

LONDONDERRY, NH PLANNING BOARD

MINUTES OF THE MEETING OF MAY 10, 2017 AT THE MOOSE HILL COUNCIL CHAMBERS

I. Call to Order

Members Present: Mary Wing Soares, Vice Chair; Chris Davies, Secretary; Rick Brideau, Ex-Officio – Town Employee; Leitha Reilly, member; Al Sypek, member; Peter Commerford, alternate member

Also Present:

Colleen Mailloux, Town Planner; Laura Gandia, Associate Planner; Beth Morrison, Recording Secretary

Vice Chairperson Soares called the meeting to order at 7:00 PM, explained the exit and emergency procedures, and began with the Pledge of Allegiance. She appointed alternate member P. Commerford to vote for A. Rugg.

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES: N/A

B. REGIONAL IMPACT DETERMINATIONS: N/A

C. DISCUSSIONS WITH TOWN STAFF: Town Planner Mailloux informed the Board that there was a typographical error, in a memo from Staff regarding the conditional approval that was granted for the residences at MacGregor Court, Map 12 Lot 120 and 131, in Precedent Condition #5 relating to the off-site improvements. She explained she talked to the town attorney and his recommendation was for the Board to make a motion to amend the Precedent Condition. She apologized for the mistake. Both P. Commerford and A. Sypek recused themselves. There was no further discussion.

L. Reilly made a motion that the Planning Board amend the conditions of approval for the above referenced site plan for the Staff Recommendation Memorandum dated May 10, 2017.

Member R. Brideau seconded the motion.

The motion was granted, 4-0-0. The Vice Chair voted in the affirmative.

Town Planner Mailloux informed the Board that the Town Council has asked both herself and John Vogl to present a presentation on growth management ordinances (GMO) on Monday May 15, 2017, as there is no current ordinance in place now. Chairwoman Soares asked for an email regarding when the presentation will be.

C. Davies stated that he would like the Board to look at the recommendations in the master plan and at areas that are designated high density housing that may cause issues with traffic, intersections and infrastructure, and review them to see if they should remain in place or recommend other areas that may be better suited for such a development, given recent events with large housing developments in Londonderry. Town Planner Mailloux added that John Vogl, at the request of the Town Manager, has brought an initial analysis of which parcels would be identified to have high density housing plus workforce housing, and could present this to the Board. C. Davies suggested adding the identification of intersection failures in this analysis. Town Planner Mailloux agreed.

A. Sypek informed the Board that last Thursday, May 4, 2017, was the tree planting, across from the Morrison House with children from each of the 3 elementary schools. He informed the Board that the forest was renamed the Kent Allen Forest.

Chairwoman Soares introduced and welcomed new alternate member, Peter Commerford.

III. Old Business

A. Conceptual review of a site plan for a proposed construction and associated site improvements for a self-storage facility, 76 Perkins Road, Map 15 Lot 52, Zoned C-II, Bluebird Londonderry, LLC (Owner) and Bayside Investors, LLC (Applicant)

Chairwoman Soares read the case into the record. Brian Pratt, with CLD Consulting Engineers, 540 Commercial St., Manchester, NH, introduced himself to the Board and presented the conceptual site plan for 76 Perkins Road. He described the property as a 3.5 acre undeveloped piece of land, where they want to build a climate controlled self-storage facility with a 34000 SF footprint, where the building will be 3 stories, just over 100000 SF. He stated that access would be off Perkins Road with two (2) curb cuts, one closer to Rockingham Road, which would be the main customer entrance with an office, and the other closer to the Sleep Inn entrance. He pointed out a loading area, with a canopy for customers to unload and a road that wraps around the building for access with another loading area on the side, and another loading area in the rear. He explained the reason for so many loading areas is that the owners have a policy of customers walking no more than 100 feet to get to their unit. He noted that the Fire Department has an area to turn its trucks around in the back of the building. He explained that the owners take a lot of pride in making these buildings look nice with towers at either end with faux windows and real windows throughout the building. He stated that there is one in Manchester that opened a few months ago and another location in Bedford opening soon. He invited the Board to view the Bedford property. He explained that the owners pride themselves on maintaining landscaping and having a clean site, as more people would want to do business with them. He explained that all of the access for this site will be on the first floor. He concluded his presentation by and welcomed questions from the Board.

