

1 **LONDONDERRY, NH PLANNING BOARD**  
2 **MINUTES OF THE MEETING OF MARCH 12, 2014 AT THE MOOSE HILL**  
3 **COUNCIL CHAMBERS**  
4

5 Members Present: Art Rugg; Mary Soares; Lynn Wiles; Laura El-Azem; Chris  
6 Davies; Rick Brideau, CNHA, Ex-Officio; John Laferriere, Ex-Officio; Scott Benson;  
7 and Maria Newman, alternate member  
8

9 Also Present: John Vogl, GIS Manager & Comprehensive Planner; John R. Trottier,  
10 P.E., Assistant Director of Public Works and Engineering; and Jaye Trottier,  
11 Associate Planner  
12

13 A. Rugg called the meeting to order at 7:00 PM. He appointed M. Newman to vote  
14 for L. El-Azem until she arrived.  
15

16 **Administrative Board Work**  
17

18 A. Election of Officers and Liaisons  
19

20 While the Planning Board Rules of Procedures state that the annual election of  
21 officers shall take place in April, A. Rugg noted that the State Department of  
22 Revenue Administration typically requests the status of the Town's Board and  
23 Commission officers before April 1. The Board, however, will not meet again  
24 until April 2. As there were no objections to hold the elections at this time, A.  
25 Rugg entertained a motion.  
26

27 **J. Laferriere made a motion to keep the current slate of officers on the**  
28 **Planning Board in place (A. Rugg, Chairman; M. Soares, Vice Chairman;**  
29 **L. Wiles, Secretary; and L. El-Azem, Assistant Secretary). C. Davies**  
30 **seconded the motion.** No discussion. **Vote on the motion 8-0-0.**  
31

32 B. Plans to Sign – Hickory Woods (Owner and Applicant) Site Plan, Map 2 Lot 27,  
33 Phase II.  
34

35 J. R. Trottier stated that the Board approved and signed Phase I of the Hickory  
36 Woods single family elderly housing development in 2013. The developer is  
37 requesting the Phase II portion of the project be signed tonight. The Town  
38 does not record site plans at the Rockingham County Registry of deeds,  
39 however the applicant submitted an additional plan for signature of Phase II,  
40 as they did for Phase I, to facilitate the processing of legal documents  
41 associated with the development.  
42

43 As signing the plans was a formality on the Board's part, no motion was taken  
44 and A. Rugg said the plans would be signed at the conclusion of the meeting.  
45

46 C. Discussions with Town Staff  
47

48 Staff had no topics to bring to the Board.  
49

1 A. Rugg stated that the monthly Southern New Hampshire Planning  
2 Commission meeting will take place March 25 at 11:30 AM.

3  
4 C. Davies, Chair of the Master Plan Implementation Committee, noted that the  
5 Committee's next meeting will take place on March 26 at 7 PM. J. Vogl added  
6 that the meeting will take place in the Sunnycrest Conference Room and will be  
7 videotaped.

8  
9 **Public Hearings/Workshops/Conceptual Discussions**

10  
11 [L. El Azem arrived during the following discussion at 7:10 PM]

12  
13 A. Growth Management Ordinance Workshop

14  
15 The Town's Economic Development specialist, Stuart Arnett, was joined by  
16 Consulting Planner Roger Hawk to provide a presentation to the Board on the  
17 Town's Growth Management Ordinance (GMO).

18  
19 S. Arnett gave a brief introduction to explain how the GMO fits into the larger  
20 context of the field of Planning and describe its use as one of the many tools a  
21 municipality can utilize to guide development, particularly when that  
22 development begins to overwhelm a town's infrastructure (see Attachment  
23 #1). By establishing a genuine need through a scientific study that a  
24 municipality will not be able to accommodate anticipated growth, a town can  
25 establish a GMO under the State Innovative Land Use RSA 674:22. The intent  
26 is to provide a town with the ability to regulate the timing of development by  
27 limiting the number of building permits that can be issued in a given year to  
28 provide a community with the opportunity to create/expand the infrastructure  
29 deemed necessary to support new residential growth. The GMO does not  
30 prevent development; it is a tool that protects the town from an unsupportable  
31 amount of development. In 2004 and 2005, the Planning Board made a  
32 determination of unsustainable growth and a cap was placed on the number of  
33 building permits issued. Since that time, however, the Board has made a  
34 determination of sustainability each year. Capacity studies for services related  
35 to police, fire, schools, the library, recreation, and the Town Offices combined  
36 with State demographic projections do not indicate a potential for development  
37 to overwhelm available services. It was noted that under RSA 674:22, an  
38 "emergency" GMO can be enacted if a clear need to limit growth is  
39 demonstrated based on a spike in development.

