

Heritage Commission Meeting Minutes
Londonderry, New Hampshire
March 22, 2018

In attendance: Vice-Chairman Art Rugg; Commissioners Janet Cichocki, David Colglazier; Alternate Commissioners Victoria Gorveatt, Krystopher Kenney; Associate Planner Laura Gandia; Town Council Ex-officio Jim Butler (7:15) and Kent Allen, Sexton.

Absent: Chairman Martin Srugis; Commissioners Tom Bianchi and Sue Joudrey.

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

Vice-Chairman Rugg said that he was acting Chairman for Commissioner Srugis who was not available.

Vice-Chairman Rugg appointed Krystopher Kenney to vote for Commissioner Srugis.

Commissioner Cichocki moved and Alternate Commissioner Kenney seconded a motion to accept the minutes as corrected. The motion carried 4-0-0. (The correction was to change the name Kisak to Kizak.)

Vice-Chairman Rugg asked if there was any problem with having Kent Allen speak first since he had a need to leave early. There were no objections. Mr. Allen introduced a written report done by his wife, Meredith. The report thanks people for their previous efforts and outlines some new activities. The Allens are going to make a presentation to the Town Council about their plans.

Mr. Allen said that they are planning on having a memorial area where people can plant trees in memory of people and have the possibility of having markers by the trees. Mr. Allen's list of plants that they want to use is coming from a list provided by Greg Jordan, County Forester with the New Hampshire Extension Service.

After reviewing the plan, the Commission supported the Allen's plans.

A presentation was made by Jeff Kevan, Civil Project Supervisor, TF Moran, Bedford, NH for Woodmont Common PUD, sub-areas WC-4 and WC-5, 15 Pillsbury Road & Gilcreast Road, map 10, lot 41. Vice-Chairman Rugg noted that this project is part of the Woodmont Common PUD (Planned Unit Development).

There will be a loop drive off of Gilcreast with a small elongated circle to slow motor vehicle traffic. They plan to have 28 homes along the new street. The houses are 25 feet from the street. The backyards vary with the shapes of the lots. There is a large pond adjacent to the lots along one side of the street. There will be a long walk around the pond for use by the homeowners and future users in the PUD.

Mr. Kevan distributed detailed drawings of the lots, streets and plantings along with several sheets of house renderings.

Commissioner Colglazier asked about the pond path materials. Mr. Kevan said that there was a substantial gravel base for the path and nearby drainage is planned to make the path stable. The surface will be a recycled macadam material know as RAP. It will be ADA accessible with the RAP surface.

Commissioner Colglazier suggested that in some of the renderings the windows were single lights (panes). Mr. Colglazier suggested that it would look nice to have those windows have several lights, like others in the same building. He said that it could be just grills, but in the *Londonderry Look Book*, there are many examples of divided lights or panes.

Mr. Kevan said that street lighting would be minimal in this area. They think that lights from the houses will provide sufficient illumination. He said that this was particularly true because the houses do not sit far back on the lots.

The Commission seemed pleased with the plans. The Commission thanked Mr. Kevan for sharing the plans with them.

A presentation was made by Matt Routhier, Project Engineer, Bedford Design Consultants, Manchester, NH and Aaron Orso, Sales/Acquisitions, DHB Homes, Londonderry, NH for a project at map 7 lots 132-3, 132-4, 132-5, 132-6 & 132-7 to construct seven duplex residential buildings (14, 3-bedroom units) with associated parking and facilities, with street addresses: on Horizon Drive and Button Drive.

Mr. Routhier distributed a rendering of the typical unit as seen from the back side. He displayed a drawing of the plot plan with the structures in place.

Mr. Routhier showed the locations of the duplexes on the property. They face on the two streets with a single driveway serving the 4 and 3-unit structure clusters respectively. Mr. Routhier said that they have saved a lot of trees on the lots and have a good buffering plan with the neighbor to the south. The units are on septic systems and have town water.

