

Heritage Commission Meeting Minutes  
Londonderry, New Hampshire  
May 23, 2019

In attendance: Chairman Krystopher Kenney; Vice-Chairman Art Rugg; Commissioners David Colglazier, Victoria Gorveatt, Sue Joudrey; Alternate Commissioner Jason Knights; Town Council Ex-officio Jim Butler; Associate Planner Laura Gandia; Kent Allen, Sextan.

Absent: Commissioner Tom Bianchi; Alternate Commissioner Snehal Patel.

Chairman Krystopher Kenney called the meeting to order at 7:00 PM in the Moosehill Meeting Room of the Town Hall.

Vice-Chairman Rugg moved and Commissioner Joudrey seconded a motion to accept the minutes of the March 28, 2019. The motion carried 5-0-0.

Chairman Krystopher Kenney appointed Alternate Commissioner Jason Knights to vote for Commissioner Tom Bianchi.

Chairman Kenney called for a public hearing for application for certificate of approval for the construction of a freestanding sign, Two Litchfield Road, Map 12 Lot 68, Zoned C-III & Historic Overlay District, New Hampshire Democratic Party (Applicant) and CC Properties, LLC (Owner). This was continued from March 28, 2019.

Mr. James Green, a citizen, responded for the applicant to say that they wanted to use Hunter Green with gold (tone) letters.

Chairman Kenney asked for public comment about the sign.

Mr. David Ellis, a citizen, asked about the size and elevation of the sign in its relationship to the historic easement for this property.

Chairman Kenney responded that he did not know the answer to the question. He said that the elevation was beyond the purview of the Commission.

Mr. Ellis said that the Town Planner had advised that the Historic District Commission (HDC) would be responsible for deciding about the issue of complying with the Historic Easement for this property.

Vice-Chairman Rugg said that he believed that the process would be in two steps: approval by the HDC and then approval by the Town Council.

Mr. Ellis read from the easement text and said that the sign should not be higher than the vertical mid-point of the first floor windows of the structure.

Mr. Green said that the applicant was basing the new sign on the size of the previous sign.

Chairman Kenney and Mr. Ellis agreed that the issue should be postponed until the next meeting when the issues about authority and responsibility can be clarified.

Mrs. Chiampa, a citizen, said that the previous sign was a real estate sign and not a business sign.

Councilor Butler moved and Alternate Commissioner Knights seconded a motion to table the motion until the next meeting. The motion carried 7-0-0.

Mr. Green respectfully disagreed with this decision because he thought that it might take quite some time to arrive at a decision about the proposed sign.

The second portion of the public hearing was an application for certificate of approval for renovations to the existing barn, Two Litchfield Road, Map 12 Lot 68, Zoned C-III & Historic Overlay District, Richard Flier (Applicant) and CC Properties, LLC (Owner).

Mr. Flier said that he wanted to cover the open windows of the barn with pieces of plywood that would have barnyard animals painted on them by local artists. He also wanted to cover an area under

the sliding pair of doors with a panel or two that might have painted piglet images on them.

His purpose is to secure the barn better and to protect its structure until such time as funds become available for its restoration. He cited similar activity at a previous location where he restored a residential structure and had human figures painted on the temporary window panels.

Chairman Kenney asked about the time frame for the work on the barn. Mr. Flier said that they were seeking financing, but did not think that anything would happen until after 2020. Mr. Kenney steered Mr. Flier's conversation to focus on the barn project.

Councilor Butler and Alternate Commissioner Knights spoke in support of letting artists make paintings for the windows and for the protective nature of the panels.

Ann Chiampa asked if the panels were going to be uncut sheets of plywood. The applicant said that each panel would be cut to fit each window opening in order to provide the desired protection.

Councilor Butler moved and Alternate Commissioner Knights seconded a motion to approve the application for the window treatments.

Commissioner Colglazier amended the motion to include a panel under the doors for additional image area. Mr. Flier did not have a specific method the door treatment. Mr. Colglazier withdrew his amendment.

The motion carried 7-0-0.

Councilor Butler moved and Vice-Chairman Rugg seconded a motion to continue the door issue until the next meeting.

The motion carried 7-0-0.

Gwen St. Germain, Girl Scout leader, reported on the Leave No Trace project for the Kent Allen Forest. She reported that the scouts have revised the text and images and they have found two methods for making the signs durable. The scouts have a plan to publish a book for the project. They plan to have the project done in time for Old Home Days.

Jeffrey Lewis, Principal Engineer, Northpoint Engineering, Concord, NH and Bill Frisella, Northpoint Construction Management, Hudson, NH spoke in support of an application for a design review of a site plan for the construction of a 9,560 SF manufacturing addition, parking lot expansion, and associated site improvements, Nine Ricker Avenue, Map 28 Lot 22-28, Zoned IND-II, Idlewild Realty, LLC (Owner & Applicant).

Mr. Lewis said that this addition will be a steel structure that will match the original building.

Councilor Butler asked about lighting. Mr. Lewis said that they were removing the original lighting and going to wall-packs for the new and old buildings. He said that there will also be three new light posts in the expanded parking area.

Commissioner Gorveatt asked about landscaping. Mr. Lewis said that the landscaping does not show in the renderings. He said that the Landscape Plan drawing has the schedule, but it is a small print size. She asked about flowers for bees. Mr. Lewis said that there was a provision for that and that he is a bee keeper.

Chairman Kenney said that the plan was approved as presented.

Vice-Chairman Rugg left the meeting for another obligation.

Thomas Zajac, Senior Engineer, Hayner/Swanson, Inc., Nashua, NH and Joe, Bellavance, Jr., President, Bellavance Beverage Co., Hooksett, NH spoke in support of an application for design review of a site plan to construct a one story 141,765 SF warehouse/ distribution facility and associated site improvements, 44 Rear Pettengill Road, Map 14 Lot 45, Zoned GB, Ballinger Properties, LLC and Five N Associates General Partnership (Owners) and Prosit, LLC (Applicant).

The site is about 26 acres and is adjacent to the FedEx facility in this area. The building has a 25,000 square foot office component as part of the overall footprint. The building is for the distribution

of beverage products. There are many doors on one side for truck traffic. There is a truck parking area and a truck wash space.

There is one driveway for employees with a parking lot. Another driveway serves the truck traffic.

The warehouse portion has insulated concrete panel walls. The office area has brick veneer over the concrete panel walls.

There will be one externally illuminated sign that is a monument type near the office entrance.

The landscaping plan calls for most of the trees and bushes to be in the northwest corner. They plan for 60 plus new trees. They plan to save trees that are on the site. They plan to use a conservation mix for ground cover.

Councilor Butler suggested some more transition planting to feed into the animal corridor that is adjacent to the land. Mr. Zajac felt that the plan did that already by the use of the tall groundcover for that area.

Councilor Butler asked about the colors. Mr. Zajac said that the final colors will be more of a beige with an accent stripe that picks up the brick. Mr. Butler asked about the brick color. Mr. Zajac said that it would be a dark brown color as opposed to a red color.

Commissioner Gorveatt asked about the lighting. Mr. Zajac said that there will be wall packs and some 25 foot poles. He said that the poles and lighting will coincide with the Londonderry regulations.

Commissioner Colglazier asked about the use of solar panels on the roof. Mr. Zajac said that the roof was being strengthened enough for solar equipment, but they have not decided about it yet.

Chairman Kenney asked about the facility's use. Mr. Bellavance said that they have facilities in Hooksett and Nashua which will be combined into this one facility.

Chairman Kenney said that the plan was approved except for the building sign.

Randy Knowles, Vice President, The Dubai Group, Inc., Windham, NH spoke in support of the application for design review of a site plan for 45 elderly housing units and associated site improvements, 48 Old Nashua Road, Map 3 Lot 155, Zoned AR-1, DFC Development, LLC (Owner & Applicant). This application plan was previously approved by the Commission. The design was changed because the road was changed from a private driveway to a public accessible road. This moves the houses a little further back and makes more spaces between them. Also, some single units have become duplexes in the more remote locations from the entrance.

The applicant has added some trees along the streets and there are some distinct areas for groups of lilacs. There is a walkway along the streets to get to the mail boxes or just general walking. There are some added trees and fences behind the 4 central houses to provide some privacy in those backyards.

Those areas not mown will have a wildflower mixture that can be cut annually after the seeds have been dropped.

The house plans have changed a little. From the street there is less emphasis upon the second floor. They have added some real stone bands below the vinyl clapboards and shakes.

Commissioner Gorveatt asked about lighting. Mr. Knowles said that there will be lights on each unit and then about fourteen, fifteen foot high light posts along the streets.

Chairman Kenney said that the plan was approved for the planning board.

Nick Loring, Project Engineer, Benchmark Engineering, Londonderry, NH spoke in support of the application for design review of a site plan for a 5,000 square foot warehouse building, 600 square foot office, outdoor storage area and associated parking and site improvements, 47 Rockingham Road, Map 13 Lot 64, Zoned C-II, Fred & Kathy Larson (Owners & Applicants). The building will be slate gray vinyl with white trim and a dark shingled roof. There will be a small office area at one end of the

building. There will be space for rent and there is outside space for storage as well. A sign for Larson Trucking is shown in the plan. It is ten feet high and eight feet wide.

Councilor Butler was concerned about the impact of storage on the property being isolated from the residential neighbor. He was also curious about the lighting. Mr. Loring said that the neighbors are isolated by some trees and a fence that will remain. He said that it was just general storage for the business that have been there.

Mr. Loring said that the lighting will be downcast and that there is no lighting on the sign.

The plan was approved for the Planning Board.

Councilor Butler made a presentation about the Kent Allen Town Forest. He outlined the Master Plan's ideas for the Town Forest. This includes expanded parking for access to the Forest. Mr. Butler outlined plans for the use of an open area to provide expanded parking. The open area was created several years ago when the forest with was partially cut for management purposes.

Mr. Butler had photographs of the car access situation with regards to sight lines. Mr. Butler staged a car in the proper location and then took photographs to show the trees that need to be cut. Mr. Butler said that it would require about 20 trees that need to be cut to meet the regulations. He said that he wants to follow the regulations with regards to the sight lines.

Alternate Commissioner Knights thought that this should happen since the Town has voted to repair the drainage issues on the Common.

Chairman Kenney said that he liked the Common, but would like some improved parking. He likes the idea of cutting a few trees to use cleared land as opposed to cutting trees to create space and then cutting more to make the space safe.

Commissioner Gorveatt would like to have safe parking spaces closer to the Common and Forest.

Commissioner Gorveatt moved and Alternate Commissioner Knights seconded a motion to support the proposal set forth by Councilor Butler and Mr. Allen to cut some trees to establish safe sight lines for entering and exiting a previously cleared area for parking at the edge of the Forest off of Pillsbury Road. The motion carried 6-0-0.

Associate Planner Laura Gandia advised the Commission of an application for design review of a conditional use permit to allow the use of a motor vehicle station, limited service (gas station), a retail sales establishment (convenience store) and a financial institution with a drive thru as an accessory use at 174 & 178 Rockingham Road, Map 15 Lots 61 and 61-7, Zoned C-II and RTE 28 POD, 2V Londonderry, LLC (Applicant) and The Reagan Family Trust (Owner). Ms Gandia said that this may come back before the Commission if the Planning Board approves a conditional use permit. She wanted to advise the Commission that this issue may come up in the future.

Associate Planner Laura Gandia advised the Commission of an Application for design review of a lot line adjustment to adjust the lot line between Six Innovation Way, Map 28 Lot 17, Zoned GB, and 44 Rear Pettengill Road, Map 14 Lot 45, Zoned GB and to subdivide the newly formed Map 14 Lot 45 into two lots, Ballinger Properties, LLC and Five N Associates, LLC (Owners) and Prosit, LLC (Applicant).

The Commission approved of this action.

Associate Planner Laura Gandia advised the Commission of an application for design review of a site plan to construct a 24,684 sf warehouse addition, loading dock and associated site improvements, 14 North Wentworth Avenue, Map 14 Lot 44- 25, Zoned IND-II, North River Londonderry, LLC (Owner & Applicant). Stantec will be reviewing this project. Ms Gandia said that this plan was previously approved by the Commission in 2010.

Chairman Kenney said that he felt that the Commission did due diligence then and he felt no need to do it again. No Commission members disagreed.