40  
41 The current GMO includes a sunset clause whereby the ordinance will terminate  
42 by January, 2015. In view of the number of other planning tools available to  
43 guide development and the other broader "checks and balances" outlined in the  
44 presentation, the recommendation to the Board was to not reinstate the GMO  
45 when it lapses after the end of 2014. Without a valid, perceptible justification,  
46 the Town could expose itself to legal action if a GMO is again adopted at a time  
47 when no threat of development overburdening the town's services exists. R.  
48 Hawk noted that without a GMO, however, the Town should pay careful  
49 attention to its Capital Improvement Plan (CIP) process to ensure a gap does

1 not occur between growth and infrastructure. He and S. Arnett encouraged in  
2 particular the use of Development Agreements with individual developers as a  
3 way of regulating development.  
4

5 Board members discussed the importance of demonstrating a discernable  
6 justification based on the status of current growth patterns. They also  
7 conferred with Staff about current State projections for a decrease in the  
8 number of school aged children as well as the ability to use an "emergency"  
9 GMO as a stop gap if development should take an unexpected upward turn. It  
10 was also noted that it would still be prudent to perform an annual exercise  
11 examining infrastructure needs and availability. L. Wiles and resident M.  
12 Speltz, 18 Sugarplum, both inquired about possible negative implications of  
13 simply retaining the GMO. R. Hawk reiterated that since the RSA mandates  
14 that a GMO be both temporary and justified through scientific study.  
15 Preserving the ordinance would run contrary to that idea and create the  
16 potential for legal action against the Town. A. Rugg noted that as  
17 representatives of the citizenry, Board members have a fiduciary responsibility  
18 not to expose the Town to litigation. M. Speltz also asked if the Woodmont  
19 Commons Planned Unit Development would remain exempt from the GMO if  
20 and when the Town reaches full buildout based on their Development  
21 Agreement with the Town. J. Vogl noted that the Woodmont Commons  
22 Development Agreement includes factors to offset growth spikes, including a  
23 requirement to demonstrate fiscal positivity on an annual basis.  
24

25 A. Rugg stated that if no action is taken by the Board, the GMO will expire in  
26 January, 2015. L. Wiles asked if a recommendation should be made to the  
27 Town Council. A. Rugg said it was not necessary since the ordinance would  
28 sunset without absent Planning Board action.  
29

- 30 B. Fairwind Properties, Inc. (Owner and Applicant) – Map 28 Lot 31-1 -  
31 Conceptual discussion of a proposed single story multi-tenant building on 10  
32 Technology Drive, Zoned I-II.  
33

34 Brian Pratt of CLD Consulting Engineers and property owner Bob LaMontagne  
35 presented a conceptual amendment to a previously approved site plan that  
36 would result in a one story multi-tenant industrial building (see Attachment  
37 #2). The plan approved approximately ten years ago was found to be  
38 financially unfeasible, resulting in this redesign that includes eight high bay  
39 units of roughly 1,200 square feet each. After speaking with Staff about  
40 possible uses and the amount of parking required, a total of 33 parking spaces  
41 have been provided and a note will be included on the plan wording the  
42 proposed use with enough flexibility that future tenants would not have to  
43 return to the Board for amendments based on a specific use. Minor  
44 adjustments have been made to the plan since meeting with Staff and B. Pratt  
45 stated that the Fire Department has given preliminary support for the site  
46 layout with regard to sufficient emergency vehicle circulation (see Attachment  
47 #3). The applicant will present to the Heritage Commission with architectural  
48 plans on March 27. B. Pratt asked the Board for specific input on: 1) whether  
49 they would prefer a 1:1 slope on the north side of the site be stabilized with  
50 vegetation or rip rap and 2) whether the Board would support a waiver from

1 the landscaping regulation requirement for 10% of the interior parking lot to be  
2 landscaped. B. Pratt added that the loss of interior landscaping can also be  
3 offset by increasing the amount of perimeter landscaping.

4  
5 A. Rugg asked for Staff input.

6  
7 J. R. Trottier noted that per the previous discussion between Staff and the  
8 applicant, the aforementioned 1:1 slope would need to be engineered and a  
9 guardrail would be required along Technology Drive. He also asked B. Pratt to  
10 closely compare the amount of pavement in this design to the amount used in  
11 the previously approved plan when designing the drainage.

12  
13 A. Rugg asked for Board input.

14  
15 Because B. Pratt mentioned the fact that the bays would be tall enough to  
16 allow an automotive lift, J. Laferriere asked about the potential for an auto  
17 repair business to occupy one or more of the bays and impair the visual  
18 aesthetics of the site with an accumulation of vehicles. J. R. Trottier noted that  
19 the zoning ordinance does permit automotive maintenance and repair in the  
20 I-II zone, however B. Pratt said that was not what the owner envisioned for the  
21 use of the site. He offered to note the intended uses for the site on the plan,  
22 which would then not include vehicle repair. Consensus from the Board was  
23 that the 1:1 slope should be vegetated and that the landscaping should at least  
24 be consistent with the other properties in the general area.

25  
26 The applicant thanked the Board for their input.

