

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF SEPTEMBER 2, 2015, 2015 AT THE MOOSE**
3 **HILL COUNCIL CHAMBERS**
4

5 Members Present: Art Rugg; Mary Soares; Jim Butler, Ex-Officio; Giovanni
6 Verani, Ex-Officio; Rick Brideau, CNHA, Ex-Officio; Leitha Reilly; Al Sypek,
7 alternate member; Ann Chiampa, alternate member; and Ted Combes, alternate
8 member
9

10 Also Present: Cynthia May, ASLA, Town Planner and Planning and Economic
11 Development Department Manager; Jaye Trottier, Associate Planner; and Nicole
12 Doolan, Planning and Economic Development Department Secretary
13

14 A. Rugg called the meeting to order at 7:00 PM. He welcomed new alternate
15 member T. Combes, who was recently appointed by the Town Council to complete
16 the alternate term vacated by L. Reilly. L. Reilly was also recently appointed by
17 the Council as a full member to complete the term vacated by Laura El-Azem, who
18 resigned from the Board in July.
19

20 A. Rugg appointed A. Chiampa to vote for Lynn Wiles, A. Sypek to vote from Chris
21 Davies, and T. Combes to vote for Scott Benson.
22

23 **Administrative Board Work**
24

25 A. Approval of Minutes – August 12, 2015
26

27 **R. Brideau made a motion to approve and sign the minutes from the**
28 **August 12, 2015 meeting. G. Verani seconded the motion. No**
29 **discussion. Vote on the motion: 5-0-1.**
30

31 (T. Combes abstained as he did not attend the August 12, 2015 meeting).
32

33 Minutes for August 12, 2015 were approved and signed at the conclusion of the
34 meeting.
35

36 B. Extension Request – Town Fair Tire Site Plan, Map 7 Lot 73-2
37

38 C. May referenced the letter from Engineering Alliance, Inc. requesting a one
39 year extension of the site plan that will expire on September 3, 2015. She
40 noted the applicant is nearing completion of the conditions of approval.
41

42 **R. Brideau made a motion to grant an extension of the site plan's**
43 **approval to September 2, 2016. A. Sypek seconded the motion. No**
44 **discussion. Vote on the motion: 6-0-0.**
45

46 [J. Butler arrived at 7:05]
47

48 C. Regional Impact Determination – Mark's Discount Truck & Auto Sales Site Plan
49 Amendment, Map 15 Lot 21

1
2 J. Trottier stated that Staff recommends the aforementioned project is not a
3 development of regional impact, as it does not meet any of the regional impact
4 guidelines prepared by Southern NH Planning Commission (SNHPC).

5
6 **R. Brideau made a motion to accept Staff's determination that this**
7 **project is not a development of regional impact. G. Verani seconded**
8 **the motion.** No discussion. **Vote on the motion: 7-0-0.**

9
10 D. Discussions with Town Staff

- 11
12 • Milton CAT Site Plan Amendment

13 C. May stated that Milton CAT have proposed to amend their previously
14 approved 2014 site plan by developing a portion of the site designated
15 on the approved plan as a "future equipment storage area". This portion
16 was labeled "not in contract," on that plan, meaning it was not included
17 in the overall site plan approval (see Attachment #1). Development of
18 the site is currently ongoing and an approved amendment would allow
19 Milton CAT to construct this last piece while their construction crew is on
20 site. Although the amount of impervious surface proposed exceeds the
21 6,500 sf limit needed to qualify it as a Minor Site Plan under the site plan
22 regulations, C. May noted that there would only be a 6% increase in
23 impervious surface to the site itself. Given the scale of the overall
24 development and the relative size of the area to be developed, Staff
25 believes the intent of that regulation criterion has been met. She said
26 Staff therefore requests that the Board consider this a Minor Site Plan
27 with a public hearing to be held before the Administrative Review
28 Committee (ARC).

29 A. Rugg asked for comments from the Board. A. Chiampa verified with
30 C. May that the wetlands associated with the site will be addressed
31 through the ARC review. There were no objections from Board members
32 for the plan to be reviewed by the ARC, which would include a public
33 hearing to be noticed per State statute.

34
35 **Public Hearings/Workshops/Conceptual Discussions**

- 36
37 A. Application Acceptance and Public Hearing for formal review of a two-lot
38 subdivision ("11 Bancroft Road") at 11 Bancroft Road, Tax Map 12 Lot 47,
39 Zoned AR-I – Craig Fowler, Owner and Applicant.

40
41 J. Trottier stated there were no checklist items and that Staff recommends
42 the application be accepted as complete.

43
44 **R. Brideau made a motion to accept the application as complete per**
45 **Staff's Recommendation memo dated September 2, 2015. J. Butler**
46 **seconded the motion.** No discussion. **Vote on the motion: 7-0-0.**

47
48 A. Rugg noted that the 65 day time frame for the Board to render a decision

1 under RSA 676:4 commenced with acceptance of the application as complete.

2
3 Owner Craig Fowler stated that the 6 acre lot would be subdivided into two
4 Lots and the existing house on the property will be razed. State subdivision
5 approval has been obtained. He noted that the owners of abutting property to
6 the east have submitted a letter stating they have no objections to the work
7 associated with the drainage design that will be done in the Town right-of-way
8 and will impact the land in front of their lot. Minor wetlands to the rear of the
9 property will not be impacted.

