

1 **LONDONDERRY, NH PLANNING BOARD**  
2 **MINUTES OF THE MEETING OF AUGUST 12, 2009 AT THE MOOSE HILL**  
3 **COUNCIL CHAMBERS**  
4

5 7:00 PM: Members Present: Art Rugg; John Farrell (arrived at 7:21PM); Rick  
6 Brideau, CNHA, Ex-Officio; Charles Tilgner, P.E., Ex-Officio; Mary Soares; Rob  
7 Nichols (arrived at 7:26PM); Lynn Wiles; Laura El-Azem (arrived at 7:04PM); Chris  
8 Davies, alternate member; Cole Melendy, P.E., alternate member  
9

10 Also Present: André Garron, AICP; John Trottier, P.E.; Cathy Dirsa, Planning  
11 Department Secretary  
12

13 A. Rugg called the meeting to order at 7 PM. A. Rugg appointed C. Davies to vote for  
14 L. El-Azem until she arrives and C. Melendy to vote for R. Nichols until he arrives.  
15

16 **Administrative Board Work**  
17

18 A. Signing of Minutes – July 1 & 8  
19

20 Minutes for July 1 & 8 have been signed.  
21

22 B. Regional Impact Determinations  
23

24 J. Trottier stated there was one project to be considered for regional impact  
25 determination. Michael & Terri Case are proposing a 2-lot subdivision on 7  
26 Falcon Road, Map 1, Lot 71-4. J. Trottier said that staff recommends the project  
27 is not a development of regional impact, as it does not meet any of the regional  
28 impact guidelines suggested by Southern NH Planning Commission (SNHPC).  
29

30 [ L. El-Azem arrived at 7:04PM ] C. Davies returned to alternate member  
31 status.  
32

33 **C. Tilgner made a motion to accept staff recommendations that this**  
34 **project is determined (not) to be of regional impact under RSA 36:56.**  
35 **R. Brideau seconded the motion.** No discussion. **Vote on the motion: 8-0-**  
36 **0.**  
37

38 C. Discussions with Town Staff  
39

40 A. Garron said that the Captain's Shoppes would like to change the wall signage  
41 distribution of their sign from two 25 sf wall signs to one 40 sf. And one 10 sf  
42 wall sign. The signs will still meet the Town's wall sign requirements.. He said  
43 that if the Heritage Commission approves of the change and they submit an  
44 amended site plan, will the Board allow this to be handled administratively or  
45 would they prefer to have them come before the Board. The Board agreed that  
46 if the Heritage commission approves and an amended site plan is submitted, it  
47 can be handled administratively by staff.  
48

49 A. Garron gave an update on the economic develop marketing. He said that the  
50 School Board was presented the marketing strategy developed by Gary O'Neil,

1 O2 Generations of Creative Energy. Good questions were asked about the plan  
2 and John Farrell, Econ. Dev. Taskforce Chairman asked them for their support  
3 of our efforts.  
4

5 A. Garron stated that the economic revitalization zone application was  
6 submitted to the Dept. of Resource and Economic Development (DRED) in June  
7 of this year. He explained that when you designate an area in town for this, if  
8 the businesses within that zone expand, create jobs (and based on the number  
9 of jobs created and based on the square footage of the expansion) can through  
10 calculations within that zone can reduce their business property tax or  
11 enterprise tax based on their expansion or jobs created . A. Garron said they  
12 were successful in getting the designation within the Pettengill Road area.  
13

14 J. Trottier said that at the meeting last week the Board had conditionally  
15 approved the site plan for Public Service Company of NH to construct a 4th  
16 Autotransformer at the Scobie Pond substation. He asked if the Board would  
17 agree to hold a special meeting for the plans to be signed, if the applicant meets  
18 the conditions of approval prior to the September 2 meeting, so they can start  
19 construction. The Board said they agree.  
20