27  
28 C. Team Business Development Corporation (Owner), Calamar (Applicant) – Map  
29 7 Lots 132-8, 9, 13, 14, 18, 19, and 20 – Conceptual discussion of a proposed  
30 senior housing development on 5 Button Drive, 4, 6, 8, and 12 Golen Drive,  
31 and 1 and 3 Reed Street, Zoned C-I within the Route 102 Performance Overlay  
32 District.

33  
34 Jocelyn Bos, Director of Senior Housing Development for Calamar, was joined  
35 by Attorney Pat Panciocco and engineers George Chadwick and Bob Baskerville  
36 of Bedford Design Consultants to present a three building elderly housing  
37 rental development on a combined 8 acre tract of land (see Attachment #4).

38 P. Panciocco gave a brief history of the seven lots involved that have also been  
39 part of several other proposals over the years that did not materialize.

40 Originally zoned AR-I, these lots and others situated between the residential  
41 area of Reed Street to the east and Route 102 to the west were rezoned C-I in  
42 2007 after falling under the Rte. 102 Performance Overlay District (POD) in  
43 2002. Calamar has expressed an interest in the location for senior housing  
44 because of its proximity to the Crossroads Mall, several pharmacies, an urgent  
45 care facility, grocery stores and other shopping areas. P. Panciocco noted that  
46 offering a new housing option for seniors, i.e. rental housing, meets one of the  
47 recommendations of the 2013 Comprehensive Master Plan. J. Bos gave an  
48 overview of Calamar which began as a general construction company and has  
49 numerous elderly housing developments in Nebraska, Kansas, and upstate New  
50 York. A preliminary market study performed in 2013 demonstrated a need for

1 elderly rental housing in this area as well. Rent for a one-bedroom (865 sf) is  
2 anticipated to be in the \$1,300/month while two-bedroom units would be  
3 roughly \$1,500/month. Construction would be expected to take approximately  
4 18 months. The three story, 35 foot tall buildings would each have elevators  
5 and would be connected internally. The middle building would include  
6 clubhouse-type amenities.

7  
8 G. Chadwick explained that a discontinuation of Reed Street would be sought  
9 from the Town Council so the road could be terminated in a cul de sac acting  
10 as the entrance to the site. While the requirements of the Town's regulations  
11 regarding landscaping, parking and drainage are expected to be met, the  
12 applicant has applied to the Zoning Board of Adjustment for variances on six  
13 separate issues including density, setbacks between buildings, open space, and  
14 the mandatory two bedroom requirement. G. Chadwick asked if the Board  
15 would forward a written recommendation to the Zoning Board. A. Rugg replied  
16 that the Board typically does not make recommendations to the Zoning Board.  
17 Three small wetlands are located on the site, two near the eastern boundary  
18 line and the third in the northwestern corner of the site. Water and electric  
19 utilities are available and an agreement is being sought with the property  
20 owner to the northeast to extend municipal sewer via an easement. Calamar  
21 hopes to be able to make use of a nearby gas line as a primary heating source.

22  
23 A. Rugg asked for Staff input.

24  
25 J. R. Trottier referred to conceptual presentations given to the Board recently  
26 by Restaurant Depot, a company interested in developing the lots directly to  
27 the west, also owned by Team Business Development Corporation. He noted  
28 that in that presentation, Reed Street was being proposed as ending in a cul de  
29 sac, however Staff had advised that applicant that the cul de sac as presented  
30 did not meet Town standards and would be required to do so. For this  
31 project, he said Golan Drive should also end in a cul de sac that meets Town  
32 standards. He made clear that traffic would need to be discussed, with  
33 particular attention being paid to safety issues at the intersections of Meadow  
34 Drive, Button Drive, and Rte. 102. J. Bos pointed out that most seniors do not  
35 drive during peak traffic hours and rough estimations by G. Chadwick reveal  
36 that traffic counts would be well below what Town regulations would allow on  
37 this site during peak hours. J. Vogl echoed comments made by G. Chadwick  
38 that rental elderly housing would act as a suitable transition area between the  
39 duplexes to the east, multi-family to the northeast and the existing and  
40 potential commercial uses along Rte. 102. He verified P. Panciocco's statement  
41 that the 2013 Master Plan does express a demand for a wider variety of  
42 housing choices, including elderly rental housing.

43  
44 A. Rugg asked for Board input.