Associate Planner Laura Gandia advised the Commission of an increase in height of a cell tower at 19 Sargent Road. She said that there were no historic homes in the area. The Commission had no comments about the change in the plan.

Councilor Butler reported that the Woodmont Common project along Michels Way and the new construction in that area is going along well. Mr. Butler and Chairman Kenney agreed that they are making nice progress in that project.

Councilor Butler and other Commission members discussed the improvements to that area, several of the strip malls along route 102 and the new apartments on Stonehenge.

Commissioner Colglazier moved and Alternate Commissioner Knights seconded a motion to adjourn. The motion carried 6-0-0 at 9: 25 PM.

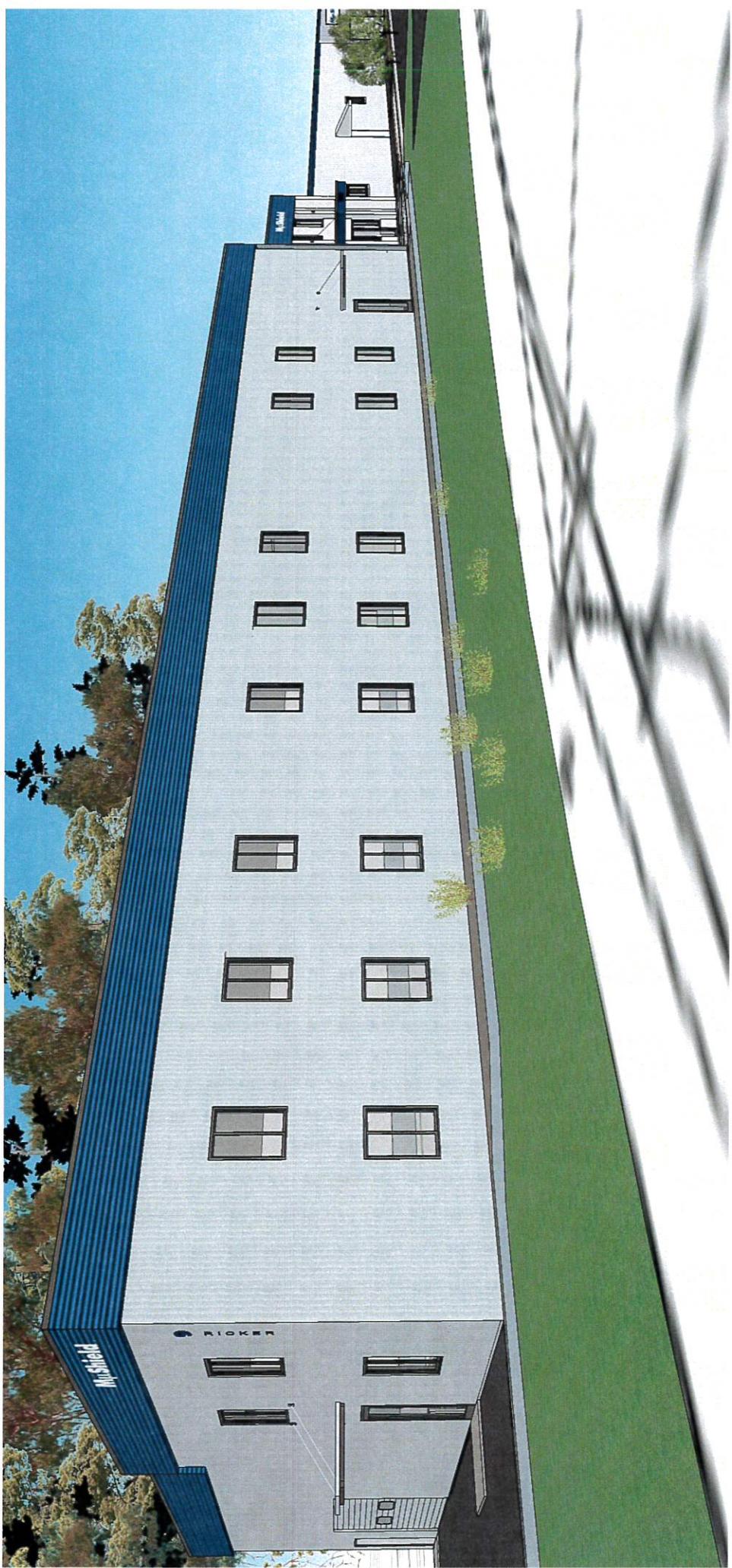
David Lee Colglazier,  
Secretary

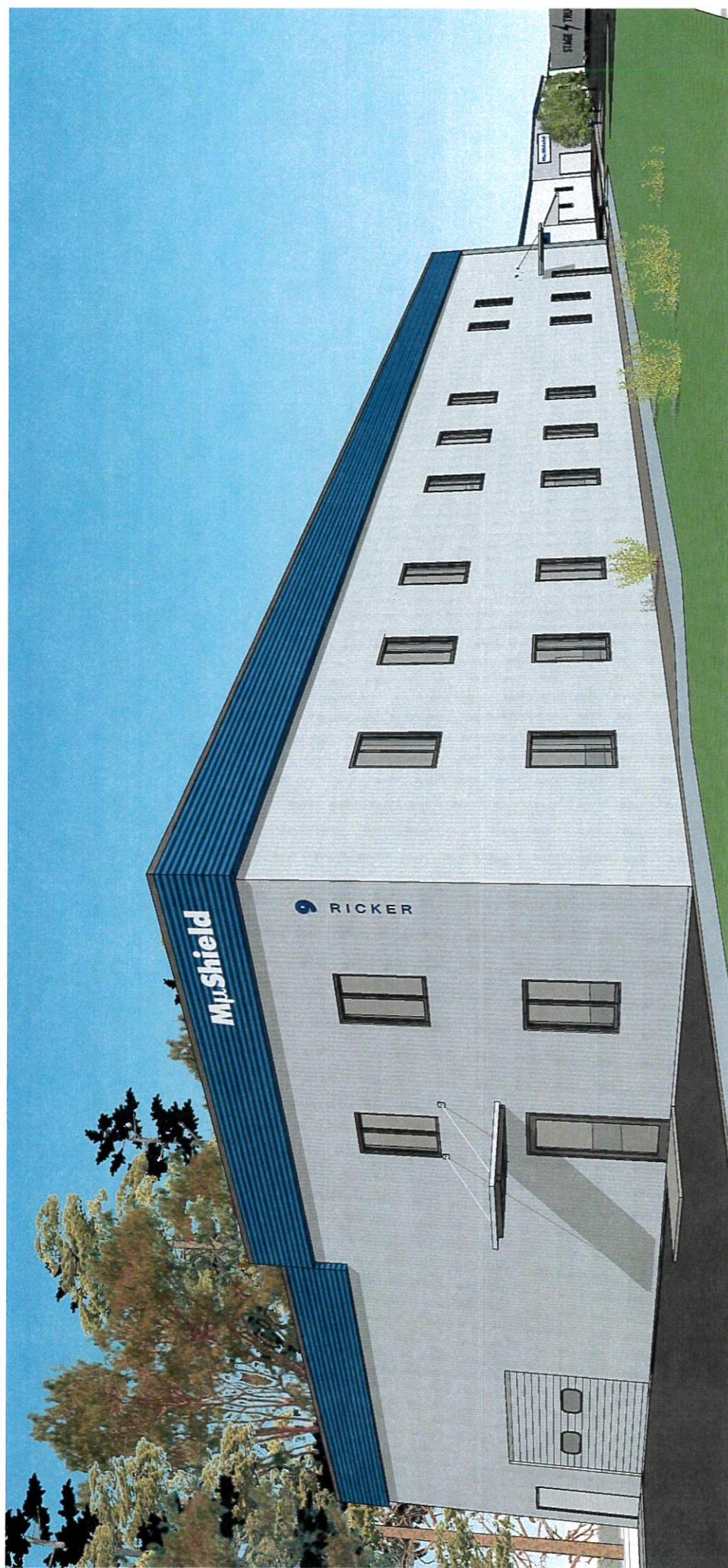
***These minutes were approved by motion made by A. Rugg and seconded by J. Butler on June 27, 2019.***

