

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF DECEMBER 8, 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; 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 C. Davies and S. Benson to vote for M. Soares until she arrives.
15

16 **Administrative Board Work**
17

18 A. SNHPC Alternates Recommendations – Deb Lievens & Deb Paul
19

20 A. Rugg said that SNHPC bylaws do not specify the term for alternates. The
21 term expirations are set by the Boards and then recommended to the Town
22 Council for appointments. A. Rugg said that Linda Moore, Office Manager for
23 SNHPC sent him the attendance records for review. He said that in regards to
24 absenteeism, the bylaws state that if a member has an unexcused absence
25 and they miss 3 meetings a letter should go out to the appointing
26 Board/Committee. If a member is absent from more than 40% of the
27 meetings that would also generate a letter. A. Rugg pointed out the
28 attendance for the two alternates. He said that out of the past 27 meetings
29 Deb Lievens has been absent only once and Deb Paul has been absent 18
30 times. He noted that one of the questions the Board always asks potential
31 candidates is what their attendance would be at the meetings. He mentioned
32 that Board members should consider attendance in making their decision on
33 alternates to the Town Council. D. Coons asked how many alternates we are
34 required to have. A. Rugg said the Board is not required to have any
35 alternates and that it's up to the Board. D. Coons asked the Board if they
36 want to continue with two alternates or change it to one. Consensus of the
37 Board was to continue with two alternates.
38

39 **C. Coons made a motion to recommend Deb Lievens and Deb Paul to**
40 **the Town Council as alternates for a one year term to the SNHPC. L.**
41 **Wiles seconded the motion. No discussion. Vote on the motion: 9-0-0.**
42

43 A. Rugg said the recommendation will go to the Town Council.
44

44 B. Discussions with Town Staff
45

46 A. Garron said he attended a meeting last month sponsored by the NHDOT
47 regarding tolling on the Everett Turnpike, specifically the airport access road.
48 They identified 10 different options. The top three options were: Tolls at
49 entrance and off ramps of Manchester-Boston airport access road; Tolls at

1 exit 1 and 2 on the Everett Turnpike in Nashua. The option that yields the
2 highest return is the Manchester-Boston airport access road toll. A. Garron
3 said that hopefully the toll will not be at the Manchester-Boston airport access
4 road. He also stated that for Londonderry the Pettengill Rd area is something
5 we have been advocating for the last decade, with the potential of generating
6 about 4 million s.f. of commercial/industrial development and 4,000 to 6,000
7 jobs. A lot of those jobs would probably access the Everett Turnpike,
8 therefore the tolls would hinder our efforts to generate businesses in that
9 area.

10
11 J. Farrell asked T. Thompson to update the Board on the status of the
12 Crowell's Corner court issue. T. Thompson said that staff met with Chris Paul
13 on December 2. Staff went over the steps that would need to take place in
14 order for Crowell's Corner to come back to the Planning Board, in order for
15 the Board to consider reinstatement of their site plan. The major outstanding
16 issue has been for some time the completion of the site estimate. Staff was
17 able to finish that and work with C. Paul to come up with the final numbers
18 that were missing from that. The total staff developed for the site estimate
19 (for costs associated with the site plan) was about \$66,814. Based on that,
20 the restoration surety would need to be \$16,000 to be posted with the town.
21 The inspection escrow would be \$3,400. Staff outlined that based on the
22 feedback they received from the Board previously, in order for the Board to
23 consider reinstatement, they would need to post the restoration surety and
24 the inspection escrow with the town, prepare a letter to the Planning Board
25 requesting reinstatement of their plan with the justification and a realistic
26 commitment to complete the site work. Then the Planning Board would then
27 be able to consider the reinstatement request. T. Thompson said that the
28 primary unknown at this point, in terms of the cost associated with Crowell's
29 Corner to complete the project, is related to the improvements that may be
30 needed inside the building itself. The Building Division has not gone in to do
31 an inspection. The Fire Department has done only a cursory review. C. Paul
32 indicated that he would schedule a time to have the Building Inspector and
33 the Fire Inspector walk through the building to develop a list, so that the
34 estimate for the costs could be developed. T. Thompson said they calculated
35 the impact fees that Crowell's Corner would be required to pay in order to
36 gain their certificate of occupancy. He said that staff outlined the issue of the
37 occupancy of the facility right now is out of the town's hands and unless it's
38 overturned by a court decision or a stay by the courts, we expect there will
39 be no occupancy of the building and structure until such time that all the site
40 improvements are completed, inspected and the certificate of occupancy is
41 signed off by town staff.

42
43 A. Rugg announced that alternate member Cole Melendy has resigned and we
44 now have a vacancy for an alternate member.

45 46 **Workshops/Conceptual Discussions**

- 47
48 A. Public Hearing – Zoning Ordinance Amendments – Clarifications to the Sign
49 Ordinance (Temporary Signs & MUC sub-district requirements)
50

1 T. Thompson said the two changes are corrective (See attachment #1). The
2 first change is to Section 3.11.6.3.8 to indicate that only one temporary sign
3 is permitted on a lot and the second change is to Section 3.11.6.4.3 in order
4 to correct an oversight. When the MUC subdistrict was created we neglected
5 to indicate the signage requirements, so we're proposing to amend this
6 section to indicate the MUC subdistrict is included in those requirements.

