

Heritage Commission Meeting Minutes
Londonderry, New Hampshire
July 25, 2013

In attendance: Chairman Commissioner Arthur Rugg, Commissioners Tom Bianchi, David Colglazier, Sue Joudrey, Alternate Commissioner Janet Cichocki, Town Council Ex-officio Jim Butler, GIS Manager/Planner John Vogl.

Absent: Vice-Chairman Commissioner Jim Schwalbe, Commissioner Martin Srugis, and Alternate Commissioner Pauline Caron

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

Chairman Rugg appointed Alternate Commissioner Cichocki to vote for Commissioner Srugis.

Commissioners Joudrey moved and Bianchi seconded a motion to accept the minutes of the June 27th special meeting. The motion passed 5-0-0.

Planner Vogl presented a plan for a new sign for a new business at 10 Kendall Pond Road, map 6, lot 47-1. The applicant, Darlene Cordaro of Londonderry, wants to start a childcare center at this location. The sign is rectangular and has a white background with colored text letters. It is mounted on the side of the building according to their plans.

Commissioner Bianchi asked about the light fixture on the ground that would shine upwards onto the sign. The applicant said that her intent was to not use the fixture and that there would be no illumination at night.

Councilor Butler asked about having the background white color toned down a little. He was told that the sign would not be as bright and that the image on paper exaggerated the brilliance of the sign.

Ann Chiampa, a public attendee, suggested that the light green color of the text word "Grow" be a slightly darker shade, so that it would be more visible. Her suggestion was acknowledged by the applicant.

Chairman Rugg said that Ann Chiampa had applied to the Council for appointment to the Heritage Commission.

The Commission approved the application. Chairman Rugg said that a recommendation would go to the Planning Board.

A presentation was made by: Karl Dubay, President, Dubay Group, Windham, NH and Daniel Skolski, Principal, DMS Design, LLC, Beverly, MA for the Wallace Farm Workforce Housing Project.

Mr. Skolski supplied a new set of handouts of floor plans and elevations for the buildings. He noted that the buildings were 8 feet shorter in length. The design is the same New England vernacular. The window frames, doors and siding are all vinyl from the roof down to the narrow stone band at the base of the structure. There is still the same general mix of textures and styles in the siding to breakup the large size into smaller looking divisions. There are a few more vertical surface divisions that also help to divide the surface into smaller segments. Mr. Skolski wanted to emphasize that all of the siding materials were vinyl, save the stone. The balconies have PVC flooring and vinyl railings.

Mr. Skolski said that they were still working with the same mixture of 1 and 2 bedroom units, but they were exploring having more 1-bedroom units since the market for them may be greater than anticipated now. There may also have a 1 bedroom with a den unit for somebody who wants a home office or craft space.

The end view elevation on one sheet illustrated the two color schemes that they are planning for the development. There are darker bands at the bottom and the textures become lighter as they go up the building. Again, this is an effort to create a smaller looking structure by having more color areas.

Mr. Dubay reported that the exterior design work on the landscape design was proceeding. They have had field crews working on locating and identifying features of interest such as stonewalls and screening vegetation. They will be doing some soil testing in the near future. The designer has been told to incorporate a visual screen around the farm buildings so as to isolate them from the edge of the complex. They are working with staff on some of this design work. They have had to insist on keeping some of the berm along the road, which acts to isolate the development from the road.

Mr. Dubay suggested that they would like to have a meeting in late August to go over the landscape design and to present building materials samples. Otherwise, they would wait until the September meeting.

Chairman Rugg got the sense that the Commission would be willing to have a special meeting in August to help the process. A meeting was scheduled for August 22nd.

Councilor Butler asked about the stone band at the bottom. Mr. Skolski said that he thought that they had settled on manufactured stone. Mr. Butler said that he would like to see samples, as there are different grades of that type of stone.

Ann Chiampa asked about the ends of the building being large and plain. She wondered if the ends could be less large and plain. Mr. Dubay said that the buildings near the road would have landscaping around them. He said that one of them would be in a swale so that it will be low. Also, he noted that there will be lots of landscaping around the other buildings.

