

Heritage Commission Meeting Minutes
Londonderry, New Hampshire
January 22, 2015

In attendance: Chairman Commissioner Arthur Rugg, Commissioners Tom Bianchi, Pauline Caron, David Colglazier, Sue Joudrey, Martin Srugis; Alternate Commissioners, Janet Cichocki, and Roger Fillio; GIS Manager/Planner John Vogl, Town Council Ex-officio Jim Butler (7:07); and citizens Kent Allen, Ann Chiampa and Richard Flier.

Absent: Alternate Commissioner Noreen Villalona.

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

Chairman Rugg noted that Pauline Caron would be a full Commissioner to replace the slot held by James Schwalbe, who chose not to be re-appointed for another term.

Commissioners Caron moved and Joudrey seconded a motion to accept the meeting minutes for November 20, 2014. The motion passed 2-0-4. Commissioners Bianchi, Colglazier, Joudrey and Srugis abstained due their absence from the November meeting.

A presentation was made by Richard Flier, applicant, and Kevin Leonard, Northpoint Engineering, Pembroke, NH, for a project at 41 Adams Road. Mr. Flier is purchasing a 12-acre parcel at 41 Adams Road. He wants to put a post and beam barn on the land. An existing house will be used for a family member. Mr. Flier will live with his wife in the new structure.

Mr. Flier wants to have road access for the new structure. In the east direction on Adams Road he has good sight lines for road safety. To the west the road curves towards his property a little. The Town requires a sight distance that is not easy to meet in the west direction. Mr. Flier has three options. They are: 1. He can enter the property at the east end at an existing entrance and is therefore grandfathered. From that entrance he would need to travel around a forested area and his other house. 2. There is an existing driveway to the west of the new house's proposed location that he would use. The applicant would then construct a driveway parallel to the road, but behind existing trees and a stonewall. 3. Construct a new driveway near the new barn location. The applicant would cut several trees and move the stonewall back so that the result would provide the sight line required.

The applicant would like the opinion of the Heritage Commission with regards to his dilemma. Chairman Rugg asked the Commissioners their opinions. To a person each Commission member liked option 2.

Richard Flier then talked about the Naylor House on Pillsbury Road, which he owns. He said that quite a bit had to be removed due to the deterioration. He presented an elevation of what it will look like when it is finished. He said that the house would be a rental property when it is done. He did note that they were able to save the primary house structure, but to tear down a number of appended additions due to deterioration.

Mr. Flier asked about what was felt about the property being developed further for some more rental units in the back. The alternative would be to use the back of the property for a parking lot for the Town Common and/or the Town Forest. There was a little discussion about the two alternatives.

Commissioner Srugis suggested that the discussion was getting away from the agenda topic for this applicant.

Planner Vogl introduced the Apple Way Corridor Management Plan. This was developed by the Scenic Byway Committee. There was good assistance from Adam Hlasny a Transportation Planner with the Southern New Hampshire Planning Commission.

Mr. Vogl went through the many sections of the Plan. These include: Introduction, Statement of Significance, Inventory of Intrinsic Values, Current Physical Condition, Management Plan, Action Plan, Marketing Plan, Goals and Strategies, and Detailed Action Plan. The Plan also includes, photographs, and maps of the significant features and structures along with maps for locations and travel routes. Several corrections were made to some of the names and addresses. Many revisions had been made by the staff. Mr. Vogl pointed out the additions and changes. Chairman Rugg said that the document read well and complimented the staff and Mr. Hlasny for their work on this project.

Mr. Vogl developed a separate detailed action plan to assign responsibility for many functions related to the use and promotion of the Apple Way. It does not involve a time line or a budget.

Commissioners Srugis moved and Caron seconded a motion to approve the draft of the Londonderry

Apple Way Corridor Management Plan of February 2015 and encourage further work on this project. The motion passed 6-0-0. (Councilor Butler was out of the room.)

Kent Allen reported that he has found further areas of bittersweet in the Town Forest. Some of the bittersweet is 27 years old. Mr. Allen noted that the Town's 300th anniversary will be coming up in 4 years and it would be nice to have the Forest better established for that event. He said that it would take several years to clean up the Forest because of the extent of the work that is needed and speed that some processes take.

Ann Chiampa noted that there are some examples of walkable trails that have been developed by others that could be copied in the Town Forest.

This is all part of the Commission's hope to make the Town Forest more of a park with good paths than an untouched and unusable primitive forest. Commissioner Caron moved and Joudrey seconded a motion to make it a goal of the Commission to make the Town Forest walkable woodland with more park like environment within 4 years. The motion passed 7-0-0.

Commissioner Colglazier distributed draft copies of the proposed legislation. He noted that final page and half were just added. This section is the part that allows for local adoption of the law, if it is passed by the legislature. This section also allows for a community that has adopted the legislation to rescind it.

Colglazier said that the next step is to follow the legislative adoption protocols as outlined by a Southern New Hampshire Planning Commission publication.

Chairman Rugg said that Jim Schwalbe did not volunteer to be re-appointed to the Commission. Therefore, the Town Council appointed Pauline Caron to become a full Commissioner. He said that Caron was interested in being Vice-Chair. Commissioner Bianchi moved and Councilor Butler seconded a motion to direct the Secretary to cast a single ballot to elect Arthur Rugg as Chairman, Pauline Caron as Vice-Chairman and David Colglazier as Secretary for a term of one year. The motion carried 7-0-0.

Commissioners Caron moved and Joudrey seconded a motion to adjourn. The motion passed 7-0-0 at 9:07 PM.

David Lee Colglazier,
Secretary