

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

**I. Call To Order**

**II. Administrative Board Work**

- A. Approval of Minutes – June 3 and June 10, 2015
- B. Regional Impact Determination – 11 Bancroft Road Subdivision, Map 12 Lot 47; Wilson Road Subdivision, Map 16 Lot 9
- C. Discussions with Town Staff

**III. Continued Plans**

- A. Stage Crossing, LLC (Owner and Applicant), Tax Map 12 Lot 137 – Application Acceptance and Public Hearing for formal review of a two-lot subdivision (“Stage Crossing Subdivision”) at 122 Hovey Road, Zoned AR-I **[Continued from June 3 2015]**.

**IV. New Plans**

- A. Wallace Farm, LLC (Owner and Applicant), Tax Map 16 Lot 3 – Application Acceptance and Public Hearing for formal review of a site plan amendment (“Wallace Farm Site Plan Amendment”) to amend a previously approved 2014 site plan with a request to permit an optional point of access at 62 Perkins Road, Zoned AR-I.
- B. James and Cynthia Geulakos (Owners and Applicants), Tax Map 3 Lot 170 – Application Acceptance and Public Hearing for formal review of a three-lot subdivision (“2 Boyd Road Subdivision”) at 2 Boyd Road, Zoned AR-I

**V. Public Hearings/Workshops/Conceptual Discussions**

- A. Proposed Zoning Ordinance Amendments – Public Hearing **[Continued from June 10 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 **as updated by the Planning Board on June 10, 2015**. 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.)

**VI. Other Business**

**VII. Adjournment**