Chairwoman Soares asked Staff for input. Town Planner Mailloux did not have anything to present as this was for conceptual discussion. L. Reilly stated that she liked the design that was presented as compared to other storage units and that it does provide less traffic than other commercial businesses. She was curious about drainage that will be on the site plan. B. Pratt explained on the property in the back there is a detention pond from the subdivision when they built the hotel. He stated that the hotel was built many years ago, so rainfall totals are different now, but noted that they are trying to take advantage of what was left. He stated that between their site and Perkins Road there is room for a shallow depression to collect storm water from the front and a detention pond in the back. He also noted that this facility is a low traffic generator with customers usually coming in at off peak hours and fits perfectly into the current traffic pattern. He also added that this facility has zero burden on any public facilities and would be a net positive for the tax base. L. Reilly asked about the location and number of signs. B. Pratt explained they plan on having a pile on sign on Perkins Road, by the first entrance, noting in a C-II zone signage is limited to 50 SF. He noted that they may try to obtain a variance to get a bigger sign, as they have frontage on 2 streets and therefore could split the signage between them, and a 20 SF sign would not be readable. L. Reilly then clarified that the other frontage is on the 93 ramp and B. Pratt agreed. L. Reilly pointed out that they will want to buffer their site from Perkins Road as much as possible. B. Pratt stated they have left a 50 foot buffer from the drive aisle to Perkins Road as there is residential on the other side. L. Reilly preferred only one (1) curb cut. B. Bryatt noted they would be in favor to examine that possibility. Chairwoman Soares stated they could make the second cut an emergency cut. A. Sypek noted that there is an emergency curb cut on 102 and explained it is a gate that is electronically controlled in the case of an emergency and the police and fire have access to it. A. Sypek then asked if the facility would have sprinklers, alarms, elevators, and freight elevators to which B. Pratt stated yes. A. Sypek asked if B. Pratt could explain the building in more detail, including how big the storage units would be. B. Pratt explained there would probably be 700 different units and they are variable in size. A. Sypek asked if they are going to limit what a customer could store in the units. B. Pratt explained the customer could not store anything hazardous or flammable and no vehicles. R. Brideau had no questions at this time. C. Davies echoed L. Reilly's recommendation for one (1) curb cut or the other being an emergency curb cut, noting all the current curb cuts and possible cross traffic. C. Davies also had a question regarding how tall the building would be. B. Bratt stated that the main building height is 36 feet and the towers go up another 5 or 6 feet, noting that the building would not be as tall as the Sleep Inn. C. Davies made a recommendation for the sign to not be on Perkins but at end of the site where 102 is, as more people will see it. B. Pratt welcomed the suggestion and stated they are still evaluating it. P. Commerford stated that he had the same concerns that were already raised and has nothing further to add. L. Reilly asked if there would be any external storage and B. Pratt answered there would not be any external, it is all internal. Chairwoman Soares asked how wide the doors are to the storage area. At this time, Bill Goodison, managing director of Bluebird Storage, introduced himself to the board. B. Goodison explained the hallways are 5 feet wide and gave examples of being able to fit a 10 foot couch and pianos down the hallways. Chairwoman Soares states that she is in favor of the all internal storage because it makes the building more appealing to look at and was appreciative that

they are coming to Londonderry to build it. She echoed the other Board members request for one (1) curb cut and having a second one for emergencies with a gate for only police or fire. C. Davies asked about if the site would be surrounded by fencing. B. Pratt stated that there was no intent for security fencing around this site as there are no exterior units, but they will have cameras and a security system. Chairwoman Soares asked if the building would be more square than rectangle. B Pratt noted that the Bedford is longer and therefore more rectangle, but this site would be more square. Chairwoman Soares then asked for public input.