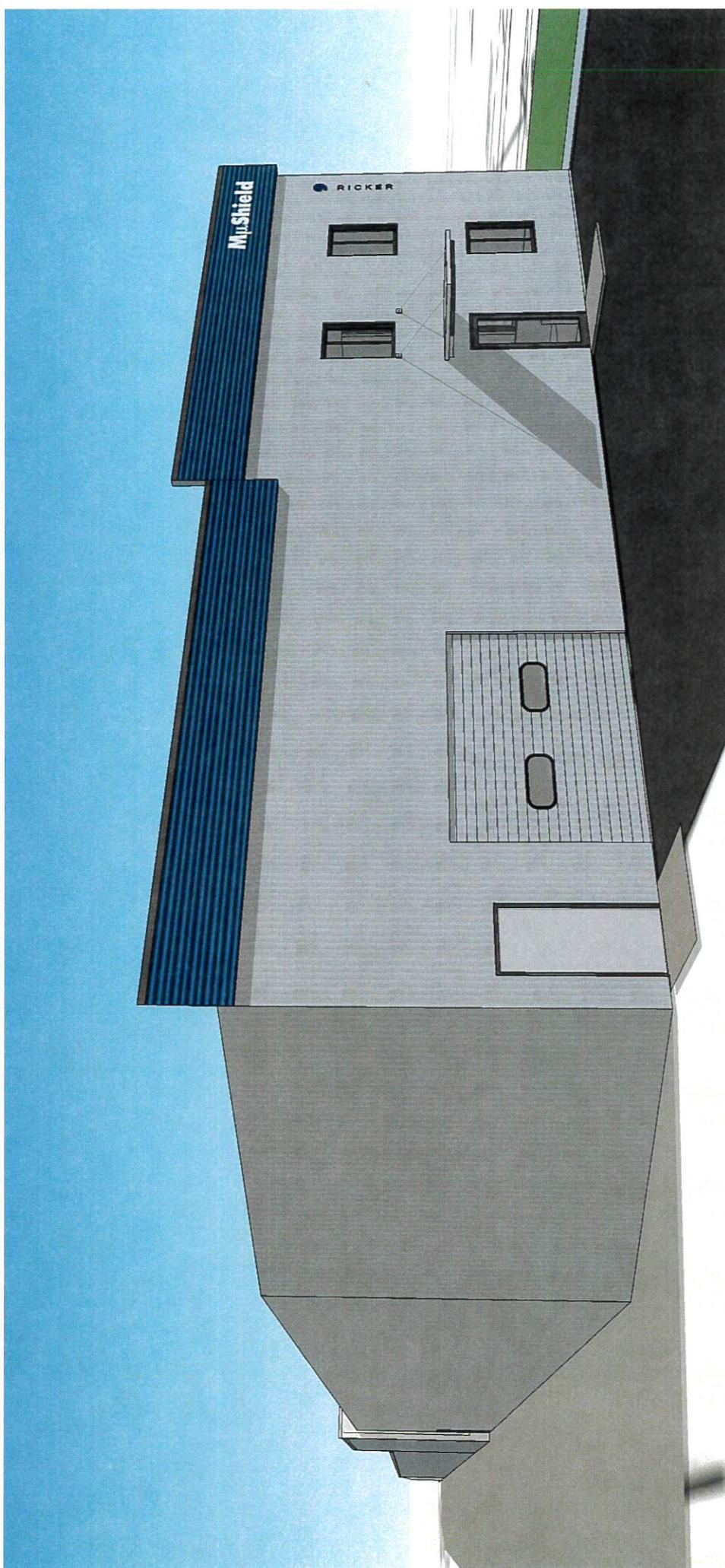
Presented to  
Heritage  
5/23/19



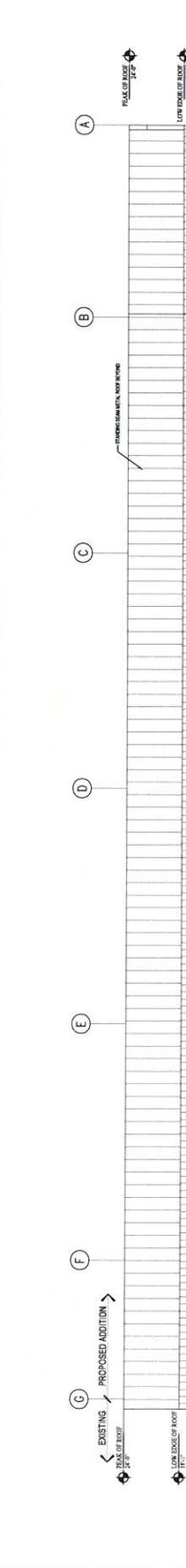
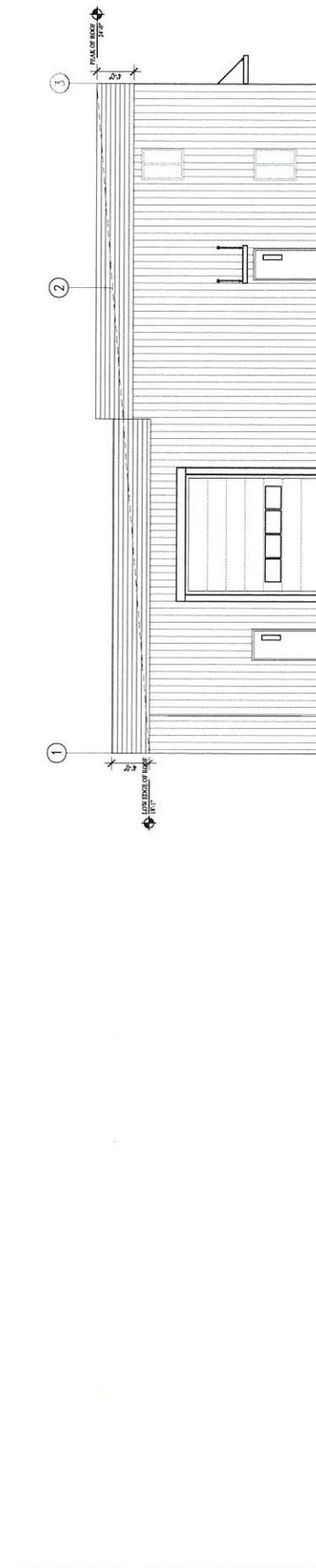
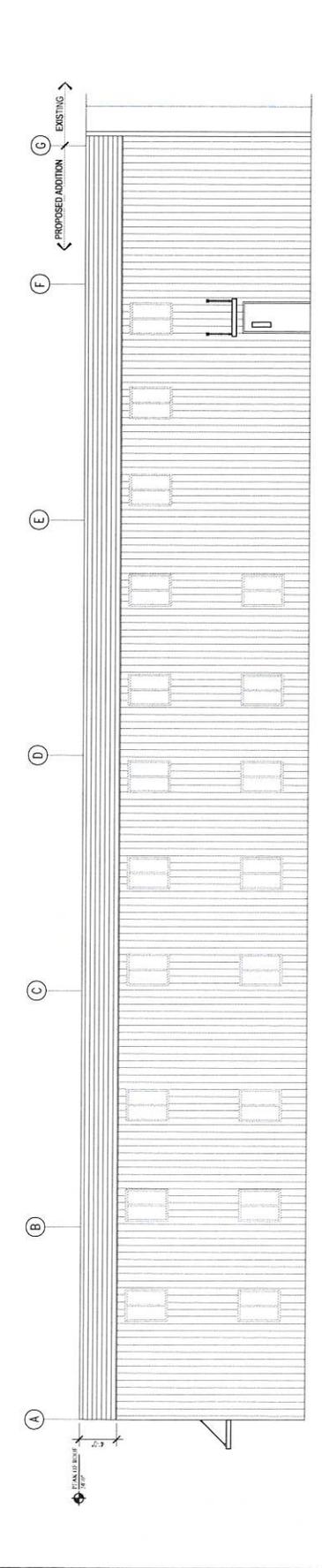
1/16





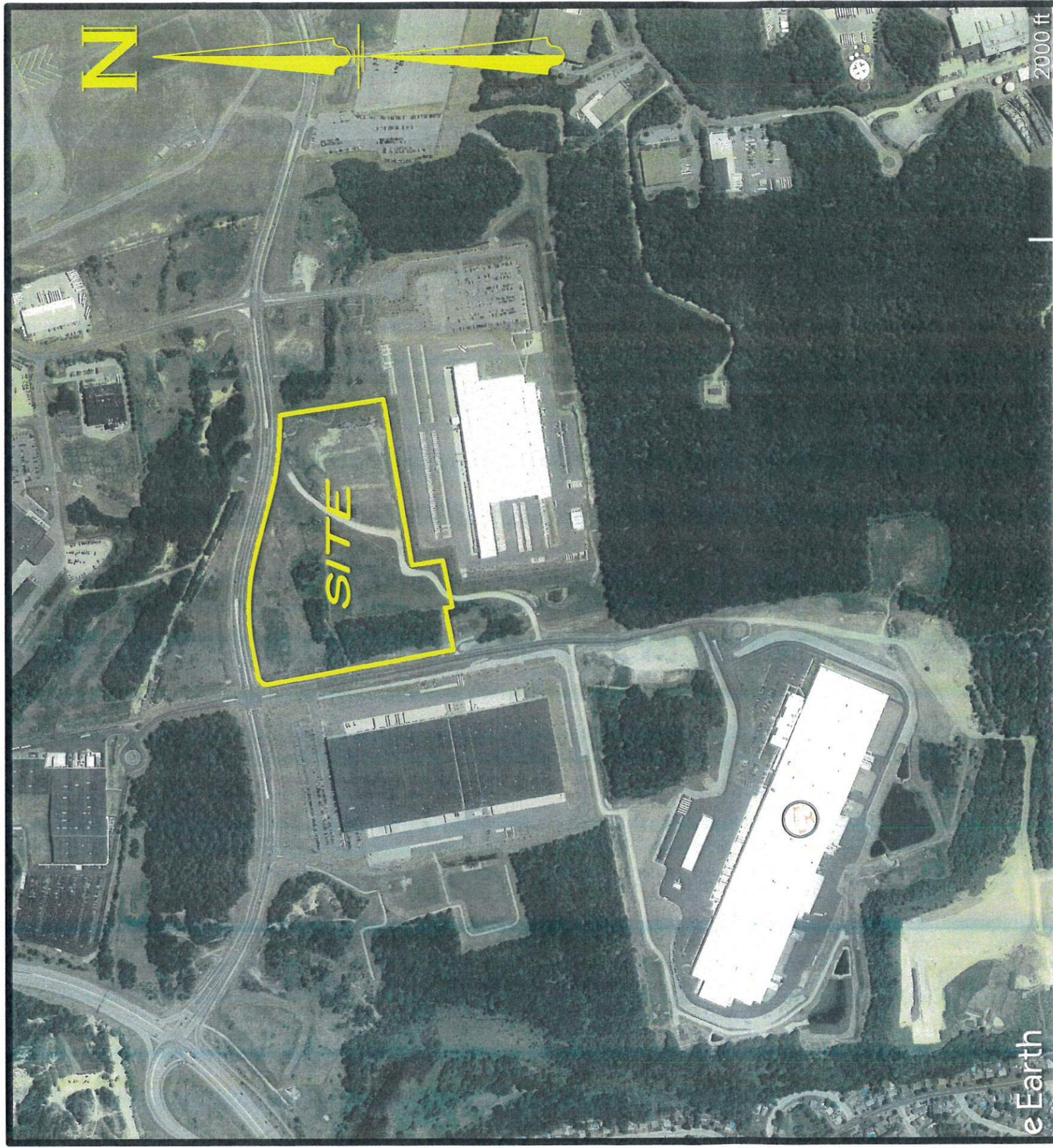












**AERIAL MAP**

**PROPOSED WAREHOUSE/DISTRIBUTION FACILITY  
46 PETTENGILL ROAD  
LONDONDERRY, N.H.**

**HESI**  
Hayner/Swanson, Inc.  
3 Congress Street Nashua, NH 03062 (603) 883-2057  
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501  
www.hayner-swanson.com

**PREPARED FOR:**

**NAZDROWIE, LLC**

1000 QUALITY DRIVE, HOOKSETT, NH 03106

**MARCH 2019**

DRAWING: 5625SITE-USGS

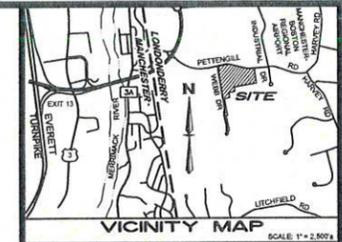
5625

LOCATION: J:\5000\5625\DWG\5625SITE

File Number

FIG. 3

Presented to  
Heritage  
5/23/19



**PLAN REFERENCE:**

LOT LINE ADJUSTMENT / SUBDIVISION PLAN MAP 17, LOT 45 & MAP 28, LOT 17, WEBB DRIVE, INNOVATION WAY & PETTENGILL ROAD, LONDONDERRY, NEW HAMPSHIRE, PREPARED FOR NAZZROWIE, LLC RECORD OWNERS: BALLINGER PROPERTIES, LLC AND FIVE N ASSOCIATES GENERAL PARTNERSHIP, SCALE AS SHOWN, DATED 28 MARCH 2019 WITH REVISIONS THRU NORTH AND PREPARED BY THIS OFFICE. NOT YET RECORDED.

MAP 14, LOT 43  
**PETER J. KING IRREVOCABLE TRUST OF 1988**  
 65 JAMES M. WINTER, TRUSTEE & MARTIN F. LOUGHLIN, TRUSTEE  
 9 PEPPERIDGE DRIVE  
 MANCHESTER, NH 03103  
 BK 5001 PG 2870  
 ZONE: GB & IN-4  
 USE: UNDEVELOPED

MAP 28, LOT 17  
**BALLINGER PROPERTIES, LLC and FIVE N ASSOCIATES GENERAL PARTNERSHIP**  
 20 TRAFALGAR SQUARE, SUITE 602  
 NASHUA, NH 03063  
 BK 5001 PG 0156  
 ZONE: GB  
 USE: UNDEVELOPED

**WAIVERS:**

- WAIVERS FROM THE FOLLOWING SECTIONS OF THE LONDONDERRY ZONING ORDINANCE AND SITE PLAN REGULATIONS WERE GRANTED BY THE LONDONDERRY PLANNING BOARD ON JUNE 2 2019:
- (A) PIPE SIZE VELOCITY AND TYPE WHICH REQUIRES A MAXIMUM DESIGN VELOCITY IN DRAINAGE PIPES TO BE 10 FEET PER SECOND (LONDONDERRY SITE PLAN REGULATION 3.07(g))
  - (B) PARKING SPACE REDUCTION (SECTION 3.09.2 OF THE LONDONDERRY ZONING ORDINANCE)
  - (C) INTERIOR LANDSCAPING IN PARKING LOT (LONDONDERRY SITE PLAN REGULATION 3.10(g))
  - (D) INTERNAL PARKING LOT LANDSCAPING - 1 TREE PER 15 SPACES (LONDONDERRY SITE PLAN REGULATION 3.10(g))
  - (E) PERIMETER SHADE TREES AROUND PARKING LOT PERIMETER (LONDONDERRY SITE PLAN REGULATION 3.10(g))
  - (F) PLAN SCALE FOR EROSION CONTROL, PHOTOMETRIC SITE LIGHTING AND LANDSCAPE PLANS (LONDONDERRY SITE PLAN REGULATION 4.01(C))
  - (G) TYPICAL PAVEMENT SECTION (LONDONDERRY SITE PLAN REGULATION 3.09(x.2))

**PERMITS GRANTED:**

- (A) RIDES ALTERATION OF TERRAIN PERMIT No. \_\_\_\_\_
  - (B) RIDES WETLANDS BUREAU PERMIT No. \_\_\_\_\_
  - (C) RIDES SEWER CONNECTION PERMIT No. \_\_\_\_\_
  - (D) NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION DRIVEWAY PERMIT No. \_\_\_\_\_
  - (E) TOWN OF LONDONDERRY SEWER DISCHARGE PERMIT No. \_\_\_\_\_
- NOTE: THE CONTRACTOR SHALL COMPLY WITH ALL STIPULATIONS AND CONDITIONS OF PERMITS AND APPROVALS.



