

1 **LONDONDERRY, NH PLANNING BOARD**  
2 **MINUTES OF THE MEETING OF MAY 6, 2015 AT THE MOOSE HILL COUNCIL**  
3 **CHAMBERS**

4  
5 Members Present: Art Rugg; Mary Soares; Lynn Wiles; Laura El-Azem; Jim  
6 Butler, Ex-Officio; Rick Brideau, CNHA, Ex-Officio; Leitha Reilly, alternate  
7 member; and Ann Chiampa, alternate member

8  
9 Also Present: Cynthia May, ASLA, Town Planner and Planning and Economic  
10 Development Department Manager; John R. Trottier, P.E., Assistant Director of  
11 Public Works and Engineering; Jaye Trottier, Associate Planner; and Nicole Doolan,  
12 Planning and Economic Development Department Secretary

13  
14 A. Rugg called the meeting to order at 7:00 PM. He appointed L. Reilly to vote for  
15 Chris Davies, and A. Chiampa to vote for Scott Benson.

16  
17 **Administrative Board Work**

18  
19 A. Rugg stated that this topic will be addressed at the end of the meeting.

20  
21 **Public Hearings/Workshops/Conceptual Discussions**

22 A. Public Hearing regarding a proposed Rental Car Customer Service Facility at  
23 the Manchester-Boston Regional Airport.

24  
25 Rich Fixler, Assistant Director, Engineering and Planning at Manchester-Boston  
26 Regional Airport, presented this proposed plan along with Richard Pease from  
27 Lavallee Brensinger Architects. R. Fixler stated a separate building will be  
28 constructed at the face of Parking Garage A (see Attachments #1 and #2). He  
29 explained the facility will allow rental car companies to consolidate their operations  
30 in one location so the public would not need to enter the terminal. R. Pease stated  
31 the building will be one-story and approximately 10,000 square feet in size. He  
32 said it will straddle the existing pedestrian bridge, and will abut the existing  
33 parking structure. He further explained the exterior of the building will reflect  
34 what exists at the terminal. R. Pease explained that pedestrians will not need to  
35 go outside to access the rental car facility, that they can access it by enclosed,  
36 climate controlled areas via the existing bridge, elevator, and escalator. He said a  
37 few parking spaces will be lost but that the parking garage will have the same  
38 short term rates which will be posted for the public. R. Pease also noted they  
39 have met with the Fire Department to review life safety and fire separation issues.  
40 R. Fixler stated that construction is scheduled to start late June 2015, with  
41 building occupancy scheduled for the end of February 2016. A. Rugg inquired  
42 about the future use of the vacated space inside the terminal. R. Fixler said there  
43 are no definite plans at this time and the Airport is open to suggestions.

44  
45 A. Rugg asked for Staff input.

46  
47 J. Trottier said he has reviewed the plans and said they will result in more green  
48 space. He said it is a matter of relocating existing infrastructure that services the  
49 garage (i.e., water, sewer and drainage).

1  
2 A. Rugg explained that the Airport is not required to comply with Town  
3 requirements, but as a courtesy and part of the municipal agreement, they come  
4 before the Board for informational purposes.

5  
6 A. Rugg stated he would entertain public input.

7  
8 Pat Mastrola, 95 Scobie Pond Road in Derry, asked if the building would be LEED  
9 certified and whether or not the airport would be seeking energy credits. R. Pease  
10 responded that the building would not be LEED certified but that it is being built  
11 from a systems standpoint to be mechanically and architecturally an equivalent to  
12 a LEED certified building.

13  
14 B. B-Sani Group, LLC (Owner and Applicant), Tax Map 13 Lot 105 – Application  
15 Acceptance and Public Hearing for formal review of a site plan (“Stumble Inn”)  
16 to construct a 32’ x 35’ proposed patio with overhang onto an existing  
17 restaurant at 20 Rockingham Road, Zoned C-II [Continued from April 8, 2015].

18  
19 J. R. Trottier stated there is one outstanding checklist item, which has an  
20 associated waiver request. Assuming the Planning Board grants the waiver,  
21 Staff recommends the application be accepted as complete:

- 22  
23 1. Section 4.17 of the Site Plan Regulations which requires submission of a  
24 traffic impact analysis. The Applicant is requesting this requirement be  
25 waived. Staff **supports** the waiver since the Applicant has stated with a  
26 note on the plan that the number of seats in the building will not change  
27 as a result of this site plan.

28  
29 **M. Soares made a motion to approve the Applicant’s request for the**  
30 **waiver as outlined in Staff’s Recommendation memo dated May 6,**  
31 **2015. L. Wiles seconded the motion. No discussion. Vote on the**  
32 **motion: 8-0-0.**

33  
34 **M. Soares made a motion to accept the application as complete per**  
35 **Staff’s Recommendation memo dated May 6, 2015. L. Wiles seconded**  
36 **the motion. No discussion. Vote on the motion: 8-0-0.**

37  
38 A. Rugg noted that the 65 day time frame for the Board to render a decision  
39 under RSA 676:4 commenced with acceptance of the application as complete.

40  
41 Jack Szemplinski of Benchmark Engineering stated this property is located on the  
42 northerly side of Rockingham Road/Route 28. He said it contains a 3,470 square  
43 foot restaurant/bar with ninety-four (94) seats and will not exceed this existing  
44 capacity as a result of this site plan. He stated the 2-acre property is serviced by  
45 municipal water. The proposal is to add a 32 x 35 foot patio in front of the  
46 building, along with a 14 x 18 foot bar area. He said those areas will be seasonal  
47 and only open during the summer. He noted the applicant is proposing to  
48 construct two fences; a six (6) foot stockade fence directly adjacent to the patio  
49 on the easterly side and a second privacy fence for the abutting lot which is a  
50 residence and child care center. He said the building coverage is 4.4% (with 25%

1 allowed) and green area is 67% (with 33% required). The owner obtained an  
2 updated curb cut permit from the New Hampshire Department of Transportation.  
3 He has also presented this information to the Heritage and Conservation  
4 Commissions.

5  
6 A. Rugg asked for Staff input.

7  
8 J. R. Trottier read into the record the waiver request from the Staff  
9 Recommendation memo:

- 10  
11 1. Section 3.08.b.5 of the Site Plan Regulations and Exhibit D3 of the  
12 Subdivision Regulations requiring a sight distance plan. The Applicant is  
13 requesting this requirement be waived. Staff **supports** the waiver because  
14 the site is located on a State road (Route 28) and no modifications are  
15 proposed to the existing driveway. An NHDOT curb cut permit was issued  
16 to the Applicant on January 12, 2015.

17  
18  
19 J. Trottier noted Precedent Conditions #3 and #4 from the Staff  
20 Recommendation Memo, which she said would both be added as notes to the  
21 site plan:

- 22  
23 • Hours of operation for access to the patio will be restricted to after 5:00  
24 PM Monday through Friday. (This restriction will not apply to weekend  
25 hours).
- 26  
27 • There shall be no gap between the existing post and chain fence and the  
28 proposed 6-foot privacy fence that borders the lot to the east.

29  
30 A. Rugg asked for comments and questions from the Board.

31  
32 L. Reilly questioned why the hours of access to the patio would be restricted.  
33 J. Trottier explained that the lot to the east is a daycare and the abutter had  
34 expressed concerns. A. Rugg explained there have been other hours of  
35 restrictions on various prior site plans. J. Butler expressed his concern with the  
36 length of the stockade fence and asked how far back it goes to the rear of the  
37 property. He stated he would like to have the stockade fence extend past the  
38 house and play area in the back. He said he does not want children to be  
39 exposed to any type of adult conversations. Owner Mike Sorella stated that he  
40 told the owner of the daycare that he would run the fence down to the existing  
41 shed behind the restaurant. J. Szemplinski asked the Board to reexamine the  
42 5:00 PM time restriction as it would help the owner financially to be able to  
43 serve lunch. M. Sorella stated that he has already been open for lunch and  
44 that he's been serving lunch out there since 2009. The Applicant further  
45 explained that the time restriction could put him out of business, but that he is  
46 open to discussing the length of the stockade fence. There was ongoing  
47 discussion by Board members about the restriction of the hours. M. Sorella  
48 stated that neither he nor his previous partner were aware that they had to  
49 take out a building permit for the new patio. M. Sorella was asked by L. Wiles  
50 if there was music or a speaker on the patio. M. Sorella said he has a speaker

1 out on the patio now and would be keeping that same speaker on the proposed  
2 patio. The Board members also talked about the importance of the Applicant  
3 and the abutter working out the fence issues directly. A. Chiampa inquired as  
4 to whether a bar already exists on the current patio. J. Szemplinski and the  
5 Applicant said no bar currently exists there. J. R. Trottier reiterated that there  
6 will be no increase in seating to the facility itself (94 seats).

7  
8 A. Rugg asked for public input.

9  
10 Pat Mastrola, 95 Scobie Pond Road in Derry, stated he has been the owner of  
11 18 Rockingham Road since 1983 with his (now) ex-wife Lois Merbeck. He said  
12 it was residence with a small daycare when he purchased it. He stated that  
13 during a discussion in April 2014, that M. Sorella gave him an update on his  
14 proposed improvements to the site. P. Mastrola said he agreed to them as  
15 long as M. Sorella would agree to construct them by the Town's rules,  
16 ordinances, etc. He said that within thirty (30) days of that discussion, he  
17 noticed building going on, so he called the Town to speak to the Building  
18 Inspector and Town Planner. By then, a 30 x 35 foot patio had been built  
19 (pictures were presented to the Board as proof of this construction). He was  
20 told by the Building Inspector that there were no building permits for the  
21 project. P. Mastrola stated that his issues with M. Sorella's business are trash,  
22 noise, lighting, and the sometimes lewd comments made by some of Stumble  
23 Inn's patrons, and an ongoing issue with drainage onto his property. He does  
24 not want to stop M. Sorella from doing what's legally right on his property, but  
25 expressed great interest in working with the Town to have some input to  
26 protect the interests of his business and family. He noted that the contour  
27 lines have somehow changed over the last twenty years and that water is now  
28 cascading onto his property. He asked J. Trottier if the Town has noise  
29 ordinances for live music. J. Trottier responded that falls under Code  
30 Enforcement. A. Rugg stated the Town does have noise ordinances. P.  
31 Mastrola was also not in agreement with the location of the existing patio as  
32 shown on the site plan, saying it is much closer to his property line (He again  
33 provided pictures to the Board). A. Rugg stated that representation of what is  
34 on a plan is what should be built. P. Mastrola's stated his opinion that the  
35 fence should be set three or four feet from the property line with some shrubs  
36 put on his side to hide some of the fence. L. Reilly inquired about the existing  
37 building and whether or not it was grandfathered. J. Trottier noted that would  
38 be a question for the Building Inspector, but that the building is an existing  
39 non-confirming one. M. Sorella stated that his partner had done the  
40 construction on the site in 2014. He also asked the Board to reconsider the  
41 restriction on the hours of access to the patio from May through October. Tom  
42 Torrey then introduced himself and stated he was at the meeting with Lois  
43 Merbeck. He asked the Board if the volume of music outside on the patio could  
44 be restricted to 10:00 PM on week nights and 11:30 PM on weekends. He  
45 explained that L. Merbeck's residence was there long before the Stumble Inn.  
46 L. Wiles inquired about the restaurant's hours of operation. M. Sorella stated  
47 the hours of operation were from 11:30 AM until 1:30 AM, seven days a week.  
48 A. Rugg stated that he believes there is a Town noise restriction from 10:00 PM  
49 to 6:00 AM, and that it can only be 65 decibels of noise at a property line. L.  
50 Merbeck requested that the fence be extended past the play area as discussed,

1 all the way to the tree line towards the rear of the property. She again  
2 expressed her concern that children could be exposed to drinking patrons. She  
3 responded to L. Reilly regarding whether or not she ever considered putting up  
4 her own fence and that it should be the responsibility of the bar owner. She  
5 also responded in the affirmative to M. Soares who asked if the playground is  
6 fenced in. P. Mastrola verbally agreed to M. Sorella having the patio open for  
7 lunch if proper fencing is agreed upon and installed. After much discussion, it  
8 was agreed by all parties that the installation of a six (6) foot high fence would  
9 be placed 3 to 4 feet back from the property line to the east, starting at the pin  
10 shown on the plan and extending back to the tree line and the rear of the  
11 property. There will also be a six foot fence installed along the patio on the  
12 side facing the residence as part of the patio enclosure.