10
11 A. Rugg asked for Staff input.

12
13 J. Trottier noted that the applicant is not requesting any waivers to the
14 Subdivision Plan Regulations and that while there are minor issues to be
15 addressed before the plan can be signed, Staff recommends that the Board
16 grant final approval to the application.

17
18 A. Rugg asked for comments and questions from the Board.

19
20 A. Chiampa asked if the Demolition Delay Committee was involved because of
21 the age of the house to be razed. C. Fowler said he believed the Historical
22 Society would have to be contacted before a demolition permit can be issued.
23 A. Chiampa said the Historical Society would not initiate a Demolition Delay
24 meeting but would attend one if held. A. Rugg directed C. Fowler to consult
25 with the Building Department on the issue. J. Butler confirmed with Staff that
26 abutters were notified of the proposal and that no communication was received
27 from any of them by the Planning Department (other than the aforementioned
28 letter). A. Rugg stated that he and Town Staff for the Heritage Commission
29 walked the site to determine the status of what was shown on the plan as a
30 stonewall. He reported that the boulders were not constructed in a form that
31 would be considered a stonewall. C. Fowler noted that the plan was revised to
32 reflect this.

33
34 A. Rugg asked for public input. There was none.

35
36 **R. Brideau made a motion to grant final approval to the Subdivision**
37 **Plan ("11 Bancroft Road") for Craig Fowler (Owner and Applicant), Tax**
38 **Map 12 Lot 47, Zoned AR-I, in accordance with the plans prepared by**
39 **TJW Survey, dated June, 2015, and last revised August 13, 2015, with**
40 **the precedent conditions to be fulfilled within two (2) years of the**
41 **approval and prior to plan signature, and the general and subsequent**
42 **conditions of approval to be fulfilled as noted in the Staff memo, dated**
43 **September 2, 2015. G. Verani seconded the motion. No discussion.**
44 **Vote on the motion: 7-0-0.**

45
46 [During the following presentation/public hearing, M. Soares arrived at 7:20 PM
47 and L. Reilly arrived at 7:45 PM. Because much of the presentation had
48 already taken place, L. Reilly did not vote on the next agenda item regarding a
49 redevelopment site plan for Market Basket. She did vote on the final agenda
50 item, i.e. the rezoning request involving Map 17 Lot 17A].

1
2 B. Application Acceptance and Public Hearing for formal review of a site plan
3 ("Market Basket Redevelopment") to redevelop the existing Market Basket
4 Shopping Center - DeMoulas Super Markets, Inc. (Applicant and Owner, 34
5 Nashua Road, Tax Map 10 Lot 52, Zoned Woodmont Commons PUD), Robert D.
6 and Stephen R. Lievens, c/o NAA Associates, Joanne Joyce (Owner, 5 Garden
7 Lane, Tax Map 10 Lot 54-1, Zoned Woodmont Commons PUD), and Pillsbury
8 Realty Development (Owner, 15 Pillsbury Road, Tax Map 10 Lot 41, Zoned
9 Woodmont Commons PUD).

10
11 C. May stated there were no checklist items and that Staff recommends
12 the application be accepted as complete.

13
14 **R. Brideau made a motion to accept the application as complete per**
15 **Staff's Recommendation memo dated September 2, 2015. J. Butler**
16 **seconded the motion. No discussion. Vote on the motion: 7-0-0.**

17
18 A. Rugg noted that the 65 day time frame for the Board to render a decision
19 under RSA 676:4 commenced with acceptance of the application as complete.

20
21 Jeff Kevan from the civil engineering office of TFMoran, and Attorney Ari
22 Pollack spoke on behalf of the applicants.

23
24 J. Kevan stated the proposal is to redevelop the Market Basket plaza site off of
25 Garden Lane and Route 102, which is made up of 33.3 acres between Lots 10-
26 52 and 10-54-1. In addition to that, there are a few easements and portions
27 of the Lot 10-41 that will be developed as well. As part of the initial PUD
28 (a/k/a WC-1-GL):

- 29 - One of the first steps will be to bring in a boulevard entrance;
- 30 - Approximately 73,000 sq. ft. of the old Market Basket building will be
31 demolished;
- 32 - Renovation will be completed to the existing retail to the north of the new
33 Market Basket and the existing tenants will be moved to the new space;
- 34 - An addition of 42,000 sq. ft. to the north will also be completed along with a
35 parking field with new access to that addition;
- 36 - The parking field in front of the new Market Basket is 867 spaces and will be
37 left intact;
- 38 - Four out-parcels will be flattened and left between the market and the
39 existing roadway for future development;
- 40 - The entire development will include approximately 186,000 sq. ft. of retail
41 space, which is a reduction of approximately 30,000 sq. ft. of the existing
42 retail space as it is today;
- 43 - The property is already serviced by all utilities including sewer and service
44 to the new addition will be tied into existing service areas. Additional
45 lighting will be installed exactly like existing 25 foot high poles on 2 foot
46 bases;
- 47 - Telephone, electric and cable will be moved underground to the back of the
48 building to service the new addition;
- 49 - Aside from the parking lot, three long canoe islands (each approximately
50 21-22 feet wide) will be installed to break up the lot. The islands will have

- 1 landscaping and walkways so that pedestrians can access the four out-
2 parcels and the future boulevard;
- 3 - With the reduction of 30,000 sq. ft. of retail, the traffic report shows a
4 reduction in traffic;
 - 5 - Next steps will include meeting with the New Hampshire Department of
6 Transportation and presenting a traffic study, then going before the
7 Planning Board with the plans for the boulevard access (projecting a two-
8 lane access road from this development to Pillsbury Road).

