

Heritage Commission Meeting Minutes
Londonderry, New Hampshire
May 22, 2014

In attendance: Chairman Arthur Rugg, Vice-Chairman Commissioner Jim Schwalbe, Commissioners David Colglazier, Sue Joudrey, Martin Srugis, Alternate Commissioners Janet Cichocki, Ann Chiampa, GIS Manager/Planner John Vogl, Town Council Ex-officio Jim Butler, Kent Allen and Ray Breslin.

Absent: Commissioner Tom Bianchi and Alternate Commissioner Pauline Caron.

Chairman Rugg called the meeting to order at 7:00 PM in the Sunnycrest meeting room of the Town Hall.

Chairman Rugg appointed Alternate Cichocki to vote for Commissioner Bianchi.

Alternate Commissioner Cichocki moved and Commissioner Joudrey seconded a motion to accept the meeting minutes for March 27, 2014. The motion passed 5-0-2. Chairman Rugg and Commissioner Srugis abstained because they did not attend the March meeting.

A presentation was made by Floyd Hayes, Aranosian Oil Co., Concord, NH and Dennis Stephens, Stephens-Marquis Associates, Merrimack, NH. Mr. Hayes, the owner, appeared before the Commission in November 2013 with a planned renovation for a gasoline station and truck stop on Rockingham Road, map 16, lots 66, 73 and 75. The Commission approved of his plan at that time.

Mr. Hayes has a new plan for the same location and same layout, but he wants to use new exterior materials.

Mr. Stephens discussed their desire to almost entirely eliminate the use of EIFIS siding. Instead they are looking at using split face concrete masonry units (CMU) that are 8 by 16 inches. Mr. Stephens passed around samples and colors of the materials they plan to use. On the front and entrance locations they will continue to use a base of mixed artificial stone in earth tones with a gray stone top border. Above that they will be using three different colors of split face CMU for wall surfaces and borders. For some facades with peaked roof elements they will use fiber cement clapboards. They will use EIFIS for some small decorative arches at two entrances. On the back of the building they will use CMU units for the base level instead of the stone.

Councilor Butler said that the split face would look nice with down lighting.

Alternate Commissioner Chiampa said that the split face would look better on the building than the small samples supplied. Chiampa also asked about the Sunoco canopy and its different colors. Mr. Hayes said that they have to keep that as part of the contract with Sunoco for brand identification. Mr. Hayes said that some of the Sunoco names on the canopy would be removed.

When questioned, the other Commissioners liked the new materials and colors. The Commission recommended approval of the changes in materials.

A presentation was made for ProLogis by Robert Duval, President, TFM, Bedford, NH; Thomas Burns, Project Manager, TFM, Bedford, NH; Greydon Sargent, VP Development Manager, Prologis, Boston, MA and Dennis McCarthy, PDA Architects, Natick, MA.

Mr. Duval introduced the project size and location on a 45-acre plot on Pettengill Road in Londonderry. Prologis will construct an 1100-foot long access road from Raymond Wieczorek Drive for truck and employee traffic. They will leave as many trees as possible and add some around the building.

Dennis McCarthy described the actual structure. It is a distribution center for aircraft parts. It will have 604,240 square feet (13.87 acres) in one large building that is divided in half. It measures about 500 by 1200 feet and will be 42 feet high at the highest point. There is 20,000 sq. ft. of office space on

two levels in one corner. There will be a steel frame to support the roof and the off-white cast concrete siding panels. The siding panels are 36 feet high and either 4 or 8 feet wide and will be cast off-site. There will be a ridgepole down the center of the length as a high point for the two-slope roof plan. This will carry water to the sides for drainage.

For the two long sides there will be a total of 129 truck doors. At the start there will be 125 employees that will enlarge to 250 at a later date. There are 259 car parking spaces.

Commissioner Srugis and Alternate Commissioner Cichocki both liked the plan as presented.

Commissioner Joudrey asked about plantings. Mr. McCarthy presented a diagram of a rudimentary planting guide for the parcel. They are working on a full plan and will follow the guidelines for species and quantities. They do have a number of trees that already exist, which will be kept, where possible.

Joudrey also asked about lighting. Mr. McCarthy said that they had not completed a lighting plan. Mr. Duval said that they would be using pole and building lighting to meet the building code requirements. They do not plan to illuminate the building itself.

Alternate Commissioner Chiampa asked about the steps in the building roofline. Mr. McCarthy said that there will be a double-pitched roof and that the steps were to hide those slopes.

Chiampa was also concerned about the visibility of the large structure. Messrs. McCarthy and Duval pointed out that the view would be minimal and they had several plan and elevation photographs to show what it would look like from 3 locations. They noted that the parcel has several conservation areas around it and that they were giving a portion of the land to the conservation area.

Councilor Butler asked about the dimensions for the traffic. Planner Vogl said that the roadway is planned to accommodate truck traffic and turning distances.

Alternate Commissioner Chiampa was concerned about future truck traffic in this area. Chairman Rugg said that traffic was under the purview of the Planning Board.

Vice-Chair Schwalbe asked about signage. Mr. McCarthy said that the signage package was not completed, but that they only expected a simple monument sign and one building mounted sign.

Planner Vogl approved of the plans.

Commissioner Colglazier asked about the concrete panels. Mr. McCarthy said that the panels were 36 feet high and either 4 or 8 feet wide.

Chairman Rugg reminded the applicant that they needed to return to the Commission with a sign and landscaping plan.

The Commission recommended approval of the plans as presented.

