

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF JANUARY 9, 2008 AT THE MOOSE HILL COUNCIL**
3 **CHAMBERS**
4

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

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

12 A. Rugg called the meeting to order at 7:01 PM. A. Rugg appointed L. El-Azem to vote for M.
13 Soares and M. Nemon to vote for R. Nichols until he arrived at 7:22PM.
14

15 **Administrative Board Work**
16

17 A. Signing Of Minutes – December 5 and 12
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19 Minutes for December 5 and 12 have been signed.
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21 B. Discussions with Town Staff
22

23 A. Garron said the housing task force meets January 30 and hopefully at that meeting
24 they will put together their recommendations. Recommendations to the Town Council
25 could be scheduled by March, after Town Meeting.
26

27 T. Thompson stated that at the town council meeting Monday night they moved for a
28 public hearing for 2 zoning ordinance amendments that were recommended by the
29 Planning Board last month for the excavation standards and for the omission in the sign
30 ordinance. That public hearing will be held on January 21 at 7:00PM in the Moose Hill
31 Council Chambers.
32

33 A. Rugg stated that at the town council meeting Monday night they appointed upon
34 recommendation by the Planning Board Deb Paul and Deb Lievens as alternates on the
35 Southern NH Planning Commission (SNHPC). Greg Warner opted not to pursue an
36 alternate position at SNHPC, and is instead interested in a position on the Planning
37 Board should a vacancy occur. Also, the Council appointed Chris Davies as an alternate
38 to the Planning Board.
39

40 A. Garron said he hopes to have numbers for Growth Management public hearing ready
41 for the February 13 meeting. J. Farrell asked if we should tentatively look at having a
42 meeting February 20 to discuss the sustainable growth. T. Thompson said that would
43 probably not be a good choice because the Historic Properties Preservation Task Force
44 (HPPTF) will be holding a follow-up workshop at the high school on February 20. A.
45 Garron expressed confidence that he would have the information in time for February 13,
46 and if not we can schedule a meeting as necessary to meet the ordinance requirement of
47 the determination being made by March 1.
48
49

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2 **Public Hearings**

- 3
4 A. Chester Hall & Ironwood Real Estate Holdings, LLC, Map 10, Lots 40 and 40-1 –
5 Continued Application Acceptance and Public Hearing for a Lot Line Adjustment.

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7 T. Thompson referenced the letter from Charlie Zilch from S.E.C. Associates, Inc.
8 requesting a continuance to February 6, 2008.

9
10 **J. Farrell made a motion to continue the public hearing to February 6, 2008 at 7pm.**
11 **R. Brideau seconded the motion.** No discussion. **Vote on the motion: 9-0-0.** Hearing
12 will be continued to February 6, 2008 at 7PM. A. Rugg said this will be the only public
13 notice.

- 14
15 B. Workshop - Zoning Ordinance Amendments for Portable Storage Structures

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17 T. Thompson gave an overview of the amendments (see attachment). He stated that the
18 language was developed by the Building Department, and that he put the language into
19 the proper format and sections of the ordinance.

20
21 [R. Nichols arrived at 7:22PM]

22
23 The board requested finding out how many complaints the Building Department has
24 received in regards to this issue. A. Garron suggested inviting the Building Inspector to
25 our next meeting. The Board wants to table this issue until February because they want
26 both the Building Inspector and the ZBA Chairman in attendance since the request for
27 the proposed Portable Storage Structures Ordinance came from both of them. T.
28 Thompson said he will invite the Building Inspector and the ZBA Chairman to the
29 February 13 meeting.

- 30
31 C. Discussion - Alternative Roadway Design Report from SNHPC (Introduction of report.
32 To be further discussed at workshop in February)

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34 A. Garron said the SNHPC had a meeting with all the area planners and they decided to
35 put together options for road designs. Low volume roads are defined by the report as
36 having 400 vehicle trips or less per day. The Board wants an engineering prospective for
37 the mathematics involved in these decisions. The DPW will be present for discussion at
38 the February 13 meeting.