9
10 Initially the applicant requested six waivers, but J. Kevan requested to
11 withdraw two that were related to pipe slope and identification on the plan of
12 SCS soils as they are no longer needed. He then went over the applicants four
13 remaining waivers as noted below:

- 14
15 1. Section 4.01.c of the Site Plan Regulations to allow a plan scale greater
16 than 1" = 40' for the Existing Conditions Plan, Stormwater Management
17 Plan, and Lighting Plan. Staff supports **granting** the waiver because it
18 enabled the applicant to keep the redevelopment information on one sheet
19 while it provided sufficient detail for review.
20
21 2. Section 4.12.c.2 of the Site Plan Regulations regarding the requirement to
22 provide a complete boundary plan defined by metes and bounds on the
23 existing conditions plan. The applicant is seeking relief from this
24 requirement on the entirety of Map 10 Lot 41 (162 acres). Staff supports
25 **granting** the waiver because the development is limited to an access
26 easement and detention pond on a small portion of Lot 41 directly adjacent
27 to the existing Market Basket site. The Warranty Deed conveying Map 10
28 Lot 41 to Pillsbury Realty Development, LLC in 2010 is on file with the
29 Registry of Deeds.
30
31 3. Section 4.12.c.3 of the Site Plan Regulations requiring the provision of
32 topography for all of Map 10 Lot 41. Staff supports **granting** the waiver
33 because the development is limited to an access easement and detention
34 pond on a small portion of Lot 41 directly adjacent to the existing Market
35 Basket site.
36
37 4. Section 3.07.g.3 of the Site Plan Regulations to allow a limited number of
38 storm drain lines to have less than the required 36 inches depth of cover.
39 Staff supports **granting** the waiver because this is a redevelopment site
40 and a portion of the existing system constrains the ability to have 36 inches
41 of cover in all locations without compromising the design of the proposed
42 detention pond.

43
44 Before J. Kevan turned the conversation back over to the Board, he also stated
45 the applicant also has requested a Conditional Use Permit request (see number
46 1 below). He went on to say:

- 47 - The proposed construction and roadway are essential to the productive use
48 of the land to make it consistent with the Master Implementation Plan and
49 the Woodmont Commons Planned Unit Development (PUD);

- 1 - There is no feasible alternative route to the alignment and curves of the
- 2 future roadway off of Garden Lane;
- 3 - Where that roadway aligns, the design and construction materials that will
- 4 be used are such that the impacts to the wetlands buffer will be minimized;
- 5 - A wet pond (detention pond) will be created at the low point of the site and
- 6 the basin will have three feet of standing water, a standing shelf, plantings,
- 7 and all will be consistent with State stormwater treatment/detention
- 8 regulations;
- 9 - A trail will be incorporated along the pond so that it can service a future
- 10 sewer line extension;
- 11 - Any disturbed areas will be re-vegetated, stabilized and restored;
- 12 - The project is actually eliminating retail square footage and therefore is not
- 13 driven solely by economic advantage. This relates to one of the criteria of
- 14 the Conditional Use Permit being requested.

15

16 A. Rugg asked for Staff input.

17

18 C. May stated:

- 19 - The Town's Assistant Director of Public Works was not able to attend as he
- 20 was at an engineering conference, however, Joe Persechino from the Town's
- 21 third party engineering firm Tighe & Bond was in attendance if the Board
- 22 had any questions regarding technical aspects of the plan (i.e., drainage,
- 23 etc.).
- 24 - This is the first application for the Woodmont Commons PUD;
- 25 - The applicant was required to submit a Master Developer's Agreement to
- 26 show their plan was in compliance with the PUD Master Plan. This
- 27 document was received;
- 28 - The applicant was required to submit a tracking form which keeps a tally of
- 29 what development occurring within the PUD, where it's happening, what
- 30 developable area remains, etc. This document was also received;
- 31 - The Master Plan requires a 1.5 acres of development in the WC-1-GL
- 32 development be set aside for shared open space, and it is Planning's
- 33 understanding that will be provided as part of the next remaining
- 34 development for this segment. The definition of shared open space is land
- 35 held or restricted for common benefit and it can include pervious as well as
- 36 impervious surfaces, so it can be plazas and continuous walkways, so long
- 37 as they are for the public benefit;
- 38 - There are four waivers requested:
 - 39 - Staff supports the waiver regarding plan scale;
 - 40 - The second one (boundaries for Map 10 Lot 41) will set the stage for
 - 41 future roadway development and is also supported by Staff. Typically
 - 42 Staff would recommend there be a boundary plan from a previous plan
 - 43 on file. There is a prior subdivision plan from the 1970s showing a
 - 44 subdivision of a smaller parcel from this larger parcel that has boundary
 - 45 information, but it is not complete. Staff located a recorded warranty
 - 46 deed available at the Rockingham County Registry of Deeds which
 - 47 conveyed this parcel along with the others to Pillsbury Realty for
 - 48 Woodmont Commons;
 - 49 - Staff supports the waiver regarding topography for the same reason as
 - 50 above;

- 1 - Staff supports the fourth waiver to have less than 36 inches of cover in
- 2 some areas;
- 3 - The applicant went to the Conservation Commission for a
- 4 recommendation on the CUP and as a result, both Staff and the
- 5 Commission recommend granting it.

