

**Town of Londonderry Planning Board
April 8, 2015
Workshop Meeting**

I. Call To Order

II. Administrative Board Work

A. Discussions with Town Staff

III. Continued Plans

A. Jack Szemplinski (Owner and Applicant, 62 Rear Adams Road, Map 6 Lot 113-1, Zoned AR-I), and Harold Kicza (Owner and Applicant, 86 and 88 Adams Road, Map 6 Lots 90 and 90-1, Zoned AR-I) – Application Acceptance and Public Hearing for formal review of a lot line adjustment plan (“Adams Road”) to adjust the lot lines between Lots 6-113-1, 6-90 and 6-90-1, to create an access utility easement on Lot 6-90-1, and to provide access via a shared driveway and utility corridor for Lot 6-90-1 and 6-113-1 **[Continued from March 4, 2015]**.

B. B-Sani Group, LLC (Owner and Applicant), Map 13 Lot 105 - Application Acceptance and Public Hearing for formal review of a site plan (“Stumble Inn”) to construct a 32’ x 35’ proposed patio with overhang onto an existing restaurant at 20 Rockingham Road, Zoned C-II **[Continued from March 4, 2015; Applicant has requested continuance to May 6, 2015]**.

IV. Public Hearings/Workshops/Conceptual Discussions

Proposed Zoning Ordinance Amendments – Public Hearing:

[Note: This item is to be postponed until May 13, 2015].

The Town of Londonderry seeks to amend the zoning ordinance to more fully comply with NH RSA 674:58-61, Workforce Housing; provide for enhanced housing opportunities throughout Town; amend Conditional Use Permit criteria to promote project feasibility; and to carry out other associated administrative changes consistent with the 2013 Master Plan goals. The following sections (inclusive of subsections) are proposed to be amended:

- Table of Contents
- 1.3.3 Phasing of Developments
- 2.2 Use Table
- 2.3.1 Agricultural-Residential District
- 2.3.3 Inclusionary Housing
- 2.3.4 Retention of Housing Affordability
- 2.4.5 General Standards for MUC Sub-district
- 3.4.1 Backlot Development
- 3.6 Elderly Housing
- 3.6.5 Conditional Use Permits
- 3.7 Assisted Living Facilities and Nursing Homes
- 3.10.10 Minimum Parking and Loading Required

(The full text of the proposed can be found on the Town’s web page, and is available for viewing in the Town Clerk’s Office, Planning and Economic Development Department, and Leach Library during regular business hours.)

IV. Other Business

A. Second reading: Proposed Amendments to Planning Board Rules of Procedure; Section 3.2 Annual Election of Officers and Section 7.3 Annual Appointment of Designees

V. Adjournment