

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

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

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

12 A. Rugg called the meeting to order at 7 PM.
13

14 **New Plans**
15

16 A. Beal Revocable Trust/Omnipoint Communications, Map 12, Lot 34 –
17 Application Acceptance and Public Hearing for a site plan and conditional use
18 permit to construct a 146' wireless communication facility and associated
19 accessory equipment and structures.
20

21 T. Thompson referenced a letter from Steve Grill from Devine Millimet
22 representing T-Mobile. Due to the fact that they have not yet received a
23 conditional use permit recommendation from the Conservation Commission,
24 the Planning Board would not be able to render a final decision tonight.
25 Because there are no Conservation Commission meetings between now and
26 the Planning Board deadline for the January 12 meeting, the next meeting
27 this project could be heard would be February 9, 2011. Because this time
28 span would have used up most of the 65-day clock if the Board had accepted
29 their application tonight, they have requested a continuance of both the
30 application acceptance and the public hearing to February 9, 2011.
31

32 M. Soares made a motion to continue. L.Wiles seconded the motion. Vote on
33 the motion: 9-0-0. Application acceptance and public hearing continued to
34 February 9, 2011. A. Rugg stated that this would be the only public notice of
35 the continuance.
36

37 **Administrative Board Work**
38

39 A. Plans to Sign – Elizabeth Meadows Amended Subdivision
40

41 J. Trottier said all precedent conditions for approval have been met and the
42 staff recommends signing the plans.
43

44 **J. Farrell made a motion to authorize the Chair and Secretary to sign**
45 **the plans. R. Brideau seconded the motion. No discussion. Vote on the**
46 **motion: 9-0-0.** A. Rugg said the plans will be signed at the conclusion of the
47 meeting.
48

49 B. Extension Request - Nevins Expansion Site Plan - Request additional year on

1 final approval (to December 3, 2011)

2
3 T. Thompson referenced the letter from Elmer Pease, PD Associates, LLC,
4 requesting a one year extension of the plans that will expire on December 3,
5 2010.

6
7 He said that due to the continuing economic situation they are requesting a
8 one year extension of the site plans. T. Thompson said that staff is supportive
9 of the request, as there have been no changes to ordinances or regulations
10 impacting the project.

11
12 **J. Farrell made a motion to grant a one year extension to December**
13 **3, 2011. R. Brideau seconded the motion.** No discussion. **Vote on the**
14 **motion: 9-0-0.** Extension to December 3, 2011 was granted.

- 15
16 C. Extension Request – Stonyfield Expansion Site Plan - Request 6 month
17 extension of Conditional Approval (to June 30, 2011)

18
19 T. Thompson referenced the letter from Christopher Rice, TF Moran,
20 requesting a 6 month extension of the plans that will expire on December 30.

21
22 He said that because the applicant is still working to obtain permits from the
23 FAA and NHDES AoT (Alteration of Terrain) they are requesting a 6 month
24 extension of the site plans. T. Thompson said that staff is supportive of the
25 request, as there have been no changes to ordinances or regulations
26 impacting the project.

27
28 **J. Farrell made a motion to grant a 6 month extension to June 30,**
29 **2011. R. Brideau seconded the motion.** No discussion. **Vote on the**
30 **motion: 9-0-0.** Extension to June 30, 2011 was granted.

- 31
32 D. Extension Request – DiFava Site Plan – Request 6 month extension of
33 Conditional Approval (to June 1, 2011)

34
35 T. Thompson referenced the letter from Todd Connors, Long Beach
36 Development Associates, requesting a 6 month extension of the site plans
37 that expire today.

38
39 He said that in order to finalize plans for the Board and secure extensions to
40 the issued state permits they are requesting a 6 months extension of the site
41 plans. T. Thompson said that staff is supportive of the request, as there have
42 been no changes to ordinances or regulations impacting the project.

43
44 **J. Farrell made a motion to grant a 6 month extension to June 1,**
45 **2011. R. Brideau seconded the motion.** No discussion. **Vote on the**
46 **motion: 9-0-0.** Extension to June 1, 2011 was granted.

