

Heritage Commission Meeting Minutes
Londonderry, New Hampshire
March 28, 2013

In attendance: Chairman Commissioner Arthur Rugg, Vice-Chairman Commissioner Jim Schwalbe, Commissioners Tom Bianchi, David Colglazier, Sue Joudrey, Martin Srugis, Town Council Ex-officio Jim Butler, GIS Manager/Planner John Vogl and Bob Saur, Londonderry Trailways.

Absent: Alternate Commissioners, Pauline Caron and Janet Cichocki.

Chairman Arthur Rugg called the meeting to order at 7:03 PM in the Sunnycrest Meeting Room of the Town Hall.

Councilor Butler moved and Commissioner Joudrey seconded a motion to table the minutes of January 24, 2013 until the next meeting. Absent Alternate Commissioner Caron wanted them corrected via an e-mail message to the Chairman. The Secretary will consult with her about the correction. The motion passed 7-0-0.

A presentation was made by Huseyin Sevincgil, Engineer, MHF Design Consultants, Salem, NH for McDonald's USA, LLC, Westwood, MA. Several sheets of materials were supplied to the Commission. Mr. Sevincgil went through the different sheets with plans and elevations of the proposed restaurant site, corner of Vista Drive and route 28, map 15, lot 60-2, and the alterations that McDonald's offered after meeting with the Commission in January 2013. The changes that they offered were: add sloped, off-white aluminum awnings along the front and side elevations; muntins were added to the windows; and the brick pattern and colors on the walls were changed.

Mr. Sevincgil said that the traffic studies for this location were just about completed and would be submitted next week.

Mr. Sevincgil said that the modifications that were made was what McDonald's corporate offices offered as their acceptable modifications.

Chairman Rugg suggested that the offering was not very acceptable due to the lack of any peaked roof, the size of the yellow arch segment on the front and the arch on the upper roof segment. Mr. Sevincgil said that those elements were part of the branding that McDonald's wanted. They were getting away from the peaked rooflines because other brands of restaurants had them.

Councilor Butler said that he understood the branding concept, but he found the whole structure as presented to be unacceptable because it does not fit the neighborhood. Mr. Butler felt that an acceptable McDonald's would not suffer in this area because of the amount of traffic and future traffic. Mr. Butler noted that there were McDonald's in Monroe, Connecticut; Greensboro, Pennsylvania; Asheville, North Carolina; Freeport, Maine, and Saratoga Springs, New York that have McDonald's structures that fit into their communities. Mr. Butler thinks that this proposal does not fit into what the people of Londonderry are seeking. He believes that they are looking for more of a colonial and/or New England style that includes pitched rooflines. Mr. Butler cited several new structures in this neighborhood that fit into the design theme that the Commission is seeking. Mr. Butler said that the MHF Design firm had worked with the Hess service station that was proposed and built in the area, which also fits the design environment well.

Commissioner Colglazier asked about the awning material. Mr. Sevincgil said that it was aluminum. Mr. Colglazier asked why they proposed several gooseneck lighting fixtures on the sides of the building to shine down on the top of the opaque awnings. Mr. Sevincgil thought that they had just added the awning to the drawings and that there would be hidden light sources under the awnings for the vehicle and foot traffic.

Mr. Bob Saur suggested that a recently completed Master Plan for Londonderry would be a good

resource for Mr. Sevincgil and MacDonald's to study with regards to their planning process.

There was some discussion of the sign at the street. It was determined that the sign would need to be presented at a later date.

Mr. Saur asked about the width of the sidewalks. Mr. Sevincgil said that it would be a minimum of five feet.

Mr. Rugg asked about the stairway at the back of the property. Mr. Sevincgil said that they have a stairway planned for access to the adjacent property. He is not sure if the abutter will connect to the stairway due to grade changes on the abutter's land.

Alternate Commissioner Joudrey asked if the color of the awning on the front could be off-white instead of yellow. No answer was given.

Commissioner Bianchi asked about lighting under the front door awning. Mr. Sevincgil said that he thought that there would be lighting under the awning. Mr. Bianchi shared a concern about the down lighting on top of the metal awnings. Mr. Sevincgil said that MacDonald's just made some changes to the drawings, but did not remove the gooseneck fixtures.

Chairman Rugg invited Mr. Sevincgil to come back to the May meeting for further discussions of the plans.

Mr. Bob Saur of Londonderry Trailways made a presentation to the Commission about two proposed trails through the Town Forest behind the Common and ending near the Mack's Overlook. The trails would connect the Common with other trails near the Overlook. These in turn connect with other trails that are in this area.

The finished trail would be packed earth with roots and stones removed. If they get enough funding they would provide a packed gravel surface that would be stroller and Senior friendly. Mr. Saur described the two alternative paths with their plus and minus features due to slopes and soil moisture and the methods to deal with these features. The finished trails would have some signage for directions and information. They use methods that they have found to work well on the other trails in town that they have constructed and maintain.

Commissioner Bianchi asked about the trails being wheelchair accessible. Mr. Saur said that due to cost the trail is not ADA accessible. Also, the Common is not ADA accessible for one to get to this trail due to the soil moisture problems. Mr. Saur said that a robust wheelchair could probably navigate the finished trail, but he does not want to advertise that it is ADA compliant. Mr. Saur said that they are building an ADA compliant trail elsewhere.

Vice-Chair Schwalbe asked about trees being removed. Mr. Saur said that no trees will be cut. The trails will be about six feet wide, but may narrow to four feet at some points to avoid cutting trees.

Ann Chiampa, from the public, asked about there being a connection between the two routes to create a loop. Mr. Saur said that the soil moisture would more than likely create a problem in creating a loop. He will look into it later in the Spring to determine the conditions.

Vice-Chair Schwalbe moved and Councilor Butler seconded a motion to give conceptual approval to the plans as presented by Mr. Saur for Londonderry Trailways for development of trail segments between the back of the Town Common and the Macks's Overlook. The motion passed 7-0-0.

Commissioner Bianchi discussed the Look Book. He thanked everybody for their help. Planner Vogl said that he would put the Look Book on the web-site in two computer formats for viewing and downloading. A little more work needs to be done, but it is a valuable resource at the moment.

Chairman Rugg briefly discussed the fate of the stonewall regulations. More discussions are needed to help the Town provide guidance for what we would like to see with regards to treatment of stonewalls. It was noted that the formal stonewall regulation could not be enforced by the Town Attorney.

Commissioner Colglazier passed around copies of the National Register Bulletin section relating to Integrity with its subsections: Location, Design, Setting, Materials, Workmanship, Feeling and Association. Colglazier had a meeting with a N.H. Dept. of Historic Resource staff person, Peter Michaud in late January. This document came yesterday in an e-mail. Mr. Colglazier said that he will work on rewriting the proposed legislating taking the principles in mind. He said that the other people of the Preservation Alliance and Southern N. H. Planning had made similar hints about these ideas, but had not come up with anything solid.

Mr. Michaud and the other thought that the legislation could prevail, but that the inclusion of formal preservation language would make it better.

After a brief discussion Councilor Butler moved and Commissioner Bianchi seconded a motion to keep the Commission's officers the same for another year and that they would be Arthur Rugg as Chairman, Jim Schwalbe as Vice-Chairman and David Lee Colglazier as Secretary. The motion passed 7-0-0.

Vice-Chairman Schwalbe moved and Commissioner Joudrey seconded a motion to adjourn. The motion passed 7-0-0 at 9:07 PM.

David Lee Colglazier,
Secretary