13  
14 There was no further public input.

15  
16 **M. Soares made a motion to approve the Applicant's request for the**  
17 **waiver as outlined in Staff's Recommendation Memo dated May 6,**  
18 **2015. L. Wiles seconded the motion. No discussion. Vote on the**  
19 **motion: 8-0-0.**

20  
21 **M. Soares made a motion to grant final approval to the site plan for B-**  
22 **Sani Group, LLC (Owner and Applicant), Map 13 Lot 105, to construct a**  
23 **32' x 35' patio with overhang onto an existing restaurant at 20**  
24 **Rockingham Road, Zoned C-II, in accordance with the plans prepared**  
25 **by Benchmark Engineering, Inc., dated August 14, 2014 and last**  
26 **revised January 12, 2015, with the precedent conditions to be fulfilled**  
27 **within 120 days of the approval and prior to plan signature, and the**  
28 **general and subsequent conditions of approval to be fulfilled as noted**  
29 **in the Staff Recommendation Memo, dated May 6, 2015, and with the**  
30 **caveat that the six foot privacy fence be extended to the tree line as**  
31 **discussed at the May 6, 2015 Planning Board meeting and that**  
32 **precedent condition #3 be removed from the Staff Recommendation**  
33 **Memo. L. El-Azem seconded the motion. No discussion. Vote on the**  
34 **motion: 8-0-0.**

- 35  
36 C. Tammy M. Verani 2004 Revocable Trust (Owner and Applicant, 73 Page Road,  
37 Tax Map 17 Lot 36-4, Zoned AR-I), and Patricia L. Verani Revocable Trust  
38 (Owner and Applicant, 77 Page Road, Tax Map 17 Lot 37, Zoned AR-I) -  
39 Application Acceptance and Public Hearing for formal review of a lot line  
40 adjustment plan ("Verani Lot Line Adjustment") to adjust the lot line between  
41 Tax Map 17 Lots 36-4 and 37 and to show the boundary of Manchester Tax  
42 Map 811 Lot 1.

43  
44 J. R. Trottier stated there were no checklist items and that Staff recommends  
45 the application be accepted as complete. Staff had no comments.

46  
47 [J. Butler left the meeting.]

48  
49 **M. Soares made a motion to accept the application as complete per**  
50 **Staff's Recommendation memo dated May 6, 2015. L. Wiles**

1 **seconded the motion.** No discussion. **Vote on the motion: 7-0-0.**

2  
3 [J. Butler returned to the meeting.]

4  
5 A. Rugg noted that the 65 day time frame for the Board to render a decision  
6 under RSA 676:4 commenced with acceptance of the application as complete.

7  
8 Eric Mitchell of ECM Associates, Inc. presented for on behalf of applicant  
9 Giovanni Verani of 73 Page Road. He stated the project is a lot line adjustment  
10 between two existing parcels, i.e. Map 17 Lot 36-4 which is currently 1.38  
11 acres, and Lot 37 which is 5.88 acres). He said the result of the lot line  
12 adjustment would be the transfer of 2.34 acres from Lot 37 to Lot 36-4,  
13 increasing the latter to 3.72 acres. He further explained that Lot 36-4 has a  
14 four (4) bedroom house on it, and that Lot 37 had a duplex with three (3) total  
15 bedrooms in it. He also stated that both lots have their own private septic  
16 system and wells, and that there is no proposed construction with this plan.  
17 He went on to note there is also a 4.2 acre lot in Manchester, Map 811 Lot 1,  
18 also owned by Patricia L. Verani Revocable Trust, which will be deeded and  
19 added to the owners of the lot in 36-4.

20 A. Rugg asked for Staff input. There was none.

21  
22  
23 A. Rugg asked for comments and questions from the Board. There was none.

24  
25 A. Rugg asked for public input. There was none.

26  
27 **M. Soares made a motion to grant final approval to the lot line**  
28 **adjustment plan for the Tammy M. Verani 2004 Revocable Trust**  
29 **(Owner and Applicant, 73 Page Road, Tax Map 17 Lot 36-4, Zoned**  
30 **AR-I), and the Patricia L. Verani Revocable Trust (Owner and**  
31 **Applicant, 77 Page Road, Tax Map 17 Lot 37, Zoned AR-I), to adjust**  
32 **the lot line between Tax Map 17 Lots 36-4 and 37 and to show the**  
33 **boundary of Manchester Tax Map 811 Lot 1, in accordance with the**  
34 **plans prepared by Eric C. Mitchell & Associates, Inc., dated January 29,**  
35 **2015, and last revised March 17, 2015, with the precedent conditions**  
36 **to be fulfilled within two (2) years of the approval and prior to plan**  
37 **signature, and the general and subsequent conditions of approval to be**  
38 **fulfilled as noted in the Staff memo, dated May 6, 2015. L. Wiles**  
39 **seconded the motion.** No discussion. **Vote on the motion: 8-0-0.**

40  
41 D. Gail H. Seekins and Barbara A. Seekins (Owners and Applicants), Tax Map 12  
42 Lot 11 – Application Acceptance and Public Hearing for formal review of a two-  
43 lot subdivision (“Seekins Subdivision”) at 37 Litchfield Road, Zoned AR-I.

44  
45 J. R. Trottier stated there is one outstanding checklist item, which has an  
46 associated waiver request for acceptance purposes only. Assuming the  
47 Planning Board grants the waiver, Staff recommends the application be  
48 accepted as complete:  
49

1           1. Sections 3.05 and 4.18.B requiring the Applicant provide utility clearance  
2           letters. The Applicant is requesting a waiver **for acceptance purposes**  
3           **only**.

4  
5           **M. Soares made a motion to approve the Applicant's request for the**  
6           **waiver for acceptance purposes only as outlined in Staff's**  
7           **Recommendation memo dated May 6, 2015. L. Wiles seconded the**  
8           **motion. No discussion. Vote on the motion: 8-0-0.**

9  
10          **M. Soares made a motion to accept the application as complete per**  
11          **Staff's Recommendation memo dated May 6, 2015. L. Wiles seconded**  
12          **the motion. No discussion. Vote on the motion: 8-0-0.**

13  
14          A. Rugg noted that the 65 day time frame for the Board to render a decision  
15          under RSA 676:4 commenced with acceptance of the application as complete.

16  
17          Eric Mitchell of ECM Associates, Inc. stated that the purpose of the plan is to  
18          subdivide the 30 acre lot so that the existing house could be sold separately on  
19          a 1.4 acre lot He said the remaining 29.49 acre lot is suitable for building, but  
20          that at this time there is no intention to do so. He stated the existing house is  
21          on private well and septic systems and that any house built on the second lot  
22          would also be on a private well and septic system. He has received State  
23          subdivision approval for the 1.4 acre lot, and has also received a Dredge and  
24          Fill permit from the NH Department of Environmental Services (DES) for a  
25          proposed future driveway on Lot 11-5.

26  
27          A. Rugg asked for Staff input.

28  
29          J. R. Trottier read into the record the three waiver requests from the Staff  
30          Recommendation memo:

31  
32               1. Section 3.04.A requiring 2-foot contours be shown on all subject lots.  
33               Staff **supports** the waiver because the Applicant has provided sufficient  
34               topography to demonstrate that the lots meet current zoning requirements.

35  
36               2. Section 3.10 requiring HISS mapping be shown on the entirety of the  
37               subject lots. Staff **supports** the waiver because the Applicant has provided  
38               sufficient HISS mapping to demonstrate that the lots meet current zoning  
39               requirements.

40  
41               3. Section 3.05 requiring all proposed utilities be placed underground. The  
42               Applicant is proposing instead that overhead utilities be used since  
43               overhead wires run on the same side of the street as the proposed  
44               subdivision and only a single new dwelling is proposed. Staff **supports** the  
45               waiver because other residential homes in the neighborhood are serviced by  
46               overhead utilities and this is consistent with past practices of the Planning  
47               Board.

48  
49          J. R. Trottier also summarized the engineering review letter (see Attachment  
50          #3).

1  
2 A. Rugg asked for comments and questions from the Board.  
3

4 L. Wiles inquired about the waiver regarding the utility lines and its applicability  
5 to both lots. Eric Mitchel explained it would be applicable to both lots, but if  
6 the 29.49 lot was developed in the future they would have to come back for re-  
7 subdivision, and if a road was ever put in (as there is access off of other cul-  
8 de-sacs at the rear of this property) then utilities would have to be  
9 underground.  
10

11 A. Rugg asked for public input. There was none.  
12

13 **M. Soares made a motion to approve the Applicant's request for the**  
14 **three waivers as outlined in Staff's Recommendation Memo dated May**  
15 **6, 2015. L. Wiles seconded the motion. No discussion. Vote on the**  
16 **motion: 8-0-0.**  
17

18 **M. Soares made a motion to grant final approval to the subdivision**  
19 **plan for Gail H. Seekins and Barbara A. Seekins (Owners and**  
20 **Applicants), Tax Map 12 Lot 11, Zoned AR-I, in accordance with the**  
21 **plans prepared by Eric C. Mitchell and Associates, Inc., dated February**  
22 **2, 2015, and last revised March 20, 2015, with the precedent**  
23 **conditions to be fulfilled within two (2) years of the approval and prior**  
24 **to plan signature, and the general and subsequent conditions of**  
25 **approval to be fulfilled as noted in the Staff memo, dated May 6, 2015.**  
26 **L. Wiles seconded the motion. No discussion. Vote on the motion:**  
27 **8-0-0.**  
28

29 E. Diane M. and Martin P. Boucher (Owners and Applicants), Tax Map 14 Lot 6 –  
30 Application Acceptance and Public Hearing for formal review of a three-lot  
31 subdivision plan ("Boucher Subdivision") at 190 Litchfield Road, Zoned AR-I.  
32

33 J. R. Trottier stated there is one outstanding checklist item, which has an  
34 associated waiver request for acceptance purposes only. Assuming the  
35 Planning Board grants the waiver, Staff recommends the application be  
36 accepted as complete:  
37

- 38 1. Sections 3.05 and 4.18.B requiring the Applicant provide utility  
39 clearance letters. The Applicant is requesting a waiver ***for acceptance***  
40 ***purposes only.***  
41

42 **M. Soares made a motion to approve the Applicant's request for the**  
43 **one (1) waiver for acceptance purposes only as outlined in Staff's**  
44 **Recommendation memo dated May 6, 2015. R. Brideau seconded the**  
45 **motion. No discussion. Vote on the motion: 8-0-0.**  
46

47 **M. Soares made a motion to accept the application as complete per**  
48 **Staff's Recommendation memo dated May 6, 2015. L. Wiles seconded**  
49 **the motion. No discussion. Vote on the motion: 8-0-0.**  
50



1 A. Rugg noted that the 65 day time frame for the Board to render a decision  
2 under RSA 676:4 commenced with acceptance of the application as complete.

3  
4 Eric Mitchell of ECM Associates, Inc. stated there is an existing house on this  
5 5.37 acre property. He further explained the proposal was to subdivide the  
6 existing house to be on its own smaller lot and create two (2) new additional  
7 lots to be built on in the future. He noted the exiting house has Pennichuck  
8 water and an on-site septic, and the two (2) proposed lots will have both their  
9 own on-site septic and wells. He said State subdivision approval has been  
10 obtained for the three proposed lots. He next said there is a 100-foot  
11 Conservation Overlay District (COD) buffer to Watts Brook which runs across  
12 the western end of the lot and that COD signage will be placed along the edge  
13 of that buffer. He continued to say that the proposed right-of-way, slope and  
14 drainage easements were agreed to by the former owner of the property and  
15 that Town work was completed there, but that the actual documentation was  
16 never filed for the additional right-of-way, or for the easements. He said the  
17 current owner will get the documentation recorded.

18  
19 A. Rugg asked for Staff input.

