

Heritage Commission Meeting Minutes
Londonderry, New Hampshire
March 22, 2012

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

Absent: Commissioner Martin Srugis and an undesignated Town Councilor. Previous Councilor O'Keefe was not re-elected and Council had not appointed a new liaison.

Chairman Art Rugg Called the meeting to order at 7:00 PM in the Sunnycrest Meeting Room of the Town Hall.

Chairman Rugg appointed Alternate Caron to vote for Commissioner Srugis.

Alternate Commissioner Caron moved and Commissioner Joudrey seconded a motion to approve the minutes for January 26, 2012. The motion passed 5-0-1. Commissioner Schwalbe abstained because he was not at that meeting.

It was noted prior to the meeting being called to order that Alternate Commissioner Butler had been elected to the Town Council, but had not been sworn in yet. Therefore, he could act as an alternate for this meeting.

A presentation was made by Mark Hugeback, Principal, M+H Architects, St. Louis, Missouri, for American Tire Distributors. The owner wants to build a warehouse on Clark Road, Map 17, lot 45-3. Mr. Hugeback described a rendering of the structure that has 125,060 square feet and is 30 feet high. It has a poured on site concrete wall panel siding with two tan colors. The east side of the building has doors for loading and unloading trucks with the appropriate paved driveway and maneuvering areas. The west side has a long windowless wall facing Clark Road. Hugeback noted the number of plantings that surround and shield the building and are used throughout the property for appearance and buffering.

Alternate Caron asked about lilacs being part of the vegetation plan. Hugeback said that there were 52 lilacs as part of the plan.

Hugeback noted that there are a number of stonewall sections on the land and he proposed moving them to new locations. After a discussion with the Commission it was decided to move the stones to create walls near the entrance drive where they could be enjoyed by more people. It would be easier to move some of them to the southwest corner where they could mark the property line, but it was noted that nobody would see them at that location. Hugeback and Commission agreed that the new location would be better for retaining them and that a plan for their location would be provided to the Commission and the Planning Board.

Planner May noted that white pines would be used for some shielding in this location because they would grow and serve that purpose. May noted that normally they are not good because the tree grows up and the shielding rises with the height of the tree.

Alternate Butler asked about the siding. Commissioner Colglazier asked about the siding coloration. Hugeback noted that the siding was poured on site and then painted. The colors were used by American Tire at all of its sites. Hugeback said that the siding was painted because of the difficulty in trying to color the concrete uniformly when so many batches are used.

Butler also asked about exterior lighting. Hugeback said that there was only required lighting on the west side for an egress door and there was approved lighting on the east side for truck movement.

Butler asked about equipment on the roof. Hugeback said that there was none visible from the center of the adjacent road as required by code. He said that a little would be visible from a nearby

house.

Mr. Hugeback showed the Commission a couple of sign plans. He was told that he would need to come back with plans that had exterior illumination or dark backgrounds with light letters. Hugeback noted that the signs were a standard configuration and design for American Tire. The Commission had no objection for the size, style or design of the sign, but was only concerned with the method of illumination.

Alternate Caron asked about the exterior lighting. Mr. Hugeback said that the lighting plan had zero levels at the property lines. He said that illumination was needed for the paved areas because the company usually operated with two labor shifts.

The Commission approved of the plans for the building and grounds. Plans for signs will need to be submitted at a future meeting.

A presentation was made by Steve McDonough, owner of the Coach Stop Restaurant at 176 Mammoth Road. He passed out a couple of preliminary plan drawings of a proposed addition to the building. In the southeast corner he wants to extend the roof line to match that of the rest of the structure and then have it slope back down to an elevated deck level. This would fill in this corner of the building, create a deck space, enlarge a bar area and create an office space at the ground level under the deck. McDonough also wants to remove a third floor office space and raise the ceiling level on the second floor.

Commissioner Bianchi wanted to know if the second floor would be accessible. McDonough said that only the first floor was accessible, but that the new space on the first would be accessible as well.

There were no other questions from the Commission.