Resident, Martin Srugis, 17 Wimbledon Drive, Chairman of the Heritage Commission addressed the Board and suggested towers with a façade that looks like a peak or a peak roof and asked if they could move the building 40 feet closer to Perkins Road with the parking behind the building.

L. Reilly thanked M. Srugis for his suggestions and recommended the applicant consider the suggestion of parking in the back. B. Pratt stated they will consider it and explained that the parking is head in, so to not have headlights are not facing the neighbors, and there is a 50 foot residential buffer they kept in place to try and keep everything back from the residential portion. Chairwoman Soares agreed that on the plan the parking is head in, but stated if customers are unloading, they will be backing the car in, so good landscaping will be key. A. Sypek asked if the facility will be open 24-7. B. Pratt stated the hours of the facility are 6 a.m. - 8 p.m. Monday through Friday, and 6 a.m. - 6 p.m. on Saturday, and 6 a.m. - 4 p.m. on Sunday. B. Pratt thanked the Board for all the feedback and Chairwoman Soares thanked him for his time.

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

V. Other Business

A. Zoning Update – Town Planner Mailloux stated that the zoning update will be continued to the next meeting to have more board members present, and the time line has changed from June until the fall to completion.

B. Travel Trailers - Town Planner Mailloux informed the Board, Richard Canuel, Code Enforcement Officer, suggested changes to travel trailers or motor homes/recreational vehicles. She stated that currently there is no language in the AR-1 district pertaining to travel trailers or motor homes as referenced in the Staff Memo. Town Planner Mailloux pointed out that the Town currently regulates boats but do not regulate if someone can store these motor homes or travel trailers. She explained the proposed amendment would be to add the following language: that no more than one (1) motor home, travel trailer or other similar recreational vehicle shall be stored on any lot in the AR-1 district. Motor home, travel trailers or similar recreational vehicle shall not be used as an accessory living space on any

residential property in the AR-1 district. Town Planner Mailloux explained that this is to make sure no one is using this type of vehicle for long term occupancy as an accessory dwelling unit. A. Sypek asks if a 5th wheeler would be considered a travel trailer. Town Planner Mailloux stated she will clarify this with Richard Canuel. Town Planner Mailloux clarified that you can have one (1) on your property, but you cannot dwell in it. C. Davies disagreed with only being allowed one (1) on a property and felt the issue dealt with dwelling in it on your property. Chairwoman Soares agreed with C. Davies. P. Commerford also agreed it is more the living in the trailer versus how many. L. Reilly stated she sees two (2) issues: the first being living in it and the second is how many can be stored on someone's property. L. Reilly asked about buffering requirements. Town Planner Mailloux explained it is difficult to put in buffering requirements. Town Planner Mailloux suggested posting this amendment with this language with a public hearing. Chairwoman Soares asked for clarification regarding having both a boat and a trailer, and Town Planner Mailloux stated you can have both a boat and a trailer. Town Planner Mailloux stated she can ask Richard Canuel to come and present his concerns to the Board. L. Reilly agreed that it would be helpful to hear from him as to what he is encountering and how he deals with it. C. Davies also agreed it would be helpful to hear from him regarding what a violation is and what the consequences of that violation would be. The Board agreed it would be helpful for him to present to them.

C. Validity of Variances- Town Planner Mailloux stated that the current zoning ordinance states that variances are valid for a period of 12 months and state statute changed in 2013 requiring that variances not be limited to less than 2 years. She proposed new language to be consistent with state statute. She added that the Town is complying currently with the state statute. Town Planner Mailloux explained the lapsing of the variance and how it relates to Planning Board approval. She further explained that no variance shall expire within the six (6) months after resolution of a planning application filed in reliance on the variance.

VI. Adjournment

Member R. Brideau made a motion to adjourn the meeting at approximately 7:54 p.m. Seconded by L. Reilly.

Motion was granted, 5-0-0.

The meeting adjourned at approximately 7:55 PM.

These minutes were prepared by Beth Morrison

Respectfully Submitted,



Chris Davies, Secretary

These minutes were accepted and approved on June 7, 2017 by a motion made by M. Soares and seconded by R. Brideau.