INNOVATION WAY

WEBB DRIVE

PETTENGILL ROAD

EXISTING SIGN EASEMENT (BK 5001 PG 44) (PLAN B' 5001 PG 2870)

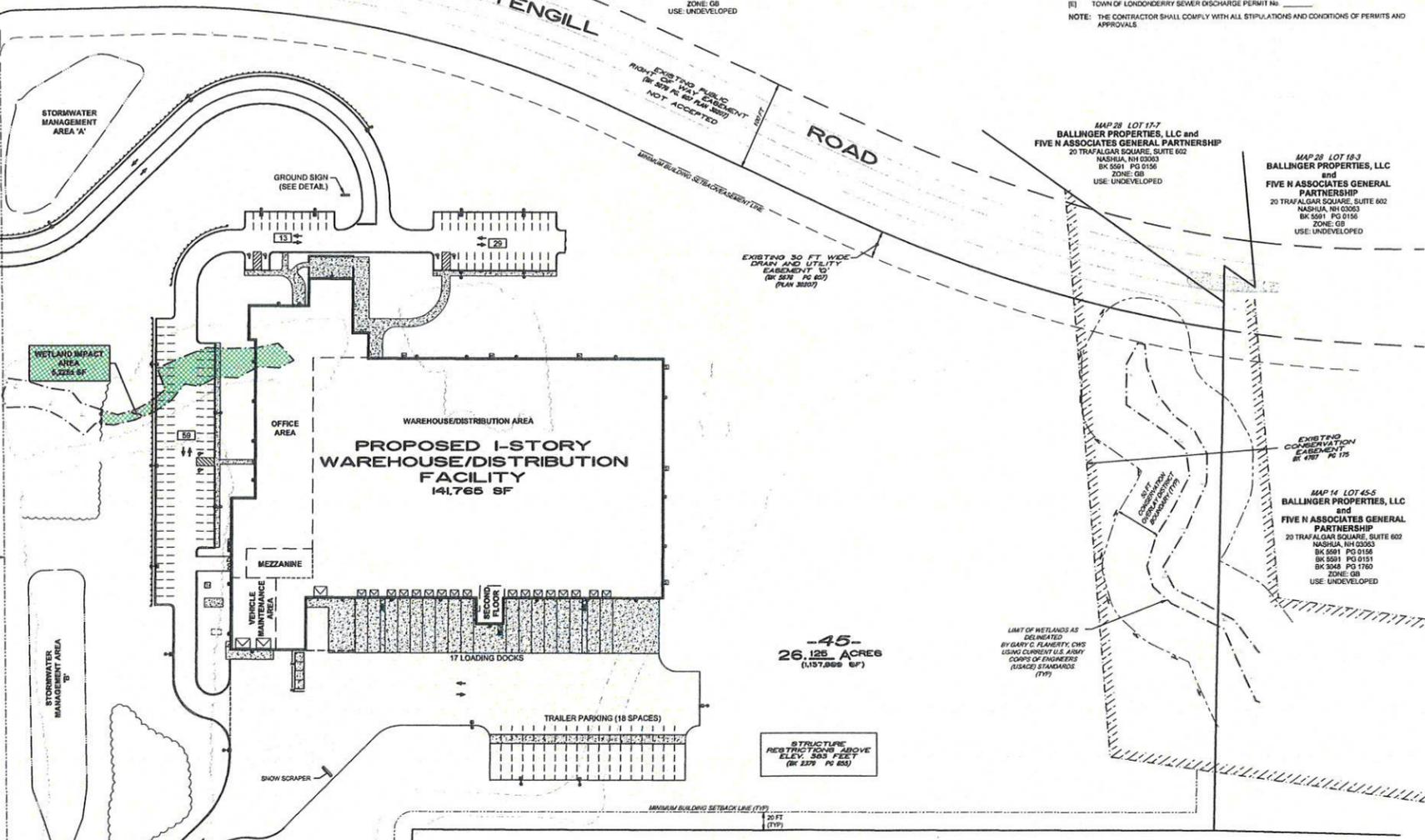
EXISTING PUBLIC RIGHT OF WAY EASEMENT (BK 5001 PG 006)

MAP 14, LOT 49  
**ARCIP ID LONDONDERRY NH LLC**  
 CO-RYAN, LLC  
 P.O. BOX 400369, DEPT 100  
 HOUSTON, TX 77056  
 BK 5600 PG 1556  
 ZONE: GB & IN-4  
 USE: COMMERCIAL

EXISTING PUBLIC RIGHT OF WAY EASEMENT 'Y' (BK 5001 PG 2912) (2002 PLAN No. 30384)

EXISTING PUBLIC RIGHT OF WAY EASEMENT AREA 'D' (BK 5001 PG 008)

EXISTING PUBLIC RIGHT OF WAY AND UTILITY EASEMENT (BK 5001 PG 001) (ENBT 'X')



-45-  
 26.128 ACRES  
 (1,137,899 SF)

STRUCTURE RESTRICTIONS ABOVE ELEV. 300.3 FEET (BK 137 PG 65)

**TOWN OF LONDONDERRY CONTACTS**

- PLANNING DEPARTMENT**  
 TOWN OF LONDONDERRY  
 PLANNING DEPARTMENT  
 2988 MAMMOTH ROAD  
 LONDONDERRY, NH 03063  
 ATT: COLLEEN MULLOOLY, AICP  
 (603) 432-1100 EXT. 149
- ENGINEERING DEPARTMENT**  
 TOWN OF LONDONDERRY  
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING  
 2988 MAMMOTH ROAD  
 LONDONDERRY, NH 03063  
 ATT: ROBERT KERRY  
 (603) 432-1100 EXT. 137
- FIRE DEPARTMENT**  
 TOWN OF LONDONDERRY  
 FIRE DEPARTMENT  
 280 MAMMOTH ROAD  
 LONDONDERRY, NH 03063  
 ATT: BRIAN JOHNSON,  
 FIRE MARSHAL  
 (603) 432-1124
- BUILDING/ZONING**  
 TOWN OF LONDONDERRY  
 BUILDING DEPARTMENT  
 2988 MAMMOTH ROAD  
 LONDONDERRY, NH 03063  
 ATT: RICHARD CANUEL  
 (603) 432-1100 EXT. 115

**UTILITY COMPANY CONTACTS**

- WATER**  
 MANCHESTER WATER WORKS  
 281 LINCOLN STREET  
 MANCHESTER, NH 03103  
 ATT: GUY CHABOT, PE  
 (603) 644-6444 EXT. 303
- SEWER**  
 TOWN OF LONDONDERRY  
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING  
 2988 MAMMOTH ROAD  
 LONDONDERRY, NH 03063  
 ATT: ROBERT KERRY  
 (603) 432-1100 EXT. 137
- GAS**  
 LIBERTY UTILITIES  
 170 ELM STREET  
 MANCHESTER, NH 03103  
 ATTN: RYAN LAGASSE  
 (603) 377-1151
- ELECTRIC**  
 EVERSOURCE  
 13 LEGENDS DRIVE  
 HOOKSETT, NH 03106  
 ATTN: BILL COULTURE  
 (603) 634-2041
- TELEPHONE**  
 CONSOLIDATED COMMUNICATIONS  
 100 QUAY STREET  
 MANCHESTER, NH 03103  
 ATT: ROBERTO DAIZ  
 (603) 645-2721

**BUILDING AND PARKING INFORMATION**

BUILDING	S.F. AREA
WAREHOUSE/DISTRIBUTION AREA	141,765
VEHICLE MAINTENANCE AREA	4,000
OFFICE AREA	24,450
TOTAL BUILDING AREA	170,215
LOADING DOCKS	17
SHIPPING/RECEIVING	11
PARKING SPACES	
AUTOMOBILE	101
TRAILERS	12

**LEGEND**

- TREE LINE
- WETLAND FLAGGING LIMIT
- CONSERVATION OVERLAY DISTRICT
- CHAINLINK FENCE
- CURBING
- RESERVED PARKING SPACE
- GUARDRAIL
- LIMIT OF WORK
- LOT NUMBER
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT - STANDARD DUTY
- PROPOSED BITUMINOUS PAVEMENT - HEAVY DUTY
- GRAVEL EMERGENCY ACCESS
- RIPRAP / STONE
- WETLAND IMPACT AREA

**BENCH-MARKS**  
 BENCHMARK 1  
 NODOT DISK 255-370  
 ELEV. = 448.96  
 (NOV028)

BENCHMARK 2  
 NODOT DISK 255-370  
 ELEV. = 208.17  
 (NOV028)



No.	DATE	ADDRESS/CRITICAL COMMENTS	BY
1	3/22/19	ADDRESS CRITICAL COMMENTS	JNP

FOR BALLINGER PROPERTIES, LLC DATE \_\_\_\_\_

FOR FIVE N ASSOCIATES GENERAL PARTNERSHIP DATE \_\_\_\_\_

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE

ON DATE: \_\_\_\_\_

CERTIFIED BY: \_\_\_\_\_

**MASTER SITE PLAN (MAP 14, LOT 45)**

**Proposed Warehouse/Distribution Facility**

**46 PETTENGILL ROAD**  
**LONDONDERRY, NEW HAMPSHIRE**

PREPARED FOR: **NAZZROWIE, LLC**

1000 QUALITY DRIVE, HOOKSETT, NEW HAMPSHIRE 03106 (603) 882-0722

RECORD OWNERS:  
**BALLINGER PROPERTIES, LLC**  
 20 TRAFALGAR SQUARE, STE 602, NASHUA, NH 03063 (603) 665-2000  
**FIVE N ASSOCIATES GENERAL PARTNERSHIP**  
 91 AMHERST STREET, NASHUA, NEW HAMPSHIRE 03064 (603) 888-3500

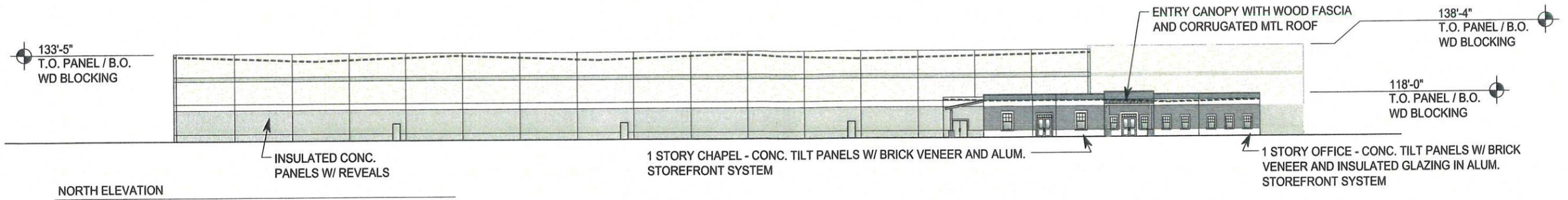
SCALE: 1"=60 Feet  
 1"=30.48 Meters

**28 MARCH 2019**

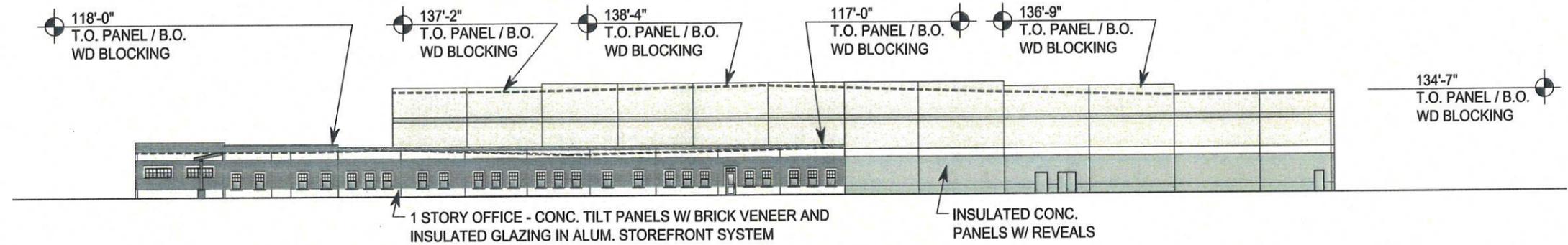
Hayner/Swanson, Inc.  
 3 Congress Street, Nashua, NH 03063 (603) 883-2057  
 131 Middlesex Turnpike, Burlington, MA 01803 (781) 333-1500  
 www.haynerswanson.com

