

Heritage Commission Meeting Minutes
Londonderry, New Hampshire
November 21, 2013

In attendance: Chairman Commissioner Arthur Rugg, Commissioners Tom Bianchi, David Colglazier, Sue Joudrey, Alternate Commissioners Pauline Caron, Janet Cichocki, Ann Chiampa, Town Council Ex-officio Jim Butler (7:10) and GIS Manager/Planner John Vogl

Absent: Vice-Chairman Commissioner Jim Schwalbe and Commissioner Martin Srugis.

Chairman Rugg called the meeting to order at 7:00 PM in the Sunnycrest meeting room of the Town Hall. Chairman Rugg appointed Alternate Commissioners Cichocki and Caron to vote for Commissioners Schwalbe and Srugis respectively.

Alternate Commissioner Caron moved and Commissioner Joudrey seconded a motion to accept the minutes of the August 22nd special meeting. The motion passed 5-0-1. Chairman Rugg abstained since he was absent from that meeting.

A presentation was made by Jeffrey Merrit, Project Engineer, Keach-Nordstrom Associates, Bedford, NH; Frank Coulter, Architectural Engineer, Bohler Engineering, Chalfont, PA; and the owner Floyd Hayes, Aranasian Oil Co, Concord, NH. The applicant wants to modify and expand the fueling station and convenience store at Route 28 and Liberty Drive, map 16, lots 66, 73 and 75.

Mr. Merrit described the site as being the Sunoco fueling station at this intersection. There is an 1800 sq. ft. convenience store under a large canopy with fuel pumps for both gasoline and diesel. The diesel being situated away from the gas to better serve semi-tractor trailers.

The plan is to demolish the present store and develop a travel plaza by combing the present lot with two adjacent parcels owned by Mr. Hayes. The plan is to build a single structure of about 15,000 square feet. It will have 3,000 sq. ft. for the convenience store, 3,000 sq. ft. for a restaurant and 9,000 sq. ft. for other retail space.

Frank Coulter described the new structure as being ell shaped. It includes the existing canopy, which is required by Sunoco. The building is to have a cultured stone base and door casings made up of a mix of sizes and a small palette of colors. There will be a gray cultured stone cap strip atop the base. Above that there will be three colors of earth tones in EIFS composition. (Exterior Insulation Finishing System.) There will be a light tan wide horizontal band above the stone. This will incorporate doors and windows and blank walls. Above that is a less wide band of a darker tan EIFS material. A yet darker tan EIFS material will be a border band above and below the top medium tan band. In some places the lightest tan band extends upward to break up the horizontal middle tan band. A dark brown shingle material is used to cap two-peaked roof "towers".

The cultured stone band along the base came in three-color choices and samples were provided for the Commission to see along with EIFS samples. The window trim will be dark brown aluminum that holds double insulated quarter inch glass.

Mr. Merrit then showed the landscaping plans with plantings across the front and location of the five purple lilacs. Some of the landscaping across the front includes a rain garden water retention area.

Commissioner Colglazier asked about lighting plans. Mr. Merritt showed the sheet with the lighting plans for the parking lot and the sconces for the building illumination. All of the parking and building's exterior fixtures are LED (light emitting diode) type. The sconces are both up and down fixtures that are designed to graze the side of the building for effect. There are sconces all around the building since the facility is open 24 hours per day.

Commissioner Joudrey asked about the window color. Mr. Coulter said that the glazing would be clear.

Councilor Butler suggested that the EIFS system looked good and was a good product. He went on to say that he would prefer to have a clapboard style of siding to fit in more with the look and feel that is in the town and the area. He noted that the new master plan and people's opinions derived from the master plan were more for the clapboard and peaked roof style that exist in many other structures.

Commissioner Bianchi said that he thought that the peaked roof section looked lonely and that he would like to see more peaked or slanted roof looks.

The presenters noted that the drawing was not a good representation of what one would actually see when the building is finished. They noted that structure would actually be higher on the land when one entered from

the street due to the sloping topography.

Alternate Commissioner Caron said that the planned peak looks lonesome and needs some “buddies”. Mr. Merritt said that he noted her preference and got that message.

Councilor Butler showed some images of another store that had a peaked roof and some peaked dormers. Mr. Coulter said that it would be very difficult to put a sloped roof on this structure because of its existing size and shape. It would either be really big and look like too large a hat on it or it would so small as to not seem worthwhile.

Mr. Hayes said that he has worked on the design for quite some time. He said that previously town staff had looked at some designs that he gave them. Subsequently, the state has taken some of the front and back of his land for the I-93 widening project. Mr. Hayes went on to say that he wants to have a nice looking building where there are three businesses that work together. He does not want a strip mall look. He has limited size and shape of the footprint due to the land that he has after the state takings. Therefore, he is willing to make some elevation changes and change the siding materials to give it a look more like the Town would like through the master plan. He further said that he wanted to improve upon the Hardy Plank clapboard material which is why he did EIFS for this structure.