21 A. Rugg reminded the Board that the Southern NH Planning Commission  
22 (SNHPC) annual dinner is September 11.  
23

## 24 **Public Hearings**

### 25 A. Salem-Derry Transit Service Discussion - Bill Scott - Town of Salem

26 Bill Scott had a schedule conflict and cannot attend the meeting. A. Rugg said  
27 they will likely be rescheduled to sometime after the September meetings.  
28  
29  
30

### 31 B. NHDES - Presentation on Air Monitoring Station at Moose Hill Kindergarten

32 Kendal Perkins, NH Department of Environmental Services (DES) Air Monitoring  
33 Program, gave a presentation for the Board. They want to move their air  
34 monitoring station from Manchester and relocate it at the Moose Hill School in  
35 Londonderry. The primary objective of NCore is to protect public health. This  
36 station would be manned for about 8 hours a week. Classes would be welcome  
37 to tour the station.  
38

39 [ J. Farrell arrived at 7:21PM ]

40 K. Perkins informed the Board that they could be eligible for a green system, if  
41 some minor changes were made, with school district approval.

42 A. Rugg said the Board is concerned with security. K. Perkins said they have  
43 been fortunate in regards to security. He said they have never had a break-in  
44 and that the building is very secure.

45 [ R. Nichols arrived at 7:26PM ] C. Melendy returned to alternate member  
46 status.

47 K. Perkins said their website is [www.airnow.com](http://www.airnow.com) and the public can monitor the  
48 data from the station. L. Wiles said it will be interesting to see if the air quality  
49 changes when the apple trees and pumpkin patches are sprayed.

1 Jeff Underhill, Dept of Environmental Services, said they have been working to  
2 see what would best suit this area. He said the parameters they will be  
3 monitoring will not include the pesticide sprayings. He said that at some point  
4 they may attempt to monitor more volatile air. L. El-Azem asked if the  
5 employees working at that station would be subject to a background check  
6 because they will be on school property. K. Perkins said they would look into it.  
7 J. Farrell requested that the applicant consider the following:  
8 1) Visit the farms at night to observe how they spray the area  
9 2) Match the other buildings already on that site (historically, etc)  
10 3) Look into obtaining background checks on all employees. Perhaps seek Chief  
11 Hart's assistance in this matter and overall security of the station.  
12

13 C. Conceptual Discussion - 3 Rockingham Road - G4 Communications  
14

15 Attorney John Michels and Gent Cav of G4 communications presented their  
16 plans. G. Cav said they want to relocate their business from Manchester to  
17 Londonderry. He said that according to our regulations they must have 45  
18 parking spaces, but they don't have room for that amount of parking spaces. G.  
19 Cav said that some of their employees never come to the building. He asked the  
20 Board how they can achieve the parking requirement in order to occupy the  
21 building. J. Michels said that because they are actually a public utility they are  
22 usually not required to follow those parking guidelines. He explained that even if  
23 their business expands they don't increase their employee workforce. G. Cav  
24 said they are now in a 6,000 s.f. building and the new building would be 16,000  
25 s.f. A. Garron mentioned that they had discussed the possibility of closing off  
26 one of the openings to Route 28 to provide more parking spaces & help the  
27 town to limit the amount of curb cuts along Route 28. The changes that have  
28 been mentioned would provide a total of about 25 or 30 parking spaces.  
29 The Board agreed with the concept and said that the applicant should work with  
30 staff.  
31

32 **Other Business**  
33

34 None.  
35

36 **Adjournment:**  
37

38 **J. Farrell made a motion to adjourn the meeting. C. Tilgner seconded the**  
39 **motion.** No discussion. **Vote on the motion: 9-0-0.** Meeting adjourned at 8:12PM.  
40

