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Heritage Commission Meeting Minutes
Londonderry, New Hampshire
September 22, 2016

In attendance: Chairman Commissioner Martin Srugis, Vice-Chairman Commissioner Pauline Caron, Commissioners Tom Bianchi, David Colglazier and Art Rugg; Alternate Commissioners Janet Cichocki, Roger Fillio and Noreen Villalona; GIS Manager/Planner John Vogl; Sexton Kent Allen.

Absent: Commissioner Sue Joudrey and Town Council Ex-officio Jim Butler

Chairman Martin Srugis called the Historic District and Heritage Commission meeting to order at 7:00 PM in the Sunnycrest meeting room of the Town Hall.

Commissioner Rugg moved and Vice-Chairman Caron seconded a motion to approve the minutes of July 28, 2016. The motion passed 5-0-0.

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

A presentation was made by Ari Pollack, Attorney, Gallagher, Callahan & Gartell, Concord, NH and Jeffrey Kevan, Project Supervisor & Principal, TFMoran, Bedford, NH. They were presenting for the Woodmont Commons, Phase 1 Development owned by Pillsbury Realty Development, Londonderry, NH. The parcel is about 60+ acres on Michels Way between Garden Lane, Pillsbury Road and Appletree Lane.

Mr. Pollack described the project, Woodmont Commons, as being a Planned Unit Development community with a Master Plan that was approved in the Fall of 2013. The Phase 1 segment is the first five-year project for the whole Woodmont Commons development. Mr. Pollack said that they were presenting a design plan, by Shook Kelly, to various Boards and Commissions to get some feedback before their presentation to the Planning Board later this year.

The adjacent Marketbasket Plaza was remodeled and finished its major work in 2016. There is still space for additional tenants in the Plaza.

The new road to feed Phase 1, Michels Way, is at the front edge of the Plaza. It is 2 lanes in each direction with two roundabouts at entrance streets into Phase 1 to slow traffic. There are trees in the central lane dividers and along the sides of Michels Way. There are designated bicycle lanes.

The applicants handed out drawings: TFM EX4.0 and Shook Kelley PRR01, PRI01, and PRE01-PRE05. There were a couple of copies of Shook Kelley pages 14, 15 and 16.

Mr. Pollack said that this development is unlike any in the area or region. They want it to have its own tasteful look and offer a slightly different type of community. He hopes that it will be judged on its own merits and not be compared in a negative way with what exists nearby.

Mr. Kevan described the layout as seen on sheet EX4.0. He said that there are two impoundment ponds adjacent to Duck Pond that trap the site runoff. They plan to put walkways around the impoundment ponds and have a crossing point at the center to make a shorter circuit for walkers.

Mr. Kevan described the built-up area as being 60+ acres with about 10 acres of open space. Amongst the structures there will be 204,000 square feet for a brew pub and entertainment facilities, 107,000 sq. ft. for office spaces, 250 residential units, a hotel with 135 rooms and an assisted living facility with 250 units. He described the streets as being slightly narrow with some parallel and some diagonal parking to help slow down the traffic speed. There are many sidewalks that vary from 7 to 20 feet wide.

Mr. Kevan described the use of various sizes of open spaces to try to create spacing between the buildings as small plazas for people to use.

Mr. Kevan described a series of buildings of different heights from one to four floors. The hotel would be four floors. Some other spaces would have 3 floors of residences over a ground floor retail business. Sheet PRR01 gives illustrates the concept of various spacing and height elements for a small portion of Phase 1.

Mr. Kevan described sheet PRI01 as being models for some of the architecture in Phase 1. The examples come from Boston and Portsmouth and other locations. Several are Historic New England properties.

Mr. Kevan described sheets PRE01 and PRE02 as being models for street level businesses with residential units on the three floors above. The different units have above the street level many architectural styles to break up a uniform appearance.

Mr. Kevan described sheet PRE04 as being the brew pub structure. He had distributed a couple of copies

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of the latest plans for this structure. He apologized for not having copies for everybody. Anyway, the new design is a reddish structure that is more of a simple abstract barn type of building.

