

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF AUGUST 13, 2008 AT THE MOOSE HILL**
3 **COUNCIL CHAMBERS**
4

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

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

12 M. Soares called the meeting to order at 7 PM. M. Soares appointed G. Warner to
13 vote for J. Farrell until he arrives.
14

15 **Administrative Board Work**
16

17 A. Plans to Sign – Nutfield YMCA Site Plan - Map 15, Lots 25 & 26
18

19 J. Trottier said all precedent conditions for approval have been met and the
20 staff recommends signing the plans.

21 **C. Tilgner made a motion to authorize the Chair and Secretary to sign**
22 **the plans. R. Brideau seconded the motion. No discussion. Vote on the**
23 **motion: 7-0-0.** M. Soares said the plans will be signed at the conclusion of
24 the meeting.
25

26 B. Regional Impact Determinations
27

28 T. Thompson stated that Pittore Bros Paving is proposing a site plan for a
29 change in use from residential to commercial paving company for Map 13, Lot
30 99.
31

32 T. Thompson stated that Brian J. Bureau is proposing a Condominium
33 Conversion for Map 6, Lot 46-2.
34

35 He said that staff recommends these 2 projects are not developments of
36 regional impact, as they do not meet any of the regional impact guidelines
37 suggested by Southern NH Planning Commission (SNHPC).
38

39 T. Thompson stated that Reeds Ferry Small Buildings, Inc. is proposing a Site
40 Plan for a 12000 s.f. sales/mfg building for Map 2, Lot 34-3.
41

42 He said that staff recommends that the project is a development of regional
43 impact, as it does meet portions of the regional impact guidelines suggested
44 by Southern NH Planning Commission (SNHPC). The project is located within
45 both the Town of Hudson and Londonderry. Appropriate Regional Impact
46 notices should be prepared and sent to Hudson and SNHPC.
47

48 **C. Tilgner made a motion to accept staff recommendations that the**
49 **Pittore Bros Paving and Brian J. Bureau projects are determined not**

1 **to be of regional impact under RSA 36:56 and the Reeds Ferry project**
2 **is a development of regional impact, as it does meet portions of the**
3 **regional impact guidelines suggested by Southern NH Planning**
4 **Commission (SNHPC). R. Brideau seconded the motion.** No discussion.
5 **Vote on the motion: 7-0-0.** Regional impact determinations accepted.

6
7 C. Signing of Minutes – July 2 & 9

8
9 Minutes for July 2 and 9 have been signed.

10
11 D. Discussions with Town Staff

12
13 1. Stonyfield Solar Panels

14
15 T. Thompson stated that Stonyfield has asked the Board whether their
16 proposal for solar collectors over the parking lots would require site plan
17 approval or is able to be reviewed administratively by staff. Jeff Kevan,
18 TF Moran presented the project concept. They propose to install solar
19 panels over their parking lot mounted on top of structures for heating and
20 cooling for their cleaning process.

21
22 [A. Rugg arrived at 7:10PM]

23
24 John Ellers, CEO of Solid USA, said the panels are constructed in a way
25 that if there ever was a leak it would be nothing larger than a pinhole and
26 the system would warn of a potential leak. He said the panels create heat
27 and would therefore cause snow to melt vs. accumulate on the panels.

28
29 Consensus of the Board was that a full site plan is not required and staff
30 can work with the applicant, providing the Board with periodic updates.

31
32 M. Soares asked for public input, but there was none.

33
34 2. Small Area Master Plan Workshop Date

35
36 T. Thompson said he and André Garron met with Jack Munn of SNHPC and
37 they plan to hold the second workshop for the Small Area Master Plan in
38 September, either on the 17th or the 24th. Consensus of the Board was to
39 hold the meeting on September 24th.

40
41 T. Thompson said the CIP meeting will be August 21 (starting at 5:30PM
42 in the Moose Hill Council Chambers) to hear presentations, evaluate
43 projects, score projects and develop the draft Capital Improvement Plan.

44
45 T. Thompson relayed a message from A. Garron. He said we are in the
46 process of developing some enhancements to the Economic Development
47 portion of our website. We have been working with our consultant, CDM
48 out of Manchester, who helped us develop our initial GIS package, to
49 come up with an economic development tool that will allow site selectors
50 to go in and look for available land, get information on property zoning,

1 etc. That feature should be on the website in the next couple of months.
2 We will also have some Community videos on the website by the
3 beginning of September.
4

5 A. Rugg reminded the Board members that the Southern NH Planning
6 Commission annual dinner is on September 12.
7

8 **Public Hearings**
9

10 **A. Presentation - Peter Griffin - Future of Rail Service in NH and Region**
11

12 [K. Wagner arrived at 7:21PM]
13

14 P. Griffin, NH Railroad Revitalization Assoc, said there is a video available
15 through the area cable networks. In lieu of the Northwest Area mini-master
16 plan discussion, he gave the Board an overview of the I-93 Transit
17 Investment Study as it relates to future rail opportunities in the region.
18

19 He said that the NHDOT has existing rail corridors currently in use (info on
20 NHDOT website). He talked about the use of the rails for passenger and
21 freight.
22

23 John Daley, resident of Derry and member of Londonderry Trailways, wanted
24 to make everyone aware of the efforts in NH. He said there are groups in NH
25 that look into use of the rail beds for multi-recreational use.
26

27 A. Rugg said that the future of rail use could take 20-30 years to come to this
28 area.
29

30 [J. Farrell arrived at 7:40PM. G. Warner returned to alternate member status.]
31

32 **B. Coca-Cola Bottling Co. of Northern New England, Map 15, Lot 98 -**
33 **Application Acceptance and Public Hearing for a Site Plan and**
34 **Conditional Use Permit to construct building additions totaling**
35 **120,370 square feet.**
36

37 T. Thompson stated that there were no checklist items, and staff
38 recommended the application be accepted as complete.
39

40 **J. Farrell made a motion to accept the application as complete. R.**
41 **Brideau seconded the motion. No discussion. Vote on the motion: 9-0-**
42 **O. Application accepted as complete.**
43

44 Jeff Kevan, TF Moran, presented their plans. They are proposing to add an
45 additional process to their operation, which would involve building additions
46 totaling 120,370 square feet and additional parking spaces to accommodate
47 the employees. He summarized their requests for waivers. They are
48 proposing to improve the drainage system.
49

1 J.Trottier read the waiver requests into the record and summarized the
2 design review items from the DPW/Stantec memo.

- 3
- 4 1. *The Applicant is requesting a waiver to section 4.01.c of the Site Plan*
5 *Regulations. Several of the Applicant's plan sheets are at a scale of*
6 *1"=150' or 1"=50' instead of the required 1"=40'. **Staff recommends***
7 ***granting the waiver*** *as the provided scales are consistent with previous*
8 *plans approved for this lot, and assists in comparing different plans in the*
9 *future.*
- 10 2. *The Applicant is requesting a waiver to section 4.12.c.3 of the Site Plan*
11 *Regulations. The applicant has not provided topography for the entirety of*
12 *the project lot. **Staff recommends granting the waiver** as the sufficient*
13 *information has been provided in the area of improvements, and no*
14 *construction is proposed in the area where topography is not shown.*
- 15 3. *The Applicant is requesting a waiver to section 4.05 of the Site Plan*
16 *Regulations. The applicant has not provided 1 benchmark per 5 acres as*
17 *required by the regulations. **Staff recommends granting the waiver** as*
18 *sufficient benchmark information has been provided to cover the area of*
19 *disturbance.*
- 20 4. *The Applicant is requesting a waiver to section 3.07 of the Site Plan*
21 *Regulations. The applicant has not provided the required 3 feet of cover*
22 *over a drainage pipe. **Staff recommends granting the waiver** as the*
23 *pipe location is determined by existing drainage facilities on the site and*
24 *the pipe has been upgraded to reinforced concrete and will be insulated.*
- 25 5. *The applicant is requesting 2 waivers to Sections 3.09 & 3.11.g of the Site*
26 *Plan Regulations. The proposed parking does not provide the required*
27 *interior landscaping and a separate landscape plan was not provided.*
28 ***Staff recommends granting the waivers*** *as the lot is not visible from*
29 *any abutting property or from a public right-of-way, and there is significant*
30 *existing vegetation surrounding the parking lot for screening.*

31
32 T. Thompson stated that staff recommends granting the conditional use
33 permit, per the recommendation of the Conservation Commission and that
34 staff recommends conditional approval as outlined in the staff
35 recommendation memo.

36
37 A.Rugg asked for public input.

38
39 Peter Richard, 36 Clark Road (parcel 15-89), asked if the parking lot will
40 extend into the woods by his property. J. Kevan said the parking lot will
41 expand into the woods. They plan to remove about 120 feet of trees and 50
42 feet of trees will remain as a buffer. He said the parking lot will be cut into
43 the hillside so that they won't be visible from the border of P. Richard's lot. J.
44 Farrell asked J. Kevan if they could replace the chain-link fence with
45 something that would provide more of a buffer. J. Kevan said they can
46 provide an earthen berm or something that will work for both the applicant
47 and the abutters. He said they will work with staff to come up with a way to
48 provide an earthen berm or an alternative as a buffer.

49
50 **J. Farrell made a motion to grant the 6 waivers based on the**
51 **applicant's letter and staff recommendation. R. Brideau seconded the**
52 **motion. No discussion. Vote on the motion: 9-0-0. Waivers granted.**

1
2 **J. Farrell made a motion to grant the Conditional Use Permit per the**
3 **recommendation of the Conservation Commission and staff. R.**
4 **Brideau seconded the motion. No Discussion. Vote on the motion: 9-0-**
5 **O. Conditional Use Permit granted.**
6

7 **J. Farrell made a motion to conditionally approve the site plan with**
8 **the following conditions:**
9

10 "Applicant", herein, refers to the property owner, business owner, or
11 organization submitting this application and to his/its agents, successors, and
12 assigns.
13

14 **PRECEDENT CONDITIONS**
15

16 All of the precedent conditions below must be met by the Applicant, at the
17 expense of the Applicant, prior to certification of the plans by the Planning
18 Board. Certification of the plans is required prior to commencement of any
19 site work, any construction on the site or issuance of a building permit.
20

- 21 1. The Applicant shall address the following relative to the revised and
22 submitted drainage report for the project:
23 A. The Applicant has obtained information from NHDOT relative to
24 the NHDOT upstream developments of the park and ride and bus
25 terminal that is now included in the appendix of the report. We
26 note the NHDOT information indicates an existing dam just
27 upstream of the 60" culvert under the Coca Cola driveway that
28 appears to be related to pond 90P of the analysis. However, the
29 TFM revised report does not include or address this existing
30 outlet structure. We note the existing conditions plan also does
31 not indicate the structure. This outlet structure would appear to
32 impact the volume of pond 90P and could affect the hydraulics
33 of the existing upstream box culvert under Jack's Bridge Road
34 (pond 91) and existing upstream 48" culvert under Symmes
35 Drive (pond 95). The Applicant shall review and revise the
36 analysis to be representative of the existing conditions and
37 include the information relative to this outlet device. The
38 Applicant shall update the existing plan in the project plan set
39 accordingly. We note this area is indicated as Zone X floodplain
40 in the Town's FEMA flood mapping. In addition, the Applicant
41 shall update the post development analysis to include this outlet
42 device accordingly. The Applicant shall verify compliance with
43 the regulations (no increase in runoff) and document the
44 backwater affects for both pre- and post development
45 conditions.
46 B. The revised 25-year analysis at the Jack's Bridge Road box
47 culvert indicates flow at the Jack's Bridge Road culvert
48 substantially different than the information provided from
49 NHDOT and the previous report on file at the Town (85.0 cfs for
50 NHDOT & 84.7 cfs for previous TFM report vs. 65.9 cfs current

- 1 TFM report). It is our understanding that the analysis
2 information provided from NHDOT was to be utilized in the
3 report. However, it is unclear in this latest report why this has
4 changed especially since the previous report on file was nearly
5 consistent with the NHDOT information (84.7 cfs vs. 85.0 cfs).
6 The Applicant shall revise the report consistent with the previous
7 report and NHDOT, and meeting approval of the Department of
8 Public Works.
- 9 C. It appears post subcatchment 7 and post subcatchment 28 may
10 not properly account for the riprap and proposed retaining wall
11 under this latest revision. In addition, the riprap area and
12 permanent pool area of pond 82 is not completely accounted for
13 in post subcatchment 34. The Applicant shall review and update
14 accordingly.
- 15 D. The revise 50-year pond analysis at pond 81 (new easterly
16 detention basin) appears to indicate the minimum 12" of
17 freeboard above the 50-year elevation is not provided (minimum
18 elevation of 308.52 required). The Applicant shall revise the
19 design to provide the minimum freeboard in accordance with the
20 regulations.
- 21 E. The Applicant shall update the report narrative to include an
22 explanation and clarification of why a comparison to the same
23 design point of the two reports (current application report and
24 previous report on file at the Town for the subject site) reveals a
25 significant difference for proper documentation as previously
26 requested. The additional information should include and clearly
27 document how requirements of the regulations (no increase in
28 runoff) has been achieved between the previous project and this
29 proposed project under both pre and post development (i.e. the
30 predevelopment of the previous project should be equal to or
31 less than the post development under this application).
32
- 33 2. The Applicant shall address the following on the existing conditions
34 plans:
- 35 A. The Applicant shall review and clarify the abutting lots 103-1
36 and 103-2 on sheet 5 consistent with the cover sheet and
37 abutter list.
- 38 B. The Applicant shall correct the roadway class of Jack's Bridge
39 Road on sheet 5 to Class V.
- 40 C. The Applicant shall indicate the location of the existing
41 underground utilities (i.e. uge, telephone catv) along Jack's
42 Bridge Road. The Applicant shall update all applicable sheets
43 accordingly.
44
- 45 3. The Applicant shall address/clarify the following on the grading and
46 drainage plan:
- 47 A. The Applicant shall review and correct the size of dual piping
48 manholes 1, 2 & 3 on sheet 13, which are not consistent with
49 the details (8' vs. 10'). In addition, the Applicant shall label
50 DMH 4 on the sheet for clarity.

- 1 B. The Applicant shall review the grading at the outlet apron 3
2 location that does not appear to properly indicate the 308
3 contour matching to the existing grade and revise accordingly.
- 4 C. The Applicant shall provide a unique headwall label for the new
5 dual pipe inlet headwall north of the existing driveway entrance
6 on sheet 13 and for the proposed CB on sheet 14 in accordance
7 with the regulations.
- 8 D. Sheet 13 states "Underground Stormwater Drainage System
9 Operation and Maintenance Plan", but underground storage is
10 not permitted. The Applicant shall correct and remove the
11 references to leaching catch basins on the plan and update the
12 general project description and post development conditions
13 narratives of the drainage report accordingly. In addition, the
14 Applicant shall verify the information in the operations and
15 maintenance plan on the sheet meets the approval of the
16 Department of Public Works.
- 17 E. We note the underground electric to serve the site has been
18 indicated from a different location with this submission, but the
19 Applicant notes in the response letter that the utility crossing as
20 related to the twin 30" culverts is to be constructed under this
21 project for future use, if necessary. However, the proposed
22 utility crossing is not indicated to be constructed on this plan or
23 the utility plan as noted in the letter. The Applicant shall
24 explain, clarify and revise, if necessary.
- 25 F. The Applicant shall review the location and size of the indicated
26 construction entrance on sheet 20 that does not appear to be
27 properly placed relative to the anticipated proposed construction
28 entrance and revise accordingly.
- 29
- 30 4. The Applicant shall indicate and label a stop bar will be provided at
31 each driveway on the sightline plans on sheets 18 and 19.
- 32
- 33 5. The Applicant shall address the following relative to the project details:
 - 34 A. The Applicant shall correct the bedding indicated for the catch
35 basins, manholes, outlet structure, and drain trench details to
36 $\frac{3}{4}$ " crushed stone (standard size 67) in accordance with the
37 regulations. Item 304.5, as noted, is unacceptable and does not
38 comply.
 - 39 B. The Applicant shall provide a stop sign detail in the plan set for
40 proper construction.
 - 41 C. The Applicant shall indicate the depth of the stone in the outlet
42 apron detail for proper construction.
 - 43 D. The Applicant shall correct the gravel thickness for the paved
44 sidewalk to 8" per exhibit D4 of the regulations. In addition, the
45 Applicant shall correct the accessible ramp detail to indicate
46 crushed gravel (vs. crushed stone) below the sidewalk.
 - 47
- 48 6. The applicant shall work with Town Staff and the abutting property
49 owner for Map 15, Lot 89 to come up with a design for an earthen
50 berm

- 1 7. or other alternative means of lessening the sound impacts of the trees
2 to be cleared for the expanded parking lot.
- 3
- 4 8. Note all waivers and the Conditional Use Permit granted on the plan.
- 5
- 6 9. The Applicant shall provide a digital (electronic) copy of the complete
7 final plan sent to the Town at the time of signature by the Board in
8 accordance with Section 2.05.n of the regulations.
- 9
- 10 10. Outside consultant's fees shall be paid within 30 days of approval of
11 plan.
- 12
- 13 11. Financial guaranty if necessary.
- 14
- 15 12. Final engineering review
- 16

17 **PLEASE NOTE -** Once these precedent conditions are met and the plans are
18 certified the approval is considered final. If these conditions are not met
19 within 120 days to the day of the meeting at which the Planning Board grants
20 conditional approval the board's approval will be considered to have lapsed
21 and re-submission of the application will be required. See RSA 674:39 on
22 vesting.