45  
46 J. Laferriere expressed concern for traffic and intersection safety, as was  
47 discussed during the Restaurant Depot conceptual discussions (see October 9  
48 and December 4, 2013 minutes). He also noted that the density proposed was  
49 twice what is allowed under the ordinance and was perhaps too intense,  
50 however G. Chadwick replied that the degree of density was needed to make

1 the project economically viable. M. Soares asked if some of the parking spaces  
2 closer to the building could be covered. J. Bos said it could be considered,  
3 although it would not be practical to do so for those spaces closest to the  
4 building because of the patio bump outs of the units. For an additional cost,  
5 she said, renters can utilize one of three garages that will house a total of 30  
6 parking spaces. L. Wiles confirmed that the building footprints, ranging from  
7 15,755 sf to 16,510 sf, are under the maximum size allowed in the Rte. 102  
8 POD. He said he thought it was a good use of the land and consistent with the  
9 goals of the Master Plan. L. El-Azem agreed and expressed an interest in the  
10 opinions of the residential abutters. M. Newman felt the lower traffic impact  
11 would be suitable to the area and noted that although a variety of retail options  
12 are within walking distance, the lack of sidewalks on Route 102 would probably  
13 make most renters use their vehicles.

14  
15 A. Rugg entertained public comment.

16  
17 Senior Affairs Director Cathy Blash relayed comments from Londonderry  
18 seniors that this elderly housing would not be considered affordable. She  
19 stated that there is a lack of affordable elderly housing in Londonderry. A.  
20 Rugg said the Board is aware of the lack of that option, but added that it is up  
21 to the property owners as to how to develop their land.

22  
23 Mike Speltz, 18 Sugarplum, asked at what point Golen Drive would be  
24 terminated. G. Chadwick said a cul de sac would be placed where the newer  
25 pavement currently ends and that caution would be taken concerning the  
26 wetland in that vicinity. M. Speltz offered that since the lots to the west in  
27 between Golen Drive and Rte. 102 are owned by the same entity, the Zoning  
28 Board of Adjustment may not find a suitable hardship regarding density since  
29 the owner could simple expand the project onto those other lots.

30  
31 The applicant thanked the Board for their input.

32  
33 **Other Business**

34  
35 There was no other business.

36  
37 **Adjournment:**


38  
39 **M. Soares made a motion to adjourn the meeting. J. Laferriere seconded**  
40 **the motion. Vote on the motion: 8-0-0.**

41  
42 The meeting adjourned at 9:25 PM.

43  
44 These minutes prepared by Associate Planner Jaye Trottier

45  
46 Respectfully Submitted,

47  
48  
49  
50 Lynn Wiles, Secretary



Planning Board  
Town of  
Londonderry

Tools for Guiding  
Development  
and the  
Growth Management  
Ordinance (GMO)

1 Planning and Economic Develop &  
Arnett Development Group LLC

Tools for Guiding Development & the  
Growth Management Ordinance (GMO)

## Agenda

- Growth Management in context of local planning
- Review history of Growth Management in Londonderry
- Review current status of GMO in Londonderry
- Review Consultant Report and Findings
- Discussion and FAQs

Tools for Guiding Development & the  
Growth Management Ordinance (GMO)

## Intro

- Protect the community through:
  - Regulations
  - Public reviews
  - Monitoring and Enforcement
- Guide positive community investments
  - Assistance
  - Incentives
  - Shared Vision for Community

Tools for Guiding Development & the  
Growth Management Ordinance (GMO)

## Tools for Guiding Development

- Master Plan
  - Town
  - Major Development (ex: Woodmont)
- Charettes
- Capital Improvement Plan
- Land acquisition and easement purchases
- Density Trade-offs
- P.U.Ds
- Developer Agreements
- Public Awareness and Inputs
- Public Infrastructure including water and sewer
- Economic Recovery Zones
- Tax Incremental Financing Districts (TIF)
- Foreign Trade Zones (FTZ)
- Downtown Revitalization
- Grants, tax incentives
  - Elderly exemptions, current use
- Town staff technical assistance and advocacy

Planning and Economic Develop &  
Arnett Development Group LLC

Tools for Guiding Development & the Growth Management Ordinance (GMO)

## Checks and Balances

- Zoning Requirements
- Site Plan requirements
- Building Code requirements
- Flood zones, Wetland standards
- Growth Management Ordinance (GMO)
- Emergency GMO if needed
- Residential Phasing Ordinance
- P.O.D.s
- Financial
  - Off-site
  - Exactions
  - Impact Fees based upon studies
  - Access Fees to water and Sewer
- Public awareness
- Developer Agreements

Planning and Economic Develop & Arnett Development Group LLC

Tools for Guiding Development & the Growth Management Ordinance (GMO)

## RSA 674:22 Innovative Land Use

- Section 674:22 Growth Management; Timing of Development. -
  - I. .... To regulate and control the timing of development.....
  - II. ....demonstrated need to regulate the timing of development, based on the municipality's lack of capacity to accommodate anticipated growth.....
  - III. ....shall include a termination date and shall restrict projected normal growth no more than is necessary .....

