

Approved March 22, 2018

Heritage Commission Meeting Minutes Londonderry, New Hampshire January 25, 2018

In attendance: Chairman Commissioner Martin Srugis; Commissioners Tom Bianchi, David Colglazier, Sue Joudrey, Art Rugg; Alternate Commissioners Janet Cichocki, Victoria Gorveatt, Krystopher Kenney and Associate Planner Laura Gandia; Town Council Ex-officio Jim Butler and Kent Allen, Sexton; Amy Kizak, GIS Manager, Comprehensive Planner; Ann Chiampa, citizen.

Absent: None

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.

Chairman Srugis welcomed new Alternate Commissioner Victoria Gorveatt.

Chairman Srugis said that Vice Chairman Pauline Caron had resigned. He appointed Janet Cichocki to be a full Commissioner and serve out the three-year term of Ms Caron.

Commissioner Rugg moved and Councilor Butler seconded a motion to approve of the minutes of the November 16th, 2017, meeting of the Heritage Commission. The motion carried 5-0-1. Commissioner Joudrey abstained due to her absence from that meeting.

A Presentation was made by Nadine Miller, Preservation Project Reviewer, NH State Division of Historic Resources, Concord, NH. Ms Miller spoke about the Certified Local Government (CLG) program, of which Londonderry is a member. She provided a handout of her talking points. She noted that the CLG program is administered by the National Park Service, the state through the Division of Historic Resources and the local government unit, which is the Heritage Commission in Londonderry. The CLG program can aid with local preservation efforts. Some grants are available at the state level for local preservation support. Local surveys of historic resources are emphasized as a program that can be funded. They can also fund training for Commission members and rehabilitation of municipally owned properties. Ms. Miller gave examples of some of the funded projects in other towns.

Ms. Miller made some suggestion about possible projects in Londonderry. The Commission briefly discussed several possible projects including the Mack House and the Rev. Morrison House.

A presentation was made by Amy R. Sanders, Project Engineer, CLD | Fuss & O'Neill, Manchester, NH; Joseph Walsh, Architect, O'Sullivan Architects, Inc., Reading, MA and James McGovern, Owner, Ford of Londonderry, Londonderry, NH for Ford of Londonderry. Ms Sanders described the existing plot layout. She said that there would be fewer exits on Gilcreast Road. There will be new plantings throughout the property along the street fronts and around the new service building. The old body shop also gets some planting enhancements. The entire site will have new lighting with LED (Light Emitting Diode) lamps in new fixtures. There will be more light fixtures for improved illumination near entrances along Gilcreast for safety purposes.

Mr. Walsh described the new building. They plan to take down a small building on the plot and erect a service center that is about 170' by 90'. It will be a structure built into the side of the hill. From route 102 it will be about 10' high, but will be two stories high at the back where there are service doors for cars to enter and exit. Mr. Walsh had samples of the metal siding for the service and the sales building. The service will have light gray flat panels at the top with darker gray corrugated horizontal panels at the lower levels along the long side and at the rear where they will be two stories high.

The sales building will have some internal changes for the layout of office and sales spaces. Mr. Walsh had a sample of the present sales area exterior cladding. At the front of the sales building they propose having a wide bump-out to feature a door and breakup the flat front. This appears to be a Ford design element that also supports the oval Ford logo.

The applicant provided plenty of drawings for the structure and the land layout plans.

Chairman Srugis asked about the materials on the sales room. Mr. Walsh said that the addition would be the same materials as the original and he had a sample on the table. Mr. Srugis asked about the sales building being altered and was told that there were no other exterior changes other than noted on the front of it.

Councilor Butler asked about the use of the present service area. Mr. McGovern said that they plan to use that for new car delivery. They would also use part of it for cleaning cars and they would like to use some of it for parking snow removal equipment.

Alternate Commissioner Kenney asked about the metal plates on the exterior. He was shown the sample of the brushed silver colored exterior surface.

Commissioner Colglazier asked about the opacity of the signage shown on the drawings. Mr. McGovern said that the signs will have light shining through the translucent white letters. Mr. Colglazier asked if there were any light sources shining upward. He was told that nothing is illuminating upward.

Commissioner Joudrey said that she was also concerned about extraneous light, so had no further questions.

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Councilor Butler asked about the safety along Gilcreast and the possibility of having some additional lighting. Messrs. McGovern and Walsh indicated that they would like some good lighting on the property to help illuminate the service road and entrances. Mr. McGovern said that it would be good if the traffic speed along the road could be lower to help with safety. He said that he was aware of the hazard of traffic in that area. Others on the Commission spoke up about the situation.

Commissioner Bianchi asked about having brick below the metal at the street end of the service building. Mr. Walsh said that the wall was not very high and that there were plantings in front of it. Mr. Bianchi cited brick as being shown in one of their images. It was determined that the brick was in a retaining wall. Mr. Bianchi said that it was acceptable as presented.

Commissioner Rugg said that it looks good going along with the rest of the plan. He said that the car companies were protective of their images. He had nothing further.

Commissioner Cichocki said that she had nothing further.

Alternate Commissioner Gorveatt asked about the tree situation with regards to the space. Ms Miller said that once it was appropriate that they would be requesting waiver for some plantings. Commissioner Rugg said that this was just the review process and once it got to the Planning Board and a public hearing, then waivers could be requested.

Alternate Commissioner Kenney asked if the front section of the showroom was the only thing being added. Mr. McGovern said that the "wing", as he called it, was just being added to the front of the building.