23

24 **GENERAL AND SUBSEQUENT CONDITIONS**

25

26 All of the conditions below are attached to this approval.

- 27
- 28 1. **No construction or site work for the amended site plan may be**
29 **undertaken until the pre-construction meeting with Town staff**
30 **has taken place, filing of an NPDES-EPA Permit and the site**
31 **restoration financial guaranty is in place with the Town.** Contact
32 the Department of Public Works to arrange for this meeting.
- 33 2. The project must be built and executed exactly as specified in the
34 approved application package unless modifications are approved by the
35 Planning Division & Department of Public Works, or if staff deems
36 applicable, the Planning Board.
- 37 3. All of the documentation submitted in the application package by the
38 Applicant and any requirements imposed by other agencies are part of
39 this approval unless otherwise updated, revised, clarified in some
40 manner, or superseded in full or in part. In the case of conflicting
41 information between documents, the most recent documentation and
42 this notice herein shall generally be determining.
- 43
- 44 4. All site improvements must be completed prior to the issuance of a
45 certificate of occupancy. In accordance with Section 6.01.d of the Site
46 Plan Regulations, in circumstances that prevent landscaping to be
47 completed (due to weather conditions or other unique circumstance),
48 the Building Division may issue a certificate of occupancy prior to the
49 completion of landscaping improvements, if agreed upon by the Planning
50 Division & Public Works Department, when a financial guaranty (see

1 forms available from the Public Works Department) and agreement to
2 complete improvements are placed with the Town. The landscaping
3 shall be completed within 6 months from the issuance of the certificate
4 of occupancy, or the Town shall utilize the financial guaranty to contract
5 out the work to complete the improvements as stipulated in the
6 agreement to complete landscaping improvements. **No other**
7 **improvements shall be permitted to use a financial guaranty for**
8 **their completion for purposes of receiving a certificate of**
9 **occupancy.**

- 10
11 5. As built site plans must to be submitted to the Public Works Department
12 prior to the release of the Applicant's financial guaranty.
13
14 6. All required Traffic, Police and Fire impact fees must be paid prior to the
15 issuance of a Certificate of Occupancy.
16
17 7. It is the responsibility of the Applicant to obtain all other local, state,
18 and federal permits, licenses, and approvals which may be required as
19 part of this project (that were not received prior to certification of the
20 plans). Contact the Building Division at extension 115 regarding building
21 permits.
22

23 **R. Brideau seconded the motion.** No discussion. **Vote on the motion: 9-**
24 **0-0.** Plan is conditionally approved.
25

26 T. Thompson said the applicant would like to know if the Board would hold a
27 special meeting to sign plans if they are ready before the next scheduled
28 meeting. The Board agreed.
29

30 [G. Warner & J. Farrell left at 8:35PM]
31

32 **C. Public Hearing - Zoning Ordinance Amendments for creation of**
33 **Historic Overlay District, rezoning of 17 lots to Historic Overlay**
34 **District, creation of Special Exception standards for dimensional relief**
35 **for Historic Structures**
36

37 K. Wagner recused herself because her property is being considered.
38

39 N. Burnham & T. Thompson presented the proposed amendments to (See
40 attachment #1)
41

42 A. Rugg asked for public input.
43

44 Dennis Griffin, 211 Mammoth Rd, would like to know what the process will be
45 for the HOD. T. Thompson said for all of the changes proposed to the
46 ordinance tonight as well as the rezoning of the 17 properties, the Planning
47 Board will make a recommendation and the Town Council will have another
48 public hearing and make a final decision on the changes.
49

50 D. Griffin asked if parcels 2-11, 6-66, 9-28 and 9-39 would be part of the

1 HOD? T. Thompson said yes they would be. T. Thompson stated that there
2 are currently only 4 parcels in the existing Historic District (Grange Hall,
3 Town Common, Town Forest, Morrison House Museum) and they are zoned
4 AR-1.

5
6 Janet Griffin, 211 Mammoth Rd, would like to add something that protects
7 abutters from someone changing their lot to commercial use. A. Rugg said
8 that residents applying for a CUP must ask for a public hearing before the
9 Planning Board. He also said if the Board grants the CUP and abutters
10 disagree with it, they can go to the Superior Court to appeal the decision. J.
11 Griffin said she doesn't feel that abutters should have to go to superior court.
12 Dan Vecchione, 7 Reverend Parker Rd, agrees with Janet Griffin and said that
13 people shouldn't have to go to Superior Court. Dan was on the Planning
14 Board years ago. He felt that we don't currently have a historic district, but
15 we have historical homes.

16
17 Cathy Lynch, 194 Mammoth Rd (across from Twin Gate), said that Twin Gate
18 is zoned AR-1 and she shouldn't have to end up with a commercial use
19 property abutting her property. She feels this will bring down her property
20 value and that it should be considered "commercial creep".

21
22 Craig Leonard, 552 Mammoth, asked for a definition of the difference
23 between historic district and historic overlay district. T. Thompson explained
24 the differences between the existing historic district and the proposed overlay
25 district. He said essentially if people that own historic properties in the
26 overlay don't want to opt-in they don't have to, but if someone chooses to
27 opt-in they become part of the historic overlay district and would be allowed
28 to come before the Board to ask for a CUP.

29
30 **R. Brideau made a motion that we recommend to the Town Council**
31 **adopting the proposed amendments to the Zoning Ordinance and the**
32 **re-zoning of the 17 lots as described in the legal notice. C. Tilgner**
33 **seconded the motion. No discussion. Vote on the motion: 7-0-0.** This
34 recommendation will be sent to the Town Council.

35
36 [M. Soares left at 9:45PM]

37
38 **D. Subdivision Regulations (Road Standards) - Workshop**

39
40 J. Cyzowski gave the Board an overview of the road standards for new
41 construction. (see attachment #2)

42
43 He said that the DPW and Planning Division staff agreed to these standards.

44
45 T. Thompson said they talked initially about making several other changes to
46 both the site & subdivision ordinances, but decided to hold off until the
47 development process audit is completed by the Town Council's consultant.

48
49 [K. Wagner returned to the Board at 10:05PM]
50

1 A. Rugg said we will have a public hearing for the conservation subdivision
2 and road standards in September.

3
4
5 **Other Business**

6
7 T. Thompson said there was a workshop a few months ago on the flexible
8 industrial ordinance and he asked the Board if we want to go to a public hearing
9 next month. A. Rugg asked T. Thompson to give the people on the list reminders.
10 T. Thompson suggested having the public hearing in October and the Board
11 agreed.

12
13 **Adjournment:**

14
15 **R. Brideau made a motion to adjourn the meeting. K. Wagner seconded**
16 **the motion.** No discussion. **Vote on the motion: 7-0-0.** Meeting adjourned at
17 10:15PM.

18
19
20
21 These minutes prepared by Cathy Dirsra, Planning Division Secretary.

22
23
24
25 Respectfully Submitted,

26
27
28
29 Mary Wing Soares, Secretary
30

Historic Properties Preservation

Zoning Ordinance Amendments & Re-zonings

Public Hearing

August 13, 2008

Presented by:

Nick Burnham - Planning Division Intern

Tim Thompson, AICP - Town Planner

Summary of Proposed Changes

- Add the Historic District and Historic Overlay District to Zoning District list.
 - Add Uses Permitted by Conditional Use Permit of Historic Overlay District within the Permitted Use Table.
 - Re-title Historic District section to Historic District/Historic Overlay District.
 - Renumber existing Historic District sections.
 - Add Demolition section to reference Demolition Delay from Building Code.
-

Summary of Proposed Changes

- Add Historic Overlay District section, establishing the new overlay district.
 - Sections include
 - Purpose and Intent, District Defined, Uses, Criteria for CUP, and Criteria for guiding rehabilitation and construction.
 - Add new Section 4.1.7 which allows ZBA to grant special exceptions for dimensional relief for Historic Structures.
 - Renumber remainder of Section 4.1.
-

Public Participation

- Results from Task Force Summary and Recommendations Report conducted by Historic Properties Preservation Task Force. Feedback included:
 - Flexible zoning tools and regulations
 - Encouraging re-use of properties
 - Possible tax breaks from the state
 - Historic preservation
 - Incentives for joining the overlay district
 - Zoning that could increase the character of the town
 - Results from Historic Overlay Ordinance Workshops at the Planning Board meetings from June 11th and July 9th, 2008.
-

Historic District

- Create 2 subsections of 2.6.4 (now re-titled Historic District/Historic Overlay District)
 - 2.6.4.1 – Historic District
 - 2.6.4.2 – Historic Overlay District
-

Historic District

- Renumbering of entire section, following addition of the Overlay District.
 - Revisions to the Demolition section, referencing the Demolition Delay Section of the Building Code that did not exist when the original Historic District was developed.
-

Historic Overlay - Sections 2.6.4.2.1 and 2.6.4.2.2

- 2.6.4.2.1: Authority
 - Statutory authority to have overlay district requirements.
 - 2.6.4.2.2: Purpose and Intent
 - To develop appropriate zoning technique that encourages alternative uses.
 - Help preserve Town's historic resources.
 - Guide the character and encourage responsible development.
 - Support and promote historic preservation and provide economic benefit to the Town.
-

2 Bockes Rd: Built in 1830
Parcel ID: 001 006 0
Current Zoning: AR-I
Proposed Zoning: HOD/AR-I



5 Chase Rd: Built in 1742
Parcel ID: 001 062 0
Current Zoning: AR-I
Proposed Zoning: HOD/AR-I



15 Parmenter Rd: Built in 1773
Parcel ID: 002 011 0
Current Zoning: POD/AR-I
Proposed Zoning: HOD/AR-I



163 Mammoth Rd: Built in 1880
Parcel ID: 003 108 0
Current Zoning: AR-I
Proposed Zoning: HOD/AR-I



234 Mammoth Rd: Built in 1750
Parcel ID: 006 021 2
Current Zoning: AR-I
Proposed Zoning: HOD/AR-I



195 Mammoth Rd: Built in 1840
Parcel ID: 006 066 0
Current Zoning: AR-I
Proposed Zoning: HOD/AR-I



328 Mammoth Rd: Built in 1840
Parcel ID: 009 028 0
Current Zoning: AR-I
Proposed Zoning: HOD/AR-I



302 Mammoth Rd: Built in 1810
Parcel ID: 009 039 0
Current Zoning: AR-I
Proposed Zoning: HOD/AR-I



370 Mammoth Rd: Built in 1900
Parcel ID: 012 052 1
Current Zoning: AR-I
Proposed Zoning: HOD/AR-I



390 Mammoth Rd: Built in 1890
Parcel ID: 012 059 0
Current Zoning: AR-I
Proposed Zoning: HOD/AR-I



421 Mammoth Rd: Built in 1820
Parcel ID: 012 067 0
Current Zoning: AR-I
Proposed Zoning: HOD/AR-I



442 Mammoth Rd: Built in 1862
Parcel ID: 012 078 0
Current Zoning: AR-I
Proposed Zoning: HOD/AR-I



445 Mammoth Rd: Built in 1752
Parcel ID: 012 079 0
Current Zoning: AR-I
Proposed Zoning: HOD/AR-I



444 Mammoth Rd: Built in 1773
Parcel ID: 012 081 0
Current Zoning: AR-I
Proposed Zoning: HOD/AR-I



459 Mammoth Rd: Built in 1830
Parcel ID: 015 015 1
Current Zoning: AR-I
Proposed Zoning: HOD/AR-I



463 Mammoth Rd: Built in 1787
Parcel ID: 015 104 0
Current Zoning: AR-I
Proposed Zoning: HOD/AR-I



467 Mammoth Rd: Built in 1894
Parcel ID: 015 106 0
Current Zoning: AR-I
Proposed Zoning: HOD/AR-I



Sections 2.6.4.2.3 and 2.6.4.2.4

- 2.6.4.2.3: District Defined
 - Outlines the 17 homes/structures/sites which could be included in the district as chosen by HDC and Planning Board.
- 2.6.4.2.4: Uses
 - Permitted Uses and Permitted Uses by Conditional Use Permit.
 - See Permitted Use Table, Section 2.2 of the Zoning Ordinance.

2.6.4.2.4 - Uses

- Uses Permitted by Conditional Use Permit include:
 - Multi-family dwelling (3 Units or less)
 - Day Care Center
 - Retail sales establishment
 - Professional Office
 - Restaurant
 - Service establishment

Section 2.6.4.2.5: Conditional Use Permits

- 2.6.4.2.5.1: Planning Board will review each application on a case-by-case situation.
 - Appropriate conditional uses shall be based on, but not limited to,
 - Size of the selected parcel
 - Effect on abutting properties
 - Traffic access and impact/Pedestrian impact
 - Preserving historic qualities for the community.
-

Conditional Use Permits

- 2.6.4.2.5.2: Criteria for Planning Board to grant conditional use permit, the Applicant shall demonstrate that:
 - Proposed use is consistent with purpose and intent of the district.
 - Granting the application would fulfill a public need and satisfy public interest.
 - Property design is reasonable for requested use.
 - Design of the site preserves historic and cultural value. Site should reflect the time period it was erected in.
-

Conditional Use Permits

- 2.6.4.2.5.2: Criteria for Planning Board to grant conditional use permit, the Applicant shall demonstrate that:
 - Planning Board must receive written recommendations from HDC before granting permit.
 - A Historic Preservation easement protecting external features of the structure shall be required.
-

Conditional Use Permits

- 2.6.4.2.5.2: Criteria for Planning Board to grant conditional use permit, the Applicant shall demonstrate items including:
 - Scale and Size of selected parcel
 - Traffic Access/Parking/Pedestrian Impact
 - Landscaping
 - Project impact
 - Compatible Uses
 - Preserving historic qualities for the Town
 - Possible alterations and compatibility
 - 2.6.4.2.5.3: Once an applicant has been granted a CUP, it is non-transferable and any change in use will require a new CUP.
-

Section 2.6.4.2.6: Criteria

- 2.6.4.2.6.1: All criteria in this section applies **only** to the properties already granted a CUP.
 - 2.6.4.2.6.2: Purpose of these criteria are to guide rehabilitation and construction within overlay district.
 - To ensure properties are not altered inappropriately.
-

Section 2.6.4.2.6.3: Changes to Existing Structures

- Painting and other routine maintenance shall be permitted.
 - New designs shall incorporate character and history of the building, of the era the structure was built in.
 - Doors, windows, roofs, colors/finishes.
 - Patios, decks, porches/entrances shall not be changed in a drastic manner.
 - Proposed construction will not make structure ineligible in HPPTF report.
-

Section 2.6.4.2.6.4: Construction of New Buildings Additions to Historic Structures

- Applicant must obtain CUP before additions can take place.
 - Elevation drawings must be submitted to HDC & Planning Board.
 - New additions/construction must be built, if needed to be removed, would not harm the property environment.
-