Mr. McDonough said that there were several other issues to be resolved before he could proceed.

A presentation was made by Adam Wagner, Senior Architect, Cube3 Studio, Lawrence, Massachusetts, on behalf of the Elliott Health Systems for modifications to plans for phase 4 and 5 at 31 Buttrick Road, map 6, lot 31. Mr. Wagner showed a drawing of the site plan wherein the Elliott would like to change the location of two previously approved signs. A large facility sign would be moved from near Buttrick Road to be near NH Route 102 and a smaller directional sign would be moved to the Buttrick Road side. The Commission had no objection to the sign location changes.

Mr. Wagner presented a new design for the facility sign to be located near NH Route 102. This new design was created by the Elliot staff. This design was not approved by the Commission. The Commission said that the approved sign could be used, but a new sign would need to be submitted for approval. Mr. Wagner was advised that a new sign design should come closer to the concept of exterior illumination of its faces or that there should be light colored letters on a dark background, if internal illumination was desired.

Commissioner Bianchi created a distributed copies of a CD with images on them as part of the Commission's effort to create a guide to what Londonderry structures could be considered acceptable for developers and builders. Mr. Bianchi said that this was a preliminary step and that he would appreciate comments on his efforts. He said that he planned to go out and take some more pictures for inclusion in the end product.

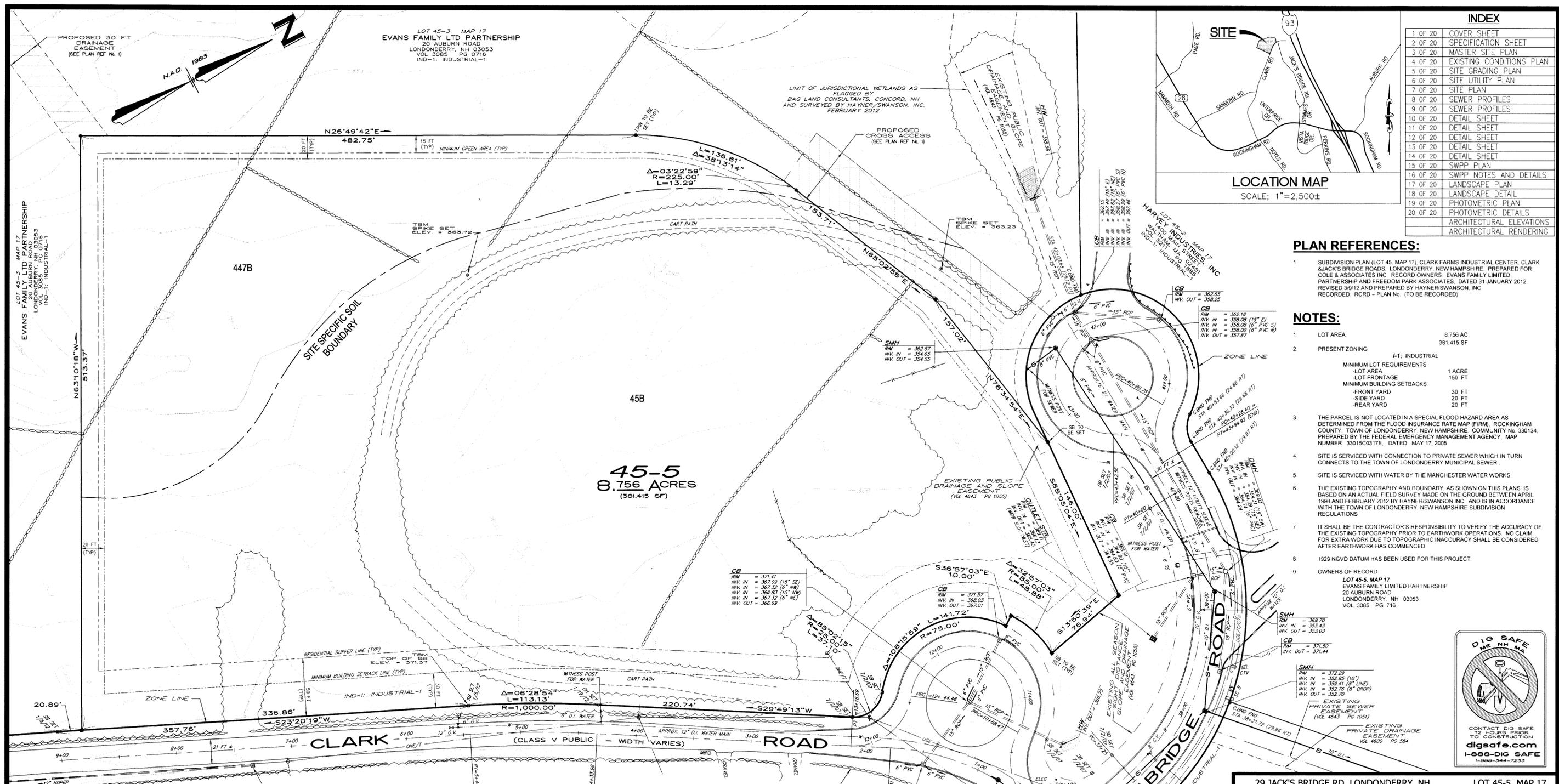
Commissioner Srugis joined the meeting at 8:55, coming from the Budget Committee meeting.