7
8 A. Rugg asked for public comment, but there was none.

9
10 **J. Farrell made a motion that we recommend to the Town Council**
11 **adopting the amendments to Section 3.11.6.3.8 and Section**
12 **3.11.6.4.3. R. Brideau seconded the motion.** No discussion. **Vote on the**
13 **motion: 9-0-0.** This recommendation will be sent to the Town Council.

14
15 [M. Soares arrived at 7:18. S. Benson returns to alternate member status.]

16
17 B. Conceptual Discussion – Elmer Pease – Reuse of Former S. Fire Station (Map
18 6, Lot 33A)

19
20 E. Pease, PD Associates, representing the applicant. He said they are trying
21 to figure out what types of business can be used on this parcel. T. Thompson
22 explained the process for any new business use on this parcel (variances
23 required, site plan approval). He said that the recommendation they have
24 made for this site, is one that generates little traffic, few customers, little
25 parking. E. Pease said they have a client that may want to use the building
26 for environmental business. T. Thompson said that any site plans would be
27 subject to traffic impact study.

28
29 C. Conceptual Discussion – Londonderry Freezer Warehouse (Map 15, Lots 22 &
30 124) – Expansion plan and rezoning discussion

31
32 Robert Baskerville and Katie Weiss from Bedford Design, presented their
33 plans (see attachment #2). R. Baskerville said they are proposing an
34 addition of about 82,000 s.f. of warehouse space, office space, and a quality
35 control area. Their current parking would suffice for the employees. They plan
36 to make the entrance wide to allow trucks to make wider right-hand turns.
37 He said that the majority of traffic is in the morning.

38
39 K. Weiss explained the landscape and screening plans.

40
41 R. Baskerville said they are requesting a rezoning of the parcel to I-I due to
42 the use being an industrial use, and the fact that the Industrial District does
43 not have a building coverage requirement, which is problematic for the
44 proposed expansion if the zone were to remain C-II.

45
46 A. Garron said they have worked with the applicant for the last couple years.
47 He is encouraged that this existing business owner wants to expand his
48 business in Londonderry instead of going elsewhere. He said that if this was
49 an I-II proposal it would not be as acceptable as the I-I.
50

1 T. Thompson said that staff agrees with the zoning change for this parcel, as
2 there is I-I zoning in the general vicinity of the project, and the use is really
3 more appropriate for an industrial zone rather than the current commercial
4 zoning.

5
6 The Board fully supported the concept and would like it to go to a public
7 hearing for the rezoning on January 12, 2011.

8
9 D. Conceptual Discussion – Possible McDonalds Restaurant, MUC Sub-district,
10 conditional use permit requirements (Map 15, Lot 60-2)

11
12 Frank Monteiro, MHF Design, presented their plans. Tesa Berstein, McDonalds
13 was also present. F. Monteiro said this would need 3 conditional use permits
14 (CUP's): one for the fast food restaurant use itself; one for the drive-thru
15 window; one for dimensional relief and setbacks. He said this is the smallest
16 prototype footprint that McDonalds uses. They propose 2 curb cuts; 1 on
17 Vista Ridge and 1 on Route 28. They would need to fill the wetlands ditch,
18 which equates to about 5100 s.f. of wetland impact. T. Thompson stated that
19 the CUP for the drive-thru is not necessary, as the fast food restaurant use is
20 assumed to include the drive-thru.

21
22 A. Garron said he feels that the main access should be from Vista Ridge, not
23 the curb cut on Route 28. He noted that in the master plan for that area they
24 encouraged pedestrian traffic, which this plan does not seem to address.

25
26 J. Trottier said that staff met with the applicant and they are concerned with
27 the traffic on Vista Ridge and the set of lights in regards to traffic queuing for
28 the signals blocking the driveway.

29
30 T. Thompson said that the "fast food restaurant" is not a permitted use for
31 this district. It is only permitted by conditional use permit. He said there are
32 4 conditional use permit criteria for the use:

- 33
34 1) The proposed use is consistent with the general vision statements
35 and recommendations from the Londonderry Northwest Small Area
36 Master Plan or the most recently adopted Town Master Plan;
37
38 2) Granting of the application is in the public interest;
39
40 3) The property in question is reasonably suited for the use requested;
41 and
42
43 4) The design of the site represents to the extent practicable a
44 minimization of impacts to natural resources, and maximizes the
45 provision of green space and accommodation of non-vehicular and
46 pedestrian traffic.

47
48 He said that these are the 4 criteria the Planning Board will have to
49 determine are met in order to allow this use to take place on the site.