Section 2.6.4.2.6.4: Construction of New Buildings Additions to Historic Structures

- Site features and improvements must fit in character with existing features.
 - Size and scale (height, width, # of stories, doors/windows, etc)
 - Exterior design (colors, texture, materials)
 - Landscaping and ground covering
 - Architectural details
-

Section 2.6.4.2.6.4: Construction of New Buildings Additions to Historic Structures

- New buildings shall be complimentary to the configuration of existing historic buildings.
 - New buildings shall utilize exterior materials in keeping with the exteriors of buildings within district.
 - New buildings shall reflect traditional scale and proportions of existing historic structures.
 - Including height, width, setback, roof shapes, pitches/façade patterns.
-

Section 2.6.4.2.6.5: Demolition

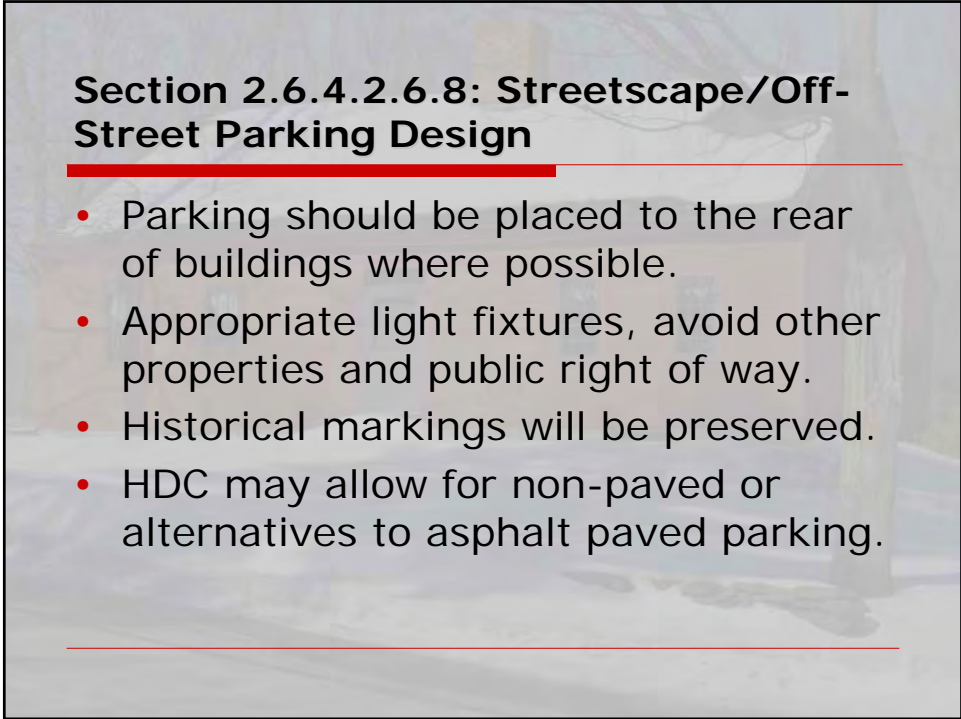
- Permitted if structure is designated as non-contributing to the district.
 - Permitted if structure has been damaged in excess of 75% of previous value in fire, flood, etc.
 - Permitted if ordered by Building Inspector and HDC for health & safety
 - Structural instability or deterioration must be determined by Registered Architect or Professional Engineer.
 - Refers to the Demolition Delay section of the Building Code.
-

Section 2.6.4.2.6.6: Relocations

- Only be considered as an alternative to demolition.
- Can be relocated to a site within overlay district if its seriously threatened at its location and if the property cannot be adapted for any other use determined by HDC.

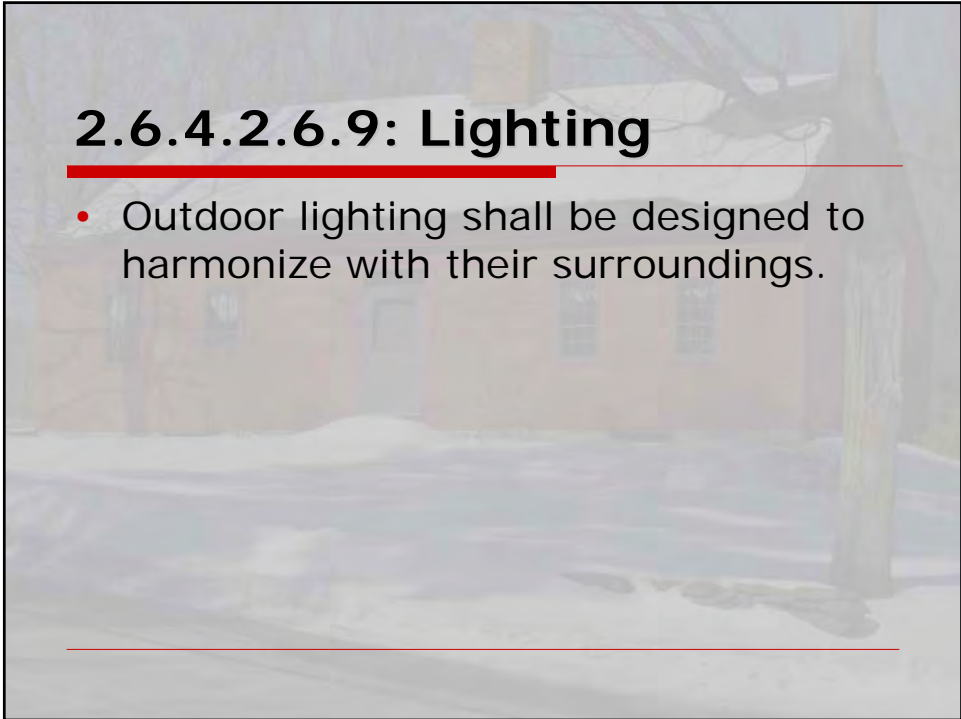
Section 2.6.4.2.6.7: Signage

- New signs and changes to existing signs require approval from HDC.
- New signs shall be constructed of wood, metal or stone.
 - No internal illumination
- Size determined by site context.
- No more than 1 freestanding sign and/or wall sign within district.



Section 2.6.4.2.6.8: Streetscape/Off-Street Parking Design

- Parking should be placed to the rear of buildings where possible.
 - Appropriate light fixtures, avoid other properties and public right of way.
 - Historical markings will be preserved.
 - HDC may allow for non-paved or alternatives to asphalt paved parking.
-



2.6.4.2.6.9: Lighting

- Outdoor lighting shall be designed to harmonize with their surroundings.
-

2.6.4.2.7 and 2.6.4.2.8: Certificates of Approval

- 2.6.4.2.7: Certificates of Approval for modifications to lots where a CUP has been previously approved.
 - Follows same procedure as Historic District, Section 2.6.4.1.6.
 - 2.6.4.2.8: Appeals of Certificates of Approval
 - Persons aggrieved by Commission decision can appeal to the ZBA.
-

Sections 2.6.4.2.9 and 2.6.4.2.10

- 2.6.4.2.9: Enforcement/Penalties
 - Violation of this Ordinance subject to RSA 676:15 and 676:17.
 - 2.6.4.2.10: Validity/Severability
 - If any portion of the Ordinance is deemed unconstitutional, the remainder of the Ordinance is not affected.
-

Section 4.1.7: Special Exceptions for Historic Structures

- A special exception may be granted to reduce setback requirements for “historic structures,” subject to all of the following conditions:
 - Must be defined as “Historic Structure”
 - ZBA finds that proposed construction will not make structure ineligible for listing in HPPTF report or HDC determines the structure remains eligible despite modifications.
-

Section 4.1.7: Special Exceptions for Historic Structures

- Proposed construction must be designed to blend architecturally with existing structure’s historic nature. Elevation drawings must be submitted to ZBA.
 - Locating an addition in conformance with setback requirements would significantly impact existing vegetation, views from the residence, use of the yard, or site circulation.
 - Proposed construction/addition must be set back at least 10 feet from any existing building on the lot or an abutting lot.
 - Proposal must be reviewed by HDC.
-

Town Of Londonderry, New Hampshire

LEGAL NOTICE OF PUBLIC HEARING ON ZONING ORDINANCE AMENDMENTS

A public hearing will be held at the Moose Hill Council Chambers, 268B Mammoth Road on the 13th day of August, 2008, at 7:00 PM on proposed amendments to the Londonderry Zoning Ordinance.

The proposed amendments were prepared by the Planning Division of the Community Development Department and Planning Board to create the requirements for a new zoning district, the Historic Overlay District, to renumber and make minor amendments to the existing Historic District section of the ordinance, and to revise Section 4.1, inserting a new Section 4.1.7 (Special Exceptions for Historic Structures) and renumbering the remainder of Section 4.1 accordingly. Along with the new Zoning District, the Planning Board proposes rezoning of the following properties (listed by Tax Map and Lot #):

- On Tax Map 1: Add to the Historic Overlay District Lots 6 and 62
- On Tax Map 2: Add to the Historic Overlay District, and Remove from the Rt. 102 Performance Overlay District Lot 11
- On Tax Map 3: Add to the Historic Overlay District Lot 108,
- On Tax Map 6: Add to the Historic Overlay District Lots 21-2 and 66
- On Tax Map 9: Add to the Historic Overlay District Lots 28 and 39
- On Tax Map 12: Add to the Historic Overlay District Lots 52-1, 59, 67, 78, 79, and 81.
- On Tax Map 15: Add to the Historic Overlay District Lots 15-1, 104, and 106.

The proposed ordinance changes are summarized as follows:

- Amend Section 2.1.1 to add the Historic District (to correct an inadvertent omission) and Historic Overlay District to the list of Zoning Districts.
- Amend Section 2.2, to add Uses Permitted by Conditional Use Permit of the Historic Overlay District within the Permitted Use Table.
- Re-title Section 2.6.4 from "Historic District" to "Historic District/Historic Overlay District"
- Renumber existing Historic District starting with Section 2.6.4.1, and all remaining sections sequentially as needed, updating all references to sections within the Historic District as needed due to the renumbering.
- Amend the "Demolition" section (new section 2.6.4.1.8.8.3) to properly reference the Demolition Delay" section of the Building Code, which did not exist at the time the original Historic District was adopted.
- Add new Section 2.6.4.2, Historic Overlay District, establishing the new overlay district, summarized below:
 - creation of sections dealing with authority to establish the ordinance, the purposes of the Historic Overlay District, defining the Historic Overlay District properties, .establishing the Permitted Uses and Uses Permitted by Conditional Use Permit, outlining the criteria for receiving a Conditional Use Permit, outlining the criteria for guiding rehabilitation and construction within the Historic Overlay District, and outlining the enforcement/appeals and validity/severability of the ordinance.
- Insert new Section 4.1.7, allowing the Zoning Board of Adjustment to grant special exceptions for dimensional relief for Historic Structures.
- Renumber remainder of Section 4.1 accordingly.

Copies of the full text of the proposed amendments are available at the Planning & Economic Development Office, Second Floor of the Town Hall & on the Town Website www.londonderrynh.org (Click on Boards & Commissions, then Planning Board)



Timothy J. Thompson, AICP
Town Planner

2 ZONING DISTRICTS

2.1 DISTRICTS AND USES

2.1.1 Districts

For the purpose of this Ordinance, the Town of Londonderry is divided into fourteen (14) districts and sub-districts as follows:

<u>Full Name</u>	<u>Short Name</u>
Agricultural-Residential	AR-I
Multi-family Residential	R-III
Commercial-I	C-I
Commercial-II	C-II
Commercial-III	C-III
Commercial – IV	C-IV
Industrial-I	IND-I
Industrial-II	IND-II
Airport District	AD
Conservation Overlay	CO
Performance Overlay District	POD
<u>Historic Overlay District</u>	<u>HOD</u>
<u>Historic District</u>	<u>H</u>
Flood Plain Development	FP
Airport Approach Height Overlay	AH
Airport Approach Noise Overlay	AN

Londonderry Zoning Ordinance Use Table

													Overlay Districts			
	AR-1	R-III	C-I	C-II	C-III	C-IV	IND-I	IND-II	AD	POD - 102*	POD - 28*	CO	HOD ***	AH	AZ	FP
RESIDENTIAL AND AGRICULTURAL																
Agriculture	P	P														
Assisted Living Facilities		P	P	P	P					P	P					
Back Lot Development	C													See specific district regs.		
Dwelling, multi-family		P											C			
Dwelling, single family	P	P			S											
Dwelling, two-family	P	P			S											
Elderly Housing	P	P	P	P	P	P				P	P					
Manufactured housing	P															
Mixed use residential						P										
Mobile homes	P															
Nursing Home and accessory uses		P	P	P	P					P	P					
Planned residential development	P															
Preexisting manufactured housing parks	P															
Presite Built Housing	P															
CIVIC USES																
Community center			P	P		C										
Cemetery	P															
Public Facilities	P		P	P		C	P	P	P							
Public Utilities	P	P	P	P			S	S	S							
Recreational Facilities, Public	P			P						P	P					
Religious Facilities	P		P	P	P	P				P	P					
BUSINESS USES																
Aeronautical Facilities									P							
Bed and Breakfast Homestay	P															
Business center development			P	P						P	P					
Day Care Center, Adult						C							C			
Drive-thru window as an accessory use			P	P												
Drive-in establishments			P	P												
Drive-in theatres				P												
Financial institution			P	P												
Funeral homes			P	P	P											
Excavation, including Temporary and Permanent Manufacturing Plants as an accessory use.	P		P	P	P		P	P	P							

P = Permitted Use

C = Requires Conditional Use Permit

S = Requires Special Exception

Londonderry Zoning Ordinance Use Table

	AR-1	R-III	C-I	C-II	C-III	C-IV	IND-I	IND-II	AD	POD - 102*	POD - 28*	CO	HOD ***	AH	AZ	FP
Group Child Care Center					P	C	S	S		C	C					
Home Occupation	S															
Hotels				P												
Manufacturing, Heavy								P	P							
Manufacturing, Light				P			P	P	P							
Membership club			P	P												
Motels				P												
Motor Vehicle Maintenance, Major Repair and Painting								P	P							
Motor vehicle rental									P							
Motor Vehicle Station, Limited Service				P		C**			P							
Recreation, commercial			P	P						P	P					
Retail sales establishment			P	P		P				P	P		C			
Professional office			P	P	P	P	P	P	P	P	P		C			
Rental Car Terminal up to 50,000 sq. ft																
Repair services			P	P		P	P	P	P	P	P					
Research or Development Laboratories				P			P	P	P							
Restaurant			P	P		C			P	P	P		C			
Restaurant, fast food			P	P												
Sales of Heavy Equipment or Heavy Trucks as an accessory use							C	C								
School, Private					P					P	P					
Service establishment			P	P			P	P	P	P	P		C			
Sexually oriented businesses			P	P												
Storage, self serve				P			P	P		C	C					
Terminal, Airplane									P							
Terminal, Trucking								P	P							
Vehicle Sales Establishment				P												
Warehouses and Storage				P			P	P	P	C	C					
Wholesale Businesses				P			P	P	P							

* Any use permitted in the underlying zoning district, which is not a permitted use in the Performance Overlay District is considered a Conditional Use

** See section 2.4.1.2.5.6 for additional dimensional requirements related to fuel dispensers

*** Uses Permitted in the Underlying District are permitted in the Historic Overlay District. Please refer to section 2.6.4.2 for specific requirements of this overlay.

P = Permitted Use

C = Requires Conditional Use Permit

S = Requires Special Exception

2.6.4 Historic District/Historic Overlay District

2.6.4.1 Historic District

2.6.4.1.1 Authority

2.6.4.1.1.1 After the adoption of this Ordinance, the Town Council shall be and are hereby authorized to appoint the Historic District/Heritage Commission contemplated by such Zoning Ordinance, such Board to conform in membership and duties to the provisions of Chapter 674:3, 674:5, and 674:46-a, NH Revised Statutes Annotated. Thereafter, the Town Council shall be responsible for filling vacancies and maintaining full membership on the Historic District/Heritage Commission within sixty days and members and alternate members may be removed for cause in a manner as provided by RSA 673:13.