20  
21 J. R. Trottier read into the record the three (3) waiver requests from the Staff  
22 Recommendation memo:

- 23  
24 1. Section 3.05 requiring all proposed utilities be placed underground. The  
25 Applicant proposes overhead service where underground utilities are  
26 required by the regulations. Staff **supports** the waiver, as other  
27 residential homes in the neighborhood are serviced by overhead utilities  
28 and this is consistent with past practices of the Planning Board.  
29  
30 2. Section 3.02.A requiring that monumentation be shown and labeled on  
31 the plan. The Applicant proposes to forgo installing new monuments in  
32 the area of the existing right-of-way, as well as the proposed right-of-  
33 way easement, because the existing right-of-way is very close to the  
34 pavement of Litchfield Road. Staff **supports** the waiver because the  
35 existing monuments will be sufficient.  
36  
37 3. Section 3.09.F.2 requiring certification of the proper sight distances for  
38 proposed driveways. The Applicant is requesting that the existing  
39 driveway not be subject to modifications needed to provide 250 feet of  
40 all season sight distance. The existing driveway was constructed prior to  
41 the adoption of the current regulations and provides access to a dwelling  
42 constructed circa 1960. The Applicant has demonstrated that the  
43 driveway meets AASHTO safe stopping distance (Profile B). Staff  
44 **supports** the waiver to the Town's sight distance requirement (Profile A)  
45 because this is an existing driveway, and it would require the  
46 reconstruction of a portion of Litchfield Road. The driveway and existing  
47 home predate the current regulations.  
48

1 J. R. Trottier also summarized the engineering review letter (see Attachment  
2 #4).

3  
4 A. Rugg asked for comments and questions from the Board. Aside from a  
5 general question from L. Reilly to J. R. Trottier about private property owners  
6 removing embankments and/or trees to achieve proper sight distance, there  
7 were no other questions or comments from the Board.

8  
9 A. Rugg asked for public input. There was none.

10  
11 **M. Soares made a motion to approve the Applicant's request for the**  
12 **three waivers as outlined in Staff's Recommendation Memo**  
13 **dated May 6, 2015. L Wiles seconded the motion. No discussion. Vote**  
14 **on the motion: 8-0-0.**

15  
16 **M. Soares made a motion to grant final approval to the subdivision plan**  
17 **for Diane M. and Martin P. Boucher (Owners and Applicants), Tax Map**  
18 **14 Lot 6, Zoned AR-I, in accordance with the plans prepared by Eric C.**  
19 **Mitchell and Associates, Inc., dated February 2, 2015, and last revised**  
20 **April 1, 2015, with the precedent conditions to be fulfilled within two**  
21 **(2) years of the approval and prior to plan signature, and the general**  
22 **and subsequent conditions of approval to be fulfilled as noted in the**  
23 **Staff memo, dated May 6, 2015. L. Wiles seconded the motion. No**  
24 **discussion. Vote on the motion: 8-0-0.**

- 25  
26 F. M + M A. Smith Properties LP (Owner) and Town Fair Tire Centers (Applicant),  
27 Tax Map 7 Lot 73-2 – Application Acceptance and Public Hearing for formal  
28 review of a site plan ("Town Fair Tire") to demolish an existing gas station and  
29 service center and construct a new retail tire sales establishment and  
30 associated improvements at 31 Nashua Road, Zoned C-I.

31  
32 J. R. Trottier stated there were no checklist items and that Staff recommends  
33 the application be accepted as complete.

34  
35 [A. Chiampa left meeting.]

36  
37 **M. Soares made a motion to accept the application as complete per**  
38 **Staff's Recommendation memo dated May 6, 2015. L. Wiles**  
39 **seconded the motion. No discussion. Vote on the motion: 7-0-0.**

40  
41 [A. Chiampa returned to meeting.]

42  
43 A. Rugg noted that the 65 day time frame for the Board to render a decision  
44 under RSA 676:4 commenced with acceptance of the application as complete.

45  
46 Morgan Hollis from Gottesman and Hollis in Nashua, NH presented on behalf of  
47 applicant Town Fair Tire. He said this is a redevelopment site from a current  
48 gas station and repair facility to a retail tire center. This will include tearing  
49 down the existing building, removing the fuel tanks, and development of the  
50 wooded back area. He said the site is unusual given its size, steepness of both

1 Hampton and Palmer Drives on either side, and the steep slope in the rear.  
2 He explained that the use will be going from a high volume AM/PM peak traffic  
3 generator, impulse driven business to a non-impulse driven business with a  
4 lower traffic volume. There will be no change to the entrance/exit driveways,  
5 however there will be significant changes to the front of the site, to include  
6 pavement being pulled back and an increase in landscaping. There will be  
7 significant changes to the rear of the site to include new building and trees to  
8 be removed. The applicant has met extensively and made agreements with  
9 the immediately abutting daycare use to the southeast. This has resulted in a  
10 retaining wall proposed for the rear of the property that abuts the daycare  
11 center along with a fence between the wall and the abutting daycare, as well  
12 as landscaping being added to the daycare center property. Tree removal will  
13 take place at the rear of the property where paving will be added for parking  
14 and circulation. An ongoing drainage issue will be resolved by the applicant  
15 updating the drainage system (see waiver #1 below) with a new under-  
16 pavement infiltration system where water is collected then metered out.  
17 The applicant has met with the Heritage Commission and has adjusted the  
18 bricks and signage color to meet their requests.

19  
20 A. Rugg asked for Staff input.

21  
22 J. R. Trottier and J. Trottier read into the record the seven waiver requests  
23 from the Staff Recommendation memo:

- 24  
25 1. Section 3.07.a.1 requiring the drainage system be designed so that  
26 the post development runoff rate does not exceed the pre-  
27 development runoff rate. This may be accomplished through above  
28 ground detention and retention areas, however underground  
29 detention structures are not permitted under this regulation. The  
30 Applicant is requesting the use of two subsurface infiltration facilities  
31 which have been designed to address the rate of run-off and to  
32 ensure that the post-development runoff is less than that of the  
33 predevelopment rate. Although Staff does not agree that  
34 underground detention systems always provide adequate treatment  
35 of surface water and these systems are hard to monitor because they  
36 are "out of sight", Staff **supports** the waiver in this case because the  
37 constraints of the site provide insufficient area for above ground  
38 areas for detention and retention, and because the State Department  
39 of Environmental Services recognizes subsurface infiltration systems  
40 as an appropriate method for storm water management.  
41 Construction observation shall be required as part of the monitoring  
42 plan.
- 43  
44 2. Section 3.07.g.3 requiring that the minimum depth of cover for storm  
45 drain lines be 36 inches from the top of pipe to finished grade. The  
46 Applicant is requesting that a minimum cover of 24 inches be allowed  
47 for only those pipes conveying flow from the catch basins into the  
48 subsurface infiltration facilities. This will allow the subsurface  
49 infiltration facility to be installed with a greater separation to  
50 seasonal high groundwater and will not compromise the integrity of

1 the pipe or pavement surface. Staff **supports** the waiver because  
2 the HDPE pipe manufacturer's recommendation for cover depth in  
3 parking lot applications is only 16 inches and the Applicant will be  
4 providing sufficient cover to handle trucks.  
5

6 3. Section 3.08.b.5 requiring a minimum sight distance of 365 feet in all  
7 directions and requiring the provision of proper visibility easements  
8 to meet the sight distance requirements. The applicant is requesting  
9 that the existing location of access driveways to the site be preserved  
10 in their current form. Staff **supports** the waiver because the  
11 requirement was waived for the previously approved 2004 site plan.  
12

13 4. Section 3.08.c requiring the construction of sidewalks for pedestrian  
14 access to schools, parks, shopping areas and transit shops. The  
15 applicant has not proposed sidewalks along the roadways adjacent to  
16 the site. Staff **supports** the waiver since this is the redevelopment  
17 of a site where no sidewalks currently exist along the adjacent  
18 roadways.  
19

20 5. Section 3.11.g.1.i requiring 10% of the parking lot interior be  
21 dedicated to landscaped areas where the parking lot is located in  
22 front of the principle building. The applicant is requesting that the  
23 interior of the parking lot not include landscaped areas. Staff  
24 **supports** the waiver because the design of the site is that of a  
25 compact development footprint without large expanses of pavement  
26 and because appropriate landscaping has been provided around the  
27 perimeter of the parking lot.  
28

29 6. Section 3.11.g.1.ii requiring 8% of the parking lot interior be  
30 dedicated to landscaped areas where the parking lot is located on the  
31 side of the principle building. The applicant is requesting that the  
32 interior of the parking lot not include landscaped areas. Staff  
33 **supports** the waiver because of the compact development footprint  
34 and because of the landscaping to be provided around the perimeter  
35 of the parking lot.  
36

37 7. Section 3.11.g.3 requiring that internal parking lot landscaping  
38 include one deciduous shade tree for every 15 parking spaces. The  
39 applicant is requesting a waiver from the requirement to landscape  
40 the interior of the parking lot. Staff recommends **granting** the  
41 waiver because shade trees will be provided around the perimeter of  
42 the parking lot.  
43

44  
45 J. R. Trottier also summarized the engineering review letter (see Attachment  
46 #5).  
47

48 A. Rugg asked for comments and questions from the Board.  
49

1 L. Reilly said the concerns she had at the applicant's conceptual presentation  
2 about the retaining wall abutting the daycare but they were alleviated by M.  
3 Hollis' presentation. J. Butler asked J. R. Trottier about the underground  
4 drainage system. J. R. Trottier stated that the plastic pipes are rated for  
5 sufficient loading. J. Butler also inquired about the drainage issue off of Palmer  
6 Drive. J. R. Trottier explained that the new system will reduce the drainage off  
7 site by more than half. He added that during construction of that retaining  
8 wall, the applicant will be improving the gravel shoulder and swale line going  
9 down to the daycare. He said that the gravel area behind the new building will  
10 be going away. J. Butler then asked J. R. Trottier about whether or not the  
11 new landscaping will cause any problems with the retaining wall because of the  
12 root system. J. R. Trottier explained that he feels the landscaping is set far  
13 back enough to avoid any such issues.  
14

15 A. Rugg stated this new underground drainage system will be the first one in  
16 Londonderry. J. R. Trottier did let A. Rugg know that there are a few other  
17 ones in Town as well, but is unaware of their condition. M. Soares inquired  
18 about how anyone would know the condition and asked if they would have to  
19 be dug up, or it would fail. J. R. Trottier stated there are port holes to be  
20 checked to make sure the water is flowing through and down.  
21

22 A. Rugg asked for public input.  
23

24 Ann Gaffney of 28 Tokanel Drive said she is on the Board of Directors at the  
25 abutting Applewood Learning Center, and said the school fully supports the  
26 project. At first, she stated, the school had concerns especially relating to  
27 potentially losing their greenspace/play space, but that the applicant listened  
28 and addressed their concerns. She said they asked for and received the  
29 following:

- 30 1.) Proper height of the fence and gap under the fence to be one (1) inch  
31 and not three (3) inches;
- 32 2.) A metal guardrail instead of a wood guardrail;
- 33 3.) Mitigation to keep their greenspace/trees/play space.  
34

35 There was no further public input.  
36

37 **M. Soares made a motion to approve the Applicant's request for the**  
38 **seven waivers as outlined in Staff's Recommendation Memo dated May**  
39 **6, 2015. L. Wiles seconded the motion. No discussion. Vote on the**  
40 **motion: 8-0-0.**  
41

42 **M. Soares made a motion to grant final approval to the site plan for**  
43 **Town Fair Tire Centers (Applicant), Map 7 Lot 73-2, to demolish an**  
44 **existing gas station and service center and construct a new retail tire**  
45 **sales establishment and associated improvements at 31 Nashua Road,**  
46 **Zoned C-I, in accordance with the plans prepared by Engineering**  
47 **Alliance, Inc., dated December 22, 2014, and last revised April 14,**  
48 **2015, with the precedent conditions to be fulfilled within 120 days of**  
49 **the approval and prior to plan signature, and the general and**  
50 **subsequent conditions of approval to be fulfilled as noted in the Staff**

1 **Recommendation Memo, dated May 6, 2015. L. Wiles seconded the**  
2 **motion. No discussion. Vote on the motion: 8-0-0.**

3  
4 C. May noted that the engineering memo contained only one comment and  
5 that the applicant worked diligently with Staff during the review process.