FIELD BOOK: 1231 DRAWING NAME: 26250E.T11 5025 1 OF 22  
 DRAWING LOCATION: J:\0000\0025\045\04250E.T11

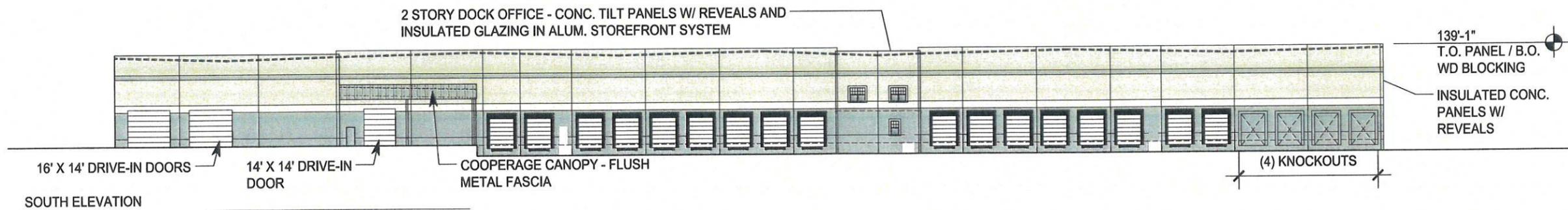




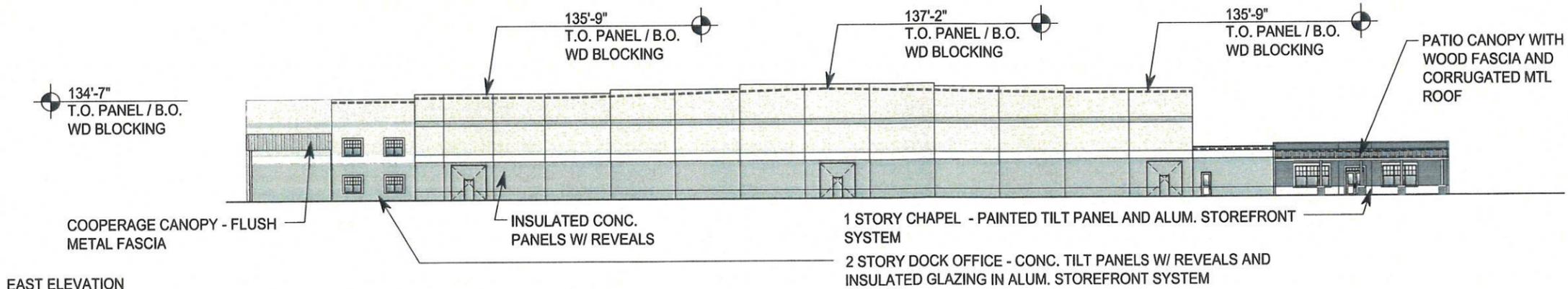
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NEW OFFICE/DISTRIBUTION WAREHOUSE

## Exterior Elevations

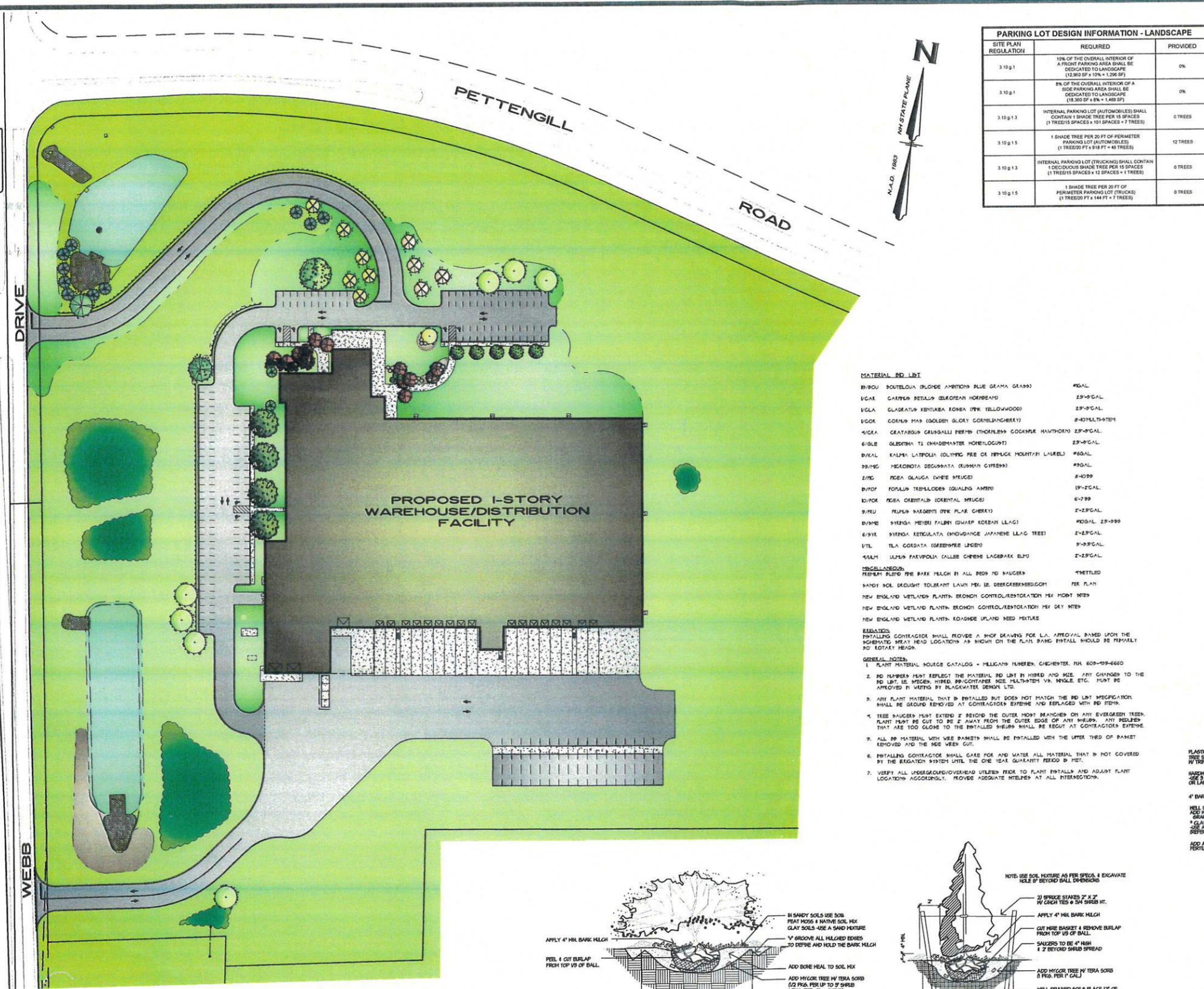
05.23.2019

Scale: 1/16" = 1'-0" (30 X 42)

SJ1966

A1





PARKING LOT DESIGN INFORMATION - LANDSCAPE		
SITE PLAN REGULATION	REQUIRED	PROVIDED
3.10.g.1	15% OF THE OVERALL INTERIOR OF A FRONT PARKING AREA SHALL BE DEDICATED TO LANDSCAPE (12,992 SF @ 10% = 1,299 SF)	0%
3.10.g.1	5% OF THE OVERALL INTERIOR OF A SIDE PARKING AREA SHALL BE DEDICATED TO LANDSCAPE (18,360 SF @ 2% = 1,469 SF)	0%
3.10.g.1.3	INTERNAL PARKING LOT (AUTOMOBILES) SHALL CONTAIN 1 SHADE TREE PER 15 SPACES (1 TREE/15 SPACES = 101 SPACES = 7 TREES)	0 TREES
3.10.g.1.5	1 SHADE TREE PER 20 FT OF PERIMETER PARKING LOT (AUTOMOBILES) (1 TREE/20 FT x 118 FT = 45 TREES)	12 TREES
3.10.g.1.3	INTERNAL PARKING LOT (TRUCKS) SHALL CONTAIN 1 DECIDUOUS SHADE TREE PER 15 SPACES (1 TREE/15 SPACES = 12 SPACES = 1 TREE)	0 TREES
3.10.g.1.5	1 SHADE TREE PER 20 FT OF PERIMETER PARKING LOT (TRUCKS) (1 TREE/20 FT x 144 FT = 7 TREES)	0 TREES

**MATERIAL BID LIST**

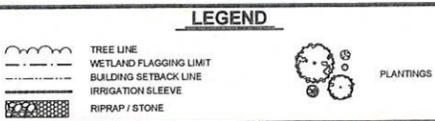
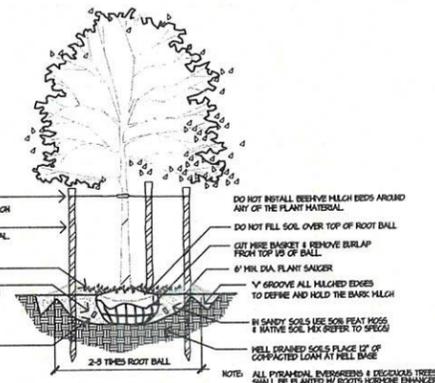
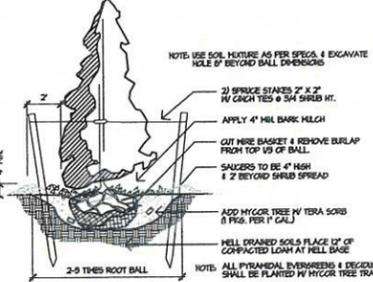
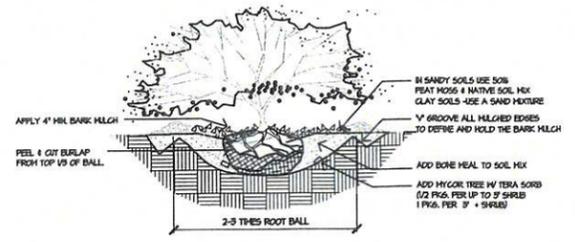
B/BOU	BOUTELOUA (BLOOMER ANTIPOD PLUM GRASS)	#50/L
UGAR	CAMPUS BETULUS (EUROPEAN HORSEBAND)	25'-0" GAL
UGLA	GLADIOLUS KENTUCKIA (KENTUCKY BLUEBLOOD)	25'-0" GAL
UGOR	GORDON GRASS (GOLDEN GLOVE CORN FLOWER)	#30/MULTI-STEP
UGCA	CEATARSUS CALSALUSI (PINK THORNLESS COCKLE)	25'-0" GAL
G/OLE	OLEIFRA TI (SHADEMASTER HORSELOG)	25'-0" GAL
B/KAL	KALPA LATIFOLIA (OLYMPIC FEE OR REDBUD MOUNTAIN LAUREL)	#50/L
B/ING	MEGADONTA DECORATA (RUSKIN GYPSY)	#50/L
Z/ICE	ICEA GLAUCO (WHITE STUCCO)	8'-0" PP
B/POP	POPULUS TREPIDOLOSA (QUAILING AMBER)	10'-0" GAL
D/ICEA	ICEA ORIENTALIS (ORIENTAL STUCCO)	8'-0" PP
R/REU	REUDES SARGENTI (PINK PLUM CHERRY)	2'-25" GAL
B/SME	SYRIGIA METRIS PALMIS (DWARF KOREAN LILAC)	#50/L 25'-0" PP
B/IKI	SYRIGIA KENTUCKIANA (KENTUCKY JAPANESE LILAC TREE)	2'-25" GAL
UTL	UTL GORDATA (GREENPINE LINDO)	2'-25" GAL
L/ALM	ALM LATA (LARGE CALLEE CHINESE LACERNAE BUD)	2'-25" GAL

**VEGETATION:**  
 PERMANENT BARK MULCH IN ALL BEDS TO SAUCERS  
 SANDY SOIL ENHANCER TOULANT LAWN MIX, IE. BEEBARKENBROOK PER PLAN  
 NEW ENGLAND WETLAND PLANTS BROWN CONTROL/RESTORATION MIX MOIST SITE  
 NEW ENGLAND WETLAND PLANTS BROWN CONTROL/RESTORATION MIX DRY SITE  
 NEW ENGLAND WETLAND PLANTS KODASHI UPLAND SEED MIXTURE

**REMARKS:**  
 INSTALLING CONTRACTOR SHALL PROVIDE A SHOP DRAWING FOR L.A. APPROVAL BASED UPON THE SCHEMATIC GREAT HEAD LOCATIONS AS SHOWN ON THE PLAN. B&B INSTALL SHOULD BE PERFORMED BY ROTARY HEADS.