2.6.4.1.1.2 All meetings shall be held and conducted pursuant to the provisions of the Londonderry Town Charter, Section 8.13 "Procedures", the Londonderry Administrative Code, Chapter III "Boards, Committees and Commissions", and New Hampshire RSA 91:A.

2.6.4.1.2 Purpose and Intent

2.6.4.1.2.1 To safeguard the heritage of the Town of Londonderry as it is represented in structures of historical and architectural value

2.6.4.1.2.2 To preserve a district or districts in the Town of Londonderry which reflect elements of its cultural, social, economic, and political history

2.6.4.1.2.3 To foster civic beauty

2.6.4.1.2.4 To promote the use of Historic District(s) for the education, pleasure and welfare of the citizens of Londonderry

2.6.4.1.2.5 To guide the character of development so as to be consistent with the desired character of a particular portion of Town

2.6.4.1.2.6 To strengthen the local economy

2.6.4.1.2.7 To conserve property taxes

2.6.4.1.3 Qualifications

2.6.4.1.3.1 The Historic District established herewith and from time to time amended in the manner prescribed by New Hampshire law has one or more or any combination of the following characteristics and qualifications, without limitations as to cultural or chronological period:

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2.6.4.1.3.1.1 Structures or sites at which events occur or have occurred that contribute to and are identified with or significantly represent or exemplify the broad cultural, political, economic, military, social or sociological history of Londonderry, New Hampshire and the nation; including sites and buildings at which visitors may gain insight or see examples of particular items of larger patterns in the North American heritage.

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2.6.4.1.3.1.2 Structures or sites importantly associated with historic personages

2.6.4.1.3.1.3 Structures or sites importantly associated with historic examples of a great idea or ideals

2.6.4.1.3.1.4 Structures or structural remains and site embodying examples of architectural types or specimens valuable for study of a period, style or method of building construction, of community organization and living, or of landscaping or a single notable structure or a single site representing the work of a master builder, master designer, architect or landscape architect.

2.6.4.1.3.1.5 Structures contributing to the visual continuity of the district.

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2.6.4.1.4 District Areas

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2.6.4.1.4.1 A Historic District or Districts shall be superimposed upon other established districts.

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2.6.4.1.4.2 Historic Districts shall be shown on the Zoning Map as from time to time adopted and amended by the Town Council of the Town of Londonderry. They may coincide with, cross or include all or part of one or more of the underlying districts. Boundaries are defined on Map 6 and Map 9 of the Tax Assessor's Map of the Town of Londonderry as follows:

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<u>Map</u>	<u>Lot#</u>	<u>Street Location</u>
6	18-1	Pillsbury Road
6	98	Pillsbury and Mammoth
6	97-1	Pillsbury and Mammoth
9	53	Grange Hall #44

2.6.4.1.5 Uses:

Uses permitted in the underlying zoning districts are permitted in the Historic District(s).

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2.6.4.1.6 Permit Application - Certificate of Approval

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2.6.4.1.6.1 The activities set forth in Section 2.6.4.1.6.3, shall not be authorized until and unless a Certificate of Approval is issued by the Historic District Commission

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2.6.4.1.6.2 It is unlawful for any person to construct, alter, move or demolish any building or structure which lies within a Historic District, without first obtaining a Certificate of Approval from the Historic District Commission in the manner prescribed below.

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2.6.4.1.6.3 For the purposes of this article, the following activities shall be subject to a Certificate of Approval by the Historic District Commission:

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- 2.6.4.1.6.3.1 Erection, alteration, relocation or demolition of a building or structure in the Historic District;
- 2.6.4.1.6.3.2 Erection, alteration, or removal of any exterior visible feature of a building or structure within the Historic District
- 2.6.4.1.6.3.3 Alteration, construction or removal of stone walls, fencing, lighting, significant trees or signage within the Historic District

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2.6.4.1.7 Procedure:

The following procedure shall be followed in processing applications of work covered under Section 2.6.4.1.6:

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- 2.6.4.1.7.1 Applications must be submitted to the Historic District Commission for Certificate of Approval for any work to be performed
- 2.6.4.1.7.2 There shall be no application fee required
- 2.6.4.1.7.3 Applications shall be submitted through the Londonderry Building Department
- 2.6.4.1.7.4 Applications shall include a narrative description of the project, detailing materials and intentions regarding the work. The Historic District Commission may request site plans, sketches, building plans and samples when applicable.
- 2.6.4.1.7.5 Applicant shall explain how the project complies with the Town of Londonderry's Historic District criteria listed below (Section 2.6.4.1.8)

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2.6.4.1.8 Criteria

The purpose of these criteria is to guide rehabilitation and construction within the Londonderry Historic District so as to preserve the distinctive character and integrity of the district. The criteria are intended to ensure that properties in the district are not altered inappropriately.

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2.6.4.1.8.1 Changes to Existing Structures:

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- 2.6.4.1.8.1.1 If proposed construction will not have any visible impact on the exterior of the buildings or structures within the district, it shall be deemed of no interest to the Commission
- 2.6.4.1.8.1.2 Painting and other routine repair to existing structures within the District not involving any other exterior changes shall be deemed of no interest to the Commission
- 2.6.4.1.8.1.3 When determining the appropriateness of all other alternatives, restorations, or remodeling of existing structures within the district and new construction, the following criteria shall be used:
 - 2.6.4.1.8.1.3.1 When an exterior change is proposed, significant existing materials and elements shall be retained
 - 2.6.4.1.8.1.3.2 Where glass, plastic, wood, masonry elements are an integral part of a building's historical architectural character, consideration shall be given to preservation of these elements so as to retain their original appearance.
 - 2.6.4.1.8.1.3.3 Any new design elements introduced shall respect the character and history of the building. The design of such elements shall not seek to create an appearance earlier than appropriate for the building or structure.
 - 2.6.4.1.8.1.3.4 The choice of color is not regulated, but it is recommended that colors be compatible with those used on other historical buildings in

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the neighborhood or characteristic of the time period in which the building was constructed.

2.6.4.1.8.1.3.5 Existing historical doors and windows shall be retained and rehabilitated wherever possible. When replacement is essential, new doors and windows shall be in character with the building.

2.6.4.1.8.1.3.6 Features which give a roof historical character shall be preserved or restored to the extent that such features are visible from the ground

2.6.4.1.8.1.3.7 Essential outdoor mechanical equipment shall be installed in locations which create the least disturbance to the historical appearance of the building and which involve minimum alternation and impact to its structure.

2.6.4.1.8.2 Construction of New Buildings

2.6.4.1.8.2.1 New construction shall be complimentary to the configuration of existing buildings.

2.6.4.1.8.2.2 New buildings shall utilize exterior materials in keeping with the exteriors of buildings in the district. The choice of color is not regulated, but it is recommended that colors used be compatible with those used on other historical buildings in the neighborhood.

2.6.4.1.8.2.3 New buildings shall respect and reflect the traditional scale, proportions and rhythms of other existing historical structures, taking into consideration the height, width, setback, roof shapes or pitches and facade patterns of existing structures within the district.

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2.6.4.1.8.3 Demolition

2.6.4.1.8.3.1 Where public safety needs require the removal of a building within the district and as determined by the Building Inspector, the Historic District Commission shall allow removal.

2.6.4.1.8.3.2 A request for demolition will be based on structural instability or deterioration as prepared by a registered architect or professional engineer.

2.6.4.1.8.3.3 No demolition permit may be issued by the Building ~~Division until the procedures of Section 5.3 (Demolition Delay) have been completed,~~

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2.6.4.1.8.4 Relocations

2.6.4.1.8.4.1 Buildings within the Historic District shall be retained on their present sites whenever possible.

2.6.4.1.8.4.2 Relocation shall be considered only as an alternative to demolition

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2.6.4.1.8.5 Signage

- 2.6.4.1.8.5.1 All new signs and all changes to existing signs within the Historic District shall require review and approval by the Historic District Commission.
- 2.6.4.1.8.5.2 New signs shall be constructed of wood, metal or stone, exhibiting historical sign design and color, and have no internal illumination.
- 2.6.4.1.8.5.3 Size shall be determined given the context of the site and building(s).
- 2.6.4.1.8.5.4 If there is a conflict between the requirements of the Historic District Ordinance and the Town of Londonderry Sign Ordinance, the Historic District Ordinance, of this Section, shall supersede the Sign Ordinance.

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2.6.4.1.8.6 Streetscape

- 2.6.4.1.8.6.1 Off street parking shall be placed to the rear of buildings where possible, fenced and screened with appropriate plantings.
- 2.6.4.1.8.6.2 Any alterations requiring changes to topography of any property in the district shall require approval of the Commission
- 2.6.4.1.8.6.3 Mature trees identified as significant (6 feet in circumference as described by the County Extension Service) may not be removed within the Historic District except in cases where:
 - 2.6.4.1.8.6.3.1 The tree is dying, dead, decayed, diseased, or a safety hazard to the public
 - 2.6.4.1.8.6.3.2 Such removal will improve other tree growth
 - 2.6.4.1.8.6.3.3 Approved for new construction or site work
- 2.6.4.1.8.6.4 At least one replacement tree, a minimum of six to eight feet in height and of native species, shall be planted when a significant tree has been removed.
- 2.6.4.1.8.6.5 Historical and traditional markings for property boundaries and grounds, such as stone walls, fences and tree borders shall be preserved. Replications or extensions may be introduced where appropriate

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2.6.4.1.8.7 Lighting

- 2.6.4.1.8.7.1 Street lights shall be designed to harmonize with their surroundings. Daylight colored mercury vapor lamps are recommended.
- 2.6.4.1.8.7.2 Traffic signal poles and mounts shall be as unobtrusive as possible.

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2.6.4.1.9 Public Hearings

- 2.6.4.1.9.1 The Historic District Commission shall conduct a public hearing on the application within thirty (30) days of the filing
- 2.6.4.1.9.2 Such public hearing shall be advertised pursuant to RSA 676:7.

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2.6.4.1.10 Issuance of Certificate of Approval or Notice of Disapproval

- 2.6.4.1.10.1 At the conclusion of its review, the Commission shall issue in writing a Certificate of Approval or Notice of Disapproval within forty five (45) days of the filing of the application

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2.6.4.1.10.2 Failure to render a decision within the specified time period shall be deemed to constitute approval by the Commission

2.6.4.1.10.3 A Certificate of Approval will be issued if, in the opinion of a majority of the Commission members present and voting, that the applicant's proposal meets the criteria of Section 2.6.4.1.8.

2.6.4.1.10.4 The Certificate of Approval, together with any changes, conditions or stipulations deemed necessary by the Commission for the applicant to comply with the provisions of this Ordinance, shall be signed by the Chairperson of the Commission.

2.6.4.1.10.5 A Notice of Disapproval will be issued if, in the opinion of a majority of the Commission members present and voting, that the applicant's proposal does not meet the criteria of Section 2.6.4.1.8.

2.6.4.1.10.6 The Notice of Disapproval, together with the reasons for such disapproval, shall be signed by the Chairperson and shall contain written reasons for disapproval.

2.6.4.1.10.7 If a Notice of Disapproval is received, the applicant may and will be encouraged to make modifications to the proposed plan and resubmit for review by the Commission

2.6.4.1.10.8 All decisions of the Commission shall be made available for public inspection within seventy two (72) hours and placed on file with the Town Clerk.

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2.6.4.1.11 Appeals

Any person or persons jointly or severally aggrieved by a decision of the Commission shall have the right to appeal that decision to the Zoning Board of Adjustment under RSA 677:17 in accordance with the provisions of RSA 676:5 and RSA 677:1-14.

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2.6.4.1.12 Enforcement/Penalties

Violation of this Ordinance shall be subject to the remedies provided in RSA 676:15 and 676:17.

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2.6.4.1.13 Validity/Severability

If any section, clause, provision or phrase of this Ordinance shall be held to be invalid or unconstitutional by any court of competent authority, such holding shall not affect, impair or invalidate any other section, clause, provision, portion or phrase of the Ordinance.

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2.6.4.2 **Historic Overlay District**

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2.6.4.2.1 Authority – This ordinance is adopted pursuant to the authority granted by RSA 674:21 and RSA 675:1.

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2.6.4.2.2 Purpose and Intent - The purposes of the Historic Overlay District are:

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2.6.4.2.2.1 To develop an appropriate zoning technique to encourage alternative uses of historical structures in areas that are adjacent to commercial or industrial areas, and/or located along arterial roadways.

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- 2.6.4.2.2.2 To help preserve historic buildings and cultural resources in order to preserve the Town's history and character.
- 2.6.4.2.2.3 To guide the character of development to be consistent with the desired character of the historical structures of the Town.
- 2.6.4.2.2.4 To encourage responsible development and re-use of the Town's historic properties along arterial roadways.
- 2.6.4.2.2.5 To protect and enhance the attractiveness of the Town.
- 2.6.4.2.2.6 To support and promote historic preservation and provide economic benefit to the Town.
- 2.6.4.2.2.7 To assist in the preservation of historic properties for future generations.

2.6.4.2.3 District Defined

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- 2.6.4.2.3.1 The term "overlay district" means a zoning district superimposed on one or more established zoning districts to impose supplemental requirements, restrictions, and performance standards on uses within the district.
- 2.6.4.2.3.2 The historic overlay district consists of 17 homes/structures/sites, listed below, as determined by the Londonderry Heritage/Historic District Commission and Londonderry Planning Board based upon the report of the Historic Properties Preservation Task Force Report, on file with the Heritage Commission and Community Development Department.

On Tax Map 1: lots 6 and 62.
On Tax Map 2: lots 11.
On Tax Map 3: lot 108.
On Tax Map 6: lots, 21-2, 66
On Tax Map 9: lots 28, 39
On Tax Map 12: lots 52-1, 59, 67, 78, 79, and 81.
On Tax Map 15: lots 15-1, 104, and 106

2.6.4.2.4 Uses

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- 2.6.4.2.4.1 Permitted Uses - Uses permitted in the underlying zoning districts are permitted in the Historic Overlay Districts. See Permitted Use Table, Section 2.2.
- 2.6.4.2.4.2 Uses Permitted by Conditional Use Permit: See Permitted Use Table, Section 2.2 of this ordinance. Conditional Uses are subject to the requirements of the remainder of this Section.

2.6.4.2.5 Conditional Use Permits

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- 2.6.4.2.5.1 The Planning Board will review each conditional use permit application and determine decisions on a case-by-case situation. Appropriate conditional uses shall be based on, but not limited to, size of the selected parcel, effect on abutting properties, traffic access and impact, pedestrian impact, and preserving historic qualities for the community
- 2.6.4.2.5.2 The following criteria must be satisfied in order for the Planning Board to grant a conditional use permit in the historic overlay districts. The applicant shall demonstrate that:

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- 2.6.4.2.5.2.1 The proposed use is consistent with the purpose and intent of the historic overlay districts, Section 2.6.4.2.2
- 2.6.4.2.5.2.2 Granting of the application is in the public interest;
- 2.6.4.2.5.2.3 The property in question is reasonably suited for the use requested, and the design of the site represents to the extent practicable preservation of historic, architectural and cultural value.
- 2.6.4.2.5.2.4 Other factors including, but not limited to, scale and size of the selected parcel, traffic access and impact on parking, pedestrian impact, landscaping, project impact, compatible uses and overall project compatibility, preserving historic qualities for the community, and any possible alterations may be reviewed for compatibility with neighborhood and historic nature of the structure.
- 2.6.4.2.5.2.5 Original qualities and character of the building shall be preserved as much as is practical and the building should reflect on the time period it was erected in. Historic, architectural and cultural qualities of the site shall be preserved based on written recommendations from the Heritage/Historic District Commission.
- 2.6.4.2.5.2.6 The Planning Board shall not act on a Conditional Use Permit without first receiving written recommendations from the Heritage/Historic District Commission.
- 2.6.4.2.5.2.7 A Historic Preservation easement protecting the external features of the historic structure shall be required for any conditional use permit .

2.6.4.2.5.3 Once an applicant has been granted a conditional use permit, it is non-transferable and any change in use will require a new conditional use permit.

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2.6.4.2.6 Criteria

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2.6.4.2.6.1 All criteria described in this subsection shall only apply to those properties which have already been granted a Conditional Use Permit. Nothing in this section shall be construed to apply to properties which have not received a conditional use permit, as those properties are permitted to follow the standards promulgated by the underlying zoning district.