A presentation was made by Stephen Szczechura, Program Manager - Facilities & Security, Liberty Utilities, Londonderry, NH. Mr. Szczechura presented illustrations of plans for 2 different signs. They both use all granite construction with a low reflective value surface. The colored lettering and logo are cut from plastic sheet and applied to the surface. The applicant will use LED lighting sources mounted above the ground to illuminate the surfaces. The light pattern will be framed in the fixture to only put light on the sign surfaces.

The applicant wants a two-sided sign that is "V" shaped to be visible from either direction on Buttrick Road. A second wide sign will be mounted to face route 102 near that road.

The Commission recommended approval of the plans without objection.

A presentation was made by Huseyin Sevincgil, MHF Design Corp., Salem, NH. The applicant wants to renovate a lot at 1 Hampton Drive, map 7, lot 73-1. There is currently a self-serve gas station with a convenience store and provisions for 10 fueling locations. The applicant seeks to tear down the building and remove the underground tanks. The applicant wants to change the traffic pattern to be parallel with route 102 and have only 8 fueling positions. The new store will be situated further east. It

will have a vehicle lane to pass along the right side and around the back to a window for purchasing doughnuts and coffee. Two new underground tanks will be installed at the western end of the lot near Hampton Drive.

The applicant provided a site plan drawing and a rendering looking from the northeast corner at the back of the new building and the new fueling canopy.

Commissioner Colglazier asked about the tall sign along route 102 and if the electronic number were considered an electronic sign. Planner Vogl said that it was not considered an electronic sign because the numbers did not move.

Mr. Sevincgil said that the signposts were being retained, but that a new surface was being applied. Colglazier asked about the Global lettering on the sign. Mr. Sevincgil said that the sign would be internally lit. Colglazier said that Mr. Sevincgil probably meant that the letters would be internally lit, but that the white background would be opaque. Mr. Sevincgil said that it would be that way and that the fuel names below it would have illuminated letters on an opaque white background.

Colglazier asked about the mullions in the windows on the end of the building. Mr. Sevincgil said that those were fake windows. Colglazier then noted that the fake windows could have more mullions to make smaller lights and give it more of an earlier look. Mr. Sevincgil thought that that could be done.

Colglazier asked about the lettering on the canopy. Mr. Sevincgil said that those would be opaque with channel lighting behind them.

Vice-Chair Schwalbe asked about the sign being moved. Mr. Sevincgil said that the sign will be in the same location, but just renovated. Schwalbe asked about the landscaping. Mr. Sevincgil said that they were working on a landscaping plan.

Councilor Butler asked about the roof shingles. Mr. Sevincgil said that they would be architectural shingle with some mixed coloring in them.

Alternate Commissioner Chiampa asked about the roof and if the rendering was showing dormers on the front. Mr. Sevincgil said that there were three dormers.

Chiampa asked about the color. Mr. Sevincgil did not state what the color was, but he would supply color and materials samples. Several Commissioners discussed what a good color might be. Chiampa liked all white.

Alternate Cichocki asked about the railing on the back roof. She was told that it was PVC.

Commissioner Srugis liked the plan. He liked the idea of gray and white as a color scheme.

After some more brief discussion it was determined that the applicant would like a special meeting for June so that they can start the project sooner. Chairman Rugg declared that there would be a June 26th Special Meeting of the Commission for this applicant. The Commission recommended approval of the plans as presented.

The Commission continued its session with several free ranging conversations about the Town Forest, Town Common, Master Plan and Historic District zoning topics. The results are more or less in the realm of: The Town Forest does not have a care and plant control program and needs to be directed by the Conservation Commission. Care needs to be taken with regards to rezoning in the Town Center area so as to not set precedents for special or small footprint zoning districts. The Master Plan implementation program needs scrutiny and more public participation, as was expressed by Ray Breslin, who was at the meeting as a citizen.

Commissioner Colglazier handed out a new version of the proposed legislation with changes based upon Peter Michaud's suggestions. Colglazier said that some of the Michaud material did not fit very well with a tax reduction document, but that the ideas had value from a larger preservation viewpoint. Colglazier said that he would take the revised version to Jennifer Goodman at the New

Hampshire Preservation Alliance for her consideration as to how to implement. At the same time Colglazier will follow the steps for legislation as outlined by a document from the Southern New Hampshire Planning Commission. Colglazier said that he thinks that Mrs. Goodman will know the best way to get the legislation processed and supported. We will obviously seek support from Londonderry's Senator and Representatives.

Commissioner Colglazier asked if the Heritage Commission would object to the Historical Society erecting a small sign on its property to let people know that this is private property and that commercial use was forbidden without permission from the Society. Planner Vogl and Councilor Butler suggested that the Society talk with Steve Cotton about the situation. Chairman Rugg said that a public hearing would be needed for a sign. The Commission supported the Society's efforts.

Planner Vogl told the Commission that Mrs. Ham had provided the Town with a list of historic names for new street names. Vogl said that the list needed replenishing as the names were being used and the list depleted.

Commissioner Joudrey asked about the Grange having a sign in front of the hall on a temporary basis for their events. Alternate Cichocki said that the Grange had voted to buy a small sign on wheels that they can use for special events. Chairman Rugg said that the Commission should know about it, but that the Grange should pass the sign before the Building Department for regular sign approval.

Vice-Chair Schwalbe moved and Councilor Butler seconded a motion to adjourn. The motion passed 7-0-0 at 9:30 PM.

David Lee Colglazier,
Secretary