6
7 1. The Applicant has requested approval to allow a use permitted by
8 Conditional Use Permit in the Conservation Overlay District, as well as
9 permission for 68,700 sq. ft. of impacts to the 100 foot buffer. The
10 proposed driveway and drainage pond will service the westerly portion of
11 the redeveloped Market Basket site, as well as accommodate the future
12 boulevard road to Woodmont Commons. The Conservation Commission is
13 recommending approval of the CUP (please see attached minutes). Staff
14 supports **granting** the Conditional Use Permit because the application
15 meets the criteria as outlined in Section 2.6.3.4 of the Zoning Ordinance.

- 16
- 17 - Aside from some outstanding items that will also need to be resolved and
- 18 completed, she said Staff recommends final approval of the site plan.

19
20 A. Rugg asked for comments and questions from the Board.

21
22 G. Verani inquired about the traffic count. J. Kevan reiterated their traffic
23 study showed a decrease in traffic.

24
25 M. Soares asked if the proposed tenants in the renderings would be the actual
26 tenants. J. Kevan said they would be. A. Rugg and J. Kevan noted that the
27 applicant will be going before the Heritage Commission on September 24, 2015
28 and that approval of this plan is conditioned on their recommendation. C. May
29 stated the plan does meet all of the requirements, not only of the architectural
30 standards of the Woodmont Commons PUD, but the Town's as well.

31
32 A. Rugg inquired about walking/pedestrian access and safety. J. Kevan
33 reiterated there will be three long islands (with sidewalks and crosswalks) that
34 will run from the stores out towards the out parcels and the main entrance
35 road. Ari Pollack stated what's proposed will be better than it is now and that
36 when the applicant moves forward with the road and boulevard, it will be
37 consistent with the PUD Master Plan and will have pedestrian connectivity
38 across the site.

39
40 A. Rugg asked for public input.

41
42 Mike Speltz, 18 Sugarplum Lane, came forward to address the CUP as a
43 Conservation Commission member. He stated the Commission did support the
44 CUP, but with the condition that the applicant make every effort to minimize
45 wetland impacts. He went on to say that when the applicant demolishes the
46 old Market Basket building, it creates the opportunity to bring the road out of
47 the wetland buffer. According to the applicant, if the roadway were to be
48 moved, it would eliminate one of their four future out-parcels. M. Speltz also
49 spoke as a resident and stated that the CUP does not meet two of the required
50 criteria. There is a feasible alternative to moving the roadway out of the buffer

1 and reexamining speed factors, therefore economic gain, he said, does appear
2 to be the main reason for the applicant's purpose for putting in extra stores.
3 He stated the Board has the authority under the Zoning Ordinance to require
4 mitigation for impacts to the wetland buffer, and that this would be an
5 appropriate time to impose that condition on the applicant. He said he does
6 not see moving the alignment of the roadway out of the buffer as violating the
7 spirit of the Master Plan.

8
9 After ongoing discussion, A. Rugg made note to M. Speltz that the applicant
10 can't be pre-judged before they submit their specific site plan, and that the
11 project has only been conceptual up to this point. A. Rugg also explained to J.
12 Butler that both the Board and the Conservation Commission have both
13 reviewed the same conceptual site plan.

14
15 G. Verani asked M. Speltz what he was envisioning in terms of mitigation. M.
16 Speltz stated he was not there to propose a solution, but that in his view there
17 are a number of ways it can be done by further working with the Board, Staff
18 and the Commission. He recommended following the methodology that the
19 Department of Environmental Services and the Wetland Board follows when
20 they require mitigation under the State RSA and the State regulations.

21
22 A. Pollack stated that M. Speltz was talking from a minority opinion of the
23 Commission and from his personal opinions. He re-stated the redevelopment
24 proposal is in keeping with the existing PUD Master Plan PUD how Woodmont
25 Commons was conceptualized. He reiterated that taking down the old store
26 actually costs more and takes leasable retail space away from the applicant.
27 He said the applicant will be in front of the Board with an application to extend
28 the development area from Rte. 102 and up towards Pillsbury.

29
30 Ray Breslin of 3 Gary Drive next spoke. He concurs with M. Speltz, and has
31 concerns regarding the roadway impacting wetlands and eventually turning it
32 into a four lane road.

33
34 There was no further public input.

35
36 J. Kevan he stated there will be two-lanes to the left of where the old store is
37 being taken down, and that the other two-lanes of the boulevard in the future
38 will be in towards the store on the opposite from the wetlands. Eventually, the
39 boulevard will be pulled away from the wetlands and the detention pond will
40 provide some mitigation.

