

Heritage Commission Meeting Minutes
Londonderry, New Hampshire
January 28, 2016

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

Absent: Alternate Commissioners Roger Fillio and Noreen Villalona

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

Commissioners Srugis moved and Bianchi seconded a motion to approve the minutes for the December 28th meeting as presented. The motion carried: 5-0-1. Caron abstained due to absence from that meeting.

A presentation was made by Mike Venti, Civil Engineer I, Manchester - Boston Regional Airport, Manchester, NH; Sean Tiney, Project Engineer, Jacobs Co., Bedford, NH; and Jennifer Riordan, The Smart Associates Environmental Consultants, Inc., Concord, NH. The presentation was about the project of removing or trimming trees and projecting plant materials on the approach path to runway 35. They want to keep plant materials from projecting above a slanted plane that starts at the runway end point at the south end of 35. The plane is 3.0 degrees above the horizontal. There are about 30 locations on Harvey Road, Delta Drive, Aviation Park Drive, Burton Drive and North Wentworth Avenue that are effected. The project is designed to remove trees and plant ground cover that can be mowed where they are allowed to do so by the owner. The other option is to trim trees and then make the owner responsible for keeping the trees below the specified height at each location.

Mr. Venti described the project as being required by the FAA for safe aircraft operation. They are also working with New Hampshire Fish and Game Department Wetlands Bureau due to Cottontail Habitat in the effected areas.

Mr. Tiney reviewed the progress along Harvey Road and some other adjacent roads. There was a mixture of treatments for the properties. There is an area that will become permanent conservation land as mitigation for Cottontail Habitat. An area that was previously trimmed several times will have the trees removed. There is a wetland area that will have trees removed once they get permission for an acceptable method for the actual cutting. A large parcel of undeveloped land will be completely cleared and planted with groundcover. In one location the trees on the property will be trimmed, but those along the road easement will be removed. One owner of an old house wanted a few trees kept adjacent to the structure, but allowed other trees to be removed.

Commissioner Srugis asked about the safety factor. Mr. Tiney said that this project is not one to clear the area for an established flight path. The project is to reduce the height of things that might be struck by an aircraft that would be well below their usual flight path. There is no intention of altering the runway length resulting from this project.

Alternate Commissioner Cichocki asked about the tree removal process. Mr. Tiney said that the project will allow for complete removal by cutting to the ground level. In some areas they cannot disturb the land and in other areas they can treat the ground by planting ground cover. In some other areas they are allowed to cut trees and remove stumps. The less disturbed areas are of concern because of wetland status or Cottontail habitat.

Commissioner Bianchi asked about a "3 foot" figure for elevation. Mr. Tiney said that the lowest elevation is about 30 feet in the effected areas. The plane does start at ground level at the runway end point.

Planner Vogl asked about the proposed "bunny" habitat. Mr. Tiney said that the Fish and Game people are aware that there is a mixture of owners in the area that is being planned for the habitat. Mr. Tiney said that future owners of the land would need to deal with revisions to the habitat.

Chairman Rugg suggested that the project people should work with the Conservation Commission with regards to this project.

Chairman Rugg thanked the people for their presentation.

A presentation was made by Mark Fougere, Fougere Planning & Development, Inc., Milford, NH; Dennis Mires, The Architects, Manchester, NH; Samir Khanna, Vice-President & Raja Khanna, Vice-President, Avise

Properties, Londonderry, NH. for the project known as The Residences at MacGregor Cut, located at 30 Stonehenge Road and 113 Hardy Road, map 12, lots 120 & 131.

The Commission had a lengthy review of this project when it was presented at the December 2015 meeting.

Mr. Fougere pointed out the location of the MacGregor Cut sign on the plan sheet that he circulated along with other sheets. He said that it was right on the boundary line with the adjacent property and there was no plan to touch the sign.

Mr. Fougere said that a sidewalk was added from the street entrance to the outbuilding intended as a shed for school children to use as they wait for buses. He said that they had met with the school district staff and this plan was the best that they could do. Also, the shed could not be placed closer to the street due to setback limits.