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2.6.4.2.6.2 The purposes of these criteria are to guide rehabilitation and construction within the Londonderry Historic Overlay District so as to preserve the distinctive character and integrity of the district. The criteria are intended to ensure that properties in the districts are not altered inappropriately.

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2.6.4.2.6.3 Changes to Existing Structures

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- 2.6.4.2.6.3.1 If proposed construction will not have any visible impact on the exterior of the buildings or structures within the overlay district, including painting and other routine maintenance shall be permitted.
- 2.6.4.2.6.3.2 Any new design elements shall incorporate the character and history of the building. The design of such elements shall not seek to create an appearance earlier or later than appropriate for the building or structure.
- 2.6.4.2.6.3.3 It is strongly recommended that colors be compatible with those used on other historical buildings similar to the time period in which the building was constructed.
- 2.6.4.2.6.3.4 If replacement of doors and windows is necessary, they must be in character with the building or structure.
- 2.6.4.2.6.3.5 Features which give a roof historical character shall be preserved or restored with the same type of roofing materials. Other elements that contribute to the style and character of the primary building should be retained.
- 2.6.4.2.6.3.6 Patios, decks, porches and entrances shall not be changed in a manner that would change the overall character or visual appearance of the primary building from the public right-of-way.
- 2.6.4.2.6.3.7 The proposed construction will not make the structure ineligible for listing in the report by resulting in the structure retaining less than 75% of its original external features, OR the Heritage/Historic District Commission has determined that the structure remains eligible despite modifications to the structure.

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2.6.4.2.6.4 Construction of New Buildings or Additions to Historic Structures

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- 2.6.4.2.6.4.1 The Applicant shall be required to obtain a Conditional Use Permit, per Section 2.6.4.2.5, before any additions or new construction can take place.
- 2.6.4.2.6.4.2 Any additions made shall be clearly compatible in character with and shall not overpower the existing building or structure. Elevation drawings must be submitted to the Historic District Commission and Planning Board.
- 2.6.4.2.6.4.3 New additions or any new construction shall be conducted in a manner that if the new portion of building/structure needed to be removed in the future, the form and original character of the original structure is maintained as much as is possible..
- 2.6.4.2.6.4.4 Site features and improvements including, but not limited to, yards, parking lots, driveways, walkways, and landscaping shall be complimentary to the configuration of existing historical sites.
- 2.6.4.2.6.4.5 Size and scale (height, width, setback, number of stories, doors and windows, roof shapes, façade patterns, and other architectural details) shall reflect other existing historical structures.
- 2.6.4.2.6.4.6 Exterior design (arrangement, colors, texture, materials) that are used must be similar to those used in the existing building/structure. Similar doors, windows, roofs (slopes and shapes), architectural details (chimneys, porches), landscaping and ground covering, and construction materials shall be used in any addition.
- 2.6.4.2.6.4.7 New buildings shall be complimentary to the configuration of existing historic buildings.
- 2.6.4.2.6.4.8 New buildings shall utilize exterior materials in keeping with the exteriors of buildings in the district. The choice of color is not regulated, but it is recommended that colors used be compatible with those used on other historical buildings in the neighborhood.
- 2.6.4.2.6.4.9 New buildings shall respect and reflect the traditional scale, proportions and rhythms of other existing historical structures, taking into consideration the height, width, setback, roof shapes or pitches and facade patterns of existing structures within the district.

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2.6.4.2.6.5 Demolition

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- 2.6.4.2.6.5.1 Demolition or removal of an existing building shall be permitted if the building or structure is dilapidated to the point that the Historic District Commission determined the structure no longer contributes to the historic overlay district.
- 2.6.4.2.6.5.2 Demolition or removal of an existing building shall be permitted if the building or structure has been damaged in excess of seventy-five (75) percent of its previous value in a fire, flood, storm, or other natural hazards.
- 2.6.4.2.6.5.3 Demolition or removal of an existing building shall be permitted if such demolition or removal has been ordered by the Building Inspector and the Historic District Commission for reasons of public health and safety.
- 2.6.4.2.6.5.4 A request for demolition will be based on structural instability or deterioration as determined by a registered architect or professional engineer.
- 2.6.4.2.6.5.5 No demolition permit may be issued by the Building Division until the procedures of Section 5.3 (Demolition Delay) have been completed.

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2.6.4.2.6.6 Relocations

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- 2.6.4.2.6.6.1 Relocation shall only be considered as an alternative to demolition.
- 2.6.4.2.6.6.2 A building may be relocated to a site within the overlay district if the building is seriously threatened at its original location and if the property cannot be adapted for any other use as determined by the Historic District Commission.

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2.6.4.2.6.7 Signage

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- 2.6.4.2.6.7.1 All new signs and any changes to existing signs within the Historic Overlay District shall require review and approval by the Historic District Commission.
- 2.6.4.2.6.7.2 New signs shall be constructed of wood, metal or stone, exhibiting historical sign design and color, and have no internal illumination.
- 2.6.4.2.6.7.3 Size shall be determined given the context of the site and building(s).
- 2.6.4.2.6.7.4 If there is a conflict between the requirements of the Historic District Ordinance and the Town of Londonderry Sign Ordinance, the Historic District Ordinance, of this Section, shall supersede the Sign Ordinance.
- 2.6.4.2.6.7.5 No more than one freestanding sign and/or one wall sign shall be permitted within the Historic Overlay.

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2.6.4.2.6.8 Streetscape/Off-Street Parking Design

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- 2.6.4.2.6.8.1 Off street parking shall be placed to the rear of buildings where possible, fenced and screened with appropriate plantings.
- 2.6.4.2.6.8.2 All light fixtures for parking areas must be appropriate for the district and shall not be placed as to brightly illuminate adjoining properties or the public right of way.
- 2.6.4.2.6.8.3 Historical and traditional markings for property boundaries and grounds, such as stone walls, fences and tree borders shall be preserved. Replications or extensions may be introduced where appropriate.
- 2.6.4.2.6.8.4 The Heritage/Historic District Commission may allow for non-paved or alternatives to asphalt paved parking lots within overlay district, subject to review and approval by the Planning Board.

2.6.4.2.6.9 Lighting - Outdoor lighting shall be designed to harmonize with their surroundings

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2.6.4.2.7 Certificates of Approval for modifications to lots where a Conditional Use Permit has been previously approved shall follow the same procedure as the Historic District, see Section 2.6.4.1.6 of this Zoning Ordinance

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2.6.4.2.8 Appeals of Certificates of Approval

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Any person or persons jointly or severely aggrieved by a decision of the Commission shall have the right to appeal that decision to the Zoning Board of Adjustment under RSA 677:17 in accordance with the provisions of RSA 676:5 and RSA 677:1-14.

2.6.4.2.9 Enforcement/Penalties

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Violation of this Ordinance shall be subject to the remedies provided in RSA 676:15 and 676:17.

2.6.4.2.10 Validity/Severability

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If any section, clause, provision or phrase of this Ordinance shall be held to be invalid or unconstitutional by any court of competent authority, such holding shall not affect, impair or invalidate any other section, clause, provision, portion or phrase of the Ordinance.

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4.1 BOARD OF ADJUSTMENT

4.1.1 Authority

After the adoption of this Ordinance, the Town Council shall be and are hereby authorized to appoint the Board of Adjustment contemplated by such Zoning Ordinance, such Board to conform in membership and duties to the provisions of Chapter 674 NH Revised Statutes Annotated. Thereafter the Town Council shall be responsible for filling vacancies and maintaining full membership on the Board of Adjustment.

4.1.2 Purpose and Responsibilities

In accordance with RSA 674:33, the Board of Adjustment will have the following powers.

- 4.1.2.1 To hear and decide appeals where it is alleged there is an error in any order, requirements, decision or determination made by an administrative official in the enforcement hereof or of any ordinance adopted pursuant thereto.
- 4.1.2.2 To hear and decide special exceptions to the terms of the Ordinance upon which such Board is required to pass under such Ordinance.
- 4.1.2.3 Permit variances from any provisions of this Ordinance where it can be shown that unnecessary hardship would otherwise result and where such variances would not be contrary to the public interest.
- 4.1.2.4 To decide to hear appeals on decisions made in carrying out responsibilities 4.1.2.1 through 4.1.2.3.

4.1.3 Public Hearing

All requests for Board of Adjustment decisions will be heard in front of a public hearing. Public notices will be posted and all abutters will be notified of the hearing by certified mail.

4.1.4 Application Procedures

All requests for Board of Adjustment consideration will be accompanied by an application and fee made directly to the Secretary of the Board of Adjustment in the form required by the Board. The Board of Adjustment will annually recommend a fee, based on the previous year's operating expenses.

4.1.5 Special Exception Uses for Commercial and Industrial Uses

In deciding whether or not to grant a special exception, the Board of Adjustment will follow these guidelines.

- 4.1.5.1 Such use shall be one which is specifically authorized by ordinance as a special exception use in the district within which such particular site is located.
- 4.1.5.2 For every special exception use, the Board shall make a specific finding, after a public hearing in the manner provided by law, that such use will not cause or create a nuisance or hazard to adjacent properties.
- 4.1.5.3 For every special exception use, the Board shall determine that there is appropriate provision for access facilities adequate for the estimated traffic from public streets and sidewalks, so as to assure the public safety and to avoid traffic congestion. Vehicular entrances and exits shall be clearly visible from the street.
- 4.1.5.4 For every special exception use, the Board may require protective screening. Existing natural growth may be considered as part of the screen. A planting plan specifying type, size and location of existing and proposed plant material shall be required.
- 4.1.5.5 For every special exception use, the Board shall determine that there are fully adequate parking areas and off-street truck loading spaces in conformity with this Ordinance and

all other pertinent ordinances, for the anticipated number of occupants, employees and patrons, and that the layout of the parking spaces, truck loading berths and interior driveways is convenient and conducive to safe operation.

- 4.1.5.6 For every special exception use where the installation of outdoor flood or spot lighting is intended, the Board shall determine that such lighting will not shine directly upon an abutting property, nor upon the street. No unshielded lights shall be permitted.
- 4.1.5.7 For every special exception use, the Board shall determine that adequate provisions will be made for collection and disposal of storm water run-off from the site.
- 4.1.5.8 The Board of Adjustment, if it deems the situation necessary, may require input from the Planning Board concerning the location and site layout for a special exception request.
- 4.1.5.9 The Board of Adjustment shall also have original jurisdiction and power to grant a special exception use on a particular site, without a finding of unnecessary hardship, but subject to the guiding principles, standards, conditions, and safeguards contained in this Section to the extent applicable and in the manner provided by law.
- 4.1.5.10 The Board's decision to grant a permit for a special exception use shall be made only after public and other notification, and hearing pursuant to the Rules of Procedure of the Board. Said permit shall apply specifically to the application and plans submitted and presented at said public hearing by the Board of Adjustment as a special new exception use.
- 4.1.5.11 A special exception use, for which a permit is granted by the Board of Adjustment pursuant to the provisions of this section, shall be construed to be a conforming use.
- 4.1.5.12 Special Exceptions for Wireless Communications Facilities shall be subject to both the requirements of Section 4.1.5 and 3.9.8.

4.1.6 **Special Exceptions for Residential Garage Setbacks**

A special exception may be granted to reduce side and/or rear yard setback requirements for garages (only applicable for residential use, and not for the conduct of any business activities) in the AR-I District subject to all of the following conditions:

- 4.1.6.1 The lot must not have been created by a subdivision that occurred after January 1, 2004;
- 4.1.6.2 A finding by the Zoning Board of Adjustment that there is some existing pattern in the area for garage setbacks smaller than those required;
- 4.1.6.3 Locating the garage in conformance with the side and/or rear yard requirements would significantly impact existing vegetation, views from the residence, use of the yard, or site circulation; or is impractical due to lot dimensions or other constraints;
- 4.1.6.4 If a new driveway serves the garage, it must have an approved Driveway Permit issued by the Department of Public Works & Engineering, prior to the public hearing;
- 4.1.6.5 The proposed garage must be set back at least 10 feet from any existing building located on an adjacent lot;
- 4.1.6.6 The proposed garage must be designed to blend with the architectural character of the neighborhood (siding, roof pitch, etc.). Elevation drawings must be submitted to and approved by the ZBA;
- 4.1.6.7 The garage does not exceed 24 feet in either length or width; and
- 4.1.6.8 The garage walls do not exceed 10 feet in height (the roof may exceed this 10 foot limit).

4.1.7 **Special Exceptions for Historic Structures**

A special exception may be granted to reduce setback requirements for "historic structures," as identified in the Town's "Historic Properties Preservation Task Force - Task Force Summary & Recommendations Report" (on file with the Planning Department and Heritage

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Commission, hereinafter referred to as “the report”), as most recently updated, subject to all of the following conditions:

4.1.7.1 The structure must meet the definition of “Historic Structure” as defined by the report and be listed in appendix 1 of the report;

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4.1.7.2 A finding by the Zoning Board of Adjustment that:

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4.1.7.2.1 The proposed construction will not make the structure ineligible for listing in the report by resulting in the structure retaining less than 75% of it's original external features; **OR,**

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4.1.7.2.2 The Heritage/Historic District Commission has determined that the structure remains eligible despite modifications to the structure (as provided for in the definition in the report);

4.1.7.3 The proposed construction must be designed to blend with the architectural character of the historic nature of the existing structure. Elevation drawings must be submitted to and approved by the ZBA;

4.1.7.4 Locating an addition in conformance with the setback requirements would significantly impact existing vegetation, views from the residence, use of the yard, or site circulation; or is impractical due to lot dimensions or other constraints;

4.1.7.5 The proposed construction/addition must be set back at least 10 feet from any existing building located on the lot or on an adjacent lot; and

4.1.7.6 The proposal must have been reviewed by the Heritage/Historic District Commission and written recommendations of the Commission forwarded to the ZBA.

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4.1.8 Restrictions

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4.1.8.1 The granting of any variance or special exception will be subject to all restrictions stipulated by the Board of Adjustment at the time of the public hearing.

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4.1.8.2 When applicable, building permits must be obtained from the Building Department within twelve (12) months following the granting of a variance (or special exception use) or the variance or exception will become null and void.

Subdivision Regulations

Road Standards

Workshop

August 13, 2008

Summary of Proposed Changes

- Amend the Standards & Specifications section to refer to most recent reference documents.
 - Create Definition of "Minor Street."
 - Develop standards, exhibits, and requirements for "Minor Streets."
-



Section 3.01.C

- Amend sub-sections 4, 7, & 8 to refer to most recently updated reference documents.



Section 3.09.E

- Create new subsection 4, defining minor streets
 - Streets used primarily for access to abutting properties which have been proven to carry less than 400 vehicles per day, both present day and in the future, as determined by a traffic impact analysis approved by the Planning Board.
- Renumber remainder of section accordingly.

Section 3.09.G & 3.09.I

- 3.09.G: Add following sentence to end of paragraph:
 - For minor streets, sidewalks if constructed, shall be in accordance with the typical Minor Roadway Section – Exhibit D7.
- 3.09.I
 - Revise section to differentiate between curbing requirements on local streets (required) vs. minor streets (not required).

Section 3.09.K & 3.09.P

- 3.09.K
 - Revise section to clarify requirements for cut/fill for all streets.
- 3.09.P
 - Clarify section relative to placement of guardrail for all streets.

