

LONDONDERRY, NH PLANNING BOARD

MINUTES OF THE MEETING OF September 12, 2018 AT THE MOOSE HILL COUNCIL CHAMBERS

I. CALL TO ORDER

Members Present: Art Rugg, Chair; Mary Wing Soares, Vice Chair; Rick Brideau, Ex-Officio – Town Employee; Leitha Reilly, member; Al Sypek, member; Scott Benson, Assistant Secretary; Peter Commerford (alternate member); Ann Chiampa (alternate member)

Also Present: Colleen Mailloux, Town Planner; Laura Gandia, Associate Planner and Beth Morrison, Recording Secretary

Chairman Rugg called the meeting to order at 7:00 PM, explained the exit and emergency procedures, and began with the Pledge of Allegiance. He appointed A. Chiampa to vote for C. Davies and P. Commerford to vote for M. Soares until she arrived. M. Soares arrived at 7:05 p.m.

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES: N/A

B. REGIONAL IMPACT DETERMINATIONS: Town Planner Mailloux informed the Board that she had no projects for their consideration.

C. DISCUSSIONS WITH TOWN STAFF: N/A

III. OLD BUSINESS - N/A

IV. New Plans/Non-Binding Conceptual Discussions - N/A

V. Other Business -

A. Water Resource Management SOW, RFP and 1991 Water Resource Protection Plan

Marge Badois, Chairperson of the Conservation Commission introduced herself to the Board. M Badois informed the Board that the last water study was performed in 1991 as part of the town master plan where the population of Londonderry was 17,105. She said that now, 28 years later, there are about 10,000 more residents living in town that are drawing from the same source of water cited in the 1991 study. She stated that the Conservation Commission plans to fund an update to the 1991 study. She explained that the objectives of the study have remained the same as the 1991 study, which are: to identify the sources, understand the threats, project future demand, analyze the adequacy of the water supplies now and into the future and recommend ways to keep the water clean and plentiful. She pointed out that the Water Quality Study that was approved by the voters is related, but

distinctly different, as this plan will be focused on quantity as opposed to quality. She said that the two studies can support one another and create a comprehensive approach to managing the water in the town. She stated that the Conservation Commission will fund and direct this project with the assistance of town staff, Planning Department, Public Works, and a working group to be appointed by the Town Manager consisting of staff, board members and stake holders, such as local businesses. She said that the Request For Proposal (RFP) and Scope of Work (SOW) are ready to be released with work anticipated to begin prior to December 1, 2018. She stated the goal is to complete the work well ahead of the 2019 Capital Improvement Plan (CIP) and budget cycles. She concluded her presentation and welcomed questions from the Board.

Chairman Rugg opened it up to questions from the Board. Town Planner Mailloux said that the Planning Department are in full support of the project. Chairman Rugg said that recently the Board had an experience with the quantity of water at Lorden Commons and realizes the need for this type of study to be performed. P. Commerford stated that he would volunteer to be a part of the working group appointed by the Town Manager. M. Soares said that she appreciated the work the Commission was doing with this and their timeline for getting it done. A. Sypek asked if M. Badois anticipated any boring. M. Badois stated that would be in the proposal from the contractor. A. Sypek asked M. Badois what she thinks would be recommendations from this study. M. Badois said that when she reviewed the 1991 study their recommendations were to have buffers on the wetlands, purchasing wetland areas to protect them, regulating buried petroleum tanks and educating residents on how to properly maintain their septic systems and how to conserve water. Chairman Rugg asked if this study would include aquifer mapping. M. Badois said she did not think so and that the town does not have a large aquifer to draw from and rely greatly on surface water to recharge the wells.