1 He said that it is a concern of staff is that this plan does not meet the
2 conditional use criteria, and that is the primary reason for the conceptual
3 discussion, to determine if the Board is comfortable with the concept meeting
4 the criteria from the ordinance. He stated that there are 2 additional criteria
5 for the CUP to allow for dimensional relief, which staff believes are met, due
6 to the land taking that occurred on the parcel for the Rt. 28 widening project.
7

8 L. El-Azem said that she doesn't feel this is what people wanted for this exit 5
9 area.

10
11 C. Tilgner feels there are a lot of traffic issues and that it's not the right place
12 for a McDonald's Restaurant. D. Coons agreed.
13

14 Consensus of the Board was that this is not the right location for a fast food
15 restaurant.
16

17 Mary Tetreault, 15 Isabella Dr, feels that a fast food restaurant would be
18 acceptable in this area. She also suggested more pedestrian crossings in
19 town.
20

21 T. Thompson said that his concern is the 4th criterion; the impact on natural
22 resources and maximizing green spaces and accommodation of non-vehicular
23 pedestrian traffic. Work would need to be done to the concept in order to
24 meet this criterion.
25

26 The Board suggested that the property owner review the accepted uses for
27 that parcel.
28

29 E. Workshop – Woodmont Commons PUD Master Plan Discussion
30

31 Mike Kettenbach and Rick Chellman presented their plans. (see attachment
32 #3)
33

34 R. Chellman said that since the last Planning Board meeting they met with
35 people in Derry. They will have a joint meeting with their Planning Board and
36 Town Council.
37

38 M. Kettenbach said they plan to have a fire/police presence in the
39 development. He also said they thought about having a DMV facility for
40 registering vehicles.
41

42 J. Farrell expressed his concern about this being called a town center, when
43 we already have a town center, Mammoth Rd and Pillsbury Rd. R. Chellman
44 said they are not trying to reinvent the center of town, but instead propose to
45 have connected neighborhoods, each with its own center.
46

47 A. Rugg suggested having people walk the area and try to envision what is
48 being proposed. M. Kettenbach said they would prefer to have an "open
49 house" to invite people to come view the property in a supervised manner.

1 R. Chellman said they now have a website that people can access. T.
2 Thompson said there is now a link for their website on the town's Woodmont
3 Commons page on the Town website
4 (http://www.londonderrynh.org/planning/planning_028.htm)
5

6 John Michels said they will be sending out letters to the abutters to give them
7 the website info.
8

9 T. Thompson referenced the new language for signage in the template for the
10 written portion of the master plan, and said that modifications need to be
11 addressed due to the underlying zoning (AR-I primarily). He also suggested
12 that for the "center" areas that a consideration be made for design
13 consistency in the signage program (reference downtown Plymouth, NH's
14 downtown signage program).
15

16 L. Wiles asked R. Chellman to track changes on the master plan so that it will
17 be obvious from this point going forward what portions have been changed.
18

19 M. Soares asked what types of products would be assembled, packaged,
20 tested and repaired in the facilities in the permitted use area. . Chellman
21 said the list is straight out of the list of "allowed uses" with the exception of
22 truck terminals.
23

24 A. Rugg asked for public comment
25

26 Mike Speltz, 18 Sugarplum, said that under NH law if land is not posted it is
27 considered to be open to pedestrian access. He said that state law also
28 provides protection for the land owner, i.e. is there is an accident on the
29 property, unless the owner is guilty of gross negligence, the state protects
30 them from liability to a person who took advantage of the open nature of the
31 land and got injured.
32

33 Mary Teatreault, 15 Isabella, would like to see a timeline plan.

34 T. Thompson said there needs to be more plan and concept development
35 before we get into defining the schedule.
36

37 Jim Anagnos, resident, said that Boston North made an agreement with the
38 Town of Londonderry and Derry to build Exit 4-A on I93. To his recollection,
39 Londonderry was putting in \$5 million, Derry was putting in \$5 million and
40 Boston North was taking care of the rest. He asked the applicant if he plans
41 on doing that now that he has bought Boston North.
42

43 M. Kettenbach said he didn't buy Boston North. He said that a person working
44 with him bought it and all the rights. He said he is working with them and all
45 the commitments remain in place. It's been reaffirmed in Derry and the Town
46 of Londonderry has agreed as well. He said he is working with the state and
47 federal government to ensure that Exit 4-A is a reality. M. Kettenbach said
48 the commitment is not for this developer to fund the entire project.

1 J. Anagnos asked what the ratio of residential/commercial buildings are. M.
2 Kettenbach said they are working on the ratio and it will be in the Phase 1
3 plans. R. Chellman said that plans for residential units are in the plans.
4

5 Martin Srugis said this project is geared toward the younger generation. He
6 feels we should bring younger people in to hear their comments.
7

8 J. Farrell suggested that the applicant contact the President of LAFA, Ron
9 Campo, to get their ideas.
10

11 Mike Speltz, 18 Sugarplum, said the PUD ordinance said that the PUD master
12 plan will take precedence over the underlying subdivision/site plan
13 regulations. He said that in other areas where the PUD master plan doesn't
14 address an issue, we then turn to the underlying subdivision/site plan
15 regulations for guidance on what can be permitted or not.
16

17 Jim Butler, 57 Mammoth Rd, said the design charette showed that a lot of
18 parking will be behind the buildings and not visible from the street.
19

20 A. Garron stated that the idea of the workshop process is to gather public and
21 Board input on the overall concept before more detailed materials are
22 produced. At this point, he said it may be time to put more "meat on the
23 bones."
24