41
42 M. Soares asked J. Kevan about the islands and the walkways. She inquired as
43 to whether or not the islands will be paved. J. Kevan answered that the
44 walkways will be paved with landscaping on either side of them, and that they
45 will continue down to the boulevard entrance. The public will have access
46 either by bike path or walkways directly up to the doors of the stores. M.
47 Soares also wanted to know if the walkways will be plowed during the winter.
48 A. Pollack was not able to answer, but his thought was that all the walkways
49 would be cleared for public use. J. Kevan and A. Pollack explained to her that
50 there is limited space for snow storage, and that excessive snow will be moved

1 into a corner or hauled off site. She stated she has been an advocate for the
2 Woodmont Commons project, but questioned why the first thing being
3 developed within it was a strip mall. She stated she wanted to see something
4 more exciting than just a straight line of shops. A. Pollack asked her to wait
5 for other applications to follow for new and exciting development.
6

7 A. Sypek asked C. May to clarify that the CUP is only for the redevelopment of
8 the existing site. She and A. Pollack let A. Sypek know that another plan will
9 be coming forth with the layout of the boulevard itself. A. Rugg said A. Sypek
10 was correct when he stated the application was for the redevelopment of the
11 existing area and that it is not a formal application for the boulevard. J. Butler
12 stated he understood M. Soares' concerns and that the applicant will still have
13 to come before the Heritage Commission for their recommendation. M. Soares
14 stated to the applicant that they have good engineers and that she hopes they
15 become more innovative with what they are presenting, similar to the
16 proposed images from the PUD Master Plan. A. Pollack stated that taking down
17 the old building will open up the area for the PUD and create an entryway to
18 them, and that at this time, the redevelopment of this area is the most logical
19 first step.
20

21 A. Chiampa stated she values M. Speltz opinion and that she hopes the
22 applicant and the Conservation Commission could determine some sort of
23 mitigation.
24

25 C. May reiterated to M. Soares that the 1.5 acres of open space will include
26 pervious and impervious space.
27

28 **M. Soares made a motion to approve the Applicant's request for**
29 **waivers numbered 1 through 4 as outlined in Staff's Recommendation**
30 **Memo dated September 2, 2015. R. Brideau seconded the motion. No**
31 **discussion. Vote on the motion: 8-0-0.**
32

33 **M. Soares made a motion to approve the Applicant's request for the**
34 **Conditional Use Permit as outlined in Staff's Recommendation Memo**
35 **dated September 2, 2015. R. Brideau seconded the motion. No**
36 **discussion. Vote on the motion: 8-0-0.**
37

38 **M. Soares made a motion to grant final approval to the Site Plan**
39 **("Market Basket Redevelopment") for DeMoulas Super Markets, Inc.**
40 **(Applicant and Owner), Tax Map 10 Lots 52, 54-1 and 41, to redevelop**
41 **the existing Market Basket Shopping Center at 34 Nashua Road, 5**
42 **Garden Lane, and 15 Pillsbury Road, Zoned Woodmont Commons PUD,**
43 **in accordance with the plans prepared by TFMoran, Inc., dated June**
44 **17, 2015, and last revised August 12, 2015, with the precedent**
45 **conditions to be fulfilled within 120 days of the approval and prior to**
46 **plan signature, and the general and subsequent conditions of approval**
47 **to be fulfilled as noted in the Staff Recommendation Memo, dated**
48 **September 2, 2015. R. Brideau seconded the motion. No discussion.**
49 **Vote on the motion: 8-0-0.**
50

1 [A. Rugg noted that L. Reilly would vote on the next agenda item].
2

- 3 C. Public Hearing to Consider a Request to Rezone Tax Map 17 Lot 17A from
4 Multi-Family Residential (R-III) to Industrial-I (IND-I) at 345 Rear Mammoth
5 Road – James P. Anagnos, Jr. and Harry A. Anagnos, Owners and Applicants.
6

7 Jeff Kevan of TFMoran spoke on behalf the applicants, explaining that the
8 owner of the property on Abby Road in Manchester that directly abuts Lot 17A
9 to the north is interested in using the parcel as a parking lot for their industrial
10 facility. The applicants would like their lot rezoned from Multi-Family
11 Residential (R-III) to Industrial-I (IND-I), which would permit the parking lot
12 use. Doing so would also match the industrial zoning of the majority of the lots
13 surrounding Lot 17A, both in Londonderry and Manchester. The two lots
14 directly abutting to the east are zoned R-III and owned by the applicants (see
15 Attachment #2).
16

17 A. Rugg asked for Staff input.
18

19 C. May stated that Staff supports the rezoning request, which she said would
20 make the lot more consistent with the zoning of the properties around it. She
21 noted that the property is landlocked and has no road frontage.
22

23 A. Rugg asked for input from the Board.
24

25 L. Reilly asked who owned the two remaining R-III directly east of Lot 17A.
26 When told the applicants for this request also own those two lots (i.e. 17 and
27 17-1), she asked if they had considered rezoning all three to an industrial
28 classification. C. May explained that Staff had suggested rezoning those to C-
29 II since that would conform with lots to the south along Rockingham Road, but
30 she said the applicants were not interested in doing so at this time.
31