- 47
48 E. Tupelo Music Hall – Proposed 6' x 14' addition
49

1 T. Thompson referenced a letter from Scott Hayward, Tupelo Music Hall.
2 Tupelo is proposing a small addition to the structure for storage of musical
3 and audio equipment. He asked if the Board would prefer a public hearing or
4 to have staff handle this project administratively.

5
6 The Board was comfortable with staff handling this administratively.

7
8 F. Approval & Signing of Minutes – November 3 & 10
9

10 **J. Farrell made a motion to approve and sign the minutes from the**
11 **November 3 meeting. R. Brideau seconded the motion.** No discussion.
12 **Vote on the motion: 8-0-1.** (M. Soares abstained because she was absent
13 at the November 3 meeting).
14

15 **J. Farrell made a motion to approve and sign the minutes from the**
16 **November 10 meeting. R. Brideau seconded the motion.** No discussion.
17 **Vote on the motion: 8-0-1.** (L. El-Azem abstained because she was absent
18 at the November 10 meeting).
19

20 Minutes for November 3 and 10 are approved and will be signed at the
21 conclusion of the meeting.
22

23 G. Southern NH Planning Commission Candidate Recommendations
24

25 A. Rugg said there are two candidates for two open positions; Deb Lievens
26 and Deb Paul. He asked if the Board wants the candidates to come in for
27 interviews during the January Planning Board meeting. The Board said if
28 those were the only two candidates then interviews would not be required. T.
29 Thompson said he would check with Margo Lapietro to see if any other
30 candidates were interested. If there are not, he will add the
31 recommendations to the December 8 agenda.
32

33 H. Discussions with Town Staff
34

35 T. Thompson mentioned that the Crowell's Corner case has been appealed to
36 the state Supreme Court.
37

38 M. Soares said that a comment came up during the interview process by the
39 Town Council for the various board positions and that each board has their
40 own document that guides that board and directs them on how to handle
41 their membership. She noted that the Planning Board has an attendance
42 policy and said that she noticed alternate member Cole Melendy has not
43 attended the meetings in quite a while. A. Rugg said that C. Melendy has not
44 attended a meeting for about 6 months. M. Soares asked if that position
45 should be advertised as an open position. A. Rugg said that the Town Council
46 is the appointing authority, so it's basically a Town Council decision. J. Farrell
47 said that if the Board Chairman makes a recommendation based on
48 attendance, the Town Council will vote on whether or not to remove that
49 person from the Board for attendance issues. If the person is removed then
50 the position would be advertised to see if anyone is interested. M. Soares said

1 that this concern was first mentioned years ago when the Board was having
2 difficulty with people not attending the meetings. The Board feels it's
3 important for all members to inform the Chair or staff in advance if they will
4 be unable to attend a meeting.

5
6 J. Farrell suggested that the Chairman direct staff to send a certified letter to
7 the Board member informing him of the criteria, then there would be a record
8 of the Board attempting to contact the Board member. T. Thompson asked A.
9 Rugg to prepare the letter, and he would send it to C. Melendy. A. Rugg
10 mentioned that this would be in fairness to anyone else who would be
11 interested in being an active Board member.

12
13 T. Thompson said he is working with Stantec on a traffic impact fee
14 methodology update for the western segment of Route 28. He anticipates
15 bringing the recommendations forward to the Board in the coming months.

16
17 M. Soares asked if we received any grants yet that we've applied for related
18 to Pettengill Road. T. Thompson said we did not get the Tiger II grant. EDA
19 has requested some additional information, so we are still on the list for that
20 one.

21
22 **Other Business**

23
24 None.

25
26 **Adjournment:**

27
28 **M. Soares made a motion to adjourn the meeting. G. Herrmann seconded**
29 **the motion.** No discussion. **Vote on the motion: 9-0-0.** Meeting adjourned at
30 7:19 PM.

31
32
33
34 These minutes prepared by Cathy Dirsra, Planning Division Secretary.

35
36
37
38 Respectfully Submitted,

39
40
41
42 Charles Tilgner, Secretary
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