The rendering shows a single duplex unit from the rear. There are two garage doors for the two car garages. There are two exterior doors between the garage doors. The structure are three stories high on the back with two stories on the front. No front view was supplied. There are two levels of bay windows above each garage door with a single double hung window adjacent to the bays on the inside edges. The single windows have shutters which are red. The vinyl shingle siding is a mottled tan. Trim and garage doors are white. The basement exterior door for each unit is red and solid. Roof shingles

appear gray. The roof is pitched to the front and back with a small subordinate gable over the bay windows. The exterior building side windows are three double hung windows on the first and second floors without shutters.

Mr. Routhier said that these are rentals units.

When asked Mr. Routhier said that the front of the building looks like the back on the first and second floor.

Commissioner Cichocki asked about the garage level. Mr. Routhier said that it was primarily storage with no finished spaces for living.

Alternate Commissioner Kenney asked about the garage. He was told that it was a 2 car garage for each unit.

Councilor Butler asked about trash. Mr. Routhier said that the town would pick up the trash that would have to be put out on the street. He said that each tenant would be required to keep the trash and recycling containers within the garage or basement space.

Mr. Routhier said that all lighting would be on the back with motion sensors and downcast fixtures when asked by Vice-Chairman Rugg and Commissioner Cichocki.

Commissioner Colglazier asked about the elevation difference between the two garage level driveway spaces for the Button and Horizon Drive groups. Mr. Routhier said that it was about two feet. Mr. Colglazier suggested that it might be good to have them connected so that if one driveway was blocked, emergency equipment could get around to the back of the building by using the second driveway.

Vice-Chairman Rugg said that the project would be recommended to the Planning Board.

A presentation was made by Amy R. Sanders, Project Engineer, CLD | Fuss & O'Neill, Manchester, NH, and Daniel Hall, Project Architect, H.L. Turner Group, Concord, NH for a new building at Two Kitty Hawk Landing, map 17 lot 5. The applicant, S. W. Cole Engineering wants to erect an 8300 square foot, one story building. It will have dark brown vinyl siding, dark gray asphalt shingle roof, a mix of white and dark gray trim boards.

The building plan includes a 1260 sq. ft. garage with overhead door that will be a later addition. The building already has 2 overhead doors in the plan. One overhead door for cars and one for tractor trailer height. There are 19 parking spots for the structure and a large driving space outside the doors for truck traffic. Most of the site is on disturbed soil that was previously blasted.

There will be limited pole and building lighting of the downcast type. There will be a single un-illuminated low sign with granite posts on Grenier Road. A sign rendering was supplied.

A landscaping plan was presented with a good assortment of trees and bushes planted in groups around the parking area and along Grenier Road and the side street, Kitty Hawk Landing. There was a definite design effort to blend the building into the plant landscape. That design was by Knowles.

Alternate Commissioner Kenney asked if the east elevation drawing was before or after the proposed addition. Mr. Hall said that it was before the addition was installed. Mr. Kenney asked about the addition of windows in the addition. Mr. Hall said that they may do that when it is installed.

Vice-Chairman Rugg asked about the height of the structure. He was told 25 feet – 8.5 inches. Mr. Rugg said that this plan would be recommended to the Planning Board. He welcomed them, S. W. Cole, to Londonderry.

A presentation was made by Robert Burke, Project Expediter, Barlo Signs, Hudson, NH for two structures at 27 Buttrick Road, Map 6, Lot 30 owned by Buttrick Ventures. There are two, two story, brick structures with their ends facing route 102. One has the name “Mr. Steer” with a clock dial above it and the other has the same shape without decorations. The applicant would like to put colored light strips around the ends of the buildings to conform with their similar shape in hopes of making them look like they belong together. Mr. Burke provided some handouts with images and diagrams. The plan is to create a sheet metal, rectangular cross-section shallow trough with LED (Light Emitting Diodes) sources inside. One leg of the trough would be longer than the other and would have a white interior surface. The open sides of the trough material would face inward at the edge of the structure. Sections of the trough would be fastened together to follow the outer edge of the building’s end perimeter that face route 102. The light source would create color on the longer leg of the trough fastened against the brick surface.

All of the trough system would face towards the enclosed surface. The light reflected off of the longer leg would shine away from the structure to create a continuous band of light. The colors to choose from would be red, green, blue, white and yellow.