32 A. Rugg asked for public input. There was none.
33

34 **M. Soares made a motion to recommend to the Town Council that they**
35 **approve the rezoning of Map 17 Lot 17A, currently zoned Multi-Family**
36 **Residential (R-III) to the Industrial-I (IND-I) zoning classification,**
37 **which is consistent with the zoning in the immediate area and adjacent**
38 **to the parcel. R. Brideau seconded. No discussion. Vote on the motion:**
39 **9-0-0.**
40

41 A. Rugg noted that the Town Council will have two readings of the proposed
42 amendment to the zoning ordinance, the second one being a public hearing.
43

44 **Other Business**

45
46 There was no other business.
47

48 **Adjournment:**

49

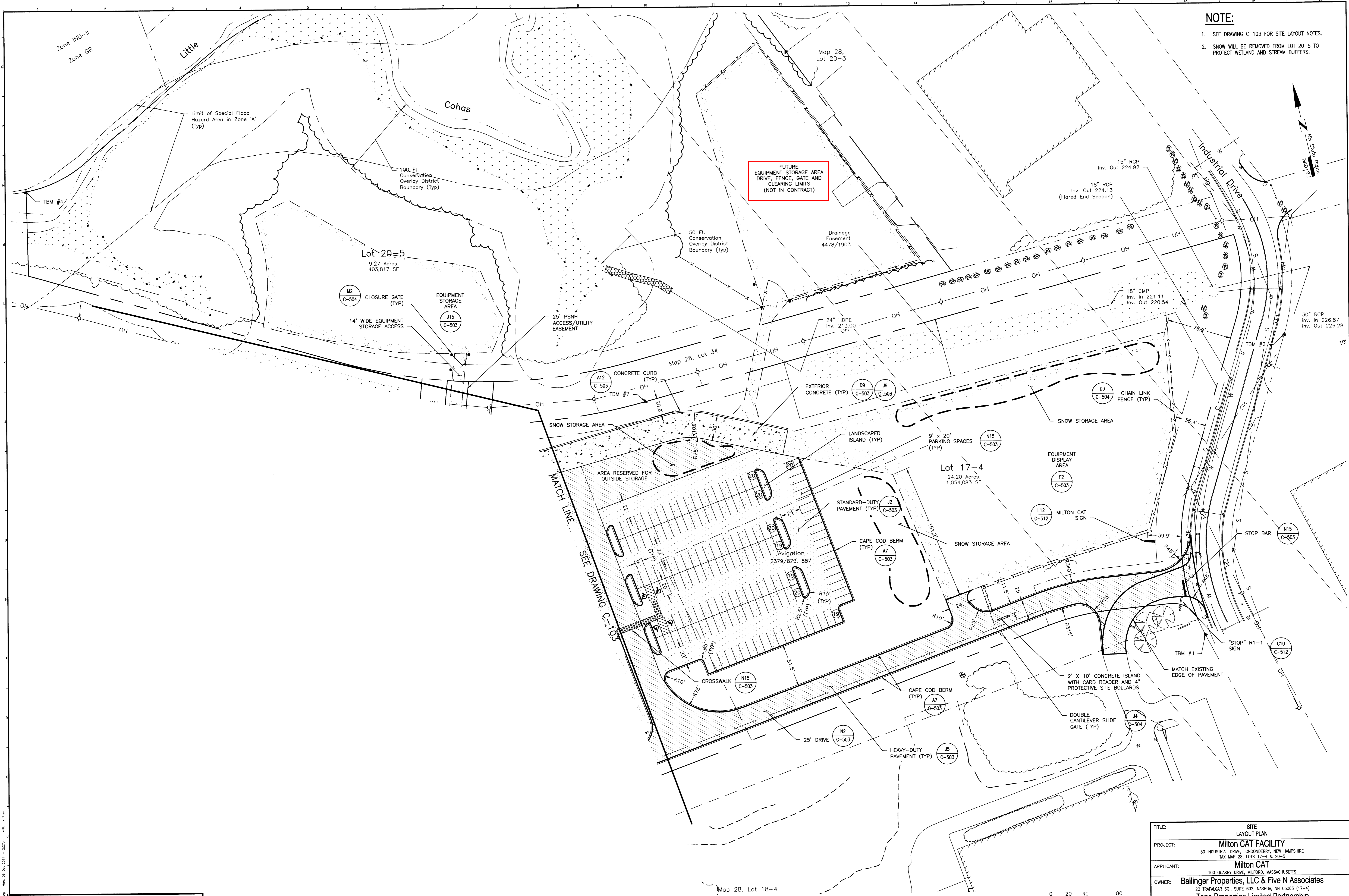
1 **M. Soares made a motion to adjourn the meeting. R. Brideau seconded the**
2 **motion. Vote on the motion: 9-0-0.**

3
4 The meeting adjourned at 8:14 PM.