Commissioner Colglazier said that the tax assessment legislation draft was in its second revision and that a third was planned. He said that he was waiting for some words of wisdom from the NH Department for Historic Resources with regards to a few small components of the plan. He noted that he had met with Director Goodman at the NH Preservation Alliance. He had also received some comments from Southern NH Planning and one Commission member. He said that Chairman Rugg had passed along a good legislative guide from Southern NH Planning.

Chairman Rugg and Planner May noted that the Planning Board meeting of April 4 would include plans for the shopping area that the Commission had reviewed several times. Also, there would be a Master Plan meeting on April 12 at the Londonderry High School.

Alternate Commissioner Caron moved and Commissioner Bianchi seconded a motion to adjourn. The motion passed 6-0-0 at 9:04 PM.

David Lee Colglazier,
Secretary



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PLAN REFERENCES:

- SUBDIVISION PLAN (LOT 45 MAP 17), CLARK FARMS INDUSTRIAL CENTER, CLARK JACK'S BRIDGE ROADS, LONDONDERRY, NEW HAMPSHIRE, PREPARED FOR COLE & ASSOCIATES INC. RECORD OWNERS: EVANS FAMILY LIMITED PARTNERSHIP AND FREEDOM PARK ASSOCIATES. DATED 31 JANUARY 2012. REVISED 3/9/12 AND PREPARED BY HAYNER/SWANSON INC. RECORDED: RCORR - PLAN No. (TO BE RECORDED).

NOTES:

- LOT AREA: 8,756 AC
- PRESENT ZONING: I-1; INDUSTRIAL
 MINIMUM LOT REQUIREMENTS: 1 ACRE
 LOT AREA: 150 FT
 MINIMUM BUILDING SETBACKS:
 - FRONT YARD: 30 FT
 - SIDE YARD: 20 FT
 - REAR YARD: 20 FT
- THE PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), ROCKINGHAM COUNTY, TOWN OF LONDONDERRY, NEW HAMPSHIRE, COMMUNITY No. 330134, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 3301500317E, DATED: MAY 17, 2005
- SITE IS SERVICED WITH CONNECTION TO PRIVATE SEWER WHICH IN TURN CONNECTS TO THE TOWN OF LONDONDERRY MUNICIPAL SEWER.
- SITE IS SERVICED WITH WATER BY THE MANCHESTER WATER WORKS.
- THE EXISTING TOPOGRAPHY AND BOUNDARY AS SHOWN ON THIS PLANS IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BETWEEN APRIL 1998 AND FEBRUARY 2012 BY HAYNER/SWANSON INC. AND IS IN ACCORDANCE WITH THE TOWN OF LONDONDERRY NEW HAMPSHIRE SUBDIVISION REGULATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO CLAIM FOR EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.
- 1929 NGVD DATUM HAS BEEN USED FOR THIS PROJECT.
- OWNERS OF RECORD:
 LOT 45-5, MAP 17
 EVANS FAMILY LIMITED PARTNERSHIP
 20 AUBURN ROAD
 LONDONDERRY NH 03053
 VOL 3085 PG 716