**GENERAL NOTES:**  
 1. PLANT MATERIAL SOURCE CATALOG - HILGARD NUMBER, CHESTER, NH 609-99-6660  
 2. BID NUMBERS MUST REFLECT THE MATERIAL BID LIST IN HYPER AND SIZE. ANY CHANGES TO THE BID LIST, IE. SPECIES, HYPER, CONTAINER, SIZE, MULTIPLE VS. SINGLE, ETC. MUST BE APPROVED IN WRITING BY BLACKWATER DESIGN LTD.  
 3. ANY PLANT MATERIAL THAT IS INSTALLED BUT DOES NOT MATCH THE BID LIST SPECIFICATION SHALL BE GROUPED REMOVED AT CONTRACTOR'S EXTENSE AND REPLACED WITH THE ITEM.  
 4. TREE SAUCERS MUST EXTEND 2' BEYOND THE OUTER MOST BRANCHES OR ANY EVERGREEN TREES. PLANT MUST BE CUT TO BE 2' AWAY FROM THE OUTER EDGE OF ANY SHRUBS. ANY BRANCHES THAT ARE TOO CLOSE TO THE INSTALLED SHRUBS SHALL BE CUT AT CONTRACTOR'S EXTENSE.  
 5. ALL BID MATERIAL WITH WIRE BASKETS SHALL BE INSTALLED WITH THE UPPER THIRD OF BASKET REMOVED AND THE WIRE CUT.  
 6. INSTALLING CONTRACTOR SHALL CARE FOR AND WATER ALL MATERIAL THAT IS NOT COVERED BY THE IRRIGATION SYSTEM UNTIL THE ONE YEAR GUARANTEE PERIOD IS MET.  
 7. VERIFY ALL UNDERGROUND/OVERHEAD UTILITIES PRIOR TO PLANT INSTALLATION AND ADJUST PLANT LOCATION ACCORDINGLY. PROVIDE ADEQUATE SHELTERS AT ALL INTERSECTIONS.

- General Specifications**
- The contractor shall at his expense furnish all the materials, supplies, machinery, equipment, tool, superintendent, labor, insurance, & other accessories and services necessary to complete the said project within the unit costs stated within the bid price.
  - The work to be done under this contract is as shown and described on the drawings. Each bidder shall make a careful examination of the plans and specifications (the plan shall dictate quantities) and account himself with all conditions before making his proposal. He will be held responsible for errors in his proposal resulting from his failure to make such an examination. All bidders shall visit the site and inform themselves of all conditions.
  - The bids shall be based on materials and equipment complying with the drawings and the specifications. The contractor shall be responsible under this contract price for furnishing and installing materials conforming to the bid items. Under no circumstances may a species 'hybrid' be substituted or size changed without written consent of the landscape architect.
  - The contractor shall be responsible for the protection of each existing utility as water main, sewer systems, gas main, electrical conduits, telephone lines and any other utilities and if any damage or destruction may occur in these utilities, he shall be responsible for their repair and/or replacement at his expense.
  - The contractor shall make payment for all damages to buildings, structures, trees, shrubs and/or any other property outside the construction area or located within those limits but not designated for removal or reconstruction providing such damage shall result from accident caused by negligence for which the contractor shall be held liable.
  - If additional labor and/or materials is requested or required, the contractor shall submit a price to the owner. If the owner approves the price he shall prepare a change order for approval and signature. The contractor shall not proceed without a written authorization from the owner for the additional work. If the contractor proceeds with the additional work without this authorization he shall forfeit any claim for additional compensation.
  - The landscape architect shall reserve the right to inspect the project work at any time deemed necessary to insure that the specifications and plans and any other contract documents are being followed.
  - The L.A. shall have the right to reject any plant on-site based upon condition, size, or incorrect species or hybrid. L.A. must be contacted prior to install to inspect materials delivered to the site, and to insure that soil amendments, bark mulch, roof ballast, etc. are to the written specifications.
  - All seeded areas shall receive a minimum 6" topsoil blanket (by site contractor) white preparation, raking and general clean up prior to application. Operations shall include a pre-emergence type herbicide, 12-20-12 granular fertilizer @ 10 lbs/1000 sq. ft., and pelleted limestone @ 25 lbs./1000 sq. ft. power raked into the top 2" of soil prior to hydro-seeding. Rates & application rates may change based upon the required soil analysis.
  - Contractor is responsible for establishing a thick, weed free lawn. Seed shall be spread @ 40lb/1000. Lawn germination shall be 95% free of noxious weeds for acceptance. Define differences in seed mixes (if applicable) with irrigation flagging until 2nd mowing. Site review by L.A. is required.
  - Review of the installed irrigation system by the designer is required prior to release of final payment.
  - Hydroseeding operations shall be a one part process with a paper fiber mulch; a tackifier shall be applied on all slopes greater than 3:1. Erosion Control mat shall be applied to all 2:1 slopes and drainage swales per plan.
  - Contractor shall maintain, from acceptance date, the lawn areas through the first mowing. Contractor is not responsible for the first mowing.
  - All plant materials shall be installed in accordance with A.L.C. Trees and shrubs shall have appropriate soil mixtures, fertilizer and soil retention granules.
  - If the soil conditions are extremely sandy, all trees shall have a 4" layer of compacted topsoil (verify with Landscape Architect) placed in the base of the plant pit as a moisture retention layer. The plant pit sidewalls shall be over excavated by an additional 12" beyond the normal outside radius of the hole. A topsoil planting mixture shall be used to backfill as per spec #22.
  - Landscape architect shall have the right to reject and have ground removed any plant material not of proper size or of weak quality, ie. thin, no lower branching, etc. Contractor must submit shipping lists (billing invoices) for verification, prior to installation.
  - All plant material shall be guaranteed for a period of one (1) year from date of installation. Any material which dies or does not show a healthy appearance within this time shall be replaced at the contractor's expense; with same warranty requirements as the original. Warranty does not cover loss due to mechanical damage, ie. snow storage. Contractor should protect susceptible species from insect infestation. Use a liquid systemic application on birch, etc.
  - Plant beds and saucers vary in dia. (refer to dwg). Trees and shrubs shall receive a 4" (netted) covering of groundcover bark mulch, sawdust diameter per drawing & detail. Deciduous trees shall have a 4" dia. sawdust (typ). evergreen trees shall have a saucer 2' min. beyond it's outer branches. All edges shall have a 1" groove.
  - All B&B material which are encased in wire baskets shall have the wires cut loose and the top third removed prior to backfill operation.
  - If road base is encountered in any plant bed areas, ie. parking islands, it shall be removed and suitable amended soil installed per drawings and specifications.
  - Soil planting mixture shall be a 60-10% organic topsoil, amended with 10% wood ash, 10% % manure, & 30% % peat moss or incorporate a polyhydrate compost material. If planting in sand, gravel or other well drained soils, a 50% peat moss to excavated soil. Other soil amendments shall include: Agronut tabs, Hydro-Gel or equal, and Roots growth enhancer to all trees and shrubs listed, per manufacturers specifications. All plant material pits will receive a min. 20% % in volume mix of compost soil amendment. Submittal required. (Note: STEP 1 can be substituted for the individual supplements. Install per manufacturer's specs.
  - Landscape contractor shall not be responsible for topsoil spreading but shall coordinate with the site contractor adherence to the mound grades, plant bed soil depths and soil type per dwgs & spec. Landscape contractor shall power rake-out for seed.
  - Landscape contractor shall provide a soil analysis of the topsoil planting mixture. Analysis to show soil classification (min. sandy loam) and nutrients.
  - Contractor shall protect all B&B materials left above grade prior to installation from drying out. All plants shall be stored, covered in mulch, and irrigated until planted. Any plant left on the ground and whose outer ball surface dries out shall be rejected by the landscape architect. Plants stored in shade and off pavement.
  - Plan dictate, contractor shall alert Landscape Architect if any discrepancies exist between the plan, the material list, and as-built site conditions.
  - Installer shall notify landscape architect prior to planting, to review plant locations and bedline configurations. If contractor installs without the placement approval of the L.A., said architect shall have the right to relocate any installed plants at the contractor's expense.
  - Installer shall notify landscape architect prior to plant installation to review all materials. Any plants of poor condition, improper size, or species will be rejected.
  - Upon one year review, contractor shall straighten any trees that have shifted. Any weak or bare spots in lawn shall be reseeded.
  - All bedlines shall have a deep "V" groove to define lawn to mulch edge. No "beehive" mounding of mulch is allowed, also keep mulch away from base of perennials.
  - Do not plant materials too close to the edge of bedlines. Refer to drawings for center of plant to bedline. At a minimum no outer branching of a shrub or perennial shall be closer than two feet from the bedlines. If the as-built does not comply contractor shall adjust the plant location or bedline at his expense.
  - Seed mixes include: Sandy Soil Lawn Mix by Greenbarkend.com; New England Wetland Plants; Amherst, Ma. refer to planting plan for designations.
  - Any items not completed to the specifications will be required at contractor's expense prior to final approval. Contractor is to bid the work according to the specifications and not to what they may do under their standard practices. Special attention will be paid to soils, amendments, guy stakes, bedline & saucer configurations, seed mixtures, etc.
  - Certain designated foundation edging is road ballast (washed rounded, non-crushed, material) Size of stone is a range of 3/4"-1.5" dia. placed to a depth of 3", upon placement apply a coating of granular Preen (pre-emergent).
  - Any questions concerning this drawing shall be directed to Joseph Hochrein c/o Blackwater Design, 65 First Lane, Webster, NH 03595, 603-668-2541.



**BENCHMARKS**

BENCHMARK 1	NH001 DISK 448-570
ELEV.	448.56 (NOV029)
BENCHMARK 2	NH001 DISK 228-490
ELEV.	228.17 (NOV029)

**APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE**

ON DATE: \_\_\_\_\_

CERTIFIED BY: \_\_\_\_\_

NO.	DATE	REVISION	BY

**DISPLAY PLAN**  
 (MAP 14, LOT 45)  
**Proposed Warehouse/Distribution Facility**  
 46 PETTENGILL ROAD  
 LONDONDERRY, NEW HAMPSHIRE  
 PREPARED FOR: **NAZDROWIE, LLC**  
 1000 QUALITY DRIVE  
 HOOKSETT, NEW HAMPSHIRE 03106 (603) 882-9722  
 RECORD OWNERS:  
**BALLINGER PROPERTIES, LLC**  
 20 TRAFALGAR SQUARE, STE 300  
 NASHUA, NH 03083 (603) 883-2000  
**FIVE N ASSOCIATES GENERAL PARTNERSHIP**  
 61 AMHERST STREET  
 NASHUA, NEW HAMPSHIRE 03064 (603) 880-3300

SCALE: 1"=50 Feet  
 1"=150 Meters

**22 MAY 2019**

PREPARED BY: **BLACKWATER DESIGN**  
 PHONE: (603) 641-6000 FAX: (603) 641-6006  
 Land Planning - Landscape Architecture  
 85 First Lane - Webster, NH 03530

FIELD BOOK 1231 | DRAWING NAME: 062501E-DISPLAY | FILE NUMBER: \_\_\_\_\_ | SHEET: 1 OF 1

Presented to  
Heritage  
5/23/19



OLD NASHUA ROAD

PROJECT OVERVIEW

**THE MEADOWS OF LONDONDERRY**

TAX MAP 3 LOT 155  
48 OLD NASHUA ROAD  
LONDONDERRY, NEW HAMPSHIRE

OWNED BY:  
DFC DEVELOPMENT, LLC  
19 CARDIFF ROAD  
WINDHAM, NH 03087

SCALE: 1"=60'

DATE: MAY 18, 2018



**The Dubay Group, Inc.**  
84 Range Road - Windham, NH 03087  
603-458-6462 - www.thedubaygroup.com  
Engineers | Planners | Surveyors

Drawn By: JHD  
Checked By: DGM  
Project: 180  
File: 180 SITE

SHEET 4 of 52

BENCHMARK DATA:



NO.	DATE	DESCRIPTION	BY
1	4/2/19	REVS PER TOWN	JHD

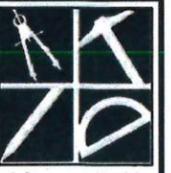
APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE \_\_\_\_\_

ON DATE \_\_\_\_\_

CERTIFIED BY:

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_



Alternative Designs Inc.

www.altdesigns.us  
Residential/Commercial Design  
94 Old Granite Street  
Manchester, NH 03101  
phone: (603) 645-4388  
fax: (603) 645-6010