25 J. Czyzowski, Director DPW, said it's important to analyze and identify
26 everything that's on the master plan now, not down the road. He said that in
27 his opinion, if we don't address these issues now, then we'll have to go to our
28 existing ordinances and regulations at the site plan and subdivision level.
29

30 There was no further public comment.
31

32 Next workshop session will be scheduled for January 12, 2011.
33

34 **Other Business**

35 None.
36

37 **Adjournment:**
38

39 **M. Soares made a motion to adjourn the meeting. G. Herrmann seconded**
40 **the motion.** No discussion. **Vote on the motion: 9-0-0.** Meeting adjourned at
41 9:47 PM.
42

43 These minutes prepared by Cathy Dirsra, Planning Division Secretary.
44

45
46 Respectfully Submitted,
47

48
49
50 Charles Tilgner, Secretary

Clarifications to Signage Section

Zoning Ordinance Amendments

Public Hearing

December 8, 2010

Summary of Proposed Changes

- Amend Section 3.11.6.3.8 to indicate one temporary sign is permitted per lot.
 - Amend Section 3.11.6.4.3 to indicate the MUC subdistrict is included for signage requirements of this section.
-

Section 3.11.6.3.8 – Current Language

Temporary, Residential, Commercial and Industrial Signs - Banners, posters, pennants, "A" frame, sandwich board, and portable signs shall not be used on a permanent basis. The location and date of display of these signs shall be recorded with the Building Inspector. Such signs will be permitted at the opening of a new business or reopening of an existing business under new management or special sales in a Residential, Commercial, or Industrial district on one occasion per calendar year for a total period not to exceed thirty (30) consecutive days unless otherwise permitted by the Building Inspector.

Section 3.11.6.3.8 – Proposed Language

Temporary, Residential, Commercial and Industrial Signs - Banners, posters, pennants, "A" frame, sandwich board, and portable signs shall not be used on a permanent basis. The location and date of display of these signs shall be recorded with the Building Inspector. ***Only one (1) temporary sign*** will be permitted at the opening of a new business or reopening of an existing business under new management or special sales in a Residential, Commercial, or Industrial district on ***no more than two occasions*** per calendar year for a total period not to exceed thirty (30) consecutive days ***for each occasion as approved by permit*** from the Building Inspector.

Section 3.11.6.4.3

- **Current Language**
 - Within the Commercial I, II & III zones, signs are permitted as follows:
- **Proposed Language**
 - Within the Commercial I, II, III, & **MUC sub-districts**, signs are permitted as follows:

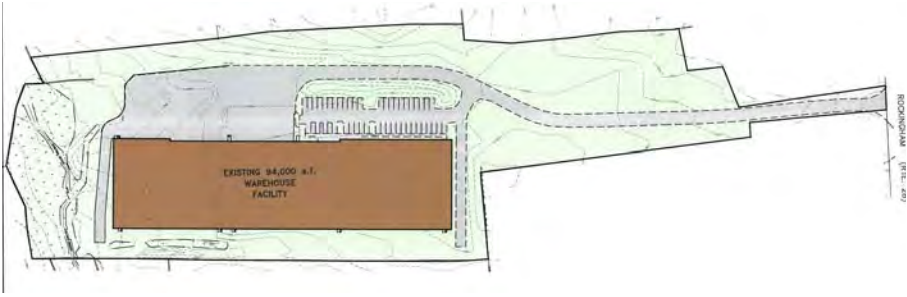


**Londonderry Freezer
Warehouse**

Conceptual Discussion
December 8, 2010

1

Existing Warehouse



EXISTING 84,000 s.f.
WAREHOUSE
FACILITY

2

Park Idea



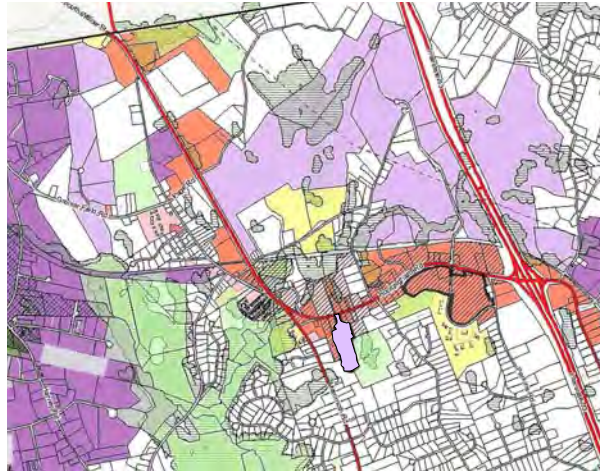
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



Dimensional Requirements

	C-II	IND-I	Proposed
Front	• 60'	• 30'	• 360'
Side/Rear	• 30'	• 20'	• 50'
Max. Bldg Cover	• 25%	• n/a	• 31.5%
Residential Buffer	• 50'	• 50'	• 50'
Min. Greenspace	• 33%	• n/a	• 53%