ZONING NOTE
 THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

UTILITY NOTE
 THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

LOT 98-2, MAP 15
KAZUMI REMINGTON
 64 CLARK ROAD
 LONDONDERRY, NH 03053
 VOL. 2252 PG. 1557
 AR-1: AGRICULTURAL/RESIDENTIAL

SOIL CERTIFICATION STATEMENT
 SITE SPECIFIC SOILS WERE IDENTIFIED AND DELINEATED BY BAG LAND CONSULTANTS, CONCORD, NH UTILIZING THE METHODOLOGY SET FORTH IN SBNNE SPECIAL PUBLICATION No. 3 - "SITE SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT," VERSION 3.0, DECEMBER 2006.

Bruce A. Gilday
 BRUCE A. GILDAY, CSS 012

LEGEND

- EXISTING GROUND CONTOUR
- EXISTING SPOT ELEVATION
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- STORM DRAIN & CATCH BASIN
- STORM DRAIN & MANHOLE
- STORM DRAIN & HEADWALL
- SANITARY SEWER & MANHOLE
- WATER MAIN & HYDRANT
- WATER MAIN & GATE VALVE
- GAS LINE & GATE VALVE
- UTILITY POLE WITH GUY SUPPORT
- OVERHEAD ELECTRIC & TELEPHONE
- UNDERGROUND ELEC./TEL & MANHOLES
- CONCRETE BOUND
- STONE BOUND
- IRON PIN
- DRILL HOLE & STONE WALL
- WETLAND FLAGGING LIMIT
- BUILDING SETBACK LINE
- WIRE FENCE
- CURBING
- GUARD RAIL
- TREE LINE

BENCHMARK INFORMATION

TOP OF DRILL HOLE
 NORTHEAST OF NORTHEAST CORNER
 OF TOWER LEASE AREA
 ON LOT 103, MAP 15
 ELEV. = 365.36 (NGVD 1929 DATUM)

DATE: 4/5/12

No.	DATE	REVISION	BY
2	4/5/12	ADDRESS TOWN COMMENTS	EDB
1	3/14/12	ADDRESS TOWN COMMENTS	EDB

SOILS DATA:

45B MONTAUK FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, VERY STONY
 447B SOUTIAE-NEWFIELDS COMPLEX, 3 TO 8 PERCENT SLOPES, VERY STONY
 SITE SPECIFIC SOILS SURVEY PREPARED BY BAG LAND CONSULTANTS, BRUCE A. GILDAY, CERTIFIED SOIL SCIENTIST No. 012

29 JACK'S BRIDGE RD, LONDONDERRY, NH LOT 45-5, MAP 17

NEW PROJECT FOR: **AMERICAN** Tire Distributors
 Tires, wheels, and a whole lot more!

PREPARED FOR: **BC Construction Group**
 8700 N. Second Street, Suite 201, Brighton, MI 48116

OWNER: Evans Family Ltd Partnership
 20 Auburn Rd, Londonderry, NH 05053

SCALE: 1" = 40'

DATE: 02/15/2012

EXISTING CONDITIONS PLAN

HSI
 Hayner/Swanson, Inc.
 Civil Engineers and Surveyors
 Three Congress Street, Nashua, NH 03062-3301
 Tel (603) 883-2057 Fax (603) 883-5057
 www.hayner-swanson.com

cole
 CIVIL ENGINEERS / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
 Cole & Associates, Inc.
 10777 Seaside Office Dr., St. Louis, MO 63127
 314.964.9807 or 314.964.9807

SHEET 4 OF 20

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