These drawings, specifications, and the design conveyed are the exclusive property of Alternative Designs Inc. Any form of reproduction of these documents, or of this design is expressly prohibited. A.D.I. © 2019

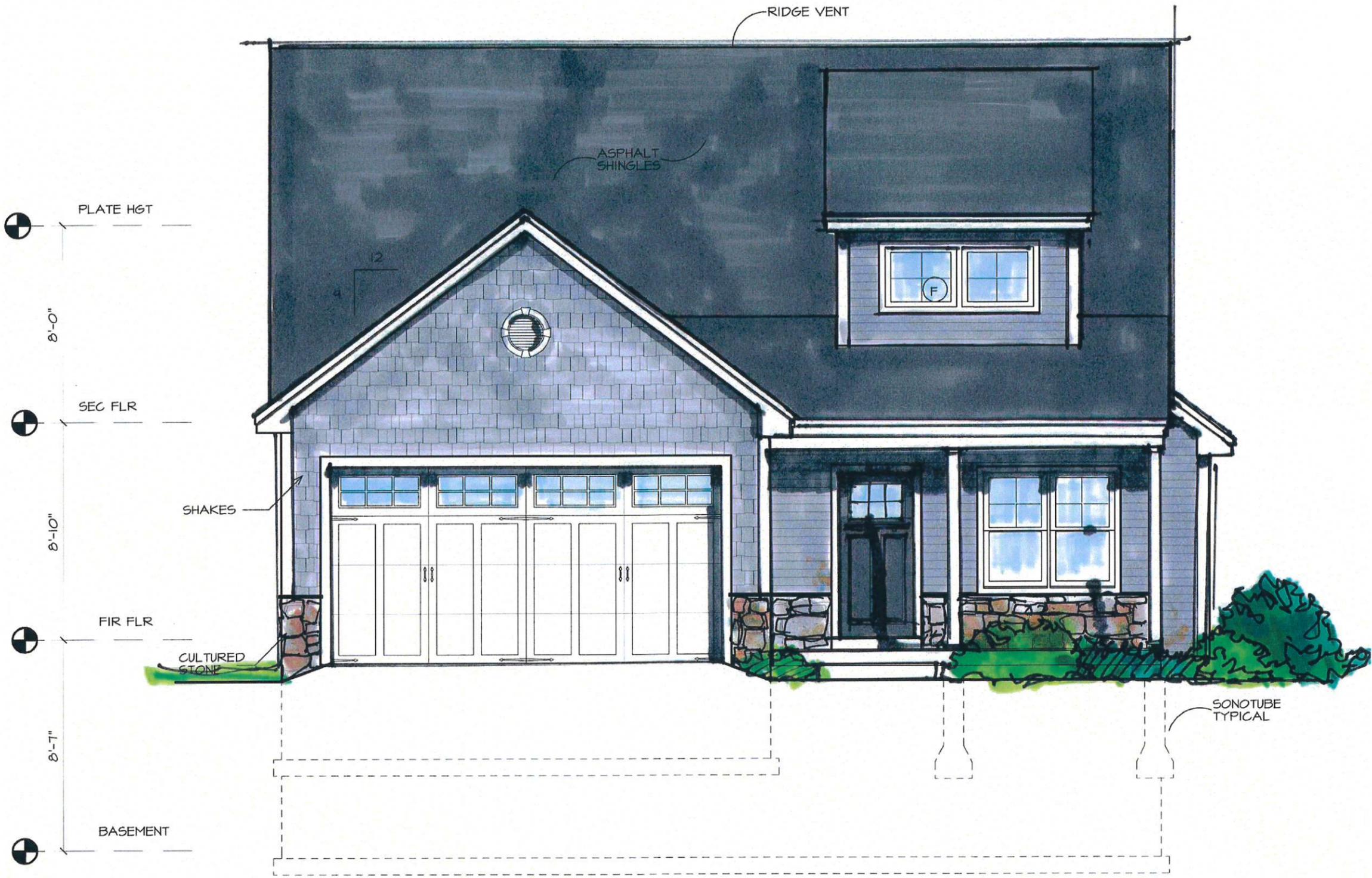
**D IPIETRO HOMES**  
THE MEADOWS OF LONDONDERRY

Contractor to check & verify all dimensions & structural members before construction. All construction shall be in strict compliance with The State of New Hampshire or Massachusetts Building Codes, whichever applicable.

REVISIONS


19-160  
MAY 2019  
SHEET 1 OF 7

**A1**



I FRONT ELEVATION  
AI



19-160

FIRST FLOOR	1084 S.F.
SECOND FLOOR	667 S.F.
TOTAL FINISHED	1751 S.F.

## Town Common Parking Area

PHOTO 1 - Aerial photo of the North-Northwest side of the Town forest that is located along Pillsbury Road.

PHOTO 2 - Entrance/Exit to the parking area

PHOTO 3 - Parking Area

PHOTO 4 - Point of exit. This is in the drivers seat looking across from the exit to the Church. The car is positioned at 15' off the edge of the pavement.

PHOTO 5 - This is the drivers view looking LEFT (West/Southwest). With traffic coming up hill from the Morrison House/Moose Hill School.

PHOTO 6 - Reverse Angle of the view of traffic traveling From the LEFT. Notice that you cannot see the car

PHOTO 7 - This is the drivers view looking RIGHT (East/Northeast) With traffic coming from the Light at the Town Common.

PHOTO 8 - Reverse angle of the view of traffic traveling from the Right.

PHOTO 1

ENTRANCE



Parking



e Auto  
School



Orchard Christian  
Fellowship



Londonderry Historical  
Society's Morrison...





moth Rd

128

PHOTO 1

Pillsbury Rd

Pillsbury Rd

Londonderry  
Historical Society

PHOTO 1

Londonderry Historical Society's Morrison...

Pillsbury Rd

PHOTO 2

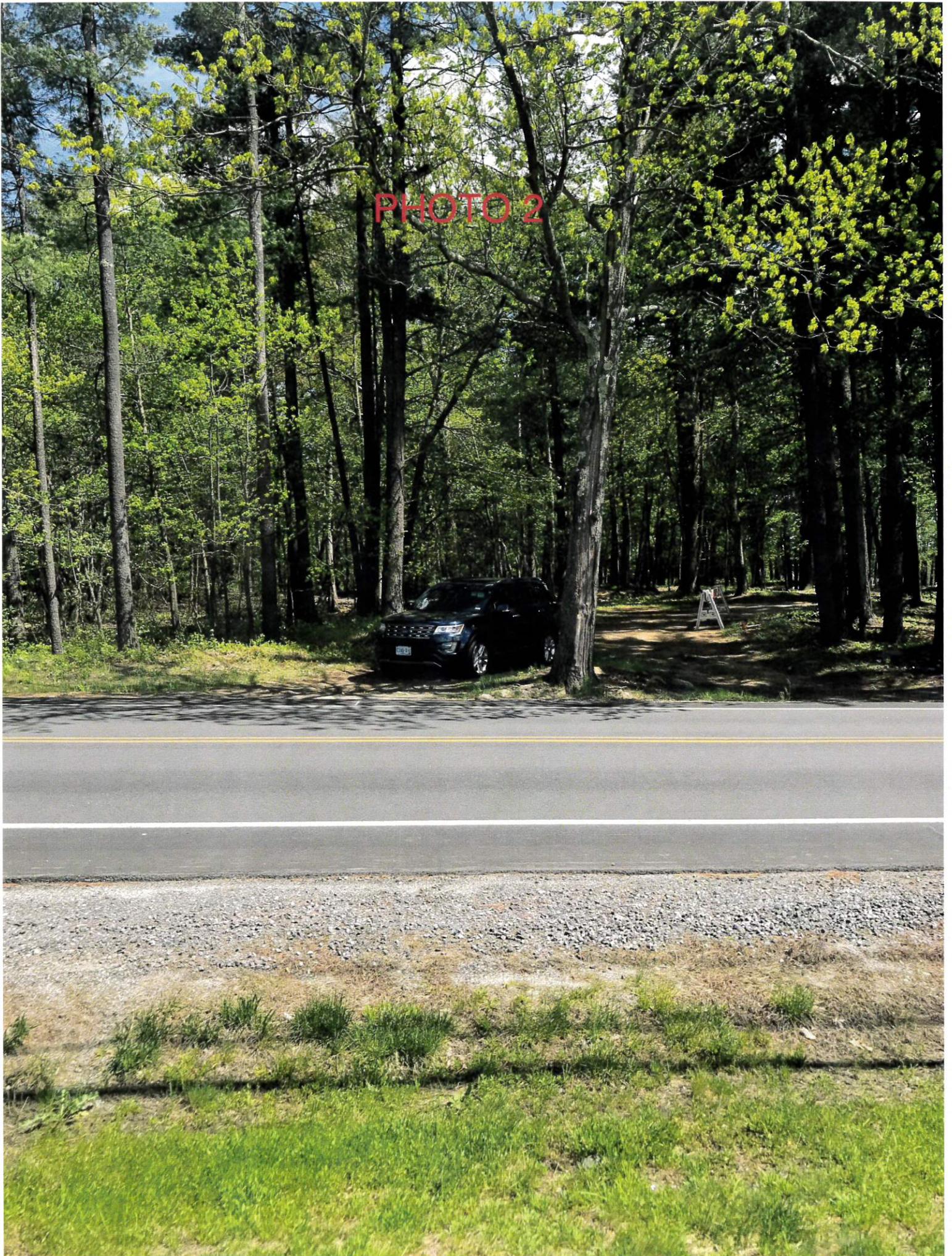
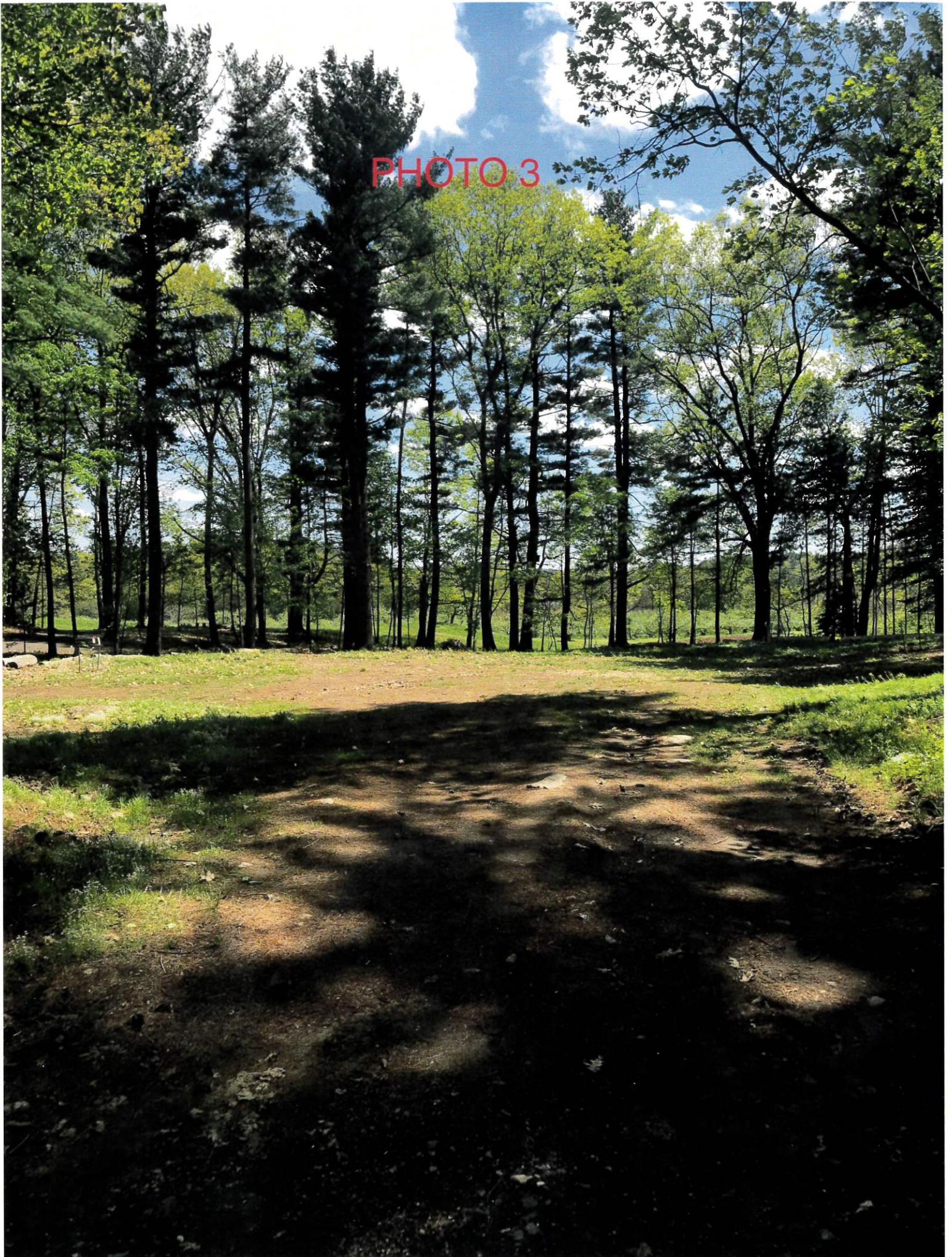