6

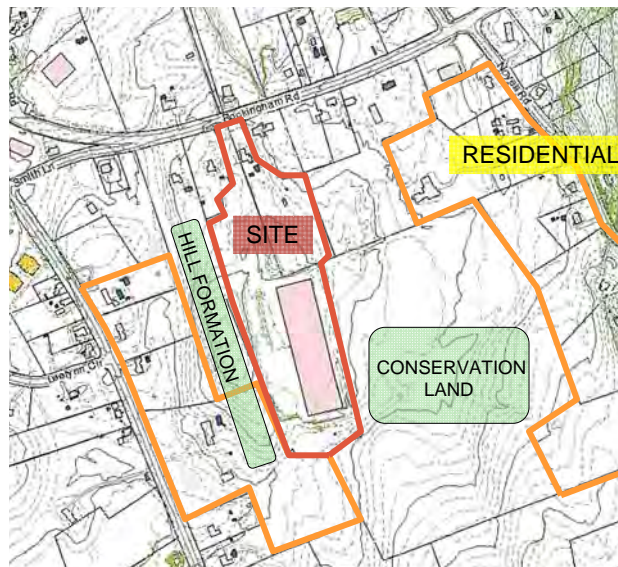
Zoning Overview



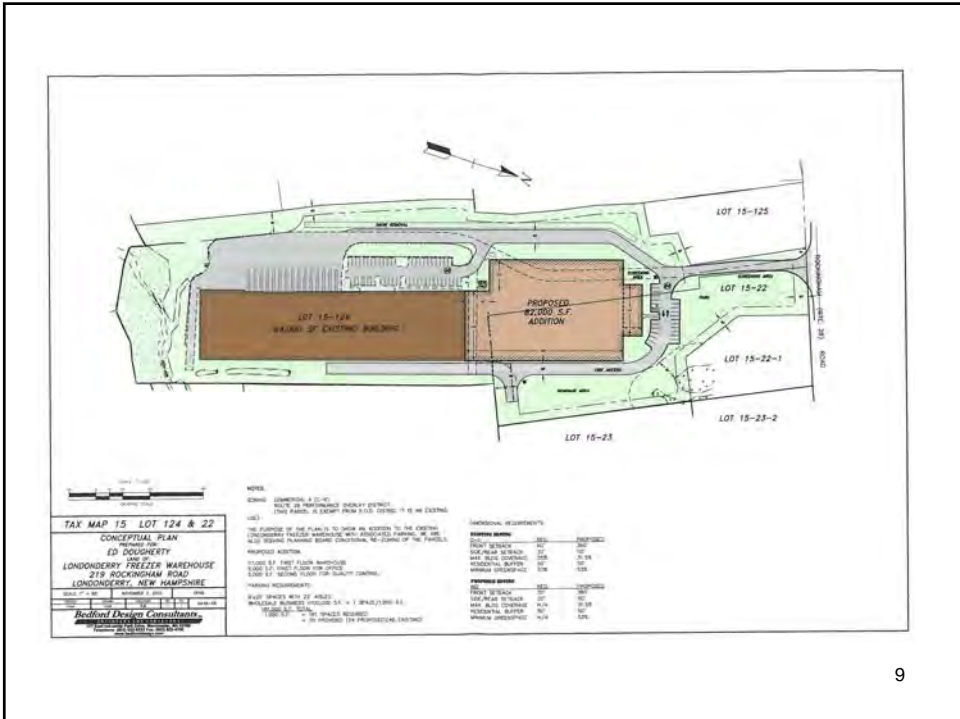
-  IND-I
-  IND-II
-  C-I
-  C-II

7

Residential Buffers



8



TAX MAP 15 LOT 124 & 22
 CONCEPTUAL PLAN
 PREPARED FOR:
 ED DOUGHERTY
 LONDONDERRY FREEZER WAREHOUSE
 219 ROCKINGHAM ROAD
 LONDONDERRY, NEW HAMPSHIRE

NOTES:
 1. OWNER: ED DOUGHERTY & SONS
 2. THIS PLAN IS A CONCEPTUAL DESIGN ONLY. THE FINAL DESIGN SHALL BE THE RESULT OF A SEPARATE DESIGN PROCESS.
 3. THE PURPOSE OF THIS PLAN IS TO SHOW ACCESS TO THE EXISTING LONDONDERRY FREEZER WAREHOUSE WITH PROPOSED ADDITION, AND ALL OTHER PLANNING BEING SUBMITTED TO THE TOWN OF LONDONDERRY.
 4. PROPOSED ADDITION:
 5. 82,000 S.F. FREEZER WAREHOUSE
 6. 10,000 S.F. OFFICE AND STORAGE
 7. 10,000 S.F. STORAGE
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DESCRIPTION	AREA (S.F.)	PERCENTAGE
EXISTING WAREHOUSE	100,000	100%
PROPOSED ADDITION	82,000	82%
TOTAL	182,000	182%

Woodmont Commons

Planning Board Discussion 12/8/10



2.8.9 Submission Requirements

2.8.9.1 **Materials.** The applicant for a PUD shall provide the following materials (in format and number as reasonably determined by the Community Development Department):

- 2.8.9.1.1 Completed PUD application
- 2.8.9.1.2 Narrative, including a statement of purpose for the PUD and how it meets the goals of this Section
- 2.8.9.1.3 Proposed land plan
- 2.8.9.1.4 Proposed land use list
- 2.8.9.1.5 Completed abutters list
- 2.8.9.1.6 PUD application fee

2.8.9.2 **Information.** The applicant for a PUD shall provide the following information. Given the amount of information needed it is recommended that the plan be developed and refined through several conceptual/preliminary iterations with the staff and Planning Board. Many of these items may be presented as approximations or preliminary estimates subject to change, where appropriate.