Tools for Guiding Development & the Growth Management Ordinance (GMO)

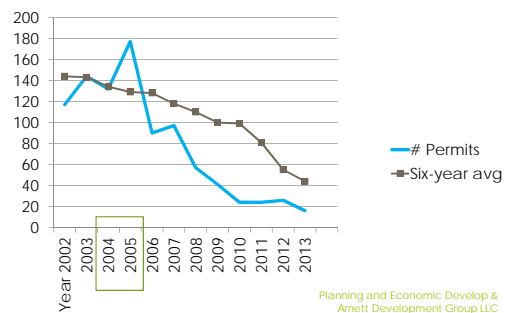
## Summary of the GMO

- RSA (674:22)
  - Master Plan and CIP
  - Capacity studies
  - Prove need for GMO
    - Burden on Town
    - Regional comparison
    - "No more than necessary..."
    - Residential impacts only
  - Case Law and Liabilities
- Town Ordinance
  - Adoption 1988
    - Yearly permit cap
    - Annual review
    - Enacted twice in last ten years
    - Demand for *new local services* is key determinant
  - Status:
    - 2002 to 2013

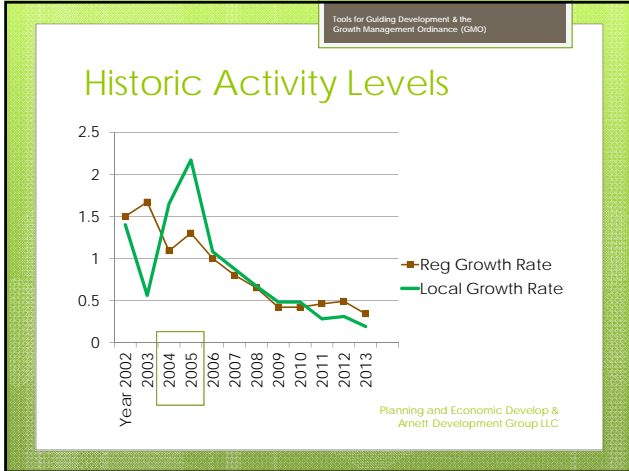
Planning and Economic Develop & Arnett Development Group LLC

Tools for Guiding Development & the Growth Management Ordinance (GMO)

## Historic Activity Levels







Tools for Guiding Development & the Growth Management Ordinance (GMO)

### GMO in Londonderry

- Permit limits were enacted 2004 and 2005
- Reasons:
  - Local growth greater than regional growth
  - Capital debt over 15% of total budget in targeted years
- "Sustainable growth" determined by Planning Board in 2006 to 2014
  - Permits are not currently limited
- Ordinance sunsets Jan 1 2015 unless readopted

Tools for Guiding Development & the Growth Management Ordinance (GMO)

### Research and Recent Developments

- Capacity Studies
  - Police and Fire
  - Schools
  - Library
  - Recreation
  - Town Hall
- Conclusion:
  - Investments made since peak period
  - "Adequate capacity"
- Institute for Policy Studies: *Slow school-age pop. growth*
- State projections:
  - Fewer students
  - Older workforce
  - Slower growth
- Recent Developments:
  - Woodmont to provide capacity via Agreement

Planning and Economic Develop & Arnett Development Group LLC

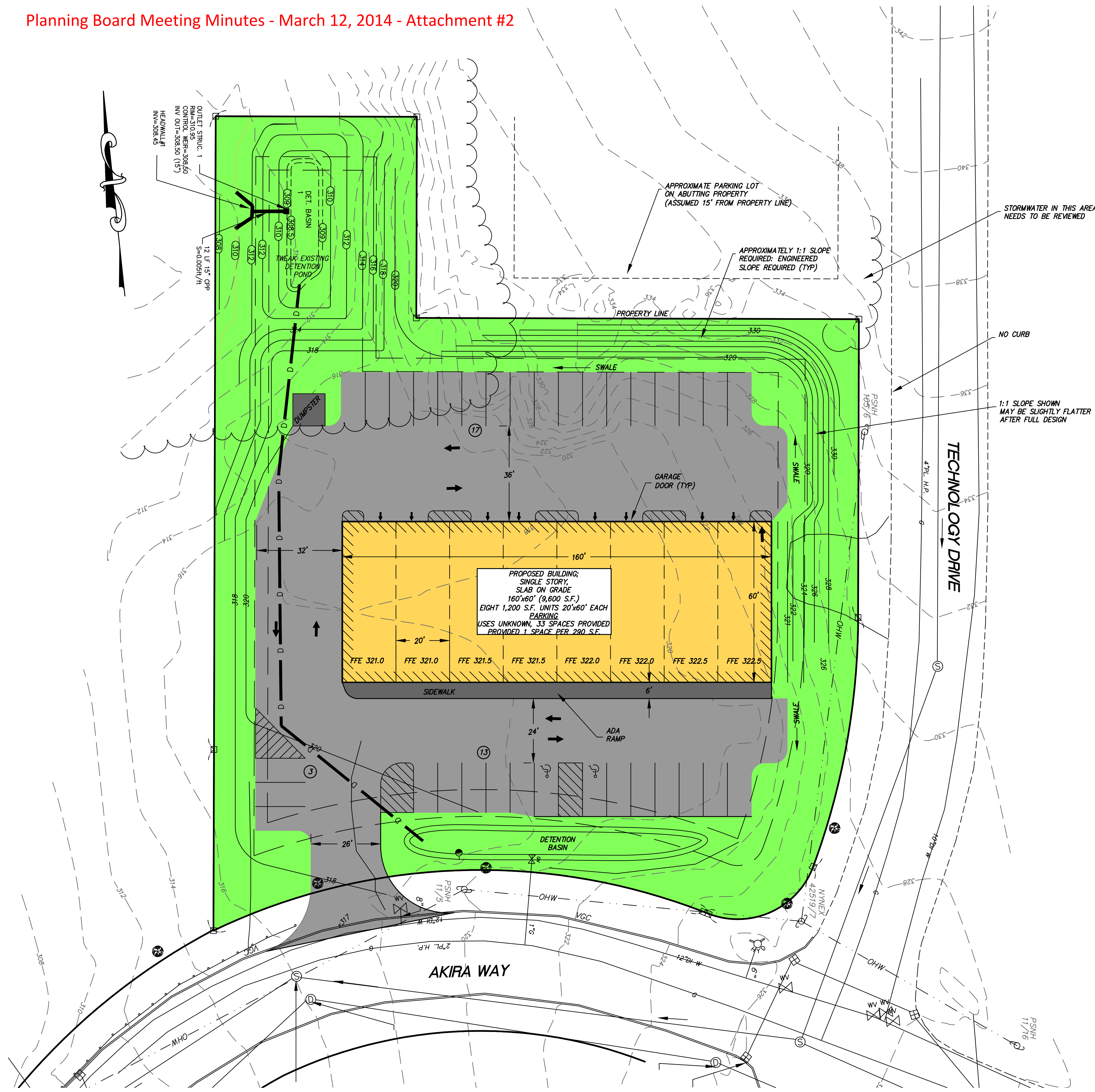
Tools for Guiding Development & the Growth Management Ordinance (GMO)