PHOTO 3



# PHOTO 4

POINT OF EXIT  
15'



PHOTO 5

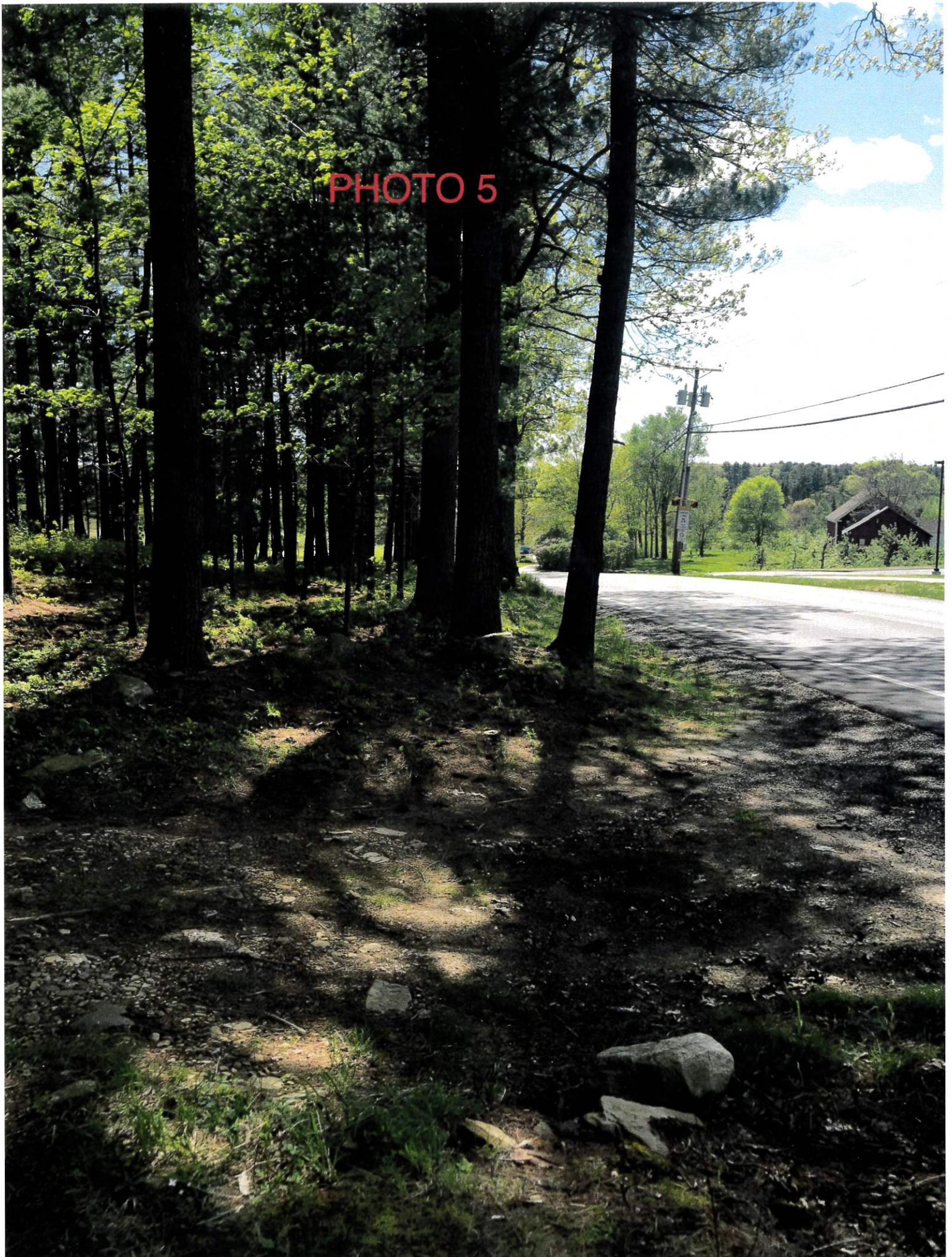


PHOTO 6

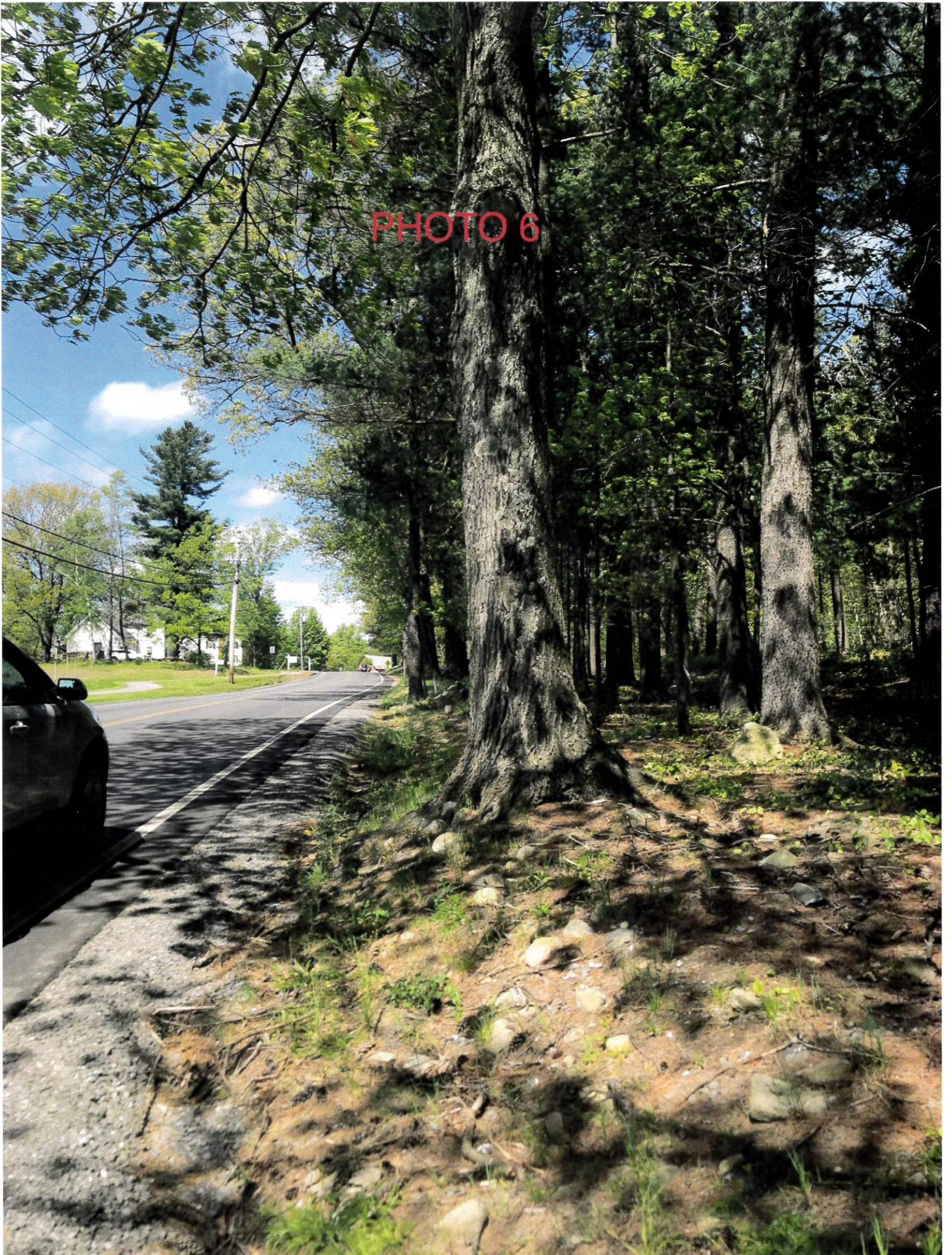


PHOTO 7

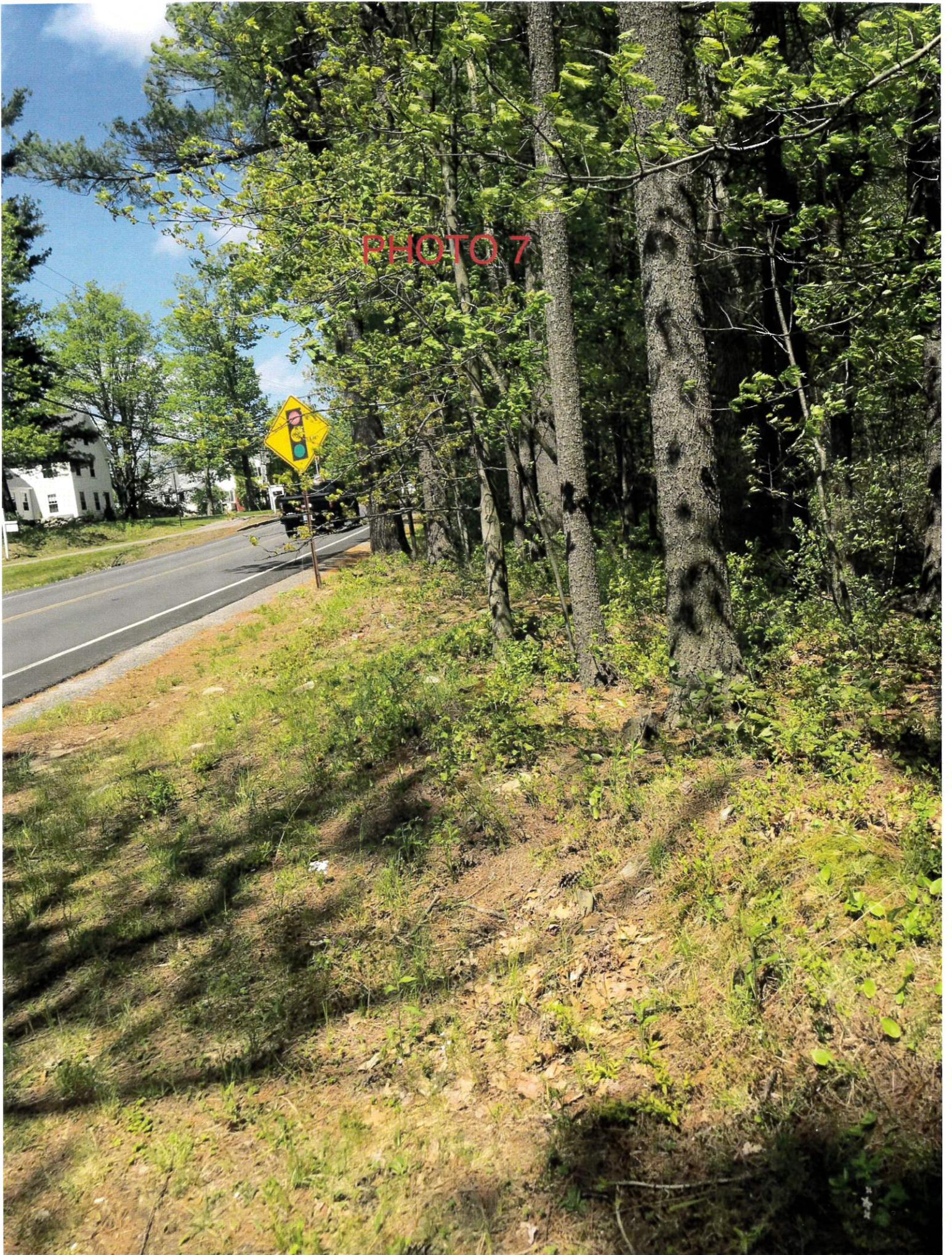


PHOTO 8