TABLE 1					
Arterial	Collector	Local	Minor		
				Deleted: Private	
<p>1. <u>Vertical Curves</u>: A vertical curve shall be introduced between tangents where the algebraic difference in grade is in excess of one percent (1%);</p> <p>2. <u>Horizontal Curves</u>: Where street lines intersect at angle points, a curve of appropriate radius shall be introduced between horizontal tangents <u>and in accordance with the latest edition of AASHTO, "A Policy for Geometric Design of Highways and Streets" and shall be based upon typical normal crown cross roadway section (no super-elevation)</u>; and</p> <p>3. <u>Maximum Grade on Local Streets</u>: Where, in the opinion of the Board, and where it has been demonstrated to the satisfaction of the Board by the Applicant, that adherence to the maximum grade specified above will cause local streets to be constructed in what the Board considers to be excessive cuts or fills, a waiver from the above specified maximum grade may be granted, provided:</p> <ol style="list-style-type: none"> the maximum allowable grade be eight percent (8%); the maximum length of such grade, measured between vertical points of intersection (PVI) is five-hundred (500) feet; no other such slope greater than six percent (6%) occurs within five-hundred (500) feet measured along the centerline of the road from PVI; and the Applicant provide written justification to the Board for the design of a street grade greater than six percent (6%). <p>4. <u>Maximum Grade on Minor Streets</u>: <u>Where, in the opinion of the Board, and where it has been demonstrated to the satisfaction of the Board by the Applicant, that adherence to the maximum grade specified above will cause minor streets to be constructed in what the Board considers to be excessive cuts or fills, a waiver from the above specified maximum grade may be granted, provided:</u></p> <ol style="list-style-type: none"> <u>the maximum allowable grade be eight percent (8%);</u> <u>the maximum length of such grade, measured between vertical points of intersection (PVI) is five-hundred (500) feet;</u> <u>no other such slope greater than four percent (4%) occurs within five-hundred (500) feet measured along the centerline of the road from PVI; and</u> <u>the Applicant provide written justification to the Board for the design of a street grade greater than four percent (4%) and justify the design properly addresses crosson.</u> <p>5. <u>Sight Distance</u>: Minimum sight distance shall be designed <u>in accordance with the latest edition of AASHTO, "A Policy for Geometric Design of Highways and Streets."</u></p>					Formatted: Bullets and Numbering
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Section 3.09.T

- Revise Table of Structural Sections to add Minor Streets.

Exhibits

- Make Minor Revisions to Exhibit D5 referencing new exhibit for Minor Streets, and clarifying guardrail placement.
 - Create New Exhibit D7 for the Typical Section for Minor Streets.
 - Create New Exhibit D8 for the Cul-De-Sac Terminus Layour for Minor Streets
-

3.01 GENERAL

- A. **Approval of Improvements:** All improvements shall be designed and constructed in accordance with the Town of Londonderry regulations and standards, and shall be subject to the approval of the Board.
- B. **Installation and Maintenance:** The Applicant is responsible for the satisfactory installation of all required improvements and maintenance of these improvements in a satisfactory condition without cost to the Town of Londonderry until their acceptance by the Town of Londonderry.
- C. **Standards and Specifications:** The following standards and specifications shall include but not be limited to the following in the design and construction of all improvements:
 - 1. ZONING ORDINANCE - Town of Londonderry, current edition;
 - 2. MANUAL ON DRAINAGE DESIGN FOR HIGHWAYS - State of New Hampshire, Department of Public Works and Highways, current edition;
 - 3. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - U.S. Department of Transportation, Federal Highway Administration, current edition;
 - 4. STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION - State of New Hampshire, Department of Transportation, ~~current edition~~;
 - 5. HIGHWAY DESIGN MANUAL - State of New Hampshire, Highway Design Division, current edition;
 - 6. HIGH INTENSITY SOILS MAPS FOR New Hampshire STANDARDS AND ORIGINS - Society of Soil Scientists of Northern New England, Special Publication No. 1 - ~~current edition~~;
 - 7. A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS - AASHTO ~~current edition~~;
 - 8. STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE - ~~current edition~~, prepared by Rockingham County Conservation District (Green Book);
 - 9. STATE OF NEW HAMPSHIRE STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWERAGE AND WASTEWATER TREATMENT FACILITIES - New Hampshire Department of Environmental Services, Code of Administrative Rules, Env-ws 700, September 1997 (or latest revision);
 - 10. SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES - New Hampshire Department of Environmental Services, Code of Administrative Rules, Env-ws 1000, August 1999 (or latest revision); and
 - 11. STATE OF NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, DESIGN STANDARDS FOR SMALL PUBLIC DRINKING WATER SYSTEMS, Env-ws 372, June 1997 (or latest revision).
 - 12. Other standards and specifications as approved by the Town of Londonderry.

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3.09 STREETS

- A. General:** All subdivisions shall have adequate provision for a safe and suitable access to a Class V or better road or shall make provisions for the construction and dedication of a Class V or better road in order to obtain safe and suitable access to the subdivision. Where an adjacent existing street from which access is gained is deemed to be substandard, the upgrading of said street shall be provided for, as may be required by the Town of Londonderry Department of Public Works. Where traffic from a proposed subdivision will adversely impact a nearby street or intersection, provisions shall be made for the mitigation of said impacts. Proposed streets, whether to be dedicated as public streets or retained as private streets, shall be of suitable location, width, grade, and improvement to accommodate prospective traffic and afford satisfactory access to police, fire fighting, emergency equipment, snow removal, sanitation, and road maintenance equipment. The arrangement and character of all streets in a subdivision shall conform to the Master Plan, and shall compose a safe and convenient system in relation to other existing and planned streets, to topographical conditions, and to the proposed uses of land to be served by street. Existing stone walls shall be retained where possible or relocated and restored as required by the Board.
1. No person shall deface, alter the location of, or remove any stone wall which was made for the purpose of marking the boundary of, or borders, any road in the Town of Londonderry, except upon written consent of the Planning Board with written comments from the Heritage Commission.
 - i. The Heritage Commission will use the following guidelines for making recommendations to the Planning Board for the reconstruction of stone walls disturbed by construction activity:
 - a. Reconstruction should be done in a fieldstone farm-style wall.
 - b. Use of existing boulders and fieldstone already in place is strongly recommended.
 - c. Walls should be drystacked with a rustic level top line.
 - d. The center of the wall should be filled with smaller native stone.
 - e. Stone should be used from the property and mixed as needed with native New England fieldstone.
 - f. Walls should be no higher than 3 feet in height, and approximately 3-6 feet deep.
 - g. The Heritage Commission recommends applicants refer to Chapter 8 of "The Granite Kiss", by Kevin Gardner, Susan Allport, and Guillermo Nunez (ISBN# 0881505463, © 2003, Countryman Press)
 - ii. The Applicant shall take photographs of existing stone walls that are proposed to be disturbed by development. These photographs will be made part of the project file, and can be utilized by the Heritage Commission as they make recommendations on stone wall disturbances.
- B. Access:** No subdivision shall be approved unless the property to be subdivided shall have frontage on and access from an existing Class V or better road. Each lot shall have a safe, independent and direct access from a Class V or better road. Where warranted, the Board may require that a driveway be shared by two (2) lots. All portions of such a drive which are commonly shared shall be improved to facilitate two (2)-way traffic flow beyond Town right-of-way. Rights of passage over and across such a driveway shall be established by easement for each of the lots so served.
- C. Right-of-way:** The Board may require greater width of right-of-way where, in its judgement, the width is warranted due to present or future demands.
- D. Arrangement:** All streets shall be integrated with the existing and proposed street system. The Applicant shall provide for a circular terminus at the end of all proposed roads for all phases and situations where thru streets are not provided in the design. Where extension of existing roadways is proposed, the existing turnaround shall be removed in its entirety.
- E. Classification:**

1. Arterial street: Streets intended to carry traffic from collector streets to the system of highways. A street intended to move through traffic to and from major attracters;
2. Collector street: Streets which carry traffic from local streets to the major system of arterial streets and highways. A street intended to collect and distribute traffic in minor traffic generating areas;
3. Local street: Streets used primarily for access to abutting properties, designed and intended to carry through traffic;
4. Minor Street: Streets used primarily for access to abutting properties which have been proven to carry less than 400 vehicles per day, both present day and in the future, as determined by a traffic impact analysis approved by the Planning Board.
5. Cul-de-sac: Streets, including loop streets, with only one point of access from an approved street with multiple points of access; and
6. Private street: All streets on property held under private ownership and not maintained by the Town.

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F. Driveways:

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1. When a proposed driveway is located on a State road, the Applicant is responsible for obtaining the necessary approval and permits from the State. A copy of the permit shall be submitted to the Town of Londonderry and the New Hampshire Department of Transportation approval number shall be shown on the plan;
2. When a proposed driveway is located on a Town road, the Applicant is responsible for certifying that the proper sight distances are provided at the location indicated on the plans. For all residential driveways serving one or two single family or one duplex lot, the minimum all season sight distance shall be two-hundred fifty (250) feet in all directions meeting the requirements of Exhibit D2. For all other driveways (common, commercial, industrial, multi-family, etc.), the minimum all season sight distance shall be three-hundred sixty-five (365) feet in all directions meeting the requirements for roadway intersections and Exhibit D3. For purposes of sight distance requirements, the term "common driveway" is defined to be a driveway from which three (3) or more dwelling units obtain access to a Town road. Proper visibility easements shall be provided to meet the sight distance requirements. The Applicant is responsible for obtaining a driveway permit from the Town of Londonderry Department of Public Works prior to issuance of a building permit; and
3. Driveway width for commercial and industrial subdivisions shall be in accordance with the Town of Londonderry Zoning Ordinance. Maximum driveway width for residential single family and duplex lots shall be twelve (12) feet at the right-of-way with five (5)-foot radius at the edge of pavement of the street.

G. Sidewalks: The Board may require the construction of sidewalks for pedestrian access to schools, parks, shopping areas and transit stops or where population density and/or traffic volume conditions are such that the Board determines the construction of sidewalks to be prudent. In commercial and industrial districts, sidewalks may be required on both sides of the street. In residential districts, sidewalks may be required on one side of the street. Sidewalks shall be designed and constructed in accordance with Exhibit D4 - Sidewalk & Curb Detail. For minor streets, sidewalks if constructed, shall be in accordance with the typical Minor Roadway Section – Exhibit D7.

H. Walking Trails: The Board may require the construction of walking trails for projects where the Board determines the construction of trails will connect to existing or planned trail systems and be desirable to the character and nature of the neighborhood.

I. Curbs: All roadways shall be curbed on both sides, except for those roads determined to qualify as Minor Streets. Roads without sidewalks shall be curbed with cape cod-type bituminous berm. Roads with sidewalks shall be curbed with vertical granite curbing on both sides of the roadway. Minor Streets shall not be curbed.

- J. **Roadside drainage:** Roadside drainage shall be maintained by roadside swales, as required to control runoff and directed by the Town of Londonderry Department of Public Works. Street drainage shall be maintained by closed drainage system.
- K. **Streets in cut/fill:** Side slopes in fills shall be no steeper than 4 horizontal to 1 vertical (4H:1V), graded, loamed and seeded as required to match to original ground with appropriate slope easements outside of the roadway right of way (R.O.W.). Typical section shall match Exhibit D5. Minor cuts are typically six feet or less. All slopes in ledge cut shall be no steeper than 1H:1V and provide for a fall zone (max slope at 4H:1V) with a width equal to fifty percent (50%) of the height of the cut. A chain link fence shall be provided at the top of the ledge cut and a minimum of 3 feet from the top of cut. The fall zone shall not be located in the roadway R.O.W. The Applicant shall provide proper construction details to show the required information. Underdrain shall be provided in all roadway cut sections.
- L. **Easements:** Slope, visibility, sewer, and/or drainage easements shall be provided to the Town of Londonderry for proper maintenance.
- M. **Street Signs:** The location and type of sign to be installed shall be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD).
- N. **Street Light:** Street lights shall be provided if required by the Board.
- O. **Street Name:** No street name shall be used which will duplicate or be confused with any street name already in use. Street names shall be subject to the approval of the Board.
- P. **Guardrail:** Guardrail shall be metal beam on wood posts, meeting the New Hampshire Department of Transportation Standards and Specifications. All guardrail installation must end safely using a MELT-type terminal unit. FLEAT or ELT-type units may be permitted by the Department of Public Works. Guardrail shall be used in locations where the New Hampshire Department of Transportation’s typical warrant for guardrail is met and/or as required by the Board. A minimum of three (3) feet is required from the back of curb/edge of pavement to the face of guardrail.
- Q. **Underdrain:** Underdrain shall be provided in all roadway cut sections and where the seasonal high water table is within four (4) feet of finished grade.
- R. **Roadway Design Standards:** The standards for roadway design shall be in accordance with Exhibit D5 - Typical Roadway Section or Exhibit D7 – Typical Minor Roadway Section, as appropriate, and Table 1. All design shall be in accordance with the latest edition of AASHTO, “A Policy for Geometric Design of Highways and Streets.”

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TABLE 1				
	Arterial <u>(Public)</u>	Collector <u>(Public)</u>	Local <u>(Public or Private)</u>	Minor <u>(Public or Private)</u>
Right-of-way	80 feet	60 feet	50 feet	50 feet
Pavement width	52 feet	36 feet	28 feet	24 feet
Shoulder width/ Curb plateau	= 8 feet	6 feet (cut) 3 feet (fill)	6 feet (cut) 3 feet (fill)	6 3
<u>Shoulder Width</u>	=	=	=	<u>2 feet</u>

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Deleted: 6 feet (cut)

Deleted: 3 feet (fill)

Sidewalk width	6 feet	6 feet	6 feet	6 feet
Grade: Minimum	1%	1%	1%	1%
Maximum	4%	6%	6%	4%
Cross-slope	2%	2%	2%	2%
Maximum length*	-	-	1200 feet	1200 feet
Minimum length*	-	-	450 feet	450 feet
Minimum tangent length between reverse curves	800 feet	200 feet	100 feet	100 feet
Design Speed	35 MPH	35 MPH	35 MPH	35 MPH
Cul-de-sac terminus center-line radius			50 feet**	50 feet***

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300 feet

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200 feet

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200 feet

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200 feet

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* roadway with one point of access (measured along the centerline from the farthest point of the street to the centerline of the nearest multiple access approved street)

** see Exhibit D6 for required cul-de-sac terminus layout

*** see Exhibit D8 for required cul-de-sac terminus layout

1. Vertical Curves: A vertical curve shall be introduced between tangents where the algebraic difference in grade is in excess of one percent (1%);
2. Horizontal Curves: Where street lines intersect at angle points, a curve of appropriate radius shall be introduced between horizontal tangents and in accordance with the latest edition of AASHTO, "A Policy for Geometric Design of Highways and Streets" and shall be based upon typical normal crown cross roadway section (no super-elevation); and
3. Maximum Grade on Local Streets: Where, in the opinion of the Board, and where it has been demonstrated to the satisfaction of the Board by the Applicant, that adherence to the maximum grade specified above will cause local streets to be constructed in what the Board considers to be excessive cuts or fills, a waiver from the above specified maximum grade may be granted, provided:
 - i. the maximum allowable grade be eight percent (8%);
 - ii. the maximum length of such grade, measured between vertical points of intersection (PVI) is five-hundred (500) feet;
 - iii. no other such slope greater than six percent (6%) occurs within five-hundred (500) feet measured along the centerline of the road from PVIs; and
 - iv. the Applicant provide written justification to the Board for the design of a street grade greater than six percent (6%).
4. Maximum Grade on Minor Streets: Where, in the opinion of the Board, and where it has been demonstrated to the satisfaction of the Board by the Applicant, that adherence to the maximum grade specified above will cause minor streets to be constructed in what the Board considers to be excessive cuts or fills, a waiver from the above specified maximum grade may be granted, provided:
 - i. the maximum allowable grade be eight percent (8%);
 - ii. the maximum length of such grade, measured between vertical points of intersection (PVI) is five-hundred (500) feet;
 - iii. no other such slope greater than four percent (4%) occurs within five-hundred (500) feet measured along the centerline of the road from PVIs; and
 - iv. the Applicant provide written justification to the Board for the design of a street grade greater than four percent (4%) and justify the design properly addresses erosion.

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5. Sight Distance: Minimum sight distance shall be designed in accordance with the latest edition of AASHTO, "A Policy for Geometric Design of Highways and Streets."

