

Heritage Commission Meeting Minutes
Londonderry, New Hampshire
January 27, 2011

In attendance: Chairman Commissioner Arthur Rugg, Vice-Chairman Jim Schwalbe, Commissioners Tom Bianchi, David Colglazier, Sue Joudrey, Martin Srugis, Alternate Commissioners Jim Butler, Pauline Caron, and Janet Cichocki.

Absent: Councilor Sean O'Keefe and Town Planner Tim Thompson.

Chairman Rugg called the meeting to order at 7:04 PM in the Sunnycrest Meeting Room of the Town Hall.

Commissioners Schwalbe moved and Joudrey seconded a motion to accept the minutes of the meeting of November 11, 2010. The motion passed 6-0-0.

A presentation was made by Michael DiGuiseppe, managing partner, of Coastal Partners, Beverly Farms, MA and David Hopper, architect, Associate Principal, ci design, inc., Boston, MA. The proposal is for a small shopping center near I-93 exit 5, on map 15, lot 51. This bounded by Vista Ridge Drive, Rockingham Road and Perkins Road. Entry will be from Vista Ridge Road. They are proposing a large building with space for three "junior anchor" stores. Another structure of about 4,300 square feet would hold several retail spaces, day care center and full service restaurant. There is space for a separate bank unit. The structures would have tan and slightly orange exterior colors with burgundy awning accents. The three large stores would be 38 feet high and the other complex would be 22 feet high. They have flat roof planes. They have some common design elements to tie the two buildings together. The exterior surfaces are a stucco type system, textured cement materials and some colored cement structural panels.

Commissioner Schwalbe was concerned about the color shown in the drawings and wondered about a restaurant wanting to use the developers color scheme. The presenters said that the colors were close, but were not final at this moment. They agreed that there might need to be some changes for a restaurant to have their own colors. It was agreed that the colors would be reviewed by the Heritage Commission for a restaurant application. It was further mentioned that some color samples could be supplied and some others could not be produced since they were custom colors for the structural panels.

Commissioner Bianchi was concerned about the sign for the area and the lighting for the lots and structures. Mr. DiGuiseppe said that the sign was being designed. He was informed that the sign would need to come before the Commission for approval. The lighting plan was also being designed to meet the town regulations. The fixtures were not chosen yet.

Commissioner Joudrey wondered about the landscaping. She was told that the design for it would be ready for the March meeting.

Alternate Commissioner Caron was concerned about the roof style and loading since there have been a number of failures recently due to snow loading. She was assured that modern roof loading parameters made for safer structures.

Alternate Commissioner Cichocki was concerned about the day care center and its placement in the complex. Mr. DiGuiseppe said that the space in the complex could be altered enough to allow an area for the day care. He said that a typical center needed a certain outside area and that they had space allocated for that need.

Alternate Commissioner Butler was concerned about the construction materials. He was told about the concrete knee wall and the other concrete products from blocks to panels. He was told about the construction panels with the integral colored concrete areas.

Commissioner Srugis was concerned about the traffic flow. He was told that the traffic within the center would allow for motor and foot traffic between the different sections without having to go out onto the public road.

Chairman Rugg made some suggestions to the presenters about the types of color palette that we liked for use within the town and that brick would go along with the nearby new bus station.

It was suggested that the burgundy awnings were not quite as bright as shown on the renderings. It was suggested that an altered color scheme could be made available for the March meeting.

Alternate Commissioner Butler suggested that there were alternative cement materials that could provide a better brick like look for some of the exterior surfaces.

Other color and design alternatives were briefly discussed as being good topics for the March meeting. Green awnings were suggested as an alternative to the burgundy awnings.

Mr. DiGuiseppe noted that the back of the structures would not be visible to the Vista Ridge housing development. The signs on the back of the larger building were there because they were visible from the highway.

A presentation was made by Jonathan Ring of Jones & Beach Engineers of Stratham, NH about the Lorden Estates, 17 Old Derry Road, map 16, lot 38 for the applicant, Chinburg Builders of Durham, NH. He described the development as being a conservation sub-division project that would allow the clustering of 140 units on ½ acre lots and have large open spaces in other parts of the total land area. The project requires connection to a sewer system. The developer has to provide a private sewer line to connect with a public sewer. They have arranged for this connection, but to dig and lay their sewer line they need to pass under two stonewalls. Therefore, they are seeking permission to do the stone wall removal and replacement per town regulations. They want to disturb one fifty-foot section and one sixty-foot section of stonewalls.

Commissioner Schwalbe was concerned about who would be doing the work. Mr. Ring said that Severino Contractors would do the work as far as they knew now. He said that this contractor has had experience with stonewalls.

Commissioner Bianchi was concerned about the fifty and sixty foot widths requested. Mr. Ring said that the sewer line was at a depth of twenty feet in this area, so they needed this width to be able to safely excavate to that depth. Due to the hilly nature of the tract some sewerage will be pumped to a location where it can gravity feed to the public connection and for that gravity feed this depth was needed.

There were no other questions and the project was verbally approved without a vote.

A single printed sheet was presented for Commission consideration by the Angus Group Insurance Agency at 116 Rockingham Road. Nobody appeared to discuss the project.

Chairman Rugg discussed the Town Forest project. It was decided to let the accidental cutting of an area stand as it is and fill in through the natural growth process.

The picnic area that was cut was not cleared properly to allow for its use at the moment since it would encourage people to climb over the stonewall.

Mr. Rugg said that the Town DPW would look at the Pillsbury Road entrance to the cleared area and Common to see about site lines. Future use of that area will be discussed.

Alternate Commissioner Butler made a visual presentation about materials and design. He had a number of images of chain stores and different renditions of their basic design. Mr. Butler's point was that the corporation that owns the store is capable of providing better designs and materials if they are requested to do so by local officials. He had examples of Target, Lowes and Kohl's stores with different looks at different locations.

Mr. Butler had a number of images of types of structures and different renditions to show that any type of structure can be made to look well with the proper design and execution. He displayed how different materials can improve the appearance of a structure. Mr. Butler was thanked for his thorough presentation.

The Commission agreed that it should start to assemble a stylebook for use in Londonderry.

Commissioner Colglazier reported that he had recently e-mailed a number of people with regards to having a meeting about the proposed tax assessment reduction legislation.

Commissioners Joudrey moved and Bianchi seconded a motion to adjourn. The motion passed 6-0-0 at 9:25 PM.

David Lee Colglazier
Secretary