41 These minutes prepared by Cathy Dirsra, Planning Division Secretary.  
42

43 Respectfully Submitted,  
44

45  
46  
47 Mary Wing Soares, Secretary

# Moose Hill School Ambient Air Monitoring Station

**Presentation for Londonderry Planning Board  
By Kendall Perkins  
August 12, 2009**









# AIR QUALITY MONITORING STATIONS

April 2009

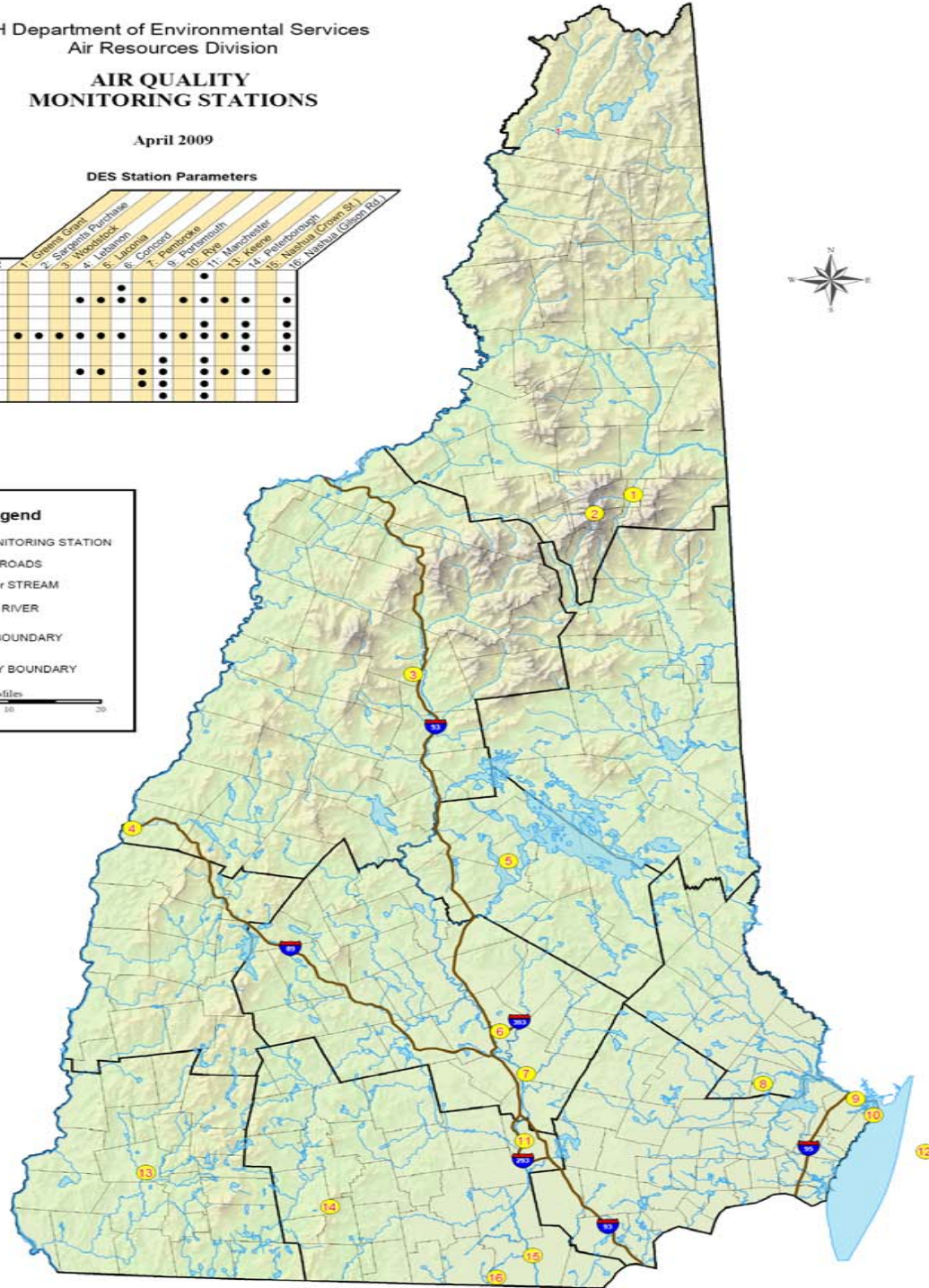
DES Station Parameters

PARAMETER	1	2	3	4	5	6	7	8	9	10	11	13	14	15	16	
	Greene Grant	Sargent's Purchase	Woodstock	Lafayette	Laconia	Concord	Pembroke	Portsmouth	Rye	Manchester	Keene	Peterborough	Nashua (Crown St.)	Nashua (Gloucester Rd.)		
CO																
Lab																
Met																
NO																
NO <sub>2</sub>																
Ozone (O <sub>3</sub> )	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PAMS																
PM10																
PM2.5																
SO <sub>2</sub>																
Toxics																