### Questions and Discussion

- Summary of Recommendations
- What's next?

Thanks!

Planning and Economic Develop & Arnett Development Group LLC

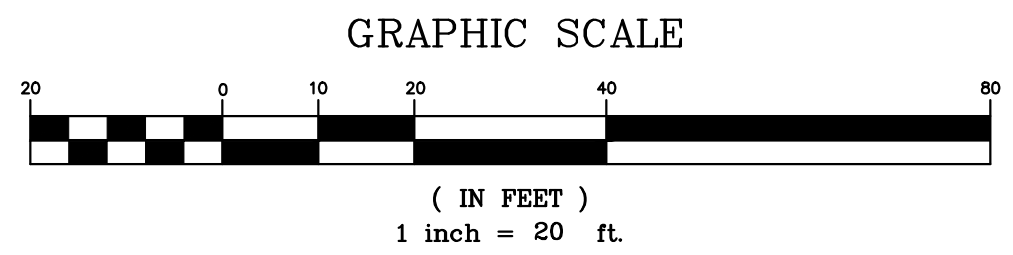


**PARKING NOTES:**

- PARKING REQUIREMENTS**  
 33 SPACES PROVIDED  
 IF MIX OF "WAREHOUSE" & "OFFICE" IS USED:
- ASSUME 300 S.F. OFFICE PER UNIT = 2,400 S.F. OFFICE/(200S.F.) = 12 SPACES
  - ASSUME 900 S.F. WAREHOUSE PER UNIT = 7,200 S.F. WAREHOUSE/1,200S.F. = 6 SPACES
  - TOTAL REQUIRED SPACES = 18 SPACES
- IF "RESEARCH" OR "MANUFACTURING" USE IS USED, PARKING REQUIREMENT IS 1 SPACE PER 600 S.F.  
 • TOTAL OF 16 SPACES REQUIRED
- IF "ASSEMBLY, TESTING, REPAIR, AND PACKING OPERATIONS" ARE USED, 1/500 S.F. IS REQUIRED  
 • 9,600 S.F./500 = 19.2 SPACES REQUIRED