Chairman Srugis asked if there was anything else. Hearing nothing, he indicated that we were done.

Commissioner Colglazier confirmed that this project was being recommended to the Planning Board.

A presentation was made by Bernard Temple, Chief Engineer, Eric Mitchell & Associates, Bedford, NH for Family Tree Associates Subdivision. This six-lot subdivision is at 32 Auburn Road, map 16, lot 58-1.

Mr. Temple supplied some sets of drawings for the plot plans and some photographs of the current stone walls on the land to be shared during his presentation.

Mr. Temple said that this was an 8-acre parcel that was being developed with 6 lots and an 800-foot road to serve the lots. There will be municipal water with septic systems. He stated that the site was previously approved for development in 2006. Mr. Temple said that there were the issues of stone walls on the land. There are some in different parts of the property and one stretch along Auburn Road.

The stonewall section along the road needs to be removed for site line distance approval. When asked by Commissioner Rugg, Mr. Temple said that they could not move the wall back because it is on a steep downslope next to the road.

Chairman Srugis asked about moving some of the stones for internal lots. Mr. Temple said that the locations of the walls did not coincide with any good uses.

Commissioner Bianchi also asked about savings the stone *in situ*. Mr. Temple went through the problems with each section. House locations and septic systems could not be aligned to coincide with the walls.

Councilor Butler asked about using the stone materials along the roadway from Auburn Road inward. Mr. Temple agreed to see about using the materials along the road as much as possible.

Commissioner Colglazier asked Councilor Butler about using some of the stones at each house driveway to create small wall sections. Mr. Butler said that this could be done as well. Mr. Temple agreed that they could do either option.

To a person the Commission was in favor of salvaging and using the stone wall materials on the parcel with the options mentioned.

Associate Planner Laura Gandia presented some drawings for Commission approval. The Commission approved of lot line changes for Eversource Utility and the Airport Commission. Ms. Gandia did not know why these very small changes were being made, when questioned. The transfer of ownership to the airport only involved a couple of hundred square feet.

Associate Planner Laura Gandia asked for the Commission's approval for an additional use at Enviro Totes, 15 Industrial Drive, map 28, lot 20-1A. They are adding motor vehicle maintenance to their listed property use. This is within the parameters of allowed uses. The Commission approved of the added use.

Associate Planner Laura Gandia presented some conceptual drawings for Woodmont Commons for lots WC-4 and WC-5. The Commission decided to look at these drawings as presented by Woodmont at a future meeting. Even though they have a PUD (Planned Unit Development) status, the Commission would like to review the plans.

Councilor Butler mentioned that the historic property across Pillsbury Road from the Woodmont storage buildings was going to be sold and/or removed. Mr. Butler said that it contained unknown historic materials. Ann Chiampa said that she has placed a request for a demolition delay on the property should that come to fruition.

Kent Allen presented a printed summary of what was accomplished in the Allen Forest in 2017. He also presented a sheet of plans for 2018. Mr. Allen said that a problem with the Forest is that school buses park in the spots at the entrance and tear up the land. This prevents regular citizens from parking cars in the area as they try to enter the Forest.

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Commissioner Rugg moved and Councilor Butler seconded a motion to direct the Chairman to write to the School Committee Chairman to request that a different spot be found for school bus parking other than at the entrance to the Allen Forest at the Town Common. The motion carried 6-0-0.

Commissioner Bianchi suggested that the *LookBook* should have a Mission Statement that will help to strengthen the purpose of the publication. The statement should help to guide developers and builders as they use the *LookBook* for guidance before they bring plans to the Town's Boards and Commissions.

Planner Amy Kizak said that the Appleway information is pretty well buried in the Town's website as regards to a description and/or map. Amy has been working with the Southern New Hampshire Planning Commission with regards to scenic byways. A person at the SNHPC has made a poster for every scenic byway in the SNHPC's realm, including Londonderry's Appleway. Ms Kizak also showed a version of an Application (App) that can be used by visitors to show them where they are on the Appleway. This App. needs to be outfitted with an Appleway map. The App. is free and the map will be free, also.

Planner Amy Kizak said that a State Byway marketing meeting will be on May 9.

Commissioner Rugg mentioned that there is a printed brochure for the Appleway. He will try to get a copy to Ms. Kizak.

Chairman Srugis asked about improvement of Adams Way. He was told that this is a historic road, so that a public hearing is needed. Commissioner Rugg said that the Planning Board would need to develop a plan for any road improvements for historic roads. Mr. Rugg said that there is a law governing these roads, but it does not direct the Planning Board on what to do, therefore it is up to them.

Commissioner Rugg moved and Councilor Butler seconded a motion to nominate Martin Srugis as Chairman of the Commission for another year. The motion carried 6-0-0.

Councilor Butler moved and Commissioner Cichocki seconded a motion to nominate Art Rugg as Vice-Chairman of the Commission. The motion carried 5-0-1. Mr. Rugg abstained.

Commissioner Rugg moved and Councilor Butler seconded a motion to nominate David Colglazier as Secretary of the Commission. The motion carried 6-0-0.

Chairman Srugis said that this would be his last year as Chair and perhaps on the Commission. He intends to retire next year and sees himself being very busy with that process.

Commissioner Rugg moved and Councilor Butler seconded a motion to adjourn. The motion passed 6-0-0 at 9:14.

David Lee Colglazier,
Secretary