

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF DECEMBER 9, 2009 AT THE MOOSE HILL**
3 **COUNCIL CHAMBERS**
4

5 7:00 PM: Members Present: Art Rugg; John Farrell; Rick Brideau, CNHA, Ex-
6 Officio; Paul DiMarco, Ex-Officio; Charles Tilgner, P.E., Ex-Officio; Rob Nichols;
7 Lynn Wiles; Laura El-Azem; George Herrmann, alternate member
8

9 Also Present: André Garron, AICP; Tim Thompson, AICP; Cathy Dirsra, Planning
10 Division Secretary
11

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

14 **Administrative Board Work**
15

16 A. Plans to sign - El-Azem Subdivision
17

18 L. El-Azem recused herself because this is her plan.
19

20 T. Thompson said all precedent conditions for approval have been met and
21 the staff recommends signing the plans.
22

23 **J. Farrell made a motion to authorize the Chair and Assistant**
24 **Secretary to sign the plans. R. Brideau seconded the motion.** No
25 discussion. **Vote on the motion: 7-0-0.** A. Rugg said the plans will be
26 signed at the conclusion of the meeting.
27

28 L. El-Azem returned to the Board
29

30 B. Plans to sign - Paul Lot Line Adjustment
31

32 T. Thompson said all precedent conditions for approval have been met and
33 the staff recommends signing the plans.
34

35 **J. Farrell made a motion to authorize the Chair and Assistant**
36 **Secretary to sign the plans. R. Brideau seconded the motion.** No
37 discussion. **Vote on the motion: 8-0-0.** A. Rugg said the plans will be
38 signed at the conclusion of the meeting.
39

40 A. Rugg announced that this would be R. Nichols last meeting with the
41 Planning Board and that C. Tilgner will become a full member of the Planning
42 Board effective January 1, 2010. C. Tilgner's Ex-officio position is the Town
43 Manager or designee Ex-officio position, and the designee is appointed by the
44 Town Manager. A. Rugg said the Town Manager will appoint a school board
45 member to the Ex-Officio position. George Herrmann is a possibility for the
46 Ex-Officio position because his alternate position expires 12/31/09. He also
47 said that L. El-Azem was re-appointed. A. Rugg said we are looking for a
48 candidate for one alternate position on the Board.
49

1 C. Extension Request - Elliot Medical Phases IV & V Site Plan

2
3 T. Thompson referenced the letter from Ken Rhodes from CLD Consulting
4 Engineers, requesting an extension until the end of calendar year 2011 for
5 the site plans that were conditionally approved by the Planning Board in
6 2009.

7
8 The applicant is requesting an extension to meet all conditions, particularly
9 financial, in order that the Applicant/Elliot is not required to post sureties and
10 tie up resources until construction of the project is eminent and construction
11 financing is finalized and in place. T. Thompson said that staff is supportive of
12 that request. He said the only outstanding item is the financial guarantee.

13
14 **J. Farrell made a motion to grant an extension to end of calendar year**
15 **2011. R. Brideau seconded the motion.** No discussion. **Vote on the**
16 **motion: 8-0-0.** Extension was granted.

17
18 D. Signing of Minutes – November 4 & 19

19
20 Minutes for November 4 and 19 have been signed by the Assistant Secretary,
21 in the Secretary's absence.

22
23 E. Discussions with Town Staff - Workforce Housing Remand from Town Council

24
25 A. Garron said that town council held a public meeting, met with legal council
26 and then asked the Planning Board to review their recommendation. The
27 state passed a law re workforce housing. The Town Council opted to ask the
28 Board to simply the ordinance to meet the minimum of the law as opposed to
29 the zoning ordinance. A. Garron met with town attorney, B. Mayer, and
30 invited him to our next meeting Jan. 6. B. Mayer has extended his advice to
31 the Board. Our goal is to have an outline or draft, based on legal council &
32 Town Council by Jan 6. J. Farrell clarified that we worked with Matt Serge,
33 another attorney from the town's law firm, for 6 months and now we're going
34 to meet with a different attorney, B. Mayer. A. Garron said we need to make
35 it more streamlined, narrowing the scope to only that as required by the new
36 state statutes. J. Farrell asked if B. Mayer is suggesting that we go with an
37 overlay approach with the ordinance. A. Garron said that he and T. Thompson
38 need to streamline it. A. Rugg said that we did have an overlay, but after the
39 public hearings we decided not to go with the overlay. T. Thompson said that
40 what B. Mayer is stating is that we go beyond workforce housing statutes and
41 that there are different requirements built into the ordinance. He said that B.
42 Mayer feels we are going past what the law is requiring. A. Garron said the
43 state law is quite clear and he feels that our draft is a good approach. T.
44 Thompson said in his professional opinion we are doing exactly what we need
45 to do. T. Thompson said the meeting with the town attorney will be a non-
46 public consultation with legal counsel, as provided for in RSA 91-A, prior to
47 the start of the Board meeting. A. Garron said that staff will provide the
48 Board members with the recommendation (from staff and legal counsel) prior
49 to the Jan. 6 Board meeting (non public consultation with legal counsel).

