

**LONDONDERRY, NH PLANNING BOARD  
MINUTES OF THE MEETING OF JUNE 13, 2018 AT THE MOOSE HILL  
COUNCIL CHAMBERS**

**I. CALL TO ORDER**

Members Present: Art Rugg, Chair; Chris Davies, Secretary; Rick Brideau, Ex-Officio – Town Employee; Al Sypek, member; Roger Fillio (alternate member); Ann Chiampa (alternate member) and Peter Commerford (alternate member)

Also Present: Colleen Mailloux, Town 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 R. Fillio to vote for L. Reilly, A. Chiampa to vote for M. Soares and P. Commerford to vote for S. Benson.

**II. ADMINISTRATIVE BOARD WORK**

A. APPROVAL OF MINUTES: N/A

B. REGIONAL IMPACT DETERMINATIONS: Town Planner Mailloux informed the Board that she had one project for their consideration.

**Application for design review for a site plan for the construction of a 5,840 SF, two-story salon, spa and office, and associated site improvements, Six Mohawk Drive, Map 6 Lot 37, Zoned C-I, Maillet & Associates, LLC (Owner & Applicant)**

Town Planner Mailloux recommended that the Board find that the project is not a development of regional impact as it does not meet the criteria set forth by the Southern New Hampshire Regional Planning Commission.

**Member A. Sypek made a motion to find that the project is not of regional impact.**

**R. Brideau seconded the motion.**

**The motion was granted, 7-0-0. The Chair voted in the affirmative.**

C. DISCUSSIONS WITH TOWN STAFF:

Town Planner Mailloux informed the Board that the Sanborn elderly unit project has requested an extension, as their current conditional approval expires on July 1, 2018. She stated that the applicant is requesting to extend the conditional approval to September 1, 2018. She noted that it is likely the plans will be signed by July 1,

2018, but just in case the applicant has requested an extension. She stated that Staff recommends granting the extension.

**Member A. Sypek made a motion to grant an extension to the conditional approval for the Sanborn project until September 1, 2018.**

**R. Brideau seconded the motion.**

**III. OLD BUSINESS - N/A**

**IV. New Plans -/Non-Binding Conceptual Discussions -**

A. Conceptual discussion for a site plan for a change of use to light manufacturing, construction of a 2,000SF addition to an existing building and associated site improvements for 3, 5 & 7 Tracy Lane, Map 2 Lot 34, Lot 34-4, and Lot 34-5, Zoned C-II, SMT Tracy Lane Holdings, LLC; Marytim, LLC; and SMT 7 Tracy Lane, LLC (Owners) and Reeds Ferry Sheds (Applicant),

Chairman Rugg read the case into record noting this is a conceptual review that is nonbinding discussion.

Jason Hill, project manager with TFMoran, and Tim Carlton, co-owner of Reeds Ferry Sheds introduced themselves to the Board. He put up a picture for the Board to look at while he spoke, that gave an overview of the site. He noted that there are 3 properties on this plan, and some properties are in Hudson and some are in Londonderry. He stated that purpose of the project is to gain additional outside storage space, as they are at capacity with what they currently have. He also noted that in the early 2000's the Planning Board approved a second phase for a 2000 SF building addition to the gymnastics building and they would be looking to do that as well. He stated that the only change of the site would be the building addition and to interconnect the parcels, so that service vehicles do not have to travel on Tracy Lane. He noted that there will be no change to the existing part of the building in Hudson. He stated that he is looking to create a new 18 truck parking spaces in the back, where there is a gravel road now in Londonderry, as well as up to 12 employee parking spaces. He noted that the septic system would have to be relocated with the new configuration. A. Rugg asked about landscaping. J. Hill stated he wants to make it as attractive as possible for the town, but did state that some trees will need to be removed for grading. He stated that he would be having a landscape architect design the plans. He did not think he would need any waivers with his application, but did have a question regarding if a waiver would be needed for a portion of interior landscaping. He also stated the use is changing to a less intense use and he did not think a full traffic study would be warranted and is requesting to submit a trip generation memorandum. He stated that he is also dealing with Hudson as well on the project and was looking to try and coordinate the meetings between both Boards.

Chairman Rugg opened it up to questions from the Board. Town Planner Mailloux informed the Board that she has been working with the applicant closely and coordinating with Hudson on the parcel. She noted that if there is a potential for a waiver for one of the landscape buffers on the side, the Board should use this meeting to offer input on that. She noted that Staff did advise, since the properties would be separate ownership, to have access easements for future sales. She stated that with the new pavement being added, the new water will be drained towards Hudson and the Hudson regulations would need to be followed. She stated that it would most likely be submitted at the August Planning Board meeting. A. Chiampa asked the pattern of how the trucks would be entering and exiting the site. T. Carlton pointed out on the map how he thought the trucks would enter and exit, noting that it would be off the main road. A. Chiampa asked about the display setback. Town Planner Mailloux stated that R. Canuel has determined the building setback does not apply to the display area, as these are temporary in nature, but would be required to meet the landscaping buffer requirements for setbacks. J. Hill asked if the Board would be performing a site walk. Town Planner Mailloux stated that was not the standard practice for the Planning Board. Town Planner Mailloux asked the Board's consensus on the interior parking waiver. The Board's consensus was that they did not have a problem with the interior parking waiver request.

**V. Other Business** -Town Planner Mailloux informed the Board that there has been some question regarding the 55+/Elderly housing density and asked if the Board would like to take a look at that ordinance and review it. A. Rugg stated that he has had concerns voiced to him from the public regarding the density and if the town will be able to handle the amount of 55+ projects. A. Sypek stated that he thought it would be a good idea to look at the ordinance. A. Chiampa stated that she has had seniors who have had to move out of town because they could not afford elderly housing here. R. Fillio stated that he would like to look at the ordinance.

**VI. ADJOURNMENT**

**Member A. Sypek made a motion to adjourn the meeting at approximately 7:45 p.m. Seconded by R. Brideau.**

**The motion was granted, 7-0-0.**

**The meeting adjourned at approximately 7:45 PM.**

These minutes were prepared by Beth Morrison.

Respectfully Submitted,

  
Chris Davies, Secretary

These minutes were accepted and approved on July 11, 2018 by a motion made by C. Davies and seconded by A. Sypek.