**GENERAL NOTES**

- 1) OWNER OF RECORD: FAIRWIND PROPERTIES  
 317 SOUTH RIVER ROAD  
 BEDFORD, NH 03110  
 BOOK 4422 PAGE 2871
  - 2) ALL ABUTTERS ARE ZONED INDUSTRIAL-II.
  - 3) PRESENT ZONING: INDUSTRIAL-II
- |                              | REQUIRED    | PROPOSED     |
|------------------------------|-------------|--------------|
| MIN. LOT SIZE                | 43,560 S.F. | 56,221 S.F.± |
| MIN. LOT WIDTH               | 150FT       | 225±         |
| MIN. FRONT SETBACK           | 30FT        |              |
| MIN. SIDE SETBACK            | 20FT        |              |
| MIN. REAR                    | 20FT        |              |
| GREEN SETBACK - FRONT        | 20FT        |              |
| GREEN SETBACK - SIDE         | 15FT        |              |
| INTERNAL TREES (1 PER 15 SP) | 2           |              |
| % GREEN SPACES               |             |              |
| % BUILDING COVERAGE          |             |              |
- 4) TAX MAP LOT NUMBERS REFER TO TOWN OF LONDONDERRY PROPERTY MAPS.
  - 5) THIS PROPERTY IS SERVICED BY MUNICIPAL WATER (MANCHESTER WATER WORKS) AND SEWER (TOWN OF LONDONDERRY).
  - 6) THE PROPERTY LINE FOR THIS PARCEL WAS CREATED USING THE PLAN OF REFERENCE ONLY.
  - 7) THERE ARE NO VARIANCES OR SPECIAL EXCEPTIONS REQUIRED FOR THIS APPLICATION.
  - 8) THIS PROPERTY IS NOT SUBJECT TO FLOODING AS EXHIBITED ON FIRM COMMUNITY PANEL #330134 0009B.
  - 9) ALL PLAN SHEETS WILL BE ON FILE AT THE TOWN OF LONDONDERRY.
  - 10) IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
  - 11) ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF LONDONDERRY SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
  - 12) SCS SOIL TYPE IS 799-URBAN LAND-CANTON COMPLEX-3 TO 15 PERCENT SLOPES.
  - 13) THERE ARE NOT WETLANDS ON THE SITE AS SHOWN ON THE PLAN ENTITLED "TAX MAP 28 LOT 31-1; SUBDIVISION PLAN OF LAND OF LONDONDERRY TECHNOLOGY, LLC; HARVEY ROAD AND AKIRA WAY; LONDONDERRY, NH"; DATED 7-18-04 AND REVISED THROUGH 1-9-04. RECORDED AT THE R.C.R.D. PLAN#31435.