B. Capital Improvement Plan

Town Planner Mailloux stated that this is an advisory document that the Capital Improvement Committee has prepared for the Planning Board with their recommendations for all capital improvements in town. She said that the Board will review the document and make a final determination on the CIP ranking priorities and then a public hearing will be held next month and then onto the Town Council and Budget Committee. She explained that one change that was made this year is that sewer projects are in the CIP as information items only, as they are funded through sewer access fees and not taxes. She reviewed the 2020-2025 CIP Project Submissions with the Board (Exhibit 1). Peter Curro, Business Manager of the School District, approached the Board. P. Curro said that the phrase functional capacity was brought up by the superintendent at workshop and is very important to understand what it means for the schools. He stated that the School District is going through the process of identifying what the functional capacity of all the schools are now. He noted that the prospect of a new elementary school has been the topic of much discussion. He said that the three CIP school projects in his opinion should be thought about like a package because one decision will affect all the others. He gave examples of proposals of what can be done with Moose Hill. He

noted the first possibility would be to leave Moose Hill as it is and expand the classrooms to account for the projected growth of half day kindergarten. He stated the second possibility would be full day kindergarten at Moose Hill. He said a third possibility would be to bring first grade to Moose Hill and the last option to move kindergarten to the elementary schools. He explained that with leaving Moose Hill as it is, they would have to build out and redistricting might be on the table. He noted that there also needs to be core work done at the middle school and the classrooms need a renovation, such as new technology. He said that there will be more clarity on what the School District needs when the functional capacity study is done for Moose Hill. L. Reilly asked what the time table for the study is. P. Curro stated the study just started. L. Reilly asked who makes up the committee. P. Curro said the committee is made up of district employees and community members. M. Soares stated that in her opinion, she felt that the auditorium should have a priority rating of 3 instead of 4, as a 4 means it can be deferred. A. Chiampa asked what the proposed capacity for the auditorium was. P. Curro stated he thought it was 800. A. Chiampa asked if there was a way to utilize extra space in the current schools instead of building a new one. P. Curro said that would not work out. Christine Patton, 145 Mammoth Road, addressed the Board in regard to the auditorium. C. Patton said that last year the auditorium was given a priority rating of 3, but feels strongly that it stay a priority 4 this year. She stated she thinks the auditorium is a want, not a need, and does not want taxes to be raised over this. M. Soares stated in her opinion, she does not think anything listed on the CIP plan should be rated a 4, which is deferrable. C. Patten said that the CIP plan is done every year and the rating might shift next year.

Member M. Soares made a motion to change the priority rating of the auditorium from a 4 to a 3.

A. Sypek seconded the motion.

The motion was denied, 2-5-0.

Chairman Rugg stated that a public hearing on the CIP plan will be held on October 10, 2018. Town Planner Mailloux thanked the members of the CIP committee for their time. She said this will be posted on the town website.

C. Zoning Update – Administrative Overhaul

Town Planner Mailloux stated that the Board had received the final document by email and would like to schedule a public hearing for the month of October, as that will give time for any revisions before the Town Council hearings, which will hopefully be in November. She stated that there is no easy way to compare the old ordinance and the new ordinance unfortunately. She said she would be happy to sit down with anyone who had questions.

D. Zoning Update – Commercial Zoning Review

Town Planner Mailloux stated that she will be sending out some information on this over the next month. She said that next month she will be notify property owners in the Performance Overlay District and the CI and CII district where zoning changes

will take place. She noted that she would like to have public information sessions that have yet to be determined. She said that there will be public hearings possibly in December and then present to the Town Council in January of next year. A. Chiampa asked if abutters will be notified. Town Planner Mailloux stated that by statute property owners have to be notified, but not abutters. S. Benson stated that the zoning ordinance is 199 pages and wondered if Town Planner Mailloux could narrow down the changes. Town Planner Mailloux stated that she could draft up a memo that tried to summarize the major changes for the Board.

VI. ADJOURNMENT

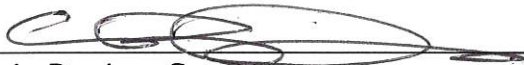
Member L. Reilly made a motion to adjourn the meeting at approximately 9:00 p.m. Seconded by R. Brideau

The motion was granted, 7-0-0.

The meeting adjourned at approximately 8:15 PM.

These minutes were prepared by Beth Morrison.

Respectfully Submitted,


Chris Davies, Secretary

These minutes were accepted and approved on October 3, 2018 by a motion made by M. Soares and seconded by A. Sypek.