6  
7 G. JJJM Enterprises, Inc. (Owner) and RCA Development (Applicant), Tax Map 15  
8 Lots 127, 128 and 129 –Application Acceptance and Public Hearing for formal  
9 review of a site plan (“Mammoth Road Self-Storage”) to construct a four-  
10 building self-storage facility at 6 Smith Lane, 486 Mammoth Road and 484  
11 Mammoth Road, Zoned C-II.

12  
13 J. R. Trottier stated there were no checklist items and that Staff recommends  
14 the application be accepted as complete.

15  
16 [M. Soares left the meeting.]

17  
18 **L. Wiles made a motion to accept the application as complete per**  
19 **Staff’s Recommendation memo dated May 6, 2015. R. Brideau**  
20 **seconded the motion. No discussion. Vote on the motion: 7-0-0.**

21  
22 [M. Soares returned to the meeting.]

23  
24 A. Rugg noted that the 65 day time frame for the Board to render a decision  
25 under RSA 676:4 commenced with acceptance of the application as complete.

26  
27 Steve Keach from Keach Nordstrom in Bedford, NH represented applicant  
28 Gordon Welch, the Principle of RCA Development. He said at the present time  
29 G. Welch has a purchase and sale agreement with JJJM Enterprise to acquire  
30 the three parcels that total 5.69 acres. He stated that upon acquisition, it is G.  
31 Welch’s intention to administratively merge those properties to facilitate his  
32 plan. He explained the plan involves 58,940 square feet of new building  
33 construction principally in four building foot prints of 14,725 square feet each.  
34 He further explained that all of the gross floor area with the exception of 750  
35 square feet in the northeast corner of the northeasterly building will be self-  
36 storage, comprised of traditional non-climate control storage on the perimeter  
37 of each building and climate controlled storage on the interior of each. He said  
38 the front of the site on Smith Lane is eighty percent cleared and that the  
39 existing structure, which has driveway access from Smith Lane, will be razed to  
40 accommodate the proposal. He also said that several months ago, the Board  
41 gave a favorable recommendation to Town Council to rezone Lot 129 from C-I  
42 to C-II, since the C-I zone does not allow the self-storage use. Access will be  
43 from Smith Lane, and patrons entering the site will do so in a counterclockwise  
44 circulation pattern. That access will be controlled by key-padded gates (one at  
45 the entrance and one at the exit). He stated those patrons will have to operate  
46 two gates for security purposes, and that the entire facility will be surrounded  
47 by six foot fencing, as follows:  
48

1. The fence facing Mammoth Road will be a solid fence pattern, six feet high, vinyl white in color, which will also be used along the southerly boundary where it abuts a residential property;
2. The fence to the north along the Smith Lane will be a decorative anodized aluminum picket fence, six foot high;
3. The fence along the easterly boundary where it abuts the Tennessee Gas easement/woods will be black vinyl chain link.

S. Keach spoke to one of the two Conditional Use Permits being requested for 4,120 square feet of impact to Conservation Overlay District (COD) wetland buffer (next to the Tennessee gas easement), adding that there would be no direct wetland impact. He said the applicant met with the Conservation Commission and that they supported this application. He explained there would be additional security in place at the site in the form of lighting and cameras to make the aisles and entrances visible. He said there will be no pole lights, that there will be building mounted lighting instead and that those visible to the public will be of a decorative fashion, while those on the interior aisles will be downcast, full cut-off wall-pack luminaires. He went on to say the site will be serviced by public water and on-site septic, and that the drainage design will comply with local regulations as well as with the Department of Environmental Services. He also noted that the landscape plan was modified after a recent meeting with the Heritage Commission, and that the landscaping along the fencing parallel to Mammoth Road will be switched out from a deciduous species to a 6-7 foot high evergreen. A monument sign will be situated to the west. The perimeter of the site will be landscaped, including 6-7 foot high white spruce along Mammoth Road. A 50-foot buffer is required to the southerly residential abutter, which S. Keach said has been provided in the form of vegetation along the easterly portion of the common line, in addition a six foot high solid fence, and lastly the grading in that area will be lowered. The use will be for self-storage only; there will be no vehicle rentals, or outdoor storage (campers, etc.).

G. Welch stated that he listened to public concerns about low profile buildings with single-sloping roofs as opposed to an expansive metal roof. He will be providing a parapet wall along the front and returning back along the office as well as the other building that fronts Smith Lane to mitigate the amount of roof that would be seen. He said he also took into account the fact that the side of the building that runs parallel with Mammoth Road will be the high side of the building with the roof pitching inward, so the roof won't be visible from Mammoth Road. He incorporated different siding materials along the side and the front and around the office area to enhance the appeal of the property.

A. Rugg asked for Staff input.

J. Trottier read into the record the two Conditional Use Permit requests from the Staff Recommendation memo:

1. The Applicant seeks to construct ten (10) parking spaces on the

1 proposed site where forty nine (49) spaces would be required by  
2 Section 3.10.10 of the zoning ordinance. Section 3.10.11.B.1, enables  
3 the Planning Board to grant a Conditional Use Permit (CUP) for a  
4 deviation in the number of required off-street parking spaces. In their  
5 written request, the Applicant provides examples of comparable self-  
6 storage facilities owned by him in surrounding communities with fewer  
7 than ten spaces and found those numbers to be adequate for this use.  
8 Information the Applicant provided from the Institute of Transportation  
9 Engineers (ITE) supports these findings. Staff **supports** the  
10 Conditional Use Permit because the application meets two of the  
11 criteria as required by the zoning ordinance, one of which must be  
12 Subsection 3.10.11.B.1, i.e. that the deviation is consistent with the  
13 purpose and intent of Section 3.10.1. The application also complies  
14 with Subsection 3.10.11.B.1.b because the application demonstrates  
15 through studies of similar facilities owned by the Applicant that the  
16 actual parking demand is significantly different from the requirements  
17 of Section 3.10.10 and that those sites have not experienced parking  
18 shortages.

- 19
- 20 2. The Applicant is proposing improvements within the Conservation  
21 Overlay District (COD) wetland buffer that will require a Conditional  
22 Use Permit approval by the Planning Board. A total of 4,120 square  
23 feet of COD buffer would be disturbed for grading and drainage, which  
24 are permitted uses. The site has frontage on two roads, and is  
25 encumbered by the COD on the other two sides, considerably reducing  
26 the developable area. Approximately 6,125 square feet of existing  
27 COD impact will be restored with the removal of the lawn and driveway  
28 associated with the house to be demolished as part of the site plan  
29 improvements. Proposed impacts will be limited to grading and  
30 drainage activities. Staff **supports** the Conditional Use Permit with the  
31 condition that the applicant use the conservation vegetation mix as  
32 noted in the Conservation Commission minutes of March 24, 2015,  
33 because the application meets all four of the criteria as outlined in  
34 Section 2.6.3.4.A.1 of the zoning ordinance.

35

36 J. R. Trottier also summarized the engineering review letter (see Attachment  
37 #6).

38

39 J. Trottier noted Precedent Conditions #3 of the Staff Recommendation Memo,  
40 which requires the Applicant submit a Voluntary Lot Merger form to be signed  
41 by the Planning Board Chair prior to plan signature in order to merge Map  
42 15 Lots 127, 128 and 129.

43

44 A. Rugg asked for comments and questions from the Board.

45

46 A. Chiampa inquired about why the entrance was moved closer to the Route  
47 28 intersection. J. R. Trottier responded it was due to the layout of the lot. G.  
48 Welch responded it also enables optimal sight distance to the intersection of  
49 Smith Lane and Route 28. A. Chiampa also made reference to the blue color  
50 shown on the building rendering. She asked A. Rugg if the Heritage



1 Commission recommended approval. A. Rugg responded there was some  
2 discussion on the color and intensities of blues, but that was all.

3  
4 M. Soares voiced her concerns about the public taking a left hand turn off of  
5 Rockingham Road into the new facility due to all of the traffic that comes up  
6 Smith Land and how fast. G. Welch noted that was precisely why the  
7 driveway was re-positioned to where it is. J. R. Trottier further noted that the  
8 driveway is being shifted to the left. M. Soares then asked about where a  
9 customer would park in order to get to their storage unit. G. Welch explained  
10 that the aisles between the buildings are 27 feet, so with the one-way  
11 circulation pattern if people park parallel, which they logically would, it does  
12 not impede the flow of traffic. M. Soares then inquired about the hours of  
13 operations when someone is present. G. Welch stated the office hours will be  
14 9 AM to 6 PM, Monday through Saturday, and 12 PM to 4 PM on Sunday. He  
15 next stated that gate access hours would be 7 AM to 8 PM every day. He  
16 reiterated that each person would have their own access code to get in/out of  
17 the facility and that the gates are closed all the time.

18  
19 A. Rugg asked for public input. There were none.

20  
21 There was no further public input.

22  
23 **M. Soares made a motion to approve the Applicant's request for the**  
24 **two Conditional Use Permits as outlined in Staff's Recommendation**  
25 **Memo dated May 6, 2015. L. Wiles seconded the motion. No discussion.**  
26 **Vote on the motion: 8-0-0.**

27  
28 **M. Soares made a motion to grant final approval to the site plan for**  
29 **JJJM Enterprises, Inc. (Owner) and RCA Development (Applicant), Tax**  
30 **Map 15 Lots 127, 128 and 129, to construct a four-building self-**  
31 **storage facility at 6 Smith Lane, 486 Mammoth Road and 484**  
32 **Mammoth Road, Zoned C-II, in accordance with the plans prepared by**  
33 **Keach-Nordstrom Associates, Inc., dated January 30, 2015, and last**  
34 **revised April 15, 2015, with the precedent conditions to be fulfilled**  
35 **within 120 days of the approval and prior to plan signature, and the**  
36 **general and subsequent conditions of approval to be fulfilled as noted**  
37 **in the Staff Recommendation Memo, dated May 6, 2015. L. Wiles**  
38 **seconded the motion. No discussion. Vote on the motion: 8-0-0.**  
39

40 H. Demoulas Super Markets, Inc. (Owner and Applicant; 34 Nashua Road, Tax  
41 Map 10 Lot 52, Zoned PUD), and Pillsbury Realty Development, LLC (Owner  
42 and Applicant; 15 Pillsbury Road, Tax Map 10 Lot 41, Zoned PUD) – Conceptual  
43 Discussion of proposed improvements: Subarea WC-1-GL and a driveway  
44 connection to Pillsbury Road.

45  
46 Ari Pollack was present from Gallagher, Callahan & Gartell, representing the  
47 owner. He introduced owner Michael Kettenbach and the design team, stating  
48 the group is excited to be launching the Woodmont Commons build-out. He  
49 stated they asked to come before the Board for two conceptual reviews and to  
50 also answer any other questions the Board may have. He said that the first

1 conceptual is a redevelopment of the existing retail plaza in WC-1-GL, and it  
2 deals with the existing plaza and the demolition and relocation of what was the  
3 former location of the supermarket, Some of that retail space will be replaced  
4 after the demo of that building. The second conceptual plan brings forth the  
5 concept of what they are calling the access road which will be an improvement  
6 which was first discussed and included in the relocation of the supermarket,  
7 but was also conceptualized in the Woodmont Commons Planned Unit  
8 Development Master Plan as a means of activating the present orchard  
9 property for redevelopment as part of the Woodmont Commons development.