Alternate Commissioner Fillio asked about deliveries. Mr. Kevan said that deliveries would be made at non-busy hours. They did not make delivery docks for the businesses. He said that trucks can make their way around the streets, He said that they have also worked with the fire department to make sure that their trucks have complete access to the buildings, but not all of the parking garages.

Mr. Kevan described the landscaping as being a mixture of trees and plants that will provide a nice mixture of types and colors throughout the year.

Alternate Commissioner Cichocki asked about the many flat roof surfaces used in this project. She said that her experiences have been negative because of leaks and the need for snow removal to prevent leaks and collapses. Mr. Pollack said they need to have flat roof surfaces for placement of mechanicals. They did not want to have these devices at street level. Mr. Kevan and Pollack assured Ms. Cichocki that there would be no problems with snow loads or leaks.

Commissioner Rugg said that he liked peaked roof lines, but he did not see many in the plans. He said that he did like the mixture of designs and thought that it looked well.

Commissioner Colglazier asked about the white blocks on sheet PRR01. Mr. Pollack and Mr. Kevan said that these were place holders for features that have not yet been designed.

Mr. Colglazier asked about traffic control within the area. Mr. Kevan said that narrow streets with parking and curved streets will help to slow things down.

Mr. Colglazier asked about the bicycle lane. Mr. Kevan said that the bicycle lanes are on Michels Way. Bicycle traffic will then meld into the slow speed street traffic. He said that there are bicycle parking areas in the central area.

Planner Vogl said that the whole plan will be approved by the Planning Board as part of the process. He said that the individual buildings will not be reviewed further by the Heritage Commission.

Commissioner Bianchi suggested that it would be good to move any stones found in the land development to be placed around the duck pond or impoundment ponds. Mr. Pollack said that they would use stone materials that may be found. He said that there are no stone walls existing on this property.

Mr. Bianchi asked about the colors to be used. He was told that the Master Plan and PUD agreements deal with their choices.

Alternate Commissioner Villalona said that she liked the different design mixtures on the different streets.

Alternate Commissioner Fillio asked about the height restriction. He was told that it was 50 feet. Mr. Fillio said that flat roofs can work well, if they are designed and maintained well.

Vice-Chair Caron asked if lilacs were mentioned in the plant materials list. Mr. Pollack said that he was sure that lilacs were included and Mr. Kevan confirmed that lilacs are included.

Ms. Caron asked about the traffic pattern on Michels way close to the Marketbasket store. She said that it was difficult to see oncoming traffic. Mr. Pollack said that they have plans to make renovations to the roads to improve traffic flow and safety from route 102 onto Michels Way and past Garden Lane.

Sexton Allen said that he would like for them to call the ponds by the name "Nutfield". He also suggested planting chestnut and walnut trees in that area with the seeds coming from an existing walnut tree near the Woodmont Commons office. Other seed sources would obviously be needed for the chestnut trees.

Chairman Srugis said that the plans should be viewed as a city within a city and one that will change with time. He liked the variety of the architectural styles. He liked having slow street speeds. He likes the whole concept. He is pleased with the ponds and having them being used for walk around features.

Alternate Commissioner Fillio moved and Vice-Chair Caron seconded a motion to support and recommend the plans, as presented, to the Planning Board. The motion passed 6-0-0.

Elwood Farm project was scheduled, but no applicant appeared to make a presentation.

Chairman Srugis said that the Arnet Group has developed a plan for the Common for the Master Plan. They would like to consider moving the monument on the Common to create some symmetry. Mr. Srugis said that he wanted the Heritage Commission to be aware of the plan.

Chairman Srugis said that the next Mater Plan Implementation Committee meeting will deal with the Town Common.

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Sexton Allen reported that he had talked with Andy Mack. Mr. Mack said that he was going to have somebody design a plan for the Town Common and the Town Forest.

Sexton Allen said that he talked with Mr. Seglini from the Orchard Christian Church which would like to donate some labor to improve the Town Forest.

Commissioner Rugg moved and Vice-Chairman Caron seconded a motion to adjourn. The motion passed 6-0-0 at 8:30 PM.

David Lee Colglazier,
Secretary