5
6 These minutes prepared by Planning and Economic Development Department
7 Secretary Nicole Doolan and Associate Planner Jaye Trottier

8
9 Respectfully Submitted,

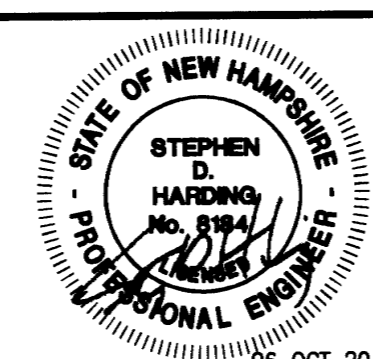
10
11
12
13
14 Mary Soares, Vice Chair



NOTE:
 1. SEE DRAWING C-103 FOR SITE LAYOUT NOTES.
 2. SNOW WILL BE REMOVED FROM LOT 20-5 TO PROTECT WETLAND AND STREAM BUFFERS.

LEGEND:

	PAVEMENT - HEAVY DUTY
	PAVEMENT - STANDARD DUTY
	CONCRETE
	GRAVEL SURFACE
	BUILDING



BENCHMARK DATA:

BENCH #	ELEV	DESC	BENCH #	ELEV	DESC
BENCHMARK 1	446.56	NHDOT DISK 285-570	TBM 4	175.54	STONE BOUND
BENCHMARK 2	205.17	NHDOT DISK 269-490	TBM 5	179.87	IRON PIN WITH CAP
TBM 1	237.83	STONE BOUND	TBM 6	217.06	STONE BOUND WITH DISK
TBM 2	233.36	STONE BOUND	TBM 7	213.48	STONE BOUND
TBM 3	217.21	IRON PIN WITH CAP	TBM 8	201.00	IRON PIN WITH CAP

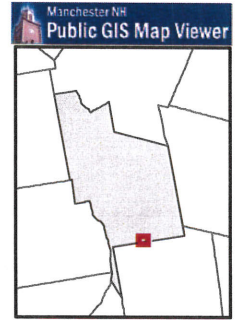
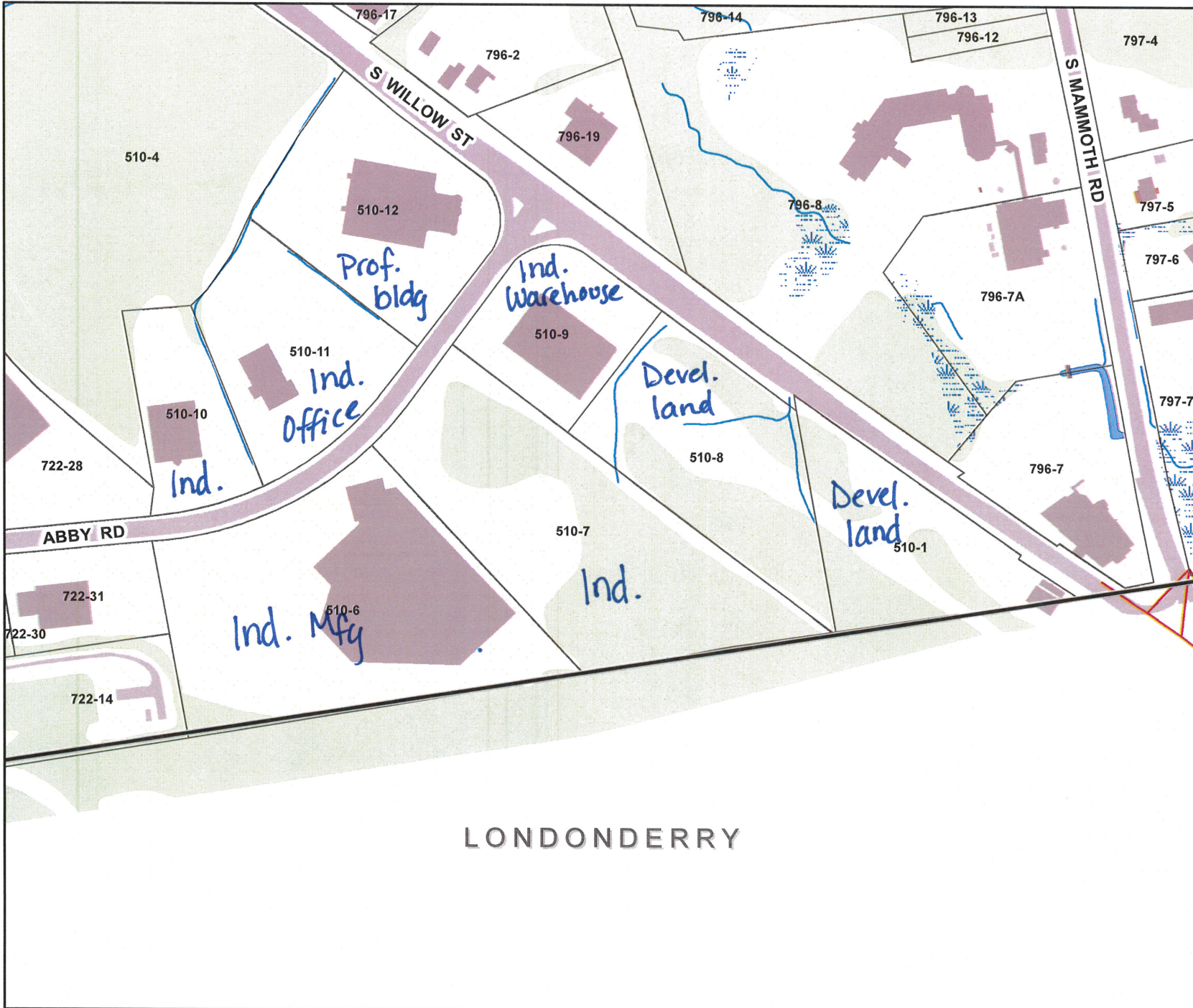
REV	DATE	REVISION / ISSUE DESCRIPTION
F	10-06-2014	REVISED PER CONDITIONS OF APPROVAL
E	08-28-2014	REVISED PER CONDITIONS OF APPROVAL
D	07-31-2014	NHDES/AGI REVIEW
C	07-24-2014	FORMAL APPLICATION FOR SITE PLAN APPROVAL
B	06-18-2014	NHDES/AGI REVIEW
A	06-11-2014	TOWN, DRG AND NHDES REVIEW