10  
11 Traffic Engineer Jimmy D'Angelo described the proposed access road. He said  
12 when they first looked at it, they considered putting in a spine road that would  
13 be a boulevard to connect Route 102 through to Pillsbury. After discussions  
14 with Staff, they did not really know what the Woodmont Commons center was  
15 going to look like, so the preferred alternative was to build a driveway  
16 connection that will act as mainly a service road based on one of the  
17 (Woodmont Commons PUD) templates, which is the "Commercial Access Lane"  
18 with a right-of-way of approximately 24 feet and an 18 foot paved surface. The  
19 area adjacent to the roadway would be used to create a walking path and the  
20 utility corridor to include the sewer connection to Route 102. He further  
21 explained that the first phase of development will include taking down the  
22 former supermarket building and redesigning the development so it's  
23 consistent with the new approach to the Woodmont Commons center.  
24 Conceptually, he said the private driveway connection will go from the existing  
25 shopping center to Pillsbury Road, and that it will be built to the standard of  
26 the commercial access lane in the PUD Master Plan, and it will always be  
27 private. A. Pollack noted that they are using the term "driveway" as opposed  
28 to road since they are not at this time proposing a public way. It will not be  
29 petitioned for dedication or acceptance and will look like the street type in the  
30 Master Plan. He said the entire driveway/road from the end of Garden Lane will  
31 always be private, and that they are not looking to dedicate it as a public  
32 street. Ari clarified for the Board that it is intended to be private for the entire  
33 stretch. Chairman Rugg pointed to the plan on the wall indicating that the  
34 current Market Basket site was included. It was also noted that the existing  
35 public Right-of-way extends to Route 102 from the end of Garden Lane.

36 A. Pollack next turned the discussion over to Engineer Jeff Kevan of TFMoran to  
37 discuss the conceptual plan that relates to the retail plaza. J. Kevan explained  
38 that they started looking at it first as a boulevard roadway as it comes in from  
39 Garden Lane, and how it would transition to the access connection from the  
40 plaza out to Pillsbury Road. Before the driveway can be constructed, the old  
41 supermarket building will be demolished, which is approximately 73,000 square  
42 feet. He stated that they are talking to a possible tenant who would construct  
43 a 42,000 square foot building at the end of the current Market Basket building,  
44 and then create out-parcels along the Garden Lane extension, or in other word  
45 the boulevard. In order to do that, he said they would be shifting that  
46 (interior) drive aisle and islands, creating some 20' wide islands in order to get  
47 some wide landscaped walkways to interconnect the plaza and out-parcels. J.  
48 Kevan also noted that the edge of the boulevard will be held along the exiting  
49 outer edge of the driveway and constructed in a wider Right-of-way toward the

1 inside of the Market Basket property. Site drainage will be redesigned to  
2 accommodate the proposed redesign of the property. They would like to move  
3 forward quickly in two steps:

4 1.) Come forth with plans for site renovations to include the expansion of  
5 the new 42,000 s.f. building, removal of the existing 73,000 s.f. structure,  
6 which is a decrease of about 30,000 s.f of building on site, and set up the  
7 out parcels as a future phase. The intent is to build the boulevard across  
8 the entire frontage of the Market Basket site;

9 2.) Separately, to design, permit and construct the connector road from  
10 the plaza out to Pillsbury Road.

11 A. Pollack stated that from working with Staff they understand the importance  
12 of showing the consistency of the proposal with the concepts that were  
13 included and approved in the PUD Master Plan. He said they will work out the  
14 technical details with the application for the road and the application for the re-  
15 development of the commercial plaza, and that this is a representation of what  
16 could come and what they are proposing remains consistent with what they  
17 had talked to Staff about previously, and a representation of what could come.

18 A. Rugg asked for comments and questions from Staff.

19 J. R. Trottier stated they did meet with the applicant a number of times, and  
20 from this conceptual, he was seeing a decrease in development from what  
21 currently exists. J. Kevan said that it will be a building decrease of  
22 approximately 30,000 square feet. J. R. Trottier stated they also met with the  
23 applicant regarding the access road, and that traffic would have to be  
24 reexamined. It's staff's understanding that the applicant is on board with this.

25 C. May asked the applicant if the intent for the out-parcels would be to create  
26 lease lots in the future, or will they actually will be subdividing. The applicant's  
27 answer was that they will be lease lots. C. May also noted that there have been  
28 a number of meetings over the last several months and that the applicant has  
29 been receptive to her reminders to be consistent with the Woodmont Commons  
30 Planned Unit Development Master Plan.

31 M. Kettenbach said that for the record they have been talking with Staff about  
32 this. M. Kettenbach also noted that he has been approached by members of  
33 the community because there are businesses currently in town that are  
34 thinking of relocating to other communities, but that they'd prefer to remain in  
35 Londonderry. The team met with Shook Kelley, and they've already started  
36 looking at scenarios for WC-1, which is the first phase to start. Within the next  
37 30 to 40 days they should have something locked down and would come to the  
38 Board with conceptual plans towards the fall, and be able to start WC-1  
39 intensive uses in the spring of 2016. They want to be consistent with utility  
40 locations. Everything would be oversized for the future and everything would  
41 be taken care of. M. Kettenbach offered to the Board that a few Board  
42 members and C. May possibly take a day trip to visit places that are models for  
43 what they are anticipating to build, that are live, work, play mixed use projects

1 with retail on the bottom, living above, and connected with parks and  
2 walkways. He also reiterated that it would be a tremendous asset to the  
3 community to keep those businesses in Town.

4 A. Rugg asked for comments and questions from the Board.

5 R. Brideau next asked about the existing tenants. M. Kettenbach explained  
6 that both the State Liquor Commission and Baldoria will be moving over to  
7 where the Marshalls used to be, next to the new Market Basket supermarket,  
8 another tenant will move into the 8,000 square feet between them, and then a  
9 new tenant will go into the 42,000 sf building addition. R. Brideau then asked  
10 whether the subtraction of approximately 30,000 square feet would trip the tax  
11 positive clause in the PUD Master Plan. M. Kettenbach said he was not sure if  
12 it would or wouldn't, but he didn't think so, they were quickly approaching  
13 that. M. Soares asked if they are willing do to the trip counts, etc. for the  
14 proposed access road. J. D'Angelo stated they will provide an assessment of  
15 what they think is going to happen, and once it's constructed, they will look at  
16 it to determine the base condition as they go forward with specific applications.  
17 He explained that the boulevard will transition into two (2) lanes. A. Pollack  
18 clarified that as they get into the project the streetscape will expand into  
19 multiple pathways. The complication is that once the road connects two fixed  
20 points, it has the potential to be a by-pass. He reiterated that they'll need to  
21 study the by-pass nature of the road and be sure it's designed for the capacity  
22 it will hold. M. Soares also had concerns about it becoming a speedway. J.  
23 D'Angelo explained that they had the same concern and want to make it a self-  
24 regulating road with a speed of not more than 25 or 30 miles per hour. This is  
25 conceptually the alignment. A. Pollack said starting small was important for  
26 addressing a number of concerns, including speed and safety. The alignment  
27 will be tenant driven. M. Soares confirmed with the applicant that the new  
28 parking lot shown on the plan was in the location of the building to be  
29 removed. M. Kettenbach then responded to M. Soares' questions regarding the  
30 number of parking spaces shown on the plan. He said that typically they  
31 require 6 to 6.5 parking spaces per thousand for their stores, but this project is  
32 going to be about 5 cars per thousand. He said that there is tremendous  
33 interest and the potential users they've been talking to recently about the out-  
34 parcels want to move quickly and they will complement the boulevard. L.  
35 Wiles inquired about who controls the right-of-way at the Garden Lane  
36 intersection, because he believed it will become more problematic with  
37 increased development. J. R. Trottier explained that the State maintains that  
38 intersection and it will be important to do the traffic analysis. Garden Lane is  
39 the Town's curb cut onto Route 102 and the Town and State will have to work  
40 together on that intersection. A. Pollack added that the applicant has had  
41 discussions about the project with the State. The Town's Route 102 Corridor  
42 Study identified that intersection as one that will need attention going forward.  
43 L. Wiles also had a question regarding the walking path, and the applicant  
44 explained that it will transition into the walkways that are associated with the  
45 boulevard. A. Chiampa confirmed the location of the original entry in front of  
46 the old supermarket parking, and mentioned that the new plan doesn't show  
47 much more new blacktop. A. Pollack indicated that the intersection with  
48 Pillsbury Road on the concept plan is currently located as shown in the PUD

1 Master Plan, but that there still may be some variation to that plan and is  
2 subject to change.

3 A. Rugg asked for public input.

4  
5 Mike Speltz, 18 Sugarplum asked a question regarding the boulevard portion  
6 versus the access road portion. He was told by the applicant that the  
7 boulevard portion is going to be where the Master Plan shows it, but that it will  
8 remain a private street unless the Town someday wants to accept it as a public  
9 road. He then asked about the access portion and was told that would also  
10 remain private. The applicant told M. Speltz that when the plans are  
11 submitted, they will be drawn to the designs of the approved Master Plan. M.  
12 Speltz then asked about where the dirt will go when they build the road as the  
13 soil is classified by the State as agriculturally significant. A. Pollack stated the  
14 dirt would stay on the project somewhere.

15  
16 A. Pollack closed by saying that the rest of the build-out will require ongoing  
17 site plans and subdivision approvals. He further reiterated what M. Kettenbach  
18 stated earlier they are interested in moving the retail forward, and that there is  
19 a lot of interest in this new retail space.

20  
21  
22 **Administrative Board Work**

23  
24 A. Approval of Minutes – April 1 and April 8, 2015

25  
26 **M. Soares made a motion to approve and sign the minutes from the**  
27 **April 1, 2015. L. Wiles seconded the motion.** No discussion. **Vote on the**  
28 **motion: 6-0-2.** (R. Brideau and J. Butler abstained as they did not attend the  
29 April 1, 2015 meeting).

30  
31 **M. Soares made a motion to approve and sign the minutes from the**  
32 **April 8, 2015. L. Wiles seconded the motion.** No discussion. **Vote on the**  
33 **motion: 5-0-3.** (R. Brideau, A. Chiampa and M. Soares abstained as they did  
34 not attend the April 8, 2015 meeting).

35  
36 Minutes for April 1 and April 8, 2015 were approved and signed at the  
37 conclusion of the meeting.

38  
39 B. Extension Request – School House Square Site Plan, Map 12 Lots 57 & 60, 381  
40 and 389 Mammoth, Zoned AR-I [Approved by the Planning Board on January 7,  
41 2015]

42  
43 J. R. Trottier referenced the letter from Benchmark Engineering, requesting a  
44 one month extension of the site plan that will expire on May 6, 2015. He noted  
45 the applicant is nearing completion of the conditions of approval. C. May  
46 requested that the Board consider a six month extension so that the applicant  
47 need not ask again if the conditions cannot be fulfilled in one month.

48

1 **M. Soares made a motion to grant an extension of the site plan's**  
2 **conditional approval to November 4, 2015. L. Wiles seconded the**  
3 **motion. No discussion. Vote on the motion: 8-0-0.**  
4

5 C. Appointment of Designees for Plan Signature

6  
7 A. Rugg took a motion to appoint designees for plan signature.

8  
9 **M. Soares made a motion that designees are appointed for plan**  
10 **signature. L. Wiles seconded the motion. No discussion. Vote on the**  
11 **motion: 8-0-0.**  
12

13 D. Discussions with Town Staff

- 14  
15
  - Plans signed

16 C. May notified the Board that the following plans were signed recently  
17 at the Town Offices:

- 18
  - o 41 Adams Road subdivision plan (Approved March 4, 2015)

- 19
  - Proposed Zoning Amendments

20 C. May reminded the Board that next week there will be a discussion of  
21 the proposed zoning amendments and to please review the most  
22 recently posted document concerning a number of changes to that. C.  
23 May also asked the Board to review the housing inventory document  
24 that GIS Manager/Comprehensive Planner John Vogl completed, as he  
25 will be presenting that.

- 26
  - A. Rugg asked the Board to consider cancelling the July 1 Planning Board  
27 meeting due to vacations and the July 4 holiday. The Board agreed it  
28 was a good idea to cancel the July 1 meeting.

29  
30 **Other Business**

31  
32 A. Proposed Amendments to Planning Board Rules of Procedure: Proposed Section  
33 3.3, Appointment of Liaisons.