- 2.8.9.2.1 Present underlying zoning classification and zoning classification of all adjoining lots.
- 2.8.9.2.2 Topographic information on the tract including soil types, wetlands, surface water, land contours, natural and cultural resources, ridges and knolls, rock outcrops, steep slopes, etc. This information may be presented in an overview format, in less detail than would be required of a site plan or subdivision application provided that a clear sense of the tract is conveyed sufficient to evaluate the PUD proposal (for example, wetlands need not be professionally delineated if potentially wet low lying areas are roughly indicated).
- 2.8.9.2.3 Total acreage of the tract, rough delineation of each land use area with approximate acreage.
- 2.8.9.2.4 Proposed uses for each land use area, preferably given with some specificity.
- 2.8.9.2.5 Proposed total number of dwelling units and overall residential density for the tract (if applicable).
- 2.8.9.2.6 Proposed general estimates of location, size, use(s) for each structure.
- 2.8.9.2.7 Proposed general estimates of location, width, and materials of all streets, drives, sidewalks, and paths.
- 2.8.9.2.8 Proposed general estimates of location and number of spaces for each parking area.
- 2.8.9.2.9 Summary of proposed traffic impact, including preliminary estimates of trip generation, trip distribution, and potential areas of off-site transportation improvements.
- 2.8.9.2.10 Proposed open space areas.
- 2.8.9.2.11 Natural and cultural resources proposed to be preserved.
- 2.8.9.2.12 Proposed buffers, if appropriate, to adjoining property.
- 2.8.9.2.13 Sketch/plan of proposed landscaping.
- 2.8.9.2.14 Brief explanation or sketch of proposed water and sewer/septic systems.

2.8.9.2.15 Brief explanation or sketch of proposed stormwater management plan.

- 2.8.9.2.16 Brief explanation or sketch of other proposed utilities.
- 2.8.9.2.17 Brief explanation or sketch of proposed firefighting strategy.
- 2.8.9.2.18 Proposed architectural standards or guidelines or brief explanation/sketch of architectural treatment.
- 2.8.9.2.19 A "Signage Plan" shall be submitted. This document shall establish guidelines regulating and coordinating all signage within the PUD including general representations of tenant signage, development signage, directional signage, and vehicular and pedestrian traffic circulation signage. Specific criteria for design, size, proposed sign types (wall, free standing, etc.), materials, heights, colors, setbacks, projections and contextual issues shall be established. Any other sign design information as required by the Town shall also be provided.
- 2.8.9.2.20 Proposed time schedule for completion of the project, phasing schedule (if applicable depending on scale and type of PUD), plans for bonding if applicable, and well thought out plan to ensure that the amenities will be completed as proposed and in a timely manner.
- 2.8.9.2.21 Proposed covenants, restrictions and easements and how they will be monitored and enforced, if applicable.
- 2.8.9.2.22 Proposed ownership arrangement of each section of the PUD whether to be subdivided, held in fee simple, owned under a condominium arrangement, etc.
- 2.8.9.2.23 Proposed articles of incorporation and bylaws of any corporation and/or association to be formed.
- 2.8.9.2.24 Miscellaneous Studies and Documents - The Planning Board shall have the authority to require the submittal of any additional information, studies, documents, etc., relative to the design, operation, or maintenance of the proposed project.
- 2.8.9.2.25 Any other information that the Planning Board or the Town Attorney may deem reasonably necessary.

Woodmont Commons PUD Submission Key

As of Dec 6, 2010

Materials	Brief Description	Location(s) in submission
2.8.9.1.1	PUD Application	Set of plans (TND sheets 1 through 6 to date), and "Written Portion of Master Plan" (hereafter WPMP)
2.8.9.1.2	Narrative	WPMP, first pages
2.8.9.1.3	Proposed Plan	TND sheet 1
2.8.9.1.4	Land Use List	WPMP, pages 6 & 7
2.8.9.1.5	Abutters	Separate list from Michels & Michels
2.8.9.1.6	Fee	Separate from Pillsbury Realty