Mr. Fougere said that the details for the new walls on the property were included on sheet eight of the packets. Also, provisions for snow storage are noted on the plans.

Mr. Fougere said that there are about 1,100 feet of stone walls. He said that on sheet 21 there are plans for using 1,000 feet of the stone in specific locations. He said that the additional 100 feet will be used with the landscaping.

Mr. Fougere said that of the 63 acres for the site, 16.5 acres will be disturbed for this project.

Mr. Mires explained the details of the new stone walls used in the landscaping. He also had a photograph of a similar installation with the same product.

Mr. Mires noted that there was a new set of elevation drawings with the previous plans and a revised plan on the next sheet so that one could compare the plans.

Mr. Mires said that the siding was being changed from a vinyl product to a fiber cement board siding. He said that the colors and textures would remain the same: clapboards and shingles.

Mr. Mires said that the windows have been changed to four over one as was suggested last time. They also have a decorative cap trim over each unit and a little wider molding around each unit.

Mr. Mires said that the horizontal roof edge line has been broken up in several places to produce a more diverse look. He said that they also varied the horizontal divisions between the shingles and clapboards. They have moved the divisions and aligned them with the window units to make for a better looking elevation view.

Mr. Mires said that they have also changed the orientation of the porches so that they face the entrances and are more symmetrical in the elevation views. He also noted that some of the elevations have trees shown in front of the structures to show how they will look with these landscaping features.

Mr. Mires said that the perspective drawings were made from several locations on the streets that run through the development.

Mr. Mires said that the color scheme and plan is the same as before.

Mr. Mires said that they had looked at the design book for Londonderry and took note of it in their plans.

Mr. Samir Khanna said that the trash compactor is the same as in the cut sheet that he distributed. The trash compactor will be actuated by the on-site manager. He said that the unit will weigh itself and let the operating company know when it is time to service it.

Mr. S. Khanna said that they plan to have an on-site manager located in the club house. He also said that they were working to find a local storage facility where they could get a better price for their tenants. They do not want on-site storage as it just causes problems.

Commissioner Colglazier thanked them for the design changes. He thought that they were good improvements to the original design.

Planner Vogl liked the plans and the changes.

Councilor Butler asked about recycling of the trash. Mr. S. Khanna said that they will work with the contractor for the Town. At the moment the Town is in negotiations for the next trash and recycling contract. He said that if recycling is available they will support the effort.

Commissioner Bianchi asked about the building for the students near the entrance. Mr. Fougere said that they had worked with the Business Manager at the school district office. The school district would like for the building to be closer to the street. Mr. Fougere said that they put it as close to the street as the regulations of the Town will allow.

Mr. Bianchi asked about access to the trash compactor. Mr. Fougere and S. Khanna said that they will

make sure that the area is graded so that there will be wheelchair access to where the trash is actually placed by tenants.

Mr. Bianchi asked about the access and the number of parking spaces for handicapped access. Mr. Mires said that they have double the space that is required by ADA regulations. Mr. S. Khanna said that there is a “reasonable accommodation” regulation for tenants. If they have more than one handicapped tenant in a building, the tenant can ask for an additional handicapped parking space. He said that they will provide that space at no cost to the tenant.

Commissioner Joudrey thanked the applicant for the use of the stone walls in the new configurations. She also would like some different colors, but is accepting of the plans.

Vice-Chair Caron thought that there should be more trash compactors throughout the site to make it easier for the tenants to get access. She was afraid that people would leave trash around the building if it is difficult to get to the compactor.

Mr. S. Khanna said that they put the single unit at the rear of the property so that people would not see a series of compactors around the property. He noted that the compactor in one location will mean that there is only one location where there may be errant trash and possible animal attraction. He said that if trash is in the buildings, the other tenants will report it and the on-site manager will deal with correcting the situation.

Ms Caron said that she was concerned about cars parking at the entrance to drop off or pickup school children. Mr. Fougere said that there are some spaces near the entrance that could be empty at that time of day. Ms. Caron said that she has seen cars backed up at another development that opened recently and she was just concerned.

Alternate Commissioner Cichocki said that she was accepting of the project, but she did not like the looks of it for this town. She did think that the new plans are better than the previous plans.