34  
35 A. Rugg explained that this proposed language is a clarification to add to  
36 Section 3. Proposed Section 3.3 would clarify that Planning Board liaisons must  
37 be full members. C. May stated this topic needs to be discussed publicly twice.  
38 The Board can make a motion to adopt the language at the May 13, 2015  
39 meeting.  
40

41 B. Wallace Farm – L. Wiles inquired about the status of the approved Wallace  
42 Farm workforce housing project. C. May explained this project is a work in  
43 progress and that they have submitted an application for a site plan  
44 amendment in case they have to move the entrance for reasons beyond their  
45 control. She stated the Board would be seeing that site plan amendment at  
46 the earliest on July 8, 2015.  
47

1 **Adjournment:**

2

3 **M. Soares made a motion to adjourn the meeting. R. Brideau seconded the**  
4 **motion. Vote on the motion: 8-0-0.**

5

6 The meeting adjourned at 10:20PM.

7

8 These minutes prepared by Nicole Doolan, Planning and Economic Development  
9 Department Secretary.

10

11 Respectfully Submitted,

12

13

14

15 Lynn Wiles, Secretary



**Planning Board Meeting Minutes -  
May 6, 2015 - Attachment #1**



**Manchester · Boston Regional  
Airport – Car Rental**

Design Review Presentation

Town of Londonderry

May 6, 2015



NO.	DESCRIPTION	DATE

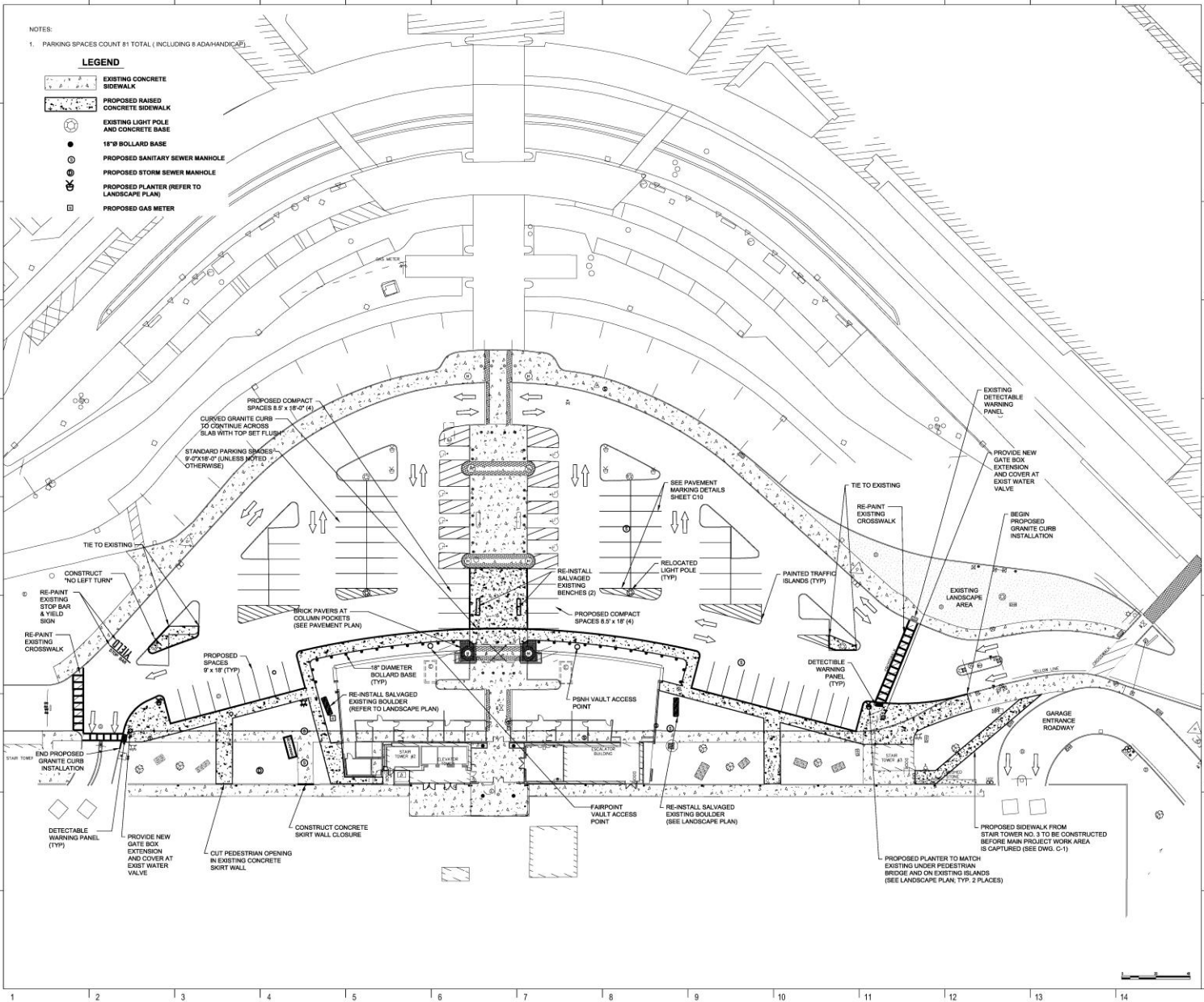
CONTRACT:  
**PROPOSED SITE PLAN**

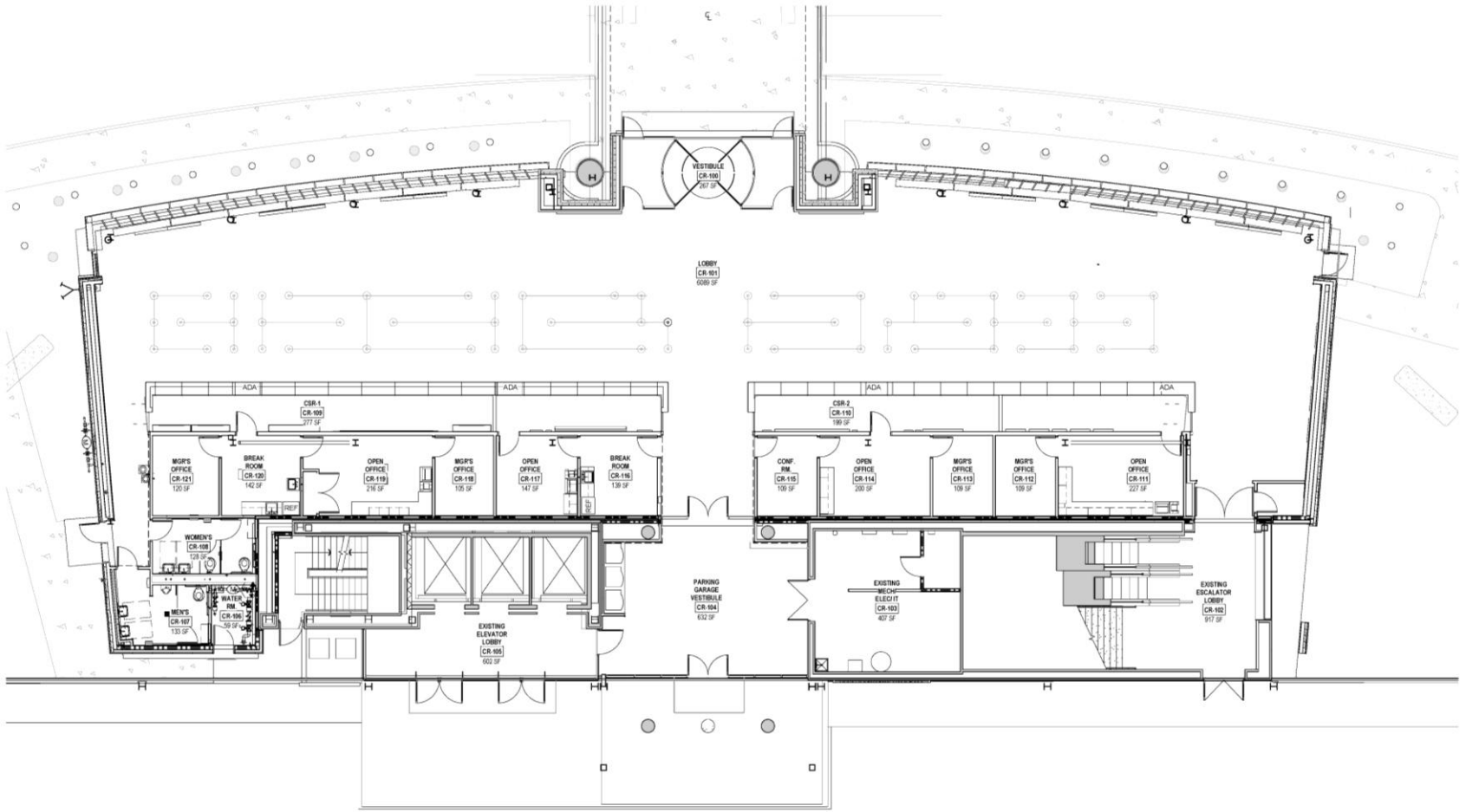
DESIGNER:	
PROJECT NO.:	15-069-03
DATE:	04/16/15
REVISED:	
SCALE:	1"=30'

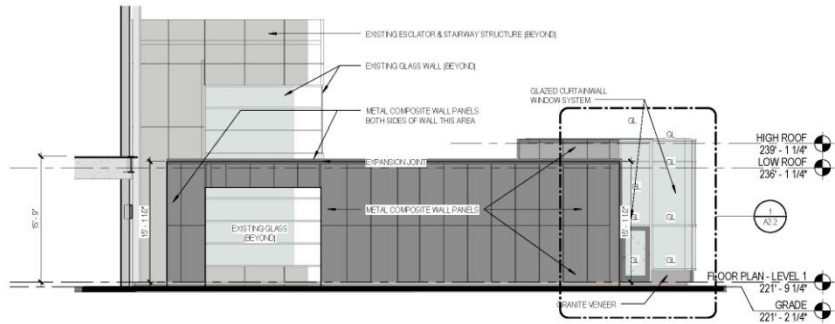
**C5**

Project Phase:  
**DESIGN DEVELOPMENT**

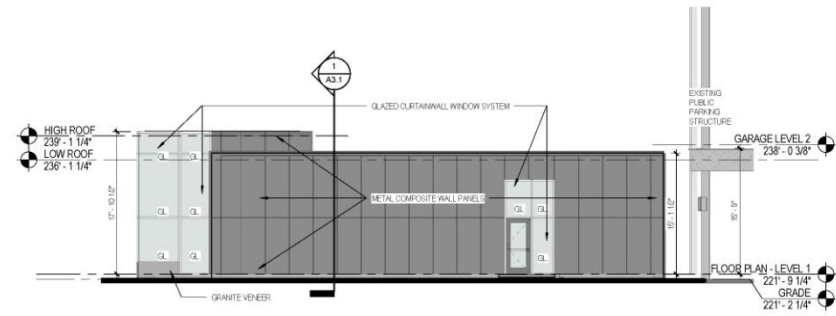
DATE PLOTTED: 07/21/15 10:45:00 AM  
 PLOTTED BY: J. L. BRENES  
 WORKSHEET: C5-PLN-REV02



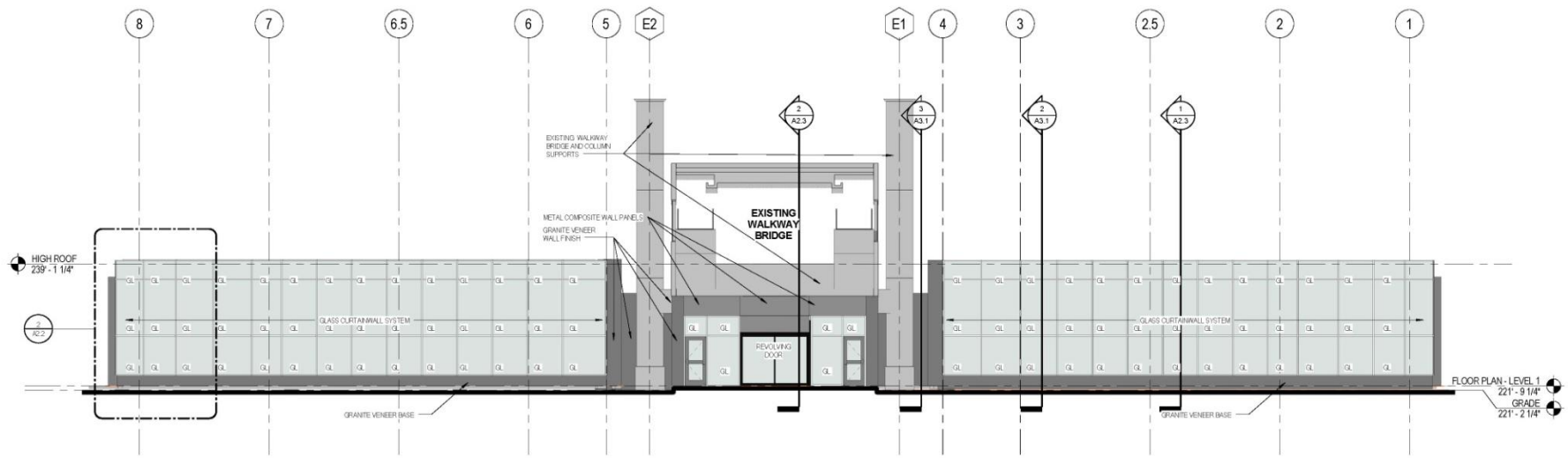




**3** SOUTH ELEVATION PARALLEL  
A2.1  
1/8" = 1'-0"



**2** NORTH ELEVATION  
A2.1  
1/8" = 1'-0"



**1** EAST ELEVATION  
A2.1  
1/8" = 1'-0"















**MEMORANDUM**

To: Planning Board

Date: May 6, 2015

From: Planning and Economic Development  
Department of Public Works & Engineering  
Stantec Consulting Services, Inc.