Alternate Commissioner Chiampa asked about the parking situation. Mr. Hayes said that they would be adjusting the parking size and locations to try to keep down the number of trucks that park there. Mr. Hayes wants to have trucks limited to those who are active customers at the facility.

Ms Chiampa asked about the drive through traffic configuration. Mr. Merritt showed the traffic plan on the drawings. Parking areas for cars and employees were noted by Mr. Merritt on the plan drawings.

Alternate Commissioner Cichocki suggested that she would like to see the applicant provide more of a colonial look. She would appreciate anything that they can do.

Robert Saur of Londonderry Trailways thanked the applicant for investing in Londonderry. He asked about the applicant making some provision for hikers and bicycle riders once they get to the property. Mr. Merritt said that they would do that.

Planner Vogl asked about the signs. Mr. Hayes said that they are taking down two of the four Sunoco signs. He did not know about the other sign for the tenants because they have not been assigned yet, but they will be incorporated into the current sign.

Mr. Hayes asked about the choice of cultured stone colors. The Commission voted for the Red Rock by a show of hands.

Alternate Commissioner Chiampa asked about the exterior signs. Mr. Merritt showed their locations on the drawings. They are the existing signs, but the names of the vendor’s signs have not been assigned.

There were several other brief conversations about minor issues.

The applicant is to send their revised elevation drawings to Planner Vogl for distribution to the Commission.

Chairman Rugg said that Kent Allen had made a plan for forest cutting of small stock and cleaning up of some underbrush in the Town Forest. There was some pushback from the Conservation Commission. So, Chairman Rugg and Deb Lievens of the Conservation Commission met with the Town Manager to discuss the situation. Primarily, there needs to be a determination of who is responsible for the Town Forest.

Robert Saur also was concerned about the situation with regards to the Trailways interest in expanding the trail system. A trail in the Town Forest was previously presented to the Heritage Commission, which liked the plan and approved it.

Chairman Rugg showed some photographs of the Town Forest and the conditions in different areas.

Robert Saur said that the trails were established in the Town Forest. At the moment it is a packed dirt trail. Mr. Saur said that they would be installing the trail surfacing stock in the future. They will also be removing poison ivy from along the trail edges.

Chairman Rugg noted that there were several view points for the Town Forest: Conservation Commission, Heritage Commission and the Town’s Master Plan. At the same time Londonderry Trails ways has ideas that incorporate several different plans to approach the use of the Town Forest.

The issue of who is in control needs to be resolved before much more progress can be made.

Commissioner Colglazier reported that the next revision to the draft for the proposed assessment reduction

legislation was finished that day and paper copies were delivered to Jennifer Goodman's office at the New Hampshire Preservation Alliance and Peter Michaud at the New Hampshire Division of Historic Resources. He said that he would e-mail copies to Mr. Kupfer at Southern New Hampshire Planning and Peter Griffin at Rockingham County Planning.

Mr. Colglazier said that he had been before the Zoning Board of Adjustment the previous night to seek a variance for the back property line setback from 15 feet to 5 feet for the Historical Society. The variance was given. Mr. Colglazier said that this would allow for the railroad tracks to be installed parallel to the property line to save space on the Londonderry Historical Society site. He said that there was a forty-foot wide drainage ditch adjacent to the property line on the other side of the line that served the Orchard Fellowships' needs for water management.

Chairman Rugg read a letter to the Commission about the discharge papers for a Londonderry Civil War soldier that a descendent wanted to give to the Town. Commissioner Colglazier said that he would take the letter and pursue getting it for the Historical Society.

Chairman Rugg said that he had a conversation with Andy Mack about a hitching post at the front of a house that belonged to Polly Reed. Mr. Mack would like it, but wondered if the Historical Society wanted it. Commissioner Colglazier said that he would wait for the owners to approach the Society.

Planner Vogl brought up the issue of the Apple Way and the desire for a local group to take charge of the project. He said that it seemed like a good idea for the Heritage Commission to be responsible. Mr. Vogl said that a local group that is organized could seek state and federal funds for tourism and economic development related to the Apple Way plan, which is part of a federal Scenic By-ways program.

The Commission expressed interest in taking charge of the program and being the local authority.

There is an Apple Way plan that has a brochure to guide people to look at the historic and agricultural resources in the Town.

Alternate Commissioner Caron moved and Commissioner Joudrey seconded a motion to adjourn. The motion passed 7-0-0 at 9:33 PM.

David Lee Colglazier,
Secretary