Information	Brief Description	Location(s) in submission
2.8.9.2.1	Present zoning	TND sheet 2
2.8.9.2.2	Topo, wetlands, etc	TND sheets 4 & 5
2.8.9.2.3	Total area	TND Sheet 2
2.8.9.2.4	Proposed Uses	WPMP, pages 6 & 7 and TND Sheets 1, 2 & 3
2.8.9.2.5	Dwelling count & density	TND Sheets 1 & 2
2.8.9.2.6	Structures	TND Sheets 1, 2 & 3
2.8.9.2.7	Streets etc	In progress, TND Sheets X through Y
2.8.9.2.8	Proposed parking	In progress, TND Sheet 3
2.8.9.2.9	Traffic data	In Progress, Placeholder TND Sheet 5
2.8.9.2.10	Open Spaces	TND Sheet 1
2.8.9.2.11	Preserved Resources	None Known to be Preserved
2.8.9.2.12	Buffers	TND Sheet 1, 50 Feet Around Perimeter
2.8.9.2.13	Landscaping	TND Sheet 1
2.8.9.2.14	Water & Sewer	TND Sheet 2, Public Sewer & Water
2.8.9.2.15	Storm Water	In Progress
2.8.9.2.16	Other Utilities	In Progress
2.8.9.2.17	Firefighting	WPMP, page 14
2.8.9.2.18	Architectural	WPMP, Text and illustrations
2.8.9.2.19	Signage	WPMP, In Progress
2.8.9.2.20	Phasing	In Progress
2.8.9.2.21	Covenants	WPMP, In Progress
2.8.9.2.22	Ownership	Will vary throughout the project, WPMP
2.8.9.2.23	Bylaws	WPMP, In Progress
2.8.9.2.24	Studies	To Be Determined
2.8.9.2.25	Other	To Be Determined



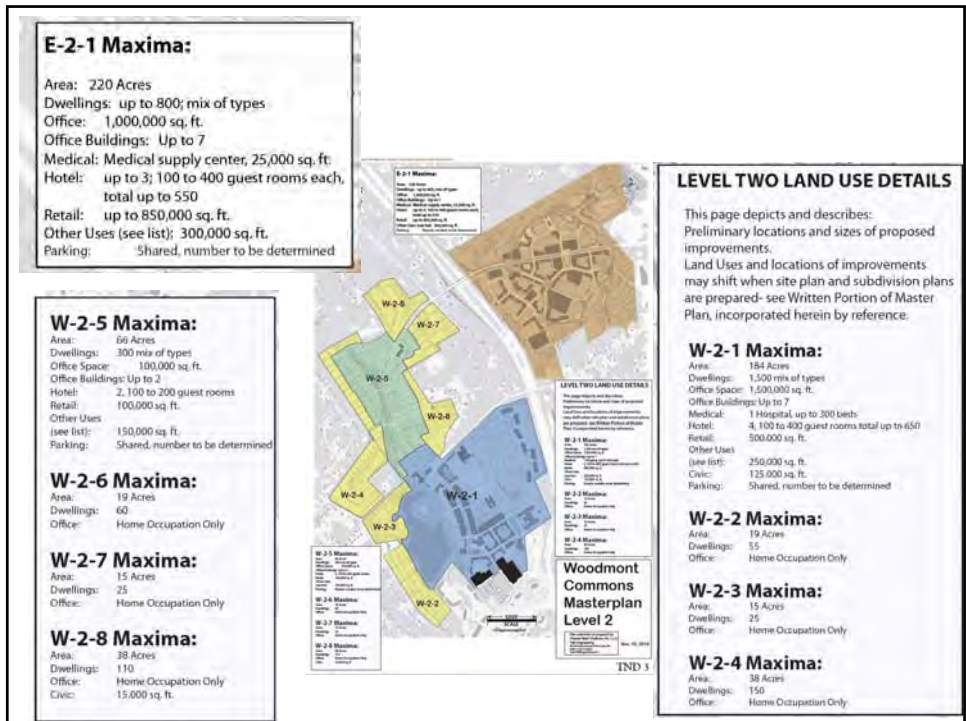
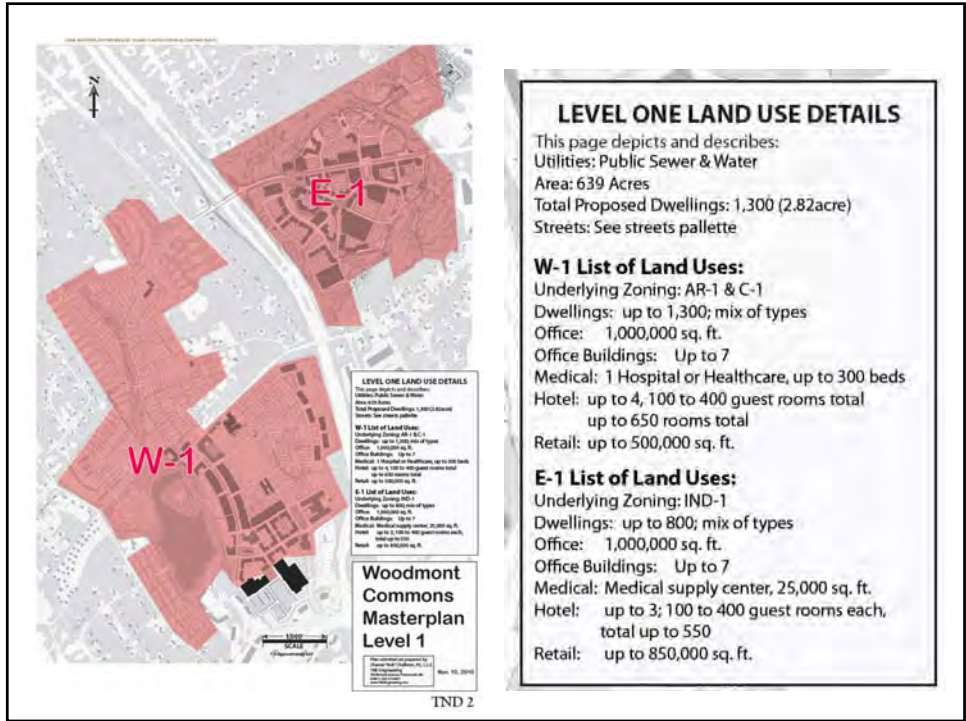
OVERALL DETAILS