Re: Tax Map 12, Lot 11  
Proposed Subdivision  
37 Litchfield Road

Owner: Gail Seekins & Barbara Seekins

---

Eric C. Mitchell & Associates, Inc. submitted plans and supporting information for the above-referenced project. DRC and the Town's engineering consultant, Stantec Consulting Services Inc. reviewed the submitted plans and information, and review comments were forwarded to the Applicant's engineer. The Applicant submitted revised plans and information and we offer the following comments:

**Checklist Items:**

1. The Applicant has not provided utility clearance letters for electric, telephone or cable television to serve the new lot per sections 3.05 and 4.18.B of the Subdivision Regulations and Items X.7 of the checklist. The Applicant submitted a **waiver request** for this requirement.

**Design Review Items:**

1. The Applicant indicates proposed overhead utilities to serve the new lot, which does not comply with section 3.05 of the Subdivision Regulations requiring underground utilities. The Applicant submitted a **waiver request** for this requirement.
2. The Applicant's Topographic Plan does not provide HISS mapping for the entire parcel in accordance with sections 3.10 and 4.17.A.32.iii of the regulations. The Applicant submitted a **waiver request** for this requirement.
3. The Applicant's Topographic Plan does not provide topography for the entire parcels in accordance with sections 3.04 and 4.17.A.23 of the regulations. The Applicant submitted a **waiver request** for this requirement.
4. We recommend the project drainage report be updated under the post development condition, to indicate the proposed driveway area in subcatchment 1 be analyzed as pavement with CN=98 (vs. gravel CN=85) consistent with post subcatchment 5 to clarify compliance with the regulations is achieved (no increase in runoff).
5. Please update the sight distance plan title block of sheet 7 to indicate Lot 11-5 consistent with the plan view.
6. We recommend the Applicant provide the Owner's signature on the final plans per section 4.12.C.16 of the regulations. In addition, we recommend the Applicant provide the wetland delineation certification (professional endorsement of the plans) per section 4.12.C.15.ii and 4.17.A.15.ii of the regulations and the soil scientist certification (professional endorsement of the plans) per section 4.17.S.32.ii of the regulations on the final plans.

**Board Action Items:**

1. The Applicant is requesting four (4) waivers to the Subdivision Regulations as noted in his letter dated May 1, 2015. The Board will need to consider each waiver request under this application.

**Board Informational Items:**

1. The Applicant has provided draft easements with this submission that are currently under review by the Town.

**MEMORANDUM**

To: Planning Board

Date: May 6, 2015

From: Planning and Economic Development  
Department of Public Works & Engineering  
Stantec Consulting Services, Inc.

Re: Tax Map 14, Lot 6  
Proposed Subdivision  
190 Litchfield Road

Owner: Diane & Martin Boucher

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Eric C. Mitchell & Associates, Inc. submitted plans and supporting information for the above-referenced project. DRC and the Town's engineering consultant, Stantec Consulting Services Inc. reviewed the submitted plans and information, and review comments were forwarded to the Applicant's engineer. The Applicant submitted revised plans and information and we offer the following comments:

**Checklist Items:**

1. The Applicant has not provided utility clearance letters for electric, telephone or cable television to serve the site per sections 3.05 and 4.18.B of the Subdivision Regulations and Items X.7 of the checklist. The Applicant submitted a **waiver request** for this requirement.

**Design Review Items:**

1. The Applicant's driveway sight distance plan for the existing driveway upon new lot 6 shown on sheet 4 does not provide the minimum all-season sight distance for profile A in accordance with section 3.09.F of the Subdivision Regulations. The Applicant submitted a **waiver request** for this requirement.
2. The Applicant indicates proposed overhead utilities to serve the new lots, which does not comply with section 3.05 of the Subdivision Regulations requiring underground utilities. The Applicant submitted a **waiver request** for this requirement.
3. Proper monumentation is missing along a portion of Litchfield Road right of way and the lot corner of lots 6 and 6-2 in accordance with sections 3.02 and 4.12.C.4.ii of the regulations that appears to be within the existing roadway pavement. The Applicant submitted a **waiver request** for this requirement.
4. The Applicant has provided a drainage report with this submission that indicates an increase in runoff in post development will occur as a result of the project development that does not comply with section 3.08 of the Subdivision Regulations. The Applicant shall revise the project design as necessary to comply with the regulations (no increase in runoff). In addition, please address the following in the submitted report:
  - A. Provide a summary table in the report indicating runoff to each abutter under the existing and proposed condition indicating compliance with the regulations is achieved (no increase in runoff) as typically requested by the Town.
  - B. The report shall be prepared and stamped by a professional engineer licensed in New Hampshire.

5. We recommend the Applicant indicate the box culvert under Litchfield Road on the Topographical/Hiss Plan in accordance with section 4.17.A.27 of the regulations.
6. Please update the sight distance plan title block of sheet 5 to indicate Lot 6-1 and sheet 6 to indicate Lot 6-2 consistent with the plan view.
7. We recommend the Applicant provide the Owner's signature on the final plans per section 4.12.C.16 of the regulations. In addition, we recommend the Applicant provide the wetland delineation certification (professional endorsement of the plans) per section 4.12.C.15.ii and 4.17.A.15.ii of the regulations and the soil scientist certification (professional endorsement of the plans) per section 4.17.S.32.ii of the regulations on the final plans.

**Board Action Items:**

1. The Applicant is requesting four (4) waivers to the Subdivision Regulations as noted in his letter dated May 1, 2015. The Board will need to consider each waiver request under this application.

**Board Informational Items:**

1. The Applicant has provided draft easements with this submission that are currently under review by the Town.

## MEMORANDUM

To: Planning Board

Date: May 6, 2015

From: Planning and Economic Development  
Department of Public Works & Engineering  
Tighe & Bond, Inc.

Re: Map #: 7 Lot #: 73-2  
Town Fair Tire – Retail Development  
Formal Site Plan Application  
31 Nashua Road, Londonderry NH

Owner: Smith M+M Properties LP  
Applicant: Town Fair Tire Centers of NH, LLC

---

Engineering Alliance, Inc. submitted plans and supporting information for the above-referenced project. The DRC and the Town's engineering consultant, Tighe & Bond, Inc. reviewed the submitted plans and information, and review comments were forwarded to the Applicant's engineer. The Applicant submitted revised plans and information and we offer the following comments:

### Checklist Items:

1. There are no checklist items.

### Design Review Items:

1. The Applicant's drainage design calls for the use of an underground infiltration system which does not meet the requirements of Section 3.07.a.1 of the Site Plan Regulations. The Applicant has submitted a **waiver request** for this requirement.
2. The Applicant's drainage design calls for drain pipe to have a minimum cover of less than 36 inches in areas which does not meet the requirements of Section 3.07.g.3 of the Site Plan Regulations. The Applicant has submitted a **waiver request** for this requirement.
3. The Applicant's site design does not provide a minimum sight distance of 365 feet which does not meet of the Section 3.08.b.5 of the Site Plan Regulations. The Applicant has submitted a **waiver request** for this requirement.
4. The Applicant's site design does not include the construction of sidewalks for pedestrian access which may be required by the board per the requirements of Section 3.08.c of the Site Plan Regulations. The Applicant has submitted a **waiver request** for this requirement.
5. The Applicant's site design includes interior landscaping which does not meet the requirements of Section 3.11.g.i of the Site Plan Regulations. The Applicant has submitted a **waiver request** for this requirement.
6. The Applicant's site design includes interior landscaping which does not meet the requirements of Section 3.11.g.ii of the Site Plan Regulations. The Applicant has submitted a **waiver request** for this requirement.
7. The Applicant's site design includes interior landscaping which does not meet the requirements of Section 3.11.g.3 of the Site Plan Regulations. The Applicant has submitted a **waiver request** for this requirement.

8. The Applicant should provide a draft of the temporary construction easement for review. A copy of the final version should also be provided once recorded.

**Board Action Items:**

1. The Applicant is requesting seven (7) waivers to the Site Plan Regulations as noted in their letter dated March 12, 2015. The Board will need to consider each waiver under this application.

**Board Informational Items:**

1. There are no additional informational items.

MEMORANDUM

---

**Site Plan Review for Self Storage Facility - Design Review #1**

**To:** Ms. Cynthia May  
Community Development Department

**FROM:** Joseph Persechino, P.E.  
Tighe & Bond, Inc.

**COPY:** John Trottier, P.E.  
Town of Londonderry

Jaye Trottier,  
Town of Londonderry Planning Department

**RE:** Map: 15 Lots: 127, 128 & 129  
Site Plan Review for  
Self Storage Facilityg  
Mammoth Road & Smith Lane  
Londonderry, New Hampshire

**OWNER:** JJJM Enterterprise, Inc.

**APPLICANT:** RCA Development

**ENGINEER:** Keach-Nordstrom Associates, Inc.

**DATE:** March 16, 2015

---

Tighe & Bond, Inc. has completed our initial review of the above referenced project and offer the following comments:

**Project Understanding:**

- The proposed project includes illustrate the development of tax map 15; lots 127, 128, and 129 with four 14,725 sf buildings, for a total of 58,150 sf of self-storage space and 750 sf of office space and associated site improvements.

**Information Reviewed:**

1. Londonderry Planning Board Site Plan Application & Checklist – Exhibit 4, prepared by Keach-Nordstrom Associates, Inc., dated February 12, 2015;
2. Stormwater Management Report, prepared by Keach-Nordstrom Associates, Inc., dated February 11, 2015;
3. Self Storage Facility plan set, prepared by Keach-Nordstrom Associates, Inc., dated January 30, 2015;
4. Traffic Impact Assessment, prepared by Keach-Nordstrom Associates, Inc., dated February 11, 2015;
5. Mammoth Road Self-Storage Project Narrative, prepared by Keach-Nordstrom Associates, Inc., dated February 12, 2015;

6. Application for Conditional Use Permit for Deviation in Number of Required Off-Street Parking Spaces, prepared by Keach-Nordstrom Associates, Inc., dated February 12, 2015;
7. Application for a Conservation Overlay District Conditional Use Permit – Form A, prepared by Keach-Nordstrom Associates, Inc., dated February 12, 2015;
8. Abutters List, prepared by Keach-Nordstrom Associates, Inc., dated February 12, 2015;
9. Utility Clearance letters for Pennichuck Water Utilities, Liberty Utilities, Fair Point Communications and Eversource Energy;
10. New Hampshire Natural Heritage Bureau Review Letter, dated January 28, 2015;
11. Request for Project Review by the New Hampshire Division of Historical Resources, dated February 5, 2015;
12. Owner Affidavit, dated February 12, 2015;
13. Town of Londonderry Site Plan Fee receipt, dated February 12, 2015;
14. Flood Insurance Rate Map, Map Number 33015C0317E, dated May 17, 2005;
15. Warranty Deed, dated March 24, 1998.