- 39
40 D. Conceptual Discussion – Bernard Fillion (Former Wallboard Supply Site), Old Nashua
41 Road, Map 3, Lot 13

42
43 Tony Marcotte from Bedford Design Consultants presented conceptual plans to the
44 Board. He said they have been to the Zoning Board of Adjustment and received a
45 variance from the Route 102 Overlay District. They would like to discuss a few items with
46 the Planning Board prior to submitting the site plan for design review. Marcotte said that
47 a site plan submitted in 1988 was conditionally approved by the Planning Board, but was
48 never signed by them. They would like to use the 1988 plan as the “existing condition” for
49 purposes of drainage analysis for the new site plan. They would not need detention
50 ponds if the 1988 plan can be used.

51
52 A. Garron and J. Trottier expressed concerns about the stormwater. T. Thompson said
53 that staff recommends going back to the last approved/signed plans from 1981 and

1 moving forward from there. He stated that in situations such as this, the last approved
2 site plan is used as the basis for the existing conditions for a new plan. He researched 2
3 years worth of minutes to determine if the 1988 plan was ever signed by the Planning
4 Board, and could find nothing that indicates the plan ever met conditions of approval.
5 There is a history of violations on this site, and strongly urged the board to maintain the
6 procedures that have been in place for these types of situations.
7

8 Consensus of the board was for the applicant to use the 1981 plans as the basis for the
9 existing conditions.

10
11 **Other Business**

12
13 None.

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15 **Adjournment:**

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17 **J. Farrell made a motion to adjourn the meeting. R. Brideau seconded the motion. No**
18 **discussion. Vote on the motion: 9-0-0. Meeting adjourned at 8:32 PM.**

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21 These minutes prepared by Cathy Dirsra, Planning Department Secretary.
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25 Respectfully Submitted,
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29 Paul DiMarco, Secretary
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AR-I District:

2.3.1.9 Portable Storage Structures: The use of portable storage structures are allowed in the AR-I District under the following conditions:

2.3.1.9.1 There must be no more than one portable storage structure per property.

2.3.1.9.2 The portable storage structure must be no larger than ten feet wide, twenty feet long, and 10 feet high.

2.3.1.9.3 A portable storage structure shall not remain at any property in excess of thirty consecutive days and shall not be placed on any one property in excess of thirty days in any calendar year.

2.3.1.9.4 The portable storage structure shall be set back a minimum of 15 feet from any side or rear lot lines, and 40 feet from any front property line.

2.3.1.9.5 The portable storage structure shall be set back a minimum of five feet from the nearest wall of a building.

2.3.1.9.6 The portable storage structure shall be required to be placed on a paved, concrete, other appropriate impervious surface, or be placed on blocks.

2.3.1.9.7 Portable storage structures associated with construction at a property where a building permit has been issued are permitted for the duration of construction activities on the property and shall be removed from the property within fourteen days of the issuance of a certificate of occupancy. Portable storage structures associated with construction are exempt from Sections 2.3.1.9.1 through 2.3.1.9.6.

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Commercial Districts:

2.4.2.12 Portable Storage Structures: The use of portable storage structures are allowed in the Commercial Districts under the following conditions:

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2.4.2.12.1 There must be no more than one portable storage structure per property.

2.4.2.12.2 The portable storage structure must be no larger than ten feet wide, twenty feet long, and 10 feet high.

2.4.2.12.3 A portable storage structure shall not remain at any property in excess of thirty consecutive days and shall not be placed on any one property in excess of thirty days in any calendar year.

2.4.2.12.4 The portable storage structure shall be set back a minimum of 30 feet from any side or rear lot lines, and 60 feet from any front property line.

2.4.2.12.5 The portable storage structure shall be set back a minimum of five feet from the nearest wall of a building.

2.4.2.12.6 The portable storage structure shall be required to be placed on a paved, concrete, other appropriate impervious surface, or be placed on blocks, and shall not obstruct any required parking spaces on the site.

2.4.2.12.7 Portable storage structures associated with construction at a property where a building permit has been issued are permitted for the duration of construction activities on the property and shall be removed from the property within fourteen days of the issuance of a certificate of occupancy. Portable storage structures associated with construction are exempt from Sections 2.4.2.12.1 through 2.4.2.12.6.