50

1 A. Garron said at the last meeting that the EDTF had put together a SWOT
2 (Strengths, Weaknesses, Opportunities, and Threats) analysis. He had asked
3 the town to do its own analysis, which he will send to the town council. He
4 said that at the Town Council meeting they approved the 3 candidates for the
5 REDSC; Don Moskowitz, Scott Benson, Steve Young. He said that S. Benson
6 and D. Moskowitz attended the EDTF meeting last night.

7
8 T. Thompson said it was decided at the Town Council meeting on Monday that
9 the Gateway and PUD district public hearings has been scheduled for
10 December 21. A. Rugg said that all Board members are encouraged to
11 attend.

12
13 **Public Hearings**

14
15 A. Chuck Piper - Londonderry Trailways Discussion

16
17 C. Piper gave the Board an update on their goals. They are working on a rail-
18 trail system. There are 7 members of their committee. He said they had a
19 work day in October. He said that they have posted their information at local
20 kiosks to hopefully get more public interest.

21
22 He said they pursued a grant in September for the second phase of the
23 "school walking trail," but they came in fifth out of eight entries in the
24 rankings for the TE grant applicants with the Regional Planning Commission.
25 The application has been moved up to the state. A. Garron said we still have
26 the opportunity to re-submit.

27
28 C. Piper said one small project is connecting King Philip Drive with the Nelson
29 Road fields. He said there's a rough trail back there that we would like to
30 make more accessible for bikers and hikers. He said that one of the
31 committee members, Bob Soar, took an interest in that project and put it out
32 to the scouting groups in town and one of the scouts, volunteered for that
33 project. As of November 17 the scout was supposed to put in about 150 feet
34 of bridging over a wet area. He said that the third project they took on was
35 the rail system. The state has been busy putting in paved areas in Derry and
36 we would like to see that done in Londonderry. He said there has been fund
37 raising with wine tasting, getting the press interested in their activities, etc.
38 He said that the transportation grant might be a possibility in the future.

39
40 B. Paul Morin from Tarkka Homes and Jeff Kevan from TF Moran - Conceptual
41 Discussion - Conversion of Cider Mill Elderly Housing project (Map 15, Lot
42 215-1) to workforce housing

43
44 P. Morin said the Cider Mill project has been approved by the Planning Board
45 as an elderly housing project. He said there is no market and no one is
46 interested in investing in this project. He knows that the Housing Task Force
47 has mentioned Cider Mill as being a potential location for workforce housing.
48 He said that they can target the \$180,000 - \$200,000 market. He said there
49 first choice is to do condominiums, but their second choice is rentals.

1 A. Garron said that under the current ordinance, this is what we had in mind.
2 He feels that changing an existing project to workforce housing would be a
3 good reuse of existing projects.
4

5 P. Morin said that all units would have 2 bedrooms and no basement.
6

7 Paul Morin suggested building the development as work force housing, but
8 not registering it as such. T. Thompson informed the Board that such an
9 approach would not be possible under current or proposed zoning. The board
10 then made it clear that doing so would require a zoning change, as only a
11 registered work force housing development could be built in the commercial
12 zone.
13

14 L. Wiles said that a change in use from elderly housing to workforce housing
15 may require changes or improvements to items like sidewalks due to the
16 change in resident's demographics.
17

18 The Board favored condominiums vs. rentals.
19

20 **Other Business**
21

22 The Board thanked Rob for his service to the Town as a Planning Board member.
23

24 **Adjournment:**
25

26 **J. Farrell made a motion to adjourn the meeting. R. Nichols seconded the**
27 **motion.** No discussion. **Vote on the motion: 8-0-0.** Meeting adjourned at 8:40
28 PM.
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31
32 These minutes prepared by Cathy Dirsra, Planning Division Secretary.
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35
36 Respectfully Submitted,
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40 Mary Wing Soares, Secretary
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