#### **Site Plan Application and Checklist Items:**

1. Checklist Item IV.1.n. The Applicant should include all the required permits and approval numbers needed for the completion of this project in note #13 on the cover sheet (e.g. Town of Londonderry Conditional Use Permit and NHDES Sewer Connection Permit).
2. Checklist Item IV.1.u & IX.4. The Applicant should confirm with the Town if the proposed project will require off-site improvements as they have indicated the standard Town of Londonderry off-site improvements note is provided though it is not included in the Title Sheet Notes.
3. Checklist Item VI.1.i. The Applicant should include the locations of existing buildings and structures on the Grading and Drainage Plan.
4. Checklist Item VI.1.k. The Applicant should include the locations of existing retaining walls on the Grading and Drainage Plan.
5. Checklist Item VI.1.m & n. The Applicant should confirm if the existing “boulders to be stored for reuse” are considered “stone walls” and if so the locations of existing stonewalls should be included on the Grading and Drainage Plan.
6. Checklist Item VI.1.p. The Applicant should include the location of existing tree lines on the Grading and Drainage Plan.
7. Checklist Item VI.1.s.1.iii. The Applicant should include the length and slope of the existing drainage pipes on the Grading and Drainage Plan.
8. Checklist Item VI.1.t.2.v. The Applicant should include the pipe and structure inverts of the proposed drainage on the Grading and Drainage Plan.



9. Checklist Item VI.1.u. The Applicant should include the temporary erosion control protection devices on the Grading and Drainage Plan.
10. Checklist Item VI.2.a.1.iii. The Applicant should include the length and slope of the existing sanitary sewer pipes on the Utility Plan.
11. Checklist Item VI.2.b. The Applicant should include the length and slope of proposed sewer line and the invert elevations at the proposed sewer manholes on the Utility Plan.
12. Checklist Item VI.2.d.2. The Applicant should confirm with the Fire Department if the proposed fire hydrant locations and water layout are acceptable, also confirm with the Fire Department if additional fire hydrants will be required.
13. Checklist Item VI.2.e & f. The Applicant should include the required existing and proposed gas line information.
14. Checklist Section VII, VIII & IX. 7. It is our understanding that the requirements of the landscaping, lighting and building elevations will be reviewed by the Planning Department as part of this application. We recommend that the applicant meet with the Planning Department to discuss these requirements.
15. Checklist Item X. Construction Details Drawings. The Applicant should revise the details to match the Town Standard Details (or add a note stating that all details must match Town and/or utility company's standard details), including but not limited to, the Utility Trench, Driveway Apron.
16. Checklist Item XI.2.e. The Applicant should include a summary table of discharge, depth of flow and velocity for each swale and channel.
17. Checklist Item XI.6. The applicant should obtain and address comments from the Design Review Committee (DRC) as applicable.

### Design Review Items:

1. The Applicant is applying for a **Conditional Use Permit** for the deviation of required off-street parking spaces.
2. The Applicant is applying for a **Conditional Use Permit** for work proposed within the Conservation Overlay District.
3. The Applicant should include a Sight Distance plan for the new proposed driveway entrance.
4. All legends should include all line types and symbols as they appear on their respective plan sheets.
5. The Applicant should address the following comments relative to the Removals/Demolition Plan:
  - a. Confirm if the existing driveway culvert in the northern corner of the site should be called out to remain;
  - b. Identify the existing use of the sewer manhole to be removed in the northern corner of the site;

- c. Confirm with NHDOT as to whether the existing retaining wall identified to be removed, that is located within the NHDOT Right-of-Way, will be allowed to be removed;
6. The Applicant should address the following comments relative to the Non-Residential Site Layout Plan:
    - a. Coordinate with the Building Department for the layout of the ADA parking spaces and access requirements;
    - b. Identify the location(s) for access of the proposed wet pond;
    - c. Confirm that the proposed site layout has adequate truck turning for the largest anticipated vehicle that would access the site (including fire truck access, etc.);
    - d. Provide directional signage to better clarify the proposed circulation pattern around the site;
    - e. Coordinate the property corner (shown as a stone bound) to be set within the intersection of Mammoth Road and Smith Lane with the NHDOT. We recommend using a radius for the property corner at that location;
    - f. Provide the overall area, in square feet, of the Conservation Overlay District called out to be disturbed;
  7. The Applicant should address the following comments relative to the Grading and Drainage Plan:
    - a. Based on test-pit #2, the season high water table is located at approximate elevation 269', which is above the proposed invert out of the pond. This should be discussed with NHDOT, as there may be constant flow into the NHDOT drainage system during certain times of the year;
    - b. Verify if guardrail will be required along Smith Lane adjacent to the proposed wet pond stormwater facility;
    - c. The proposed grading in the western corner of the site runs through an existing utility pole, this should be addressed;
    - d. Provide rip-rap protection from the proposed sediment forebay #1 to the bottom of the proposed wet pond, or another suitable erosion control measure;
    - e. The site grading should be revised to provide a greater slope on pavement areas to allow for proper drainage. (i.e. The center of the site is approximately at 0.5%);
    - f. The proposed groundwater recharge system is located adjacent to a 2:1 slope. We recommend a slope stability analysis be performed for this area;
    - g. The 2:1 slopes should be designed and constructed per the Town's Typical Stone Fill Slope Section Detail (i.e. geo-textile fabric and rip-rap);
    - h. Revise the wet pond design to meet the Town standard side slope of 3:1 (i.e. the proposed boulder wall and 2:1 slopes are not permitted);

- i. Provide rip-rap protection on the 2' wide spillway from proposed sediment forebay #2 to the bottom of the proposed wet pond, or another suitable erosion control measure;
  - j. We recommend adding guardrail at the top of the 2:1 slope adjacent to the parking area;
  - k. The grading of the proposed grass lined swale should be revised to provide a defined bottom width as well as an increased slope for proper drainage. (i.e. less than 1%)
  - l. The sump depth of 3' identified in construction note #4 should be revised to match the detail provided;
  - m. The "loam & seed all disturbed areas (typ.)" note should be revised to clarify which areas and what depth of loam and seed is to be placed. (i.e. not paved areas, roofs, etc.);
  - n. Confirm that the perforated pipes for the groundwater recharge system are only within the limit of the recharge system, as it is unclear on the plans;
  - o. Verify the invert elevation of the perforated pipes for the proposed groundwater recharge system, as it is currently designed with an invert of 228.50 giving it roughly 52' of cover.
  - p. Relocate the fence around the proposed wet pond to the outside edge of the berm to allow for access and maintenance of the berm;
8. The Applicant should address the following comments relative to the Utility Plan:
- a. The proposed water line within the NHDOT Right-of-Way running adjacent to the south west property line should be coordinated with the NHDOT and Pennichuck Water;
  - b. Confirm with the Fire Department if a fire suppression system will be required within each proposed buildings;
  - c. The existing retaining wall called out to be removed on the Removals/Demolition Plan is shown on the Utility Plan. This discrepancy should be addressed.
9. The Applicant should address the following comments relative to the Profiles Plan:
- a. Confirm the sewer depths with the DPW as it appears the depths may be able to be reduced;
  - b. Confirm with the DPW if the 2.5' of cover proposed on the sewer line below the wet pond is acceptable or if a greater depth and/or insulation should be provided.
10. The Applicant should address the following comments relative to the Construction Detail sheets:
- a. Include a detail for the proposed underground groundwater recharge facility;
  - b. Include a detail for the proposed roof drain collection system;

- c. The Proposed Wet Pond Cross Section Detail should be revised such that:
  - i. The permanent pond elevation matches the HydroCAD model;
  - ii. The proposed boulder walls are designed and stamped by a structural engineer, with appropriate details provided (e.g., geo-textile fabric, etc.);
  - iii. The side slopes match what is shown on the Grading and Drainage Plan;
  - iv. The estimated seasonal high water table elevation should be shown on the wet pond cross section.
- d. Revise the Driveway and Parking Lot Section detail to match the Town's standard section. (e.g. 4" of hot bituminous pavement);
- e. Provide a Fire Hydrant detail that is approved by the Londonderry Fire Department;

11. The Applicant should address the following comments relative to the Stormwater Management Report:

- a. The labeling of all existing and proposed catch basins, culvert, swales and ponds should be consistent between the site plans and stormwater management report for ease of reference;
- b. Please confirm that the proposed groundwater recharge system has been modeled in the drainage design to account for no infiltration per the Town's standards;
- c. The values in the pipe summary table (Table D-2) do not match the values in the HydroCAD analysis. These discrepancies should be addressed;
- d. Catch basin and culverts should be modeled as "ponds with insignificant storage". The HydroCAD model should be updated to reflect this. (e.g. Pond 10P: Existing Driveway Culvert, Pond 11P: Existing Roadway Culvert, Pond 20aP: Existing CB Rim, Pond 20P: Existing CB);
- e. Clarify why the Existing Roadway Culvert (HydroCAD node 11P) has been modeled with a primary and secondary outlet device;
- f. Clarify why the Existing Driveway Culvert (HydroCAD node 10P) has been modeled with two (2) primary outlet devices;
- g. Clarify why the Existing CB (HydroCAD node 20P) has been modeled with two (2) primary outlets devices;
- h. Existing CB (HydroCAD node 20P) should be modeled the same in the pre-development condition as the post development condition (currently different number of outlets, etc.);
- i. Clarify why the Existing CB Rim (HydroCAD node 20aP) has been modeled with a primary and secondary outlet device;
- j. Provide the 50-year flood elevation in the HydroCAD model for the proposed Groundwater Recharge Bed (HydroCAD node 1P(T));

- k. All "ponds" that have been modeled with significant storage should be modeled for the 50-year storm in the post-development;
- l. The proposed wet pond has only 0.91' of free board during the 50-year storm event. The wet pond design should be revised to meet the required 1' of free board during the 50-year storm.

### Traffic Impact Assessment Comments:

1. The February 11, 2015 Traffic Impact Assessment prepared by Keach-Nordstrom Associates, Inc. based the trip-generation estimates on the proposed 45,850 square feet of net rentable area.
  - a. The net rentable area was used as an independent variable as opposed to the gross floor area (58,900 square feet) in an effort to exclude corridors, mechanical rooms, and accessory office space.
  - b. Although not identified within the Traffic Impact Study, the Floor Plan prepared by Trachte Building Systems, Inc. contained with the January 30, 2015 set of Site Plans for the proposed facility depicts 214 self-storage units.
  - c. Based on the estimated site trips in accordance with Institute of Transportation Engineers (ITE) Trip-Generation manual (9th Edition) for Land Use Code 151 (Mini-Warehouse), Tighe & Bond has determined that a "Short" traffic analysis is appropriate for the overall project regardless of which of the three independent variables is selected.
2. In accordance with Section 3.10.10 of the Town of Londonderry's Zoning Ordinance, the proposed development would require 51 parking spaces (1 space/1,200 square feet of gross floor area x 58,150 square feet = 48.5 spaces, 1 space/300 square feet of gross floor area x 750 square feet = 2.5 spaces), but only 10 spaces would be provided.
  - a. Upon review of the January 30, 2015 set of Site Plans, the Cover Sheet describes that "a conditional use permit has been filed with the Town of Londonderry Planning Board for the proposed reduction in required parking" in accordance with Sections 3.10.11.1 and 3.10.11.2 of the Town of Londonderry's Zoning Ordinance.
  - b. Based on the ITE Parking Generation report (4th Edition), Land Use Code 151 (Mini-Warehouse) would demonstrate an 85th percentile demand of 10 parked vehicles on a weekday and 8 parked vehicles on a Saturday.

We recommend the applicant setup a meeting with the Planning Department, Department of Public Works and Zoning Officer, if required, to discuss the issues noted above. After the meeting, we recommend the applicant revise and resubmit drawings and any required supporting documentation along with an accompanying letter responding to the individual comments noted above.