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Industrial Districts:

2.5.1.3.12 Portable Storage Structures: The use of portable storage structures are allowed in the Industrial Districts under the following conditions:

2.5.1.3.12.1 There must be no more than one portable storage structure per property.

2.5.1.3.12.2 The portable storage structure must be no larger than ten feet wide, twenty feet long, and 10 feet high.

2.5.1.3.12.3 A portable storage structure shall not remain at any property in excess of thirty consecutive days and shall not be placed on any one property in excess of thirty days in any calendar year.

2.5.1.3.12.4 The portable storage structure shall be set back a minimum of 20 feet from any side or rear lot lines, and 30 feet from any front property line.

2.5.1.3.12.5 The portable storage structure shall be set back a minimum of five feet from the nearest wall of a building.

2.5.1.3.12.6 The portable storage structure shall be required to be placed on a paved, concrete, other appropriate impervious surface, or be placed on blocks, and shall not obstruct any required parking spaces on the site.

2.5.1.3.12.7 Portable storage structures associated with construction at a property where a building permit has been issued are permitted for the duration of construction activities on the property and shall be removed from the property within fourteen days of the issuance of a certificate of occupancy. Portable storage structures associated with construction are exempt from Sections 2.5.1.3.12.1 through 2.5.1.3.12.6.

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Definitions:

composed of a series of lights that may be changed through electronic means. Signs whose alphabetic, pictographic, or symbolic informational content can be changed or altered on a fixed display screen composed of electrically illuminated segments.

SITE PLAN: To the extent required by the Planning Board, a plan indicating the location of existing and proposed structures, paved areas, walkways, vegetative cover, existing and proposed grades, initial landscaping, and screening within a site proposed for development which is to be submitted to the Planning Board for approval prior to the release of building permits on the site.

SLOPE: The average steepness of the land surface under consideration. For the purpose of determining lot size categories, slope shall be determined by slope factors used by the National Cooperative Soil Survey Soil Classification.

SPECIAL EXCEPTION: A use of a building or lot which may be permitted under this Ordinance only upon application to the Board of Adjustment and subject to the conditions and approval of that Board, and only in cases where the words . "Special Exception" in this Ordinance pertain.

STORY: That part of a structure between the surface of a floor and the ceiling immediately above.

STORAGE, SELF-SERVE: a building or group of buildings divided into separate compartments, which may be leased or rented on an individual basis.

STORAGE STRUCTURE, PORTABLE: any container, storage unit, shed-like container, or other portable structure, other than an accessory building or shed complying with all building codes and land use requirements, that can be used for storage of personal property of any kind and which is located for such purposes outside an enclosed building.

STREET: Public ways established by or maintained under public authority, private ways open for public use, and private ways plotted or laid out for the ultimate acceptance as a public street whether or not constructed.

STRUCTURE: Anything constructed, the use of which requires permanent location on the ground, or attached to something having permanent location on the ground. Antenna, awnings, driveways, exterior lighting fixtures, fire hydrants, gardens, mailboxes, parking surfaces, retaining walls less than three feet in height, survey monuments, temporary storage areas, walks, and similar minor structures shall not be considered structures for bulk regulation purposes. In addition, unenclosed ground level decks, and unenclosed elevated decks which project no more than ten (10) feet from the principal structure, shall not be considered structures for lot coverage purposes when constructed onto a single-family attached dwelling.

TEMPORARY MANUFACTURING PLANT: A temporary rock crushing plant used to produce crushed gravel or crushed stone product to be permitted in operation for not more than 60 days. Temporary Manufacturing Plants are to operate in compliance with the excavation regulations adopted by the Town of Londonderry Planning Board on January 26, 1994 on file with the Town of Londonderry Planning Department.

TERMINAL, AIRPORT: Shall mean a building or buildings designed to service persons using the Airport, and may accommodate such uses as ticket purchases and exchanges, passenger and baggage check in, waiting areas, the sale of goods, the sale of food and alcoholic beverages, banks, ATM machines, barber and beauty shops, shoe shine, car rentals, travel services and other uses customarily found in Airports located within the United States.