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S. Intersections:

1. Offset intersections: Streets intersecting from opposite sides shall have their centerlines meet, or the offset between intersections shall be a minimum of one-hundred fifty (150) feet. The offset shall be measured from centerline to centerline.
2. Angles at intersections: Streets shall be designed to intersect at right angles with a fifty (50)-foot minimum tangent section. The centerlines of no more than two streets shall intersect at one point.
3. Right-of-way radii: Minimum right-of-way radii for intersection corner roundings shall be:

TABLE 2	
Street R.O.W. Width	R.O.W. radii
50 feet	25 feet
60 feet	30 feet
80 feet	40 feet

4. Pavement corner radii: Minimum edge of pavement radii for intersection corner roundings shall be:

TABLE 3	
Street R.O.W. Width	E.P. radii
50-feet	36 feet
60 feet	42 feet
80 feet	54 feet

5. When streets of different widths intersect, the radius of the wider street shall apply;
6. Sight distance: Streets shall not be designed with intersections on the inside of curves or at any location where sight distance will be inadequate for drivers to tell if they can safely enter the traffic flow. The minimum sight distance shall be designed in accordance with Exhibit D3;
7. Visibility easements: Visibility easements shall describe an area to be maintained clear of any and all obstructions and which provide sight distance in accordance with these regulations. No sign, hedge, structure, natural growth, fence or other obstruction of any kind which obstructs sight distance shall be installed or maintained within the visibility easement; and
8. Grades at street intersections: When two streets intersect, neither street shall have a grade greater than three percent (3%) for a minimum distance of fifty (50) feet measured from the edge of pavement of the intersecting street. The minimum vertical curve length allowable at the intersection shall be fifty (50) feet.

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T. Structural sections: Structural sections shall be as shown below:

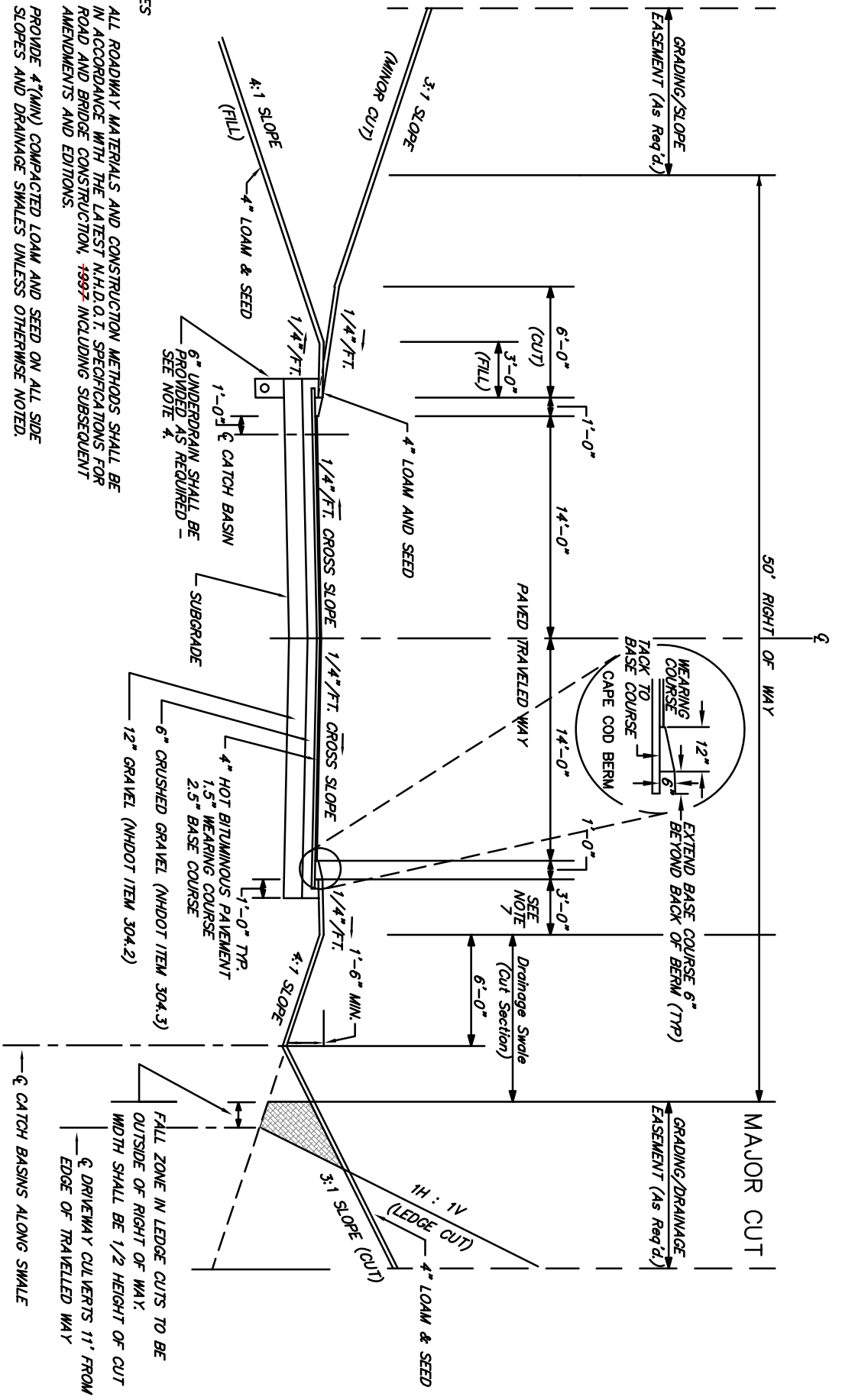
TABLE 4					
	Arterial	Collector	Local	Minor	Sidewalks
	(Public)	(Public)	(Public/Private)	(Public/Private)	

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TABLE 4					
Road base	18 inches	18 inches	18 inches	18 inches	-
Gravel	12 inches	12 inches	12 inches	12 inches	-
Crushed gravel	6 inches	6 inches	6 inches	6 inches	8 inches
Base course	2 ½ inches	2 ½ inches	2 ½ inches	2 ½ inches	-
Wearing course	1 ½ inches	1 ½ inches	1 ½ inches	1 ½ inches	-
Wearing course	-	-	-	-	2 inches

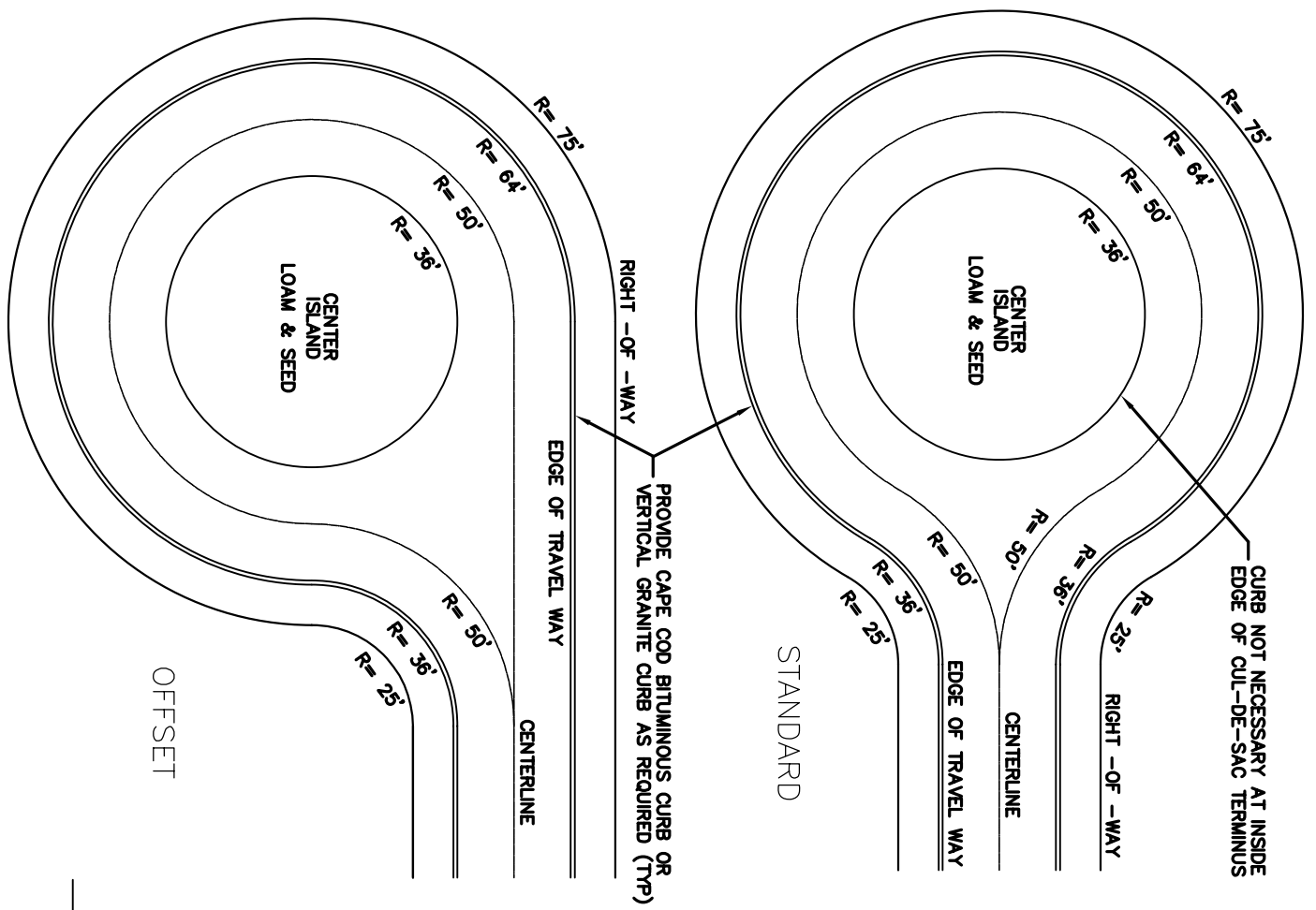
All road materials and construction methods shall be in accordance with latest edition of the State of New Hampshire, Department of Transportation, Specifications for Road and Bridge Construction

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1. ALL ROADWAY MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE LATEST N.H.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1997 INCLUDING SUBSEQUENT AMENDMENTS AND EDITIONS.
2. PROVIDE 4"(MIN) COMPACTED LOAM AND SEED ON ALL SIDE SLOPES AND DRAINAGE SWALES UNLESS OTHERWISE NOTED.
3. ALL LEDGE SHALL BE REMOVED TO 6" BELOW SUBGRADE.
4. ROADWAY UNDERDRAIN SHALL BE PROVIDED IN ALL CUT SECTIONS (AT SIDE WITH CUT) AND WHERE SEASONAL HIGH WATER IS WITHIN FOUR (4) FEET OF FINISHED GRADE IN ALL OTHER AREAS. UNDERDRAIN SHALL HAVE A MINIMUM OF FOUR (4) FEET OF COVER.
5. GRANITE CURB SHALL BE PROVIDED WHERE SIDEWALK IS REQUIRED IN ACCORDANCE WITH EXHIBIT D4. FOR MINOR ROADWAYS SEE EXHIBIT D7 AND SECTION 3.09.
6. DIMENSIONS ARE FOR LOCAL ROADWAYS. SEE SECTION 3.09 - TABLE 1 FOR OTHER ROADWAY DIMENSIONS.
7. WHERE GUARDRAIL IS USED, MINIMUM WIDTH OF SHOULDER SHALL BE 6'-0" WITH FACE OF GUARDRAIL AT 4'-0" FROM EDGE OF TRAVELED WAY.

TYPICAL ROADWAY SECTION
NOT TO SCALE
EXHIBIT D5

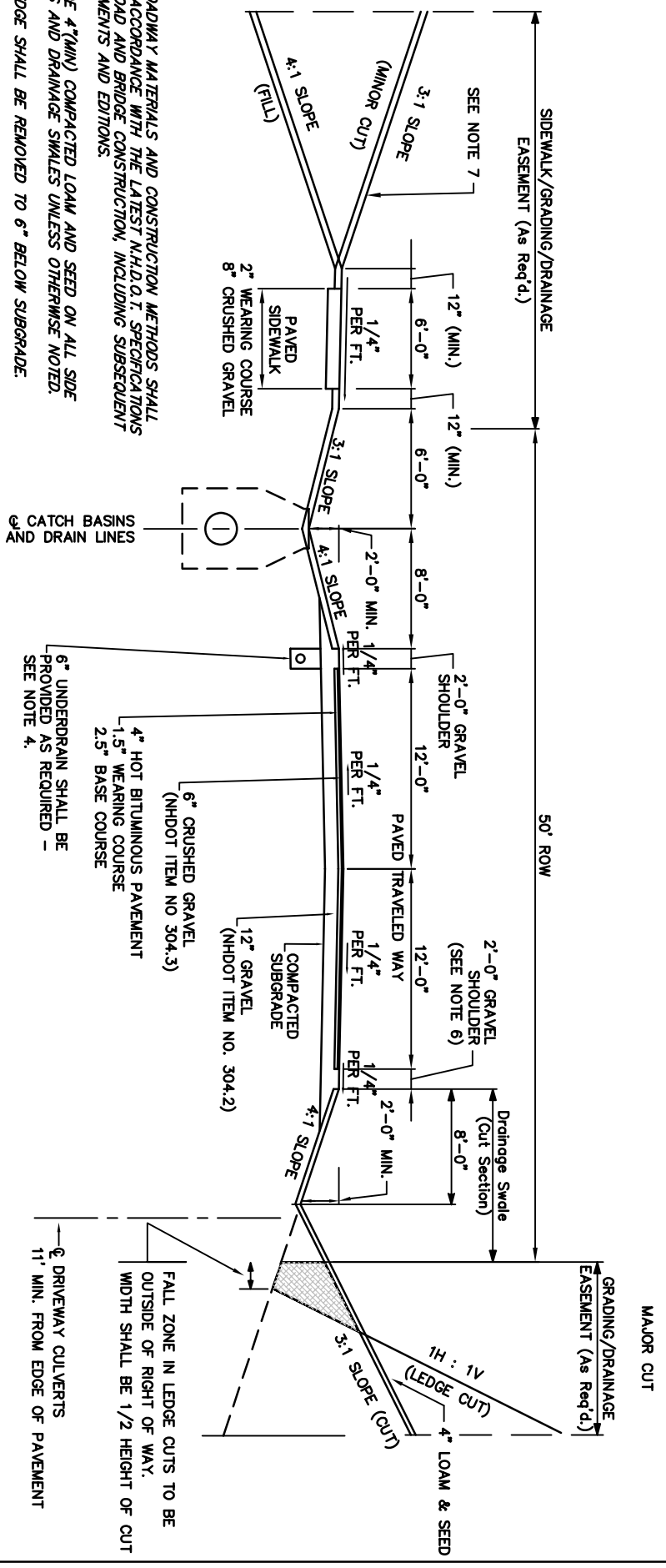


NOTES

1. ROADWAY SHALL HAVE NORMAL CROWN SECTION AROUND CUL-DE-SAC TERMINUS.
2. ROADWAY CENTERLINE PROFILE SLOPE IN CUL-DE-SAC TERMINUS SHALL NOT TO EXCEED FOUR(4)X
3. WHERE INSIDE EDGE OF CUL-DE-SAC TERMINUS IS NOT CURBED, INSTALL CATCHBASIN IN THE CENTER ISLAND AND GRADE ACCORDINGLY.
4. WHERE INSIDE EDGE OF CUL-DE-SAC TERMINUS IS CURBED, PROVIDE CATCHBASIN AT SAG AND GRADE CENTER ISLAND TO DRAIN TO CURBLINE.
5. GRANITE CURB SHALL BE PROVIDED WHERE SIDEWALK IS REQUIRED IN ACCORDANCE WITH EXHIBIT D3.
6. RADIUS SHOWN FOR CUL-DE-SAC TERMINUS WITH 28' PAVEMENT AND 50' ROW WIDTH. ADJUST RADIUS BASED UPON DIMENSION FOR WIDER ROW WIDTHS.