NO.	DATE	REVISION	DESIGNED:	CHECKED:	APPROVED:
			BAP		

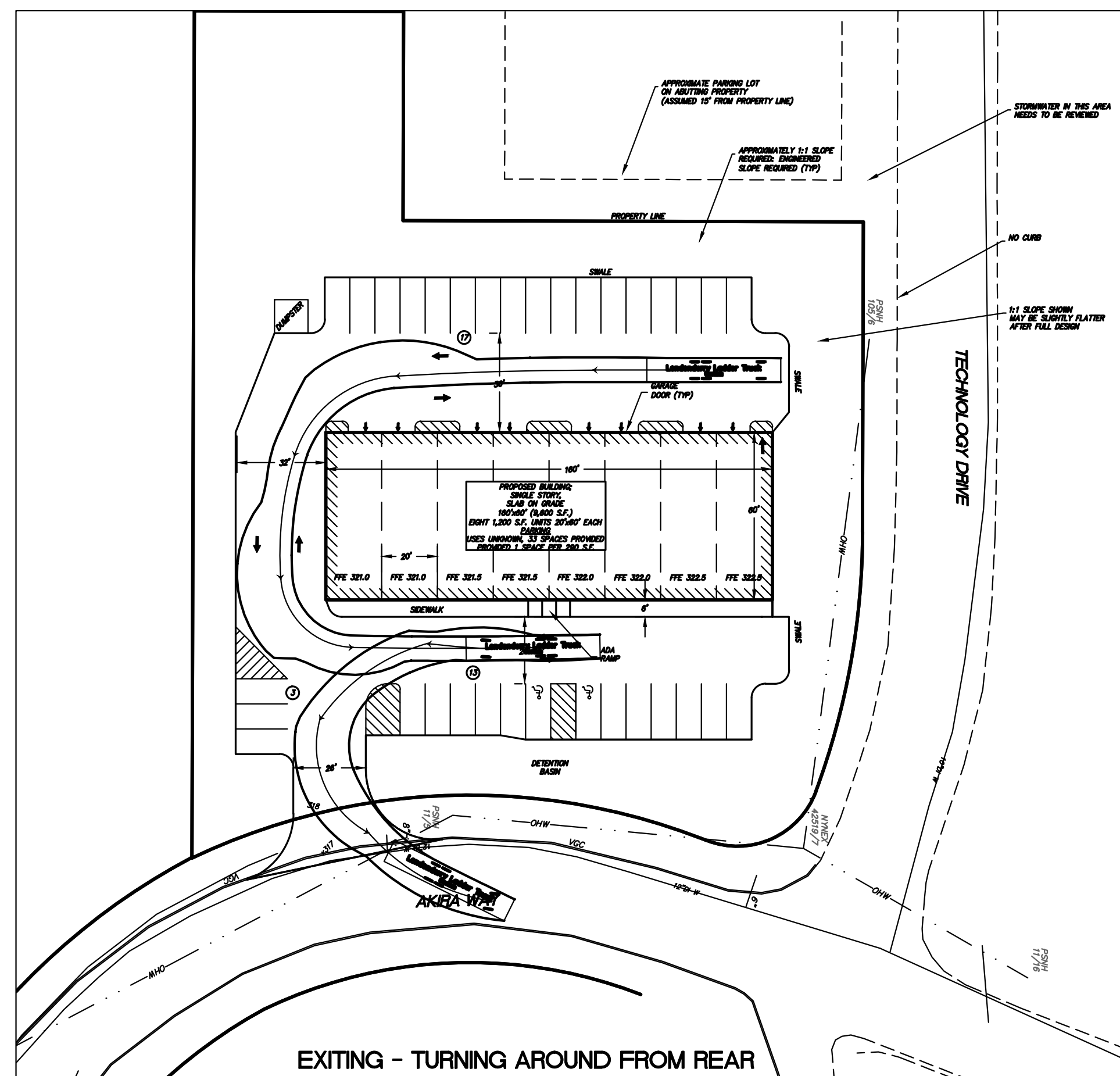
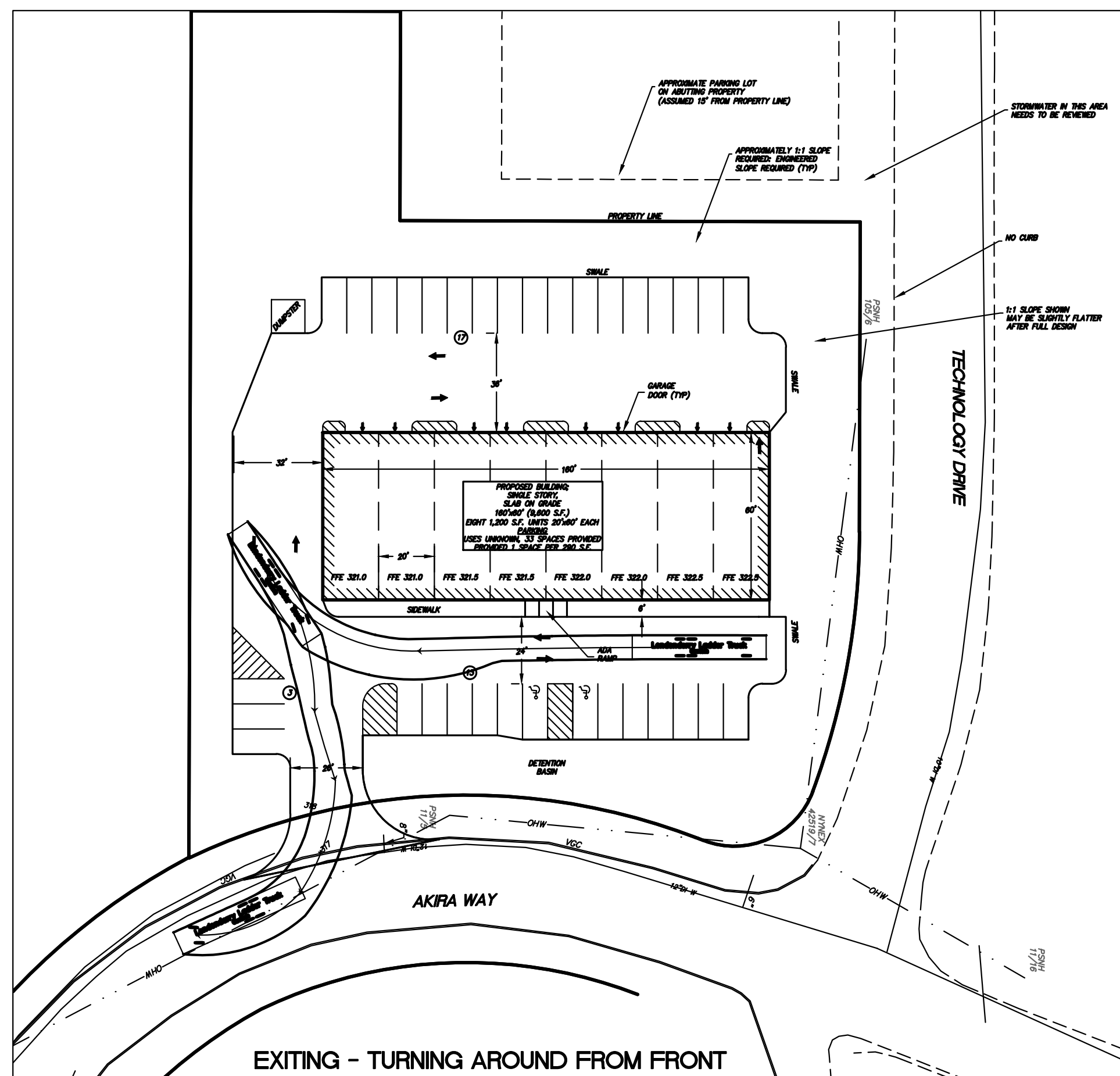
