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Heritage Commission Meeting Minutes Londonderry, New Hampshire November 29, 2018

In attendance: Chairman Martin Srugis, Vice-Chairman Art Rugg; Commissioners, David Colglazier, Sue Joudrey; Alternate Commissioners Victoria Gorveatt, Jason Knights; Associate Planner Laura Gandia; Kent Allen, Sexton.

Absent: Commissioners Tom Bianchi & Krystopher Kenney; Town Council Ex-officio Jim Butler

Chairman Commissioner Srugis called the meeting to order at 7:00 PM in the Sunnycrest Meeting Room of the Town Hall.

Chairman Srugis appointed Alternate Commissioners Gorveatt and Knights to vote for Commissioners Bianchi and Kenney respectively.

Vice-Chairman Rugg moved and Commissioner Joudrey seconded a motion to accept the minutes of the September 27th meeting of the Heritage Commission. The motion carried 6-0-0.

Kent Allen reported about the Allen Forest. Another load of rap is to be applied to some areas before the weather makes it difficult.

Mr. Allen is working with some Girl Scouts on a "Leave No Trace" project will help with keeping the forest clean by encouraging people to take out everything that they bring into the woods.

In the future Mr. Allen wants to finish with the cleanup from the 2017 storm. Some of the debris has been removed, but there is more to haul away.

Mr. Allen would like to consider some memorial benches for the future. He said that in Hudson at Benson Park there are benches with concrete bases and uprights that have synthetic seats and back boards. He wants to replace some backless benches with these very heavy units.

For the future, Mr. Allen would like to solicit funds for more plant materials. This has worked in 2018. He would like to plant a double row of white pines along Mammoth Road, 25 feet back, to create a sound and visual buffer for the forest. He, also, needs to recruit volunteers to help with Forest maintenance.

A presentation was made by Dennis Mires, President & Architect, The Architects, Manchester, NH, Kevin Correia, Architect, The Architects, Manchester, Dave Sanderson, Site Selection Manager, ConvenientMD, Portsmouth, NH, and Karl Dubay, Principal, The Dubay Group, Inc., Windham, NH for the property at 42 Nashua Road, Map 7 Lot 68-1, owned by NH Six Realty Trust, c/o Hajjar Management Co., Milton, MA.

Mr. Said that he thought that we were finished with the plans that were presented in May. So, he was concerned that they were invited back since they had gone through with the contract documents, bided the project and ready to proceed.

Planner Gandia said that there were a few small issues and the topics of signs where variances were obtained after the May meeting. The signs for the ConvenientMD were given variances by the ZBA. Mr. Mires showed the signs on elevation he had with him. The signs were internally lighted and made proportional to the structure.

Mr. Mires had a sample of the roof shingles on the bank building. He showed the signage for the bank that complied with the ordinance. At the first presentation that was concern that the bank roof area and dark color made it look top-heavy.

Mr. Mires said that from the sample one could see that the roof was going to be greener than in the drawings. The sample had a mixture of black and green grains of material for the asphalt type of

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architectural shingle.

Mr. Mires also had a sample of the polished stone base materials for the white clapboard bank structure. It is a cement material with some dark aggregate in a light tan base material. The surface of the material is polished, but not highly reflective.

Mr. Mires then showed a retail building which used the same stone for the base, but had a light colored siding with green metal roof.

The retail building had a potential client, a mattress sales firm that received a sign variance from the ZBA to have three signs and more square footage than allowed by code. Subsequently, the mattress firm has decided to not occupy that site. However, the variance goes with the land. At this meeting it was indicated that for any future tenant for this space the developer would bring a new sign that would follow the code to the Heritage Commission.

Chairman Srugis asked about the windows on the retail building. Mr. Mires said that they were about five feet high. Mr. Srugis was then concerned about the windows allowing a lot of light coming out to the highway. Mr. Mires said that the window side faced away from the main streets.

The issue of concern for trees on the west side was addressed by Karl Dubay. He said that they had rearranged some of the trees, but they felt that it was not blocking passage into or out of the development. He said that they have about the same number of trees that are now on the site.

Chairman Srugis asked about the top-heavy character of the bank. Mr. Mires said that he thought that it was proportional with the front of the bank that faces the street. Mr. Mires said that the front was a little taller to give a presence as being a bank instead of a normal retail store. Therefore, the rest of the structure was a little larger to be in proportion.

Commissioner Joudrey said that she did not like the green color of the retail space. Mr. Mires said that they wanted a slightly different look for this structure so that there would be a mixture of building styles.

Vice-Chairman Rugg said that it was good to have a little mixture of styles.

Chairman Srugis said that he liked the mixture of styles. It looked like a little village.

Planner Gandia made presentations about several issues;

- A. Application for design review of a subdivision plan to subdivide 75 Litchfield Road, Map 11 Lot 89, Zoned AR-1 into eight residential lots, Jonathan Paul (Owner & Applicant)

The Commission recommends that the stone walls that are being removed and/or moved would be used to extend a wall or walls along the side of the new road as far as the materials last for the purpose.

- B. Application for design review of a subdivision plan for a lot line adjustment between 75 Litchfield Road, Map 11 Lot 89, Zoned AR-1 and 278 High Range Road, Map 11 Lot 81-4, Zoned AR-1, Jonathan Paul and Deborah A. & John O'Connell (Owners & Applicants)

The Commission recommends approval of the lot line adjustment.

- C. Application for design review of a condominium conversion of 63 Hardy Road, Map 12 Lot 143-1, Zoned AR-1, Bonneau Construction Company, LLC (Owners & Applicants)

The Commission recommends approval of the conversion.

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- D. Application for design review of a site plan for site preparation, grading and drainage improvements, 14 Page Road and 280 Rockingham Road, Map 17 Lots 45-4 and Map 17 Lot 45, Zoned IND-I, Evans Family Limited Partnership (Owner & Applicant).

The Commission recommends approval of the grading and drainage improvements.

Planner Gandia handed out copies of information about a proposed monopole at 11 Mohawk Drive. It is proposed to be 140 feet high. The Commission had no objections.

Planner Gandia handed out a set of proposed rules for the Heritage Commission. Ms. Gandia suggested that the Commission look at section V.D. to decide about the role of an alternate member in a special situation.

Ms. Gandia would like feedback on the text by December 21st.

Chairman Srugis said that he would not ask to renew his appointment to the Commission after it expires on December 31st, 2018.

Commissioner Joudrey noted that we are moving away from earth tone colors for our recommendations. The Commission talked about the issue of bright colors. The examples cited by Ms. Joudrey were noted as being examples of brand colors being used. The issue was noted, but there was no resolution.

Commission Joudrey asked about the larger sign for the Citizens bank. Vice-Chair Rugg said that this was probably an old variance that was being used. He said that many of the signs along route 102 are there by variance.

Vice-Chairman Rugg moved and Alternate Knights seconded a motion to adjourn. The motion carried 6-0-0 at 8:37.

David Lee Colglazier,
Secretary