Councilor Butler asked about where the 8-foot reduction came from. Mr. Skolski said that they took some from entrances and doorway configurations throughout the structure. He noted that the elevator shaft spaces were retained should that need arise.

Commissioner Joudrey asked about lighting. Mr. Skolski said that the plan is still about the same. They will have door entrance fixtures, but no general building mounted lighting. There will be some street lighting as part of the landscape design. He said that the developer did not want a brightly illuminated development.

Commissioner Bianchi asked about ADA compliant units. Mr. Dubay said that one unit per building will be ADA compliant and it will be a 2-bedroom unit. He said that the first floor of each structure would be ADA compliant. Mr. Bianchi asked about parking for ADA. Mr. Dubay said that all ADA spaces would be van accessible.

Commissioner Bianchi asked about storage. Mr. Skolski said that they were trying to have a small amount of extra storage for residents. Without a basement the natural space for storage is not available.

Commissioner Bianchi asked about the use of stone on the property. Mr. Skolski said that they are documenting stone now. Once they have an idea of the stone situation they will be able to advise about what they can do with it.

Chairman Rugg suggested that we talk about the farmhouse.

Mr. Skolski said that the executive summary is that they are still trying to decide about what to do with it. He said that they have a consultant who is helping them find resources. He said that structural problems and deferred maintenance have created a situation where the building will cost more to fix up for modern codes than it will be to tear it down and put up a new structure. He noted that even if they did fix it up, it would still be too small for a community center for the development.

Councilor Butler suggested that Mr. Monohan be asked if he would be willing to move the house to another part of town. Mr. Skolski said that they could ask.

Councilor Butler asked about having it moved to the Historical Society site. The Society Treasurer, aka Commissioner Colglazier, said that he felt that there was not enough space on the current property. He also noted that the Society does not have the resources at the moment to support an additional structure, even if additional land were acquired.

Councilor Butler suggested that the parties involved should work further to see what they could do to save the farmhouse, but it may have to go.

Commissioner Colglazier asked Mr. Skolski if the developer was still willing to copy the farmhouse as part of the new community center. Mr. Skolski agreed that they would copy the design for a new building.

There were several short conversations among and between the Commission and Messrs. Skolski & Dubay about what could be done with the farmhouse and the other outbuildings. The consensus was that it was a matter of finding funding for preservation through moving or bringing the structure up to modern code. Mr. Skolski said that they should have a decision by the August meeting.

Planner Vogl said that if there is any further contribution to the Londonderry Look Book, they could contact him about them.

Commissioner Colglazier handed out some draft copies for part of the proposed legislation. He said that these are the culmination of the points that the NH Dept. of Historic Resources would like to have covered in the legislation. Mr. Colglazier had previously handed out the points that appeared in a document suggested by NHDHR. The draft points are questions that would be included as part of the legislation text. He said that there would probably need to be some instructions or support documents to go along with the legislation after it is

adopted. He said that it would not be good to have a lot of support materials as part of the legislation.

A presentation was made by Kent Allen with regards to clearing and improving the Town Forest & Trails. Mr. Allen proposed 4 phases for improving the forest and trails: 1. Cut all brush and remove. 2. Remove pine trees and selected hardwoods. 3. Removed and grind stumps. 4. Grade, loam and seed. The first phase includes cut trees under 3-inch diameter, remove bittersweet and thorns and remove downed trees and branches.

The Commission informally discussed many of the aspects of the first phase with Mr. Allen. The Commission was in favor of the whole process, which would start at the Common.

Councilor Butler moved and Alternate Commissioner Cichocki seconded a motion to issue a certificate of approval for Mr. Allen to proceed with phase 1 of his proposal. The motion passed 5-0-0.

Commissioner Joudrey moved and Councilor Butler seconded a motion to adjourn. The motion passed 5-0-0 at 8:41.

David Lee Colglazier,
Secretary