civic: 125,000 sq. ft.
 Parking: Shared, number to be determined

W-2-2 Maxima:

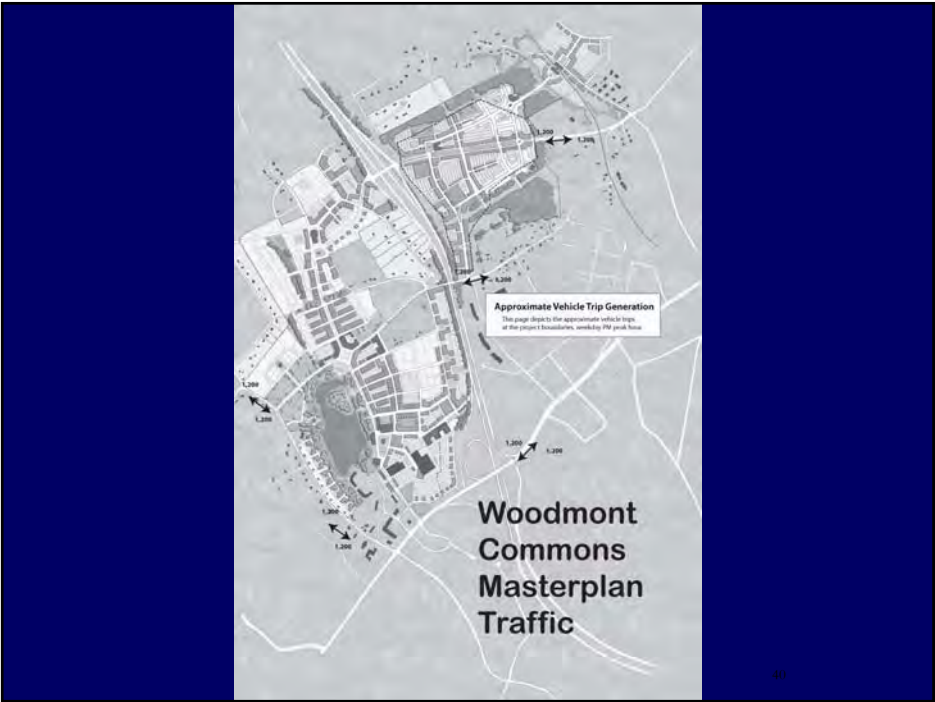
Area: 19 Acres
 Dwellings: 55
 Office: Home Occupation Only

W-2-3 Maxima:

Area: 15 Acres
 Dwellings: 25
 Office: Home Occupation Only

W-2-4 Maxima:

Area: 30 Acres
 Dwellings: 150
 Office: Home Occupation Only





**Woodmont Commons
Written Portion of Master Plan**



This document is a part of the Master Plan

Prepared November 8, 2010
TND Engineering & Michels & Michels Law Offices
Revised Through _____

Allowable Uses

- Assisted Living
- Back Lot Development
- Dwelling, multi-family
- Dwelling, single family
- Dwelling, two-family
- Elderly Housing
- Mixed use residential
- Nursing Home and accessory uses
- Community center
- Public Facilities
- Public Utilities
- Recreational Facilities, Public
- Religious Facilities
- Cultural Uses and Performing Arts
- Assembly, testing, repair and packing operations
- Bed and Breakfast Homestay
- Business center development
- Conference/Convention Center
- Day Care Center, Adult
- Financial institution
- Education and Training Facilities
- Group Child Care Center
- Home Occupation
- Hotels
- Manufacturing, Light
- Membership club
- Motor Vehicle Station, Limited Service
- Recreation, commercial
- Retail sales establishment
- Professional office
- Rental Car Terminal
- Repair services
- Research or Development Laboratories
- Restaurant
- Restaurant, fast food
- Sales of Heavy Equipment or Heavy Trucks as an accessory use
- School, Private
- Service establishment
- Warehouses and Storage
- Wholesale Businesses

Nature of Master Plan