Approved by the Londonderry, NH Planning Board for Phose _____
 on Date: 10-16-2014
 Certified by:

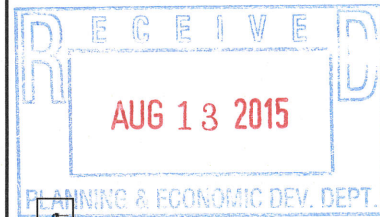
TITLE: SITE LAYOUT PLAN
PROJECT: Milton CAT FACILITY
 30 INDUSTRIAL DRIVE, LONDONDERRY, NEW HAMPSHIRE
 TAX MAP 28, LOTS 17-4 & 20-5
APPLICANT: Milton CAT
 100 QUARRY DRIVE, MILFORD, MASSACHUSETTS
OWNER: Ballinger Properties, LLC & Five N Associates
 20 TRAFALGAR SQ., SUITE 602, NASHUA, NH 03063 (17-4)
 Tana Properties Limited Partnership
 40 TEMPLE STREET, NASHUA, NH 03063 (LOT 20-5)
DATE: OCT 06, 2014 **DRAWING NO.:** C-104

ameco
 511 Congress St., Suite 200, Portland ME 04101
 P: (207) 775-5401 F: (207) 772-4762 www.ameco.com

PROJECT NUMBER: 3618148132
 PROJECT MANAGER: DRG
 A/E/C OF RECORD: SHM
 DRAWN BY: WJM
 CAD FILE: C-104
 SCALE: 1" = 40'
 GRAPHIC SCALE:
 SHEET: 8 OF 34

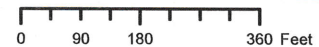


Area Map Showing Extent Of Map At Left



DISCLAIMER

The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the "City"). This map is not survey-quality. All boundaries, easements, areas, measurements, rights-of-way etc., that appear are derived from varied data sets which may be individually compiled at different map scales. In such cases, some geographic information from different data sets may appear in inaccurate relationship to each other. Therefore, geographic features shown on this map should only be considered approximations, and as such have no official or legal value. The City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use. The City assumes no liability whatsoever associated with the use or misuse of this information. The official public records from which this data was compiled are kept in the offices of various City, County, and State government agencies and departments, and are available for inspection and copying during normal business hours.

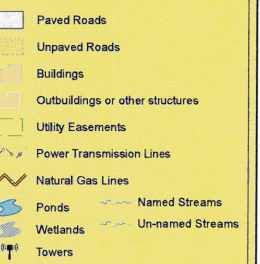
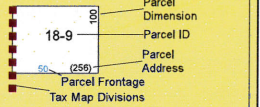


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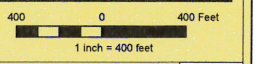
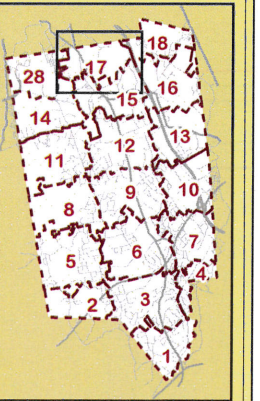
Town of Londonderry
New Hampshire



Parcel Atlas
April, 2014



- Zoning Districts**
- Agricultural-Residential (AR-I)
 - Multi-Family Residential (R-II)
 - Commercial I (C-I)
 - Commercial II (C-II)
 - Commercial III (C-III)
 - Commercial IV (C-IV)
 - Mixed Use Commercial (MUC)
 - Gateway Business (GB)
 - Industrial I (IND-I)
 - Industrial II (IND-II)
 - Rte 28 Performance Overlay District
 - Rte 102 Performance Overlay District
 - Airport Overlay District (AD)
 - Historic Overlay District
 - Woodmont Commons PUD (PUD-1)
 - MHT Noise Contours



Tax Map
017

Source:
Parcel lines are current as of April 1, 2014 and were mapped using aerial photo interpretation, AutoCAD engineering files or recorded deeds as reference. Base features were mapped by Inotech, LLC from aerial photography captured in Spring, 2010. Regular updates to both parcels and landbase features are performed as new development or lot adjustments are approved.
These maps have been prepared for assessment purposes only and are not intended for legal description or conveyance.