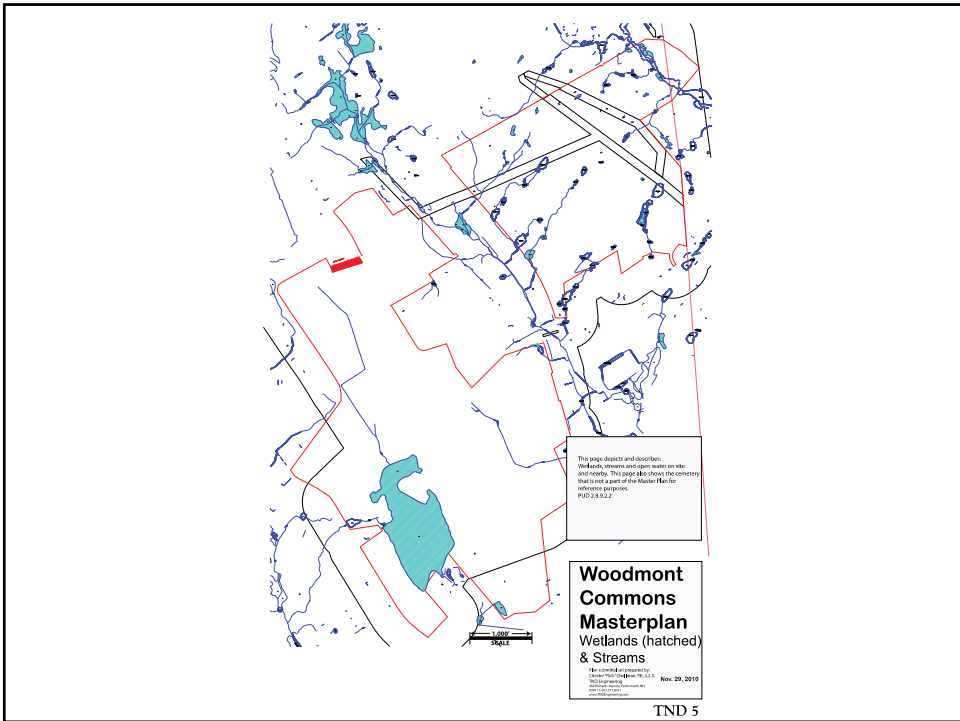
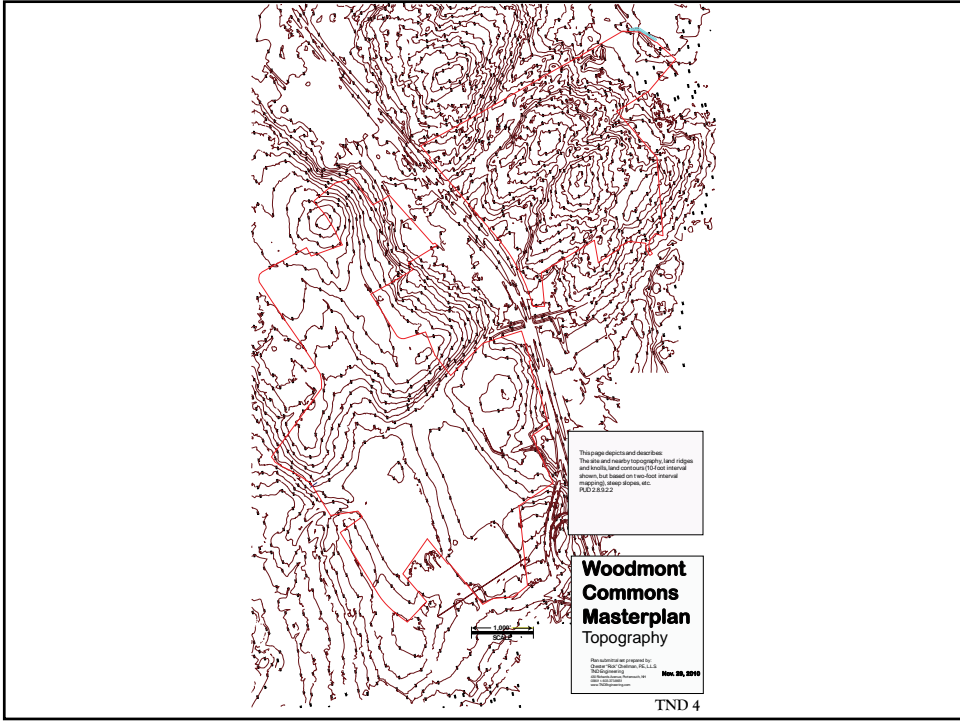
This page depicts:
 Approximate locations and sizes of all structures
 Proposed uses by color code (see Legend)
 Approximate locations of Open Spaces (green)
 Buffers: 50' around entire perimeter

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.





**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



