

LONDONDERRY, NH PLANNING BOARD

MINUTES OF THE MEETING OF NOVEMBER 14, 2018 AT THE MOOSE HILL COUNCIL CHAMBERS

I. CALL TO ORDER

Members Present: Art Rugg, Chair; Chris Davies, Secretary; Leitha Reilly, member; Jim Butler, Town Council Ex-Officio; Al Sypek, member; Scott Benson, Assistant Secretary; Peter Commerford (alternate member); Ann Chiampa (alternate member) and Roger Fillio (alternate member)

Also Present: John R. Trottier, P.E., Assistant Director of Public Works and Engineering; 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 M. Soares.

II. ADMINISTRATIVE BOARD WORK

- A. APPROVAL OF MINUTES: N/A
- B. REGIONAL IMPACT DETERMINATIONS: N/A
- C. DISCUSSIONS WITH TOWN STAFF: N/A

III. OLD BUSINESS - N/A

IV. New Plans/Non-Binding Conceptual Discussions

- A. Conceptual discussion of a site plan and conditional use permit for the construction of two multifamily buildings with a total of 10 two-bedroom units with garages and associated site improvements, 244 Nashua Road, Map 3 Lot 135, Zoned C-III & Rte 102 POD, Leonard Vigeant (Owner)

Chairman Rugg read the case into record noting this is a conceptual discussion only tonight.

Peter Holden, from Holden Engineering & Surveying in Bedford, NH addressed the Board. P. Holden said that this site was originally a site plan for a church that was never built. He stated that they are now proposing two buildings, which will be town house style buildings attached together, with four on one side and six on the other side. He noted they will also have a garage as well as two parking spaces in front of the garage door, to give a total of three parking spaces for each unit. He said that at the end of the street there is a ten car parking lot for visitors. He informed the Board that they previously had a driveway permit for the church and they have contacted New Hampshire Department of Transportation (NHDOT) and resent the original plans.

He said the driveway enters the site and crosses a wetland. He noted that there is a flood plain line, which is right behind the buildings, and the floor of the buildings will be two feet above the flood plain elevation. He stated that there will be a community septic system, but each home will have a septic tank in the front lawn, which will flow by gravity to a pump on the other side of the parking lot. He said that each home would be responsible for pumping their own tank as a requirement of the home owners association. He pointed out that behind the homes there will be five wells, so two homes will share a well. He said the homes are two-story homes and the homes on the Route 102 side will have walk outs and the homes on the other side will not. He stated that with plans for the church there was a neighbor who had concerns regarding parking and they will have a landscape buffer and now more room between the project and the house, so he thought the neighbor would be satisfied. He concluded his presentation and asked for questions from the Board.

Chairman Rugg opened it up to questions from the Board. J. Trottier said that he and Town Planner Mailloux met with a representative from Holden Engineering & Surveying regarding this project and it appears to fit in the proposed area. He noted that they are multi-family units and following the guidelines it would be about 200 trips a day maximum, which is less of an impact that the church was. P. Holden informed the Board that they met with the Fire Department and there will be a reservoir and pump for the residents in case the well should not work. P. Commerford voiced his concern regarding adding more traffic to an already congested area and asked if it was standard design to have so many wells close together. P. Holden stated that there really is no specific criteria and noted that he has done this many times with no problems. C. Davies asked how far down the water line was. J. Trottier stated that the line is coming to Cross Farm. L. Reilly voiced her opinion that she thought this was a nice fit for the neighborhood and asked about the wetlands. P. Holden stated that they had a wetland permit, which expired, and they are going to resubmit one. L. Reilly asked how large the units were. P. Holden stated he thought they were 1800 SF of living space along with a garage. L. Reilly asked about trash for the units. J. Trottier stated that it would be picked up along the private road, but thought it might make sense for the developer to put in a dumpster. Chairman Rugg encouraged the developer to work with the Heritage Commission and the abutters. P. Holden stated that they are planning on having a neighborhood meeting.

V. Other Business

A. Brian Johnson – Blasting requirements

Chairman Rugg informed the Board that Brian Johnson was here from the Fire Department to speak about blasting requirements, as abutters have had questions regarding this lately. Brian Johnson, Division Chief Fire Department, addressed the Board. B. Johnson noted that remaining land that is left in Londonderry for development requires blasting. He said to start the blasting process, a person needs to pull a permit with the Fire Department, which costs \$100 a year. He noted when they apply for the permit, they have to bring their State blasters license and proof of insurance, which would cover at least one million dollars. He stated that

permits are issued to individuals, and if there was ever an issue, the individual blaster would have his/her permit revoked, not a company. He said that the blaster is to call the fire department at least one hour before each blast. He noted that the hours of blasting are Monday through Saturday, 8:00 a.m. to 4:00 p.m., but has never had a blast occur on a Saturday. He said that the blasters use an air horn to deliver the warning signals and reviewed those with the Board. He pointed out that Londonderry requires that all blasts use blast mats, which is different than the State requirements. He reviewed all the reasonable precautions blasters must use, such as signage on the roadways, warning signals, flags and barricades if needed. He said that with a pre-blast inspection a seismic graph is submitted. If the department receives a complaint, they request all seismic graph readings. He concluded his presentation and asked the Board for questions.

Chairman Rugg opened it up to questions from the Board. A. Sypek asked if a resident can ask for pictures as part of the pre-blast survey. B. Johnson said that the blaster is required to do a pre-blast survey on any building within one hundred feet, which is comprised of a video of the outside and inside of the home, pictures, document any cracks they might find. He said that anyone could request a pre-blast survey if blasting was being performed in their neighborhood. He said that the department encourages the blasting companies to go around to neighborhoods and offer pre-blast surveys. A. Sypek asked B. Johnson if he would recommend getting a pre-blast survey. B. Johnson stated that he would if there was going to be blasting in your neighborhood. A. Sypek asked if there was a way to make a pamphlet for the residents regarding blasting to have available. B. Johnson stated that all of the information he spoke about tonight is available on the town's website and thought he could make a flyer as well. L. Reilly asked what happens for things that are not seen on a pre-blast survey, such as damage to a well. B. Johnson stated that is what the insurance company is for. C. Davies asked if there was any statute on testing wells. J. Trottier stated there is no statute, but it is becoming best practice for the companies to test the wells. B. Johnson stated that he tries to attend all blasts to make sure that everything is up to code and best practices.

B. Proposed Zoning Amendment - Special Exception Criteria

Laura Gandia, Associate Planner, informed the Board that the Town's zoning ordinance lacked specific criteria for the granting of a special exception and that the draft amendment before them was to address that problem and included those specific criteria. C. Davies asked if it would go to a public hearing. L. Gandia stated that the next step would be a public hearing on December 12, 2018. The Board had no other concerns. Chairman Rugg informed the public that a public hearing on special exception criteria is scheduled for December 12, 2018 at the Town Hall.

VI. ADJOURNMENT

Member S. Benson made a motion to adjourn the meeting at approximately 7:55 p.m. Seconded by C. Davies.

The motion was granted, 7-0-0.

The meeting adjourned at approximately 7:55 PM.

These minutes were prepared by Beth Morrison.

Respectfully Submitted,

Mary Wing Soares
Title: Vice Chair

These minutes were accepted and approved on December 5, 2018 by a motion made by M. Soares and seconded by R. Brideau.