Commissioner Colglazier asked about the colors that the owner wants. Mr. Burke said that owner just wants to change the colors once every 3 months to what a seasonal color would be. The owner does not want flashing lights or frequent changes. He just wants to have an accent colored light to make the two structures seem to be connected and to have the outline of the ends of the structures so accented.

In a brief discussion within the Commission it was agreed that the Commission could specify the color choices. The Commission recommended that the owner be able to choose from white, red, green, blue and yellow.

Commissioner Colglazier asked about the width of the exposed light surface being different for each building, so that the size of the color band would be the same size when viewed from route 102. Mr. Burke said that they had considered that

aspect but decided to have a uniform size so that the units would fit together well. Also, they will install the units in the field and they want to be able put together uniform pieces. The troughs will be custom made by Barlo at their shop in Hudson. Mr. Burke said that the troughs will be made in a process similar to seamless gutters that are bent around dies from long sheet stock.

Commissioner Cichocki asked about light section burning out and the whole thing going out. Mr. Burke said that the lamps are rated to last ten years, so they do not expect any problems for quite some time. He said that the power sources are more likely to be a problem, if there is one. He said that the power supplies are mounted on the roof where they can be easily serviced. He said that a single section of failure would not darken the whole display.

A non-binding review and discussion in accordance with RSA 674:54 for a governmental land use for the installation of a 3 million-gallon water tank and associated site improvements, 14 Josephine Drive, Map 15, Lot 40-3, Zoned AR-1. City of Manchester / Manchester Water Works (Owner and Applicant) took place after the drawings were presented by Associate Planner Laura Gandia. This new tank will be adjacent to the current 2 million gallon tank. The Commission thought that they should just duplicate the look of the current tank. The Commission approved of the plan and thanked the City of Manchester and the Manchester Water Works for sharing their plans.

A presentation was made by Mr. Richard Flier, an owner of the property at 2 Litchfield Road. It is owned by CCL Property, LLC. Mr. Flier said that he wanted to give the Commission some information about the house and barn at this site.

Mr. Flier said that the barn is in poor condition with many rotted sills and post bottom ends. He said that much of the siding is also in poor condition.

Mr. Flier passed around some renderings and other drawings of the house and barn. He also had drawings and renderings of the proposed work for the site. Mr. Flier said that he has been able to get a promise of funding from a credit union to restore the barn and house. The project would also include a new addition to the house that would include a business office and drive-up window for the credit union.

Mr. Flier reviewed the many sub-standard conditions within the house and at the site. He said that they would be looking at a budget of nearly \$800,000 to restore the house and barn along with the new additional structure. He said that with that type of cost, they had trouble finding tenants to produce income to support the cost.

Mr. Flier offered several options for the uses by the credit union (bank). His favorite option is to restore the main house and then add an additional structure that would serve the bank's need for office space and have one drive-up window. The bank structure would match the architecture of the old house in style. The old barn would also be restored as part of the plan but has no specific purpose at the moment. He said that the bank is willing to also have the landscape improved along with the structures.

Commissioner Cichocki asked about the traffic pattern. Mr. Flier said that people could come in from Mammoth Road, park in the lot, use the bank and then leave the same way. If people use the drive-up window then they need to exit to the right only on Litchfield Road. The bank has agreed to the "right only" exit. Mr. Flier said that this was needed because of sight lines on Litchfield Road not being sufficient for a safe left turn exit.

Mr. Flier said that this plan would also make it difficult for another owner to develop the property more should there be a change in the situation after the bank project is completed.

Alternate Commissioner Kenney asked about the profit from the bank going into the project. Mr. Flier said that the rent on 2,800 sq. ft. will barely support a mortgage, so the finances for this project are very marginal.

Mr. Flier said that they are looking at some of the covenants on the property that have some problems with having a bank operation. He and his group are working on the problems and trying to keep the credit union's support in place.

Mr. Flier is hopeful that the Commission can help to support the project by understanding what is happening.

Commissioner Colglazier moved and Councilor Butler seconded a motion to adjourn. The motion passed 4-0-0 at 9:38.

David Lee Colglazier,
Secretary