CUL-DE-SAC TERMINUS LAYOUT

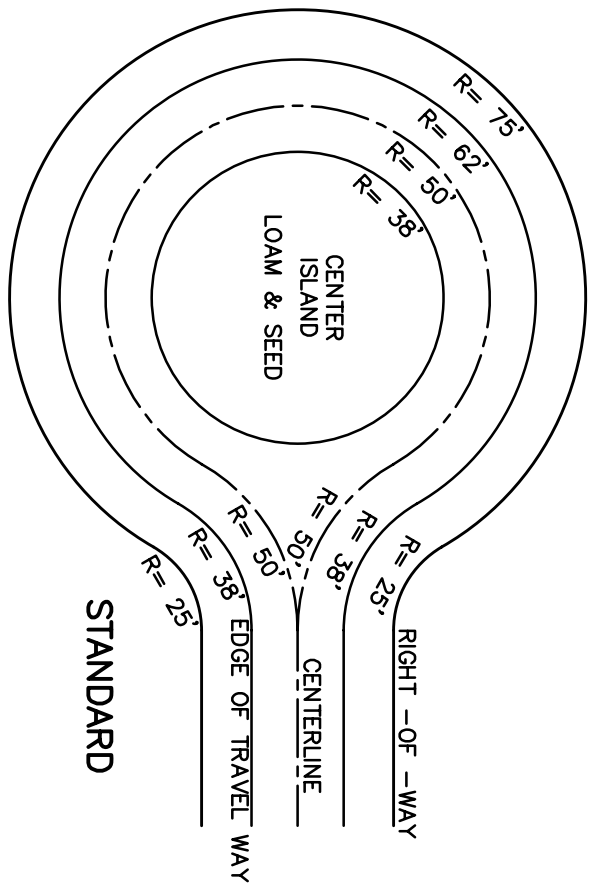
(NOT TO SCALE)
EXHIBIT D6



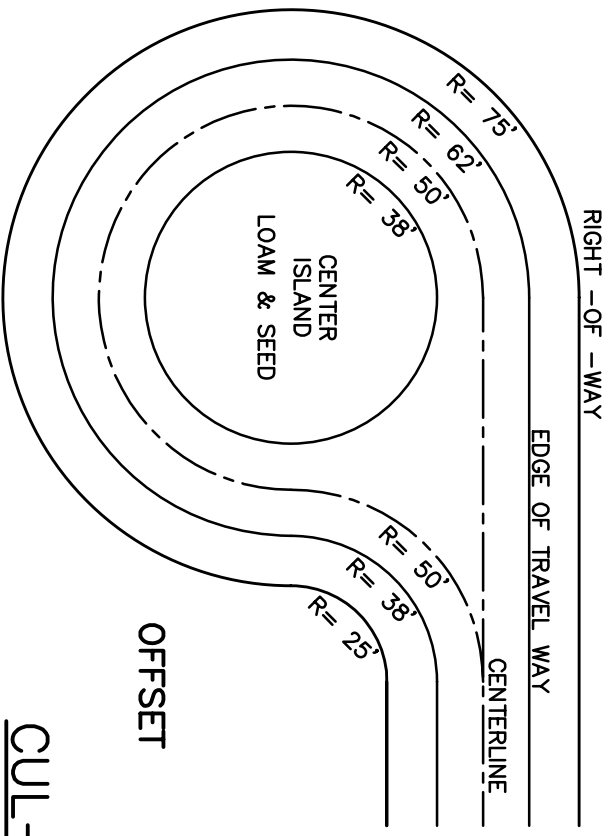
- NOTES**
1. ALL ROADWAY MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE LATEST N.H.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, INCLUDING SUBSEQUENT AMENDMENTS AND EDITIONS.
 2. PROVIDE 4" (MIN) COMPACTED LOAM AND SEED ON ALL SIDE SLOPES AND DRAINAGE SWALES UNLESS OTHERWISE NOTED.
 3. ALL LEDGE SHALL BE REMOVED TO 6" BELOW SUBGRADE.
 4. ROADWAY UNDERDRAIN SHALL BE PROVIDED IN ALL CUT SECTIONS (AT SIDE WITH CUT) AND WHERE SEASONAL HIGH WATER IS WITHIN FOUR (4) FEET OF FINISHED GRADE IN ALL OTHER AREAS. UNDERDRAIN SHALL HAVE A MINIMUM OF FOUR(4) FEET OF COVER.
 5. DIMENSIONS ARE FOR MINOR ROADWAYS. SEE SECTION 3.09 - TABLE 1 FOR OTHER ROADWAY DIMENSIONS.
 6. WHERE GUARDRAIL IS USED, MINIMUM WIDTH OF SHOULDER SHALL BE 6'-0" WITH FACE OF GUARDRAIL AT 3'-0" FROM EDGE OF TRAVELED WAY.
 7. DRAINAGE SWALE REQUIRED ADJACENT TO SIDEWALK ALONG ALL MAJOR CUTS.

TYPICAL MINOR ROADWAY SECTION

NOT TO SCALE
EXHIBIT D7



STANDARD



OFFSET

- NOTES**
1. ROADWAY SHALL HAVE NORMAL CROWN SECTION AROUND CUL-DE-SAC TERMINUS.
 2. ROADWAY CENTERLINE PROFILE SLOPE IN CUL-DE-SAC TERMINUS SHALL NOT TO EXCEED FOUR(4)%
 3. INSTALL CATCHBASIN IN THE CENTER ISLAND AND GRADE ACCORDINGLY.
 4. WHERE SIDEWALK IS REQUIRED, IT SHALL BE IN ACCORDANCE WITH EXHIBIT D7.
 5. RADIUS SHOWN FOR CUL-DE-SAC TERMINUS WITH 24' PAVEMENT AND 50' ROW WIDTH. ADJUST RADIUS BASED UPON DIMENSION FOR WIDER PAVEMENT WIDTHS IF APPLICABLE.

MINOR ROADWAY
CUL-DE-SAC TERMINUS LAYOUT

NOT TO SCALE
 EXHIBIT D8

Tim Thompson

From: Tim Thompson
Sent: Friday, August 15, 2008 1:49 PM
To: 'Arthur_Rugg@vrtx.com'; Chris Davies; Chuck Tilgner; Greg Warner; John Farrell; John Trottier; Kathy Wagner; Laura El-Azem; Lynn Wiles; Mary Soares; Melissa Nemon; Rick Brideau; Rob Nichols
Subject: Highlander Driveway Reconfiguration
Attachments: highlanderdrivereconfig.pdf

Hi everyone –

John and I forgot to raise this question at the meeting on Weds.

The Highlander Inn (near the airport) would like to reconfigure their driveways as shown on the second sheet of the attachment. The proposed re-alignment would be the same amount, or slightly less impervious surface. The trees indicated on the plan (this is from a plan several years old) were removed from the site several years ago to improve sight distance.

The question (as it usually is in these situations) is whether or not the Board wishes to have a public hearing and require an updated site plan, or if the Board is comfortable with staff handling the project administratively.

Please let me know what you think, so that I can coordinate with the Highlander.

Thanks, and have a great weekend!

--

Timothy J. Thompson, AICP
Town Planner
Town of Londonderry, NH
<http://www.londonderrynh.org>

--

"Growth is inevitable and desirable, but destruction of community character is not. The question is not whether your part of the world is going to change. The question is how." -- Edward T. McMahon, The Conservation Fund

--

Tim Thompson

From: Arthur_Rugg@vrtx.com
Sent: Friday, August 15, 2008 1:55 PM
To: Tim Thompson
Subject: Re: Highlander Driveway Reconfiguration

Attachments: highlanderdrivereconfig.pdf



highlanderdrivereco
nfig.pdf (8...

Hi Tim,

I think that our capable staff can handle this.

Art

"Tim Thompson" <tthompson@londonderrynh.org>
08/15/2008 01:50 PM

To
<Arthur_Rugg@vrtx.com>, "Chris Davies" <chris-davies@att.net>, "Chuck Tilgner"
<chucktilgner@cs.com>, "Greg Warner" <SteGeorgia@cs.com>, "John Farrell"
<jwfarrelljr@hotmail.com>, "John Trottier"
<jrtrottier@londonderrynh.org>, "Kathy Wagner"
<kwagner@londonderrynh.org>, "Laura El-Azem" <lelizem@hotmail.com>, "Lynn Wiles"
<lynnwiles@verizon.net>, "Mary Soares" <mjws2000@comcast.net>, "Melissa Nemon"
<melissa_nemon@yahoo.com>, "Rick Brideau"
<rbrideau@londonderrynh.org>, "Rob Nichols" <rn_planningboard@comcast.net> cc

Subject
Highlander Driveway Reconfiguration

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Please let me know what you think, so that I can coordinate with the Highlander.

Thanks, and have a great weekend!

--

Tim Thompson

From: CHUCKTILGNER@cs.com
Sent: Friday, August 15, 2008 2:19 PM
To: Tim Thompson
Subject: RE: Highlander Driveway Reconfiguration

Hi Tim, I am happy with the staff handling this issue. Chuck

"Tim Thompson" <tthompson@londonderrynh.org> wrote:

>Hi everyone -

>
>
>

>John and I forgot to raise this question at the meeting on Weds.

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>
>

>The Highlander Inn (near the airport) would like to reconfigure their
>driveways as shown on the second sheet of the attachment. The proposed
>re-alignment would be the same amount, or slightly less impervious
>surface. The trees indicated on the plan (this is from a plan several
>years old) were removed from the site several years ago to improve
>sight distance.

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>
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>The question (as it usually is in these situations) is whether or not
>the Board wishes to have a public hearing and require an updated site
>plan, or if the Board is comfortable with staff handling the project
>administratively.

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>
>

>Please let me know what you think, so that I can coordinate with the
>Highlander.

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>
>

>Thanks, and have a great weekend!

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>Timothy J. Thompson, AICP

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>Town Planner

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>Town of Londonderry, NH

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>

><http://www.londonderrynh.org>

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>--

>"Growth is inevitable and desirable, but destruction of community
>character is not.

>
>

>The question is not whether your part of the world is going to change.

>
>

>The question is how." -- Edward T. McMahon, The Conservation Fund

>

Tim Thompson

From: John Farrell [jwfarrelljr@hotmail.com]
Sent: Friday, August 15, 2008 3:06 PM
To: Tim Thompson; arthur_rugg@vrtx.com; Chris Davies; Chuck Tilgner; Greg Warner; John Trottier; Kathy Wagner; Laura El-Azem; Lynn Wiles; Mary Soares; Melissa Nemon; Rick Brideau; Rob Nichols
Subject: RE: Highlander Driveway Reconfiguration

I am comfortable with staff handling this type of request.

John Farrell

Subject: Highlander Driveway Reconfiguration
Date: Fri, 15 Aug 2008 13:49:15 -0400
From: tthompson@londonderrynh.org
To: Arthur_Rugg@vrtx.com; chris-davies@att.net; chucktilgner@cs.com; SteGeorgia@cs.com; jwfarrelljr@hotmail.com; jrtrottier@londonderrynh.org; kwagner@londonderrynh.org; lelazem@hotmail.com; lynnwiles@verizon.net; mjws2000@comcast.net; melissa_nemon@yahoo.com; rbrideau@londonderrynh.org; rn_planningboard@comcast.net

Hi everyone –

John and I forgot to raise this question at the meeting on Weds.

The Highlander Inn (near the airport) would like to reconfigure their driveways as shown on the second sheet of the attachment. The proposed re-alignment would be the same amount, or slightly less impervious surface. The trees indicated on the plan (this is from a plan several years old) were removed from the site several years ago to improve sight distance.

The question (as it usually is in these situations) is whether or not the Board wishes to have a public hearing and require an updated site plan, or if the Board is comfortable with staff handling the project administratively.

Please let me know what you think, so that I can coordinate with the Highlander.

Thanks, and have a great weekend!

--
Timothy J. Thompson, AICP
Town Planner
Town of Londonderry, NH
<http://www.londonderrynh.org>

--
"Growth is inevitable and desirable, but destruction of community character is not. The question is not whether your part of the world is going to change. The question is how." -- Edward T. McMahon, The Conservation Fund

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See what people are saying about Windows Live. Check out featured posts. [Check It Out!](#)

Tim Thompson

From: Mary W. Soares [mjws2000@comcast.net]
Sent: Friday, August 15, 2008 4:47 PM
To: Tim Thompson
Cc: Arthur_Rugg@vrtx.com; Chris Davies; Chuck Tilgner; Greg Warner; John Farrell; John Trottier; Kathy Wagner; Laura El-Azem; Lynn Wiles; Melissa Nemon; Rick Brideau; Rob Nichols
Subject: Re: Highlander Driveway Reconfiguration

I am comfortable with you handling this administratively.

thank you for letting us know.

Mary

On Aug 15, 2008, at 1:49 PM, Tim Thompson wrote:

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John and I forgot to raise this question at the meeting on Weds.

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Please let me know what you think, so that I can coordinate with the Highlander.

Thanks, and have a great weekend!

--

Timothy J. Thompson, AICP

Tim Thompson

From: Kathy Wagner [kathy@imageability.com]
Sent: Friday, August 15, 2008 4:55 PM
To: Tim Thompson
Cc: Arthur_Rugg@vrtx.com; Chris Davies; Chuck Tilgner; Greg Warner; John Farrell; John Trottier; Kathy Wagner; Laura El-Azem; Lynn Wiles; Mary Soares; Melissa Nemon; Rick Brideau; Rob Nichols
Subject: Re: Highlander Driveway Reconfiguration

Hi Tim,

I am fine with staff handling this issue.

Kathy

Tim Thompson wrote:

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>
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> Highlander.
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>
> Timothy J. Thompson, AICP
>
> Town Planner
>
> Town of Londonderry, NH
>
> <http://www.londonderrynh.org>
>
> --
>
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> The question is how." -- Edward T. McMahon, The Conservation Fund
>
> --
>
> No virus found in this incoming message.
> Checked by AVG - <http://www.avg.com>

Tim Thompson

From: Laura El-Azem [lelazem@hotmail.com]
Sent: Friday, August 15, 2008 5:05 PM
To: kathy wagner; Tim Thompson
Cc: Arthur_Rugg@vrtx.com; Chris Davies; Chuck Tilgner; Greg Warner; John Farrell; John Trottier; Kathy Wagner; Lynn Wiles; Mary Soares; Melissa Nemon; Rick Brideau; Rob Nichols
Subject: Re: Highlander Driveway Reconfiguration

Me, too.

Laura

From: "Kathy Wagner" <kathy@imageability.com>
Sent: Friday, August 15, 2008 4:54 PM
To: "Tim Thompson" <tthompson@londonderrynh.org>
Cc: <Arthur_Rugg@vrtx.com>; "Chris Davies" <chris-davies@att.net>; "Chuck Tilgner" <chucktilgner@cs.com>; "Greg Warner" <SteGeorgia@cs.com>; "John Farrell" <jwfarrelljr@hotmail.com>; "John Trottier" <jrtrottier@londonderrynh.org>; "Kathy Wagner" <kwagner@londonderrynh.org>; "Laura El-Azem" <lelazem@hotmail.com>; "Lynn Wiles" <lynnbwiles@verizon.net>; "Mary Soares" <mjws2000@comcast.net>; "Melissa Nemon" <melissa_nemon@yahoo.com>; "Rick Brideau" <rbrideau@londonderrynh.org>; "Rob Nichols" <rn_planningboard@comcast.net>
Subject: Re: Highlander Driveway Reconfiguration

> Hi Tim,
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> I am fine with staff handling this issue.
>
> Kathy
>
> Tim Thompson wrote:
>>
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>> Thanks, and have a great weekend!
>>
>> --
>>
>> Timothy J. Thompson, AICP
>>
>> Town Planner
>>

Tim Thompson

From: Lynn Wiles [lynnbwiles@verizon.net]
Sent: Friday, August 15, 2008 8:05 PM
To: Tim Thompson
Subject: RE: Highlander Driveway Reconfiguration

Tim-

I'm OK with the staff handling this.

Lynn Wiles
46 Bartley Hill Road
Londonderry, NH 03053
lynnbwiles@verizon.net
603-421-2891 (h)
603-560-5595 (c)

-----Original Message-----

From: Tim Thompson [mailto:tthompson@londonderrynh.org]
Sent: Friday, August 15, 2008 1:49 PM
To: Arthur_Rugg@vrtx.com; Chris Davies; Chuck Tilgner; Greg Warner; John Farrell; John Trottier; Kathy Wagner; Laura El-Azem; Lynn Wiles; Mary Soares; Melissa Nemon; Rick Brideau; Rob Nichols
Subject: Highlander Driveway Reconfiguration

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Timothy J. Thompson, AICP
Town Planner
Town of Londonderry, NH
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