**Legend**

-  AIR MONITORING STATION
-  MAJOR ROADS
-  RIVER or STREAM
-  LAKE or RIVER
-  TOWN BOUNDARY
-  COUNTY BOUNDARY

Miles  
0 10 20



# *Relating NCore Monitoring System Objectives to other Ambient Networks*

<b>Objective</b>	<b>Monitor Types</b>	<b>Example Analyses/Rationale</b>
Public reporting (continuous PM <sub>2.5</sub> and ozone)	Local sites (primary) NCore sites (secondary)	direct reporting through AIRNow and AIRNowTech
Emission strategy development (trace gases, PM <sub>2.5</sub> speciation, VOCs*)	NCore sites (primary)	model evaluation, source apportionment and other observational models
Assessing effectiveness of emission reductions and AQ trends (trace gases, PM <sub>2.5</sub> speciation, VOCs*)	NCore sites (primary) Local sites (secondary)	time series comparisons to emissions projections
Support health assessments and NAAQS reviews (trace gases, O <sub>3</sub> , PM <sub>2.5</sub> and PM <sub>10-2.5</sub> (mass and species))	NCore sites (primary) Research and local sites (secondary)	ambient input to exposure models; direct association analyses
Compliance (NAAQS comparisons) (PM <sub>2.5</sub> and O <sub>3</sub> )	Local sites (primary) NCore sites (secondary)	point and spatial field comparisons to NAAQS
Science support (all pollutants)	Research sites (primary) NCore sites (secondary)	methods evaluation, size distribution analyses, diagnostic analysis (model processes, particle formation)
Ecosystem assessment (NO <sub>y</sub> , HNO <sub>3</sub> *, NH <sub>3</sub> *, O <sub>3</sub> )	NCore sites	mass balance analysis, deposition calculations

\* Not required in NCore regulation

# NCore Parameter Requirements

Measurements	Comments
PM <sub>2.5</sub> FRM mass	typically 24 hr. average every 3 <sup>rd</sup> day
PM <sub>2.5</sub> speciation	Organic and elemental carbon, major ions and trace metals (24 hour average; every 3 <sup>rd</sup> day)
PM <sub>10-2.5</sub> FRM mass	typically 24 hr. average every 3 <sup>rd</sup> day
PM <sub>10-2.5</sub> speciation	typically 24 hr. average every 3 <sup>rd</sup> day Species and analyses to be determined
continuous PM <sub>2.5</sub> mass	1 hour reporting interval
ozone (O <sub>3</sub> )	all gases through continuous monitors
carbon monoxide (CO)	capable of trace levels (low ppb and below) where needed
sulfur dioxide (SO <sub>2</sub> )	capable of trace levels (low ppb and below) where needed
nitrogen oxide (NO)	capable of trace levels (low ppb and below) where needed
total reactive nitrogen (NO <sub>y</sub> ) <sup>1</sup>	capable of trace levels (low ppb and below) where needed
surface meteorology <sup>2</sup>	wind speed and direction, temperature, relative humidity Not required but desirable: precipitation, solar radiation

<sup>1</sup> In areas with negligible expected difference between NO<sub>y</sub> and NO<sub>x</sub> measured concentrations, the Administrator may allow for waivers that permit NO<sub>x</sub> monitoring to be substituted for the required NO<sub>y</sub> monitoring at applicable NCore sites.

<sup>2</sup> The requirement for meteorological monitoring can be waived by the Administrator if the NCore site is not suitable for representative meteorological measurements due to the site's physical surroundings and it is possible for nearby meteorological measurements to fulfill this data requirement.