Commissioner Srugis said that he would like to see a few dumpsters for recycling for people who want to do that. He concluded that just one unit would be good for those who want it. Mr. S. Khanna said that it was their intention to have recycling if the vendor offers it.

Chairman Rugg concluded that the plans looked good and that they are approved for recommendation to the Planning Board.

Jeffrey Kevan, Civil Project Supervisor, TF Moran, Bedford, NH made a presentation for the Market Basket expansion project.

Mr. Kevan handed out a multiple page packet of drawings of store fronts and sign details.

There are details of the TJ Maxx and HomeGoods store front signs and the lighting types by written description. Mr. Kevan noted that there are blade signs that are smaller and hang under the canopies perpendicular to the structure fronts. These let pedestrians know where the entrances are located for these stores. There is also a drawing of the pylon sign placement at the front of the complex where smaller store names are noted.

Mr. Kevan said that they were working with the building department to determine the size and placement for the three signs that are being used for Annie’s Hallmark and Baldoria store. There are two entrances for the store and the PUD regulations need to be consulted for this store. They hope to have a Baldoria sign for one door and a Hallmark sign for the other door.

The Olympia Sports sign is included, but the State Liquor Store sign has not been provided by the State.

Mr. Kevan said that with the current sign plans and the Market Basket existing signage, the total is about 1,000 square feet. The PUD regulations call for a total of 3,000 square feet. He said that unless the Liquor Store sign is unusual in size the plans are in line with the PUD. There are allowances to include four more locations in the expansion project which will use part of the signage allowance.

Commissioner Bianchi asked about the use of gooseneck lamps for the lighting of some signs. It was concluded that the final submissions do not include gooseneck fixtures.

Councilor Butler asked about the consistency of lighting for the Market Basket and these new stores. Mr. Kevan said that the plans were for similar light levels throughout.

Mr. Kevan said that he will forward the State sign once it is submitted.

Councilor Butler asked about the road through the Market Basket Plaza. Mr. Kevan said that a lot of people were working on the project and there should be some action in the near future.

Planeview Drive Self Storage did not appear to make a presentation.

Chairman Rugg said that about \$10,000.00 was put into maintenance for the Town Common. This will provide a year of time to prepare a warrant article for the next Town Meeting. The larger article for next year would include drainage, landscaping and electricity. Mr. Cotton will oversee maintenance projects for this year.

Chairman Rugg said that article 12 on this year's ballot will ask to move management of the Town Forest from the Conservation Commission to the Town Manager.

Mr. Allen distributed a newspaper article about getting out and walking to better understand nature and perhaps be better stewards. Mr. Allen said that of the many piles of debris that has been collected in the Town Forest only a small portion is pruned material. Most of it is dead vines and branches.

Mr. Allen said that the Eagle Scout project fell through because the scout wanted to start something before he could get it started. The Scout's parents suggested that if labor was needed in the Spring, they could probably get a group together to help.

Commissioner Colglazier related the progress of SB443. There was a hearing on the bill. It got some criticism that was justified to that person. Two other people were not thrilled by it, but had weak objections. So, he rewrote portions of it to deal with the expressed concerns. Senator Carson said that it would go to an Interim Committee and they would work on it over the summer. Commissioner Colglazier said that he would learn more about the Interim Committee process next week.

Chairman Rugg said that it was time for annual committee elections. Councilor Butler moved and Commissioner Colglazier seconded a motion to elect Commissioner Srugis as Chairman. The motion passed 7-0-0.

Commissioner Bianchi moved and Councilor Butler seconded a motion to elect Commissioner Caron as Vice-Chairman. The motion passed 7-0-0.

Councilor Butler moved and Vice-Chairman Caron seconded a motion to elect Commissioner Colglazier as Secretary. The motion passed 7-0-0.

There was a brief discussion about the progress on the Wallace Farm Project. It was noted that there was a lot of activity, but it was hard to tell what was really happening with regards to stone walls.

Commissioners Colglazier moved and Caron seconded a motion to adjourn. The motion passed 7-0-0 at 9:10 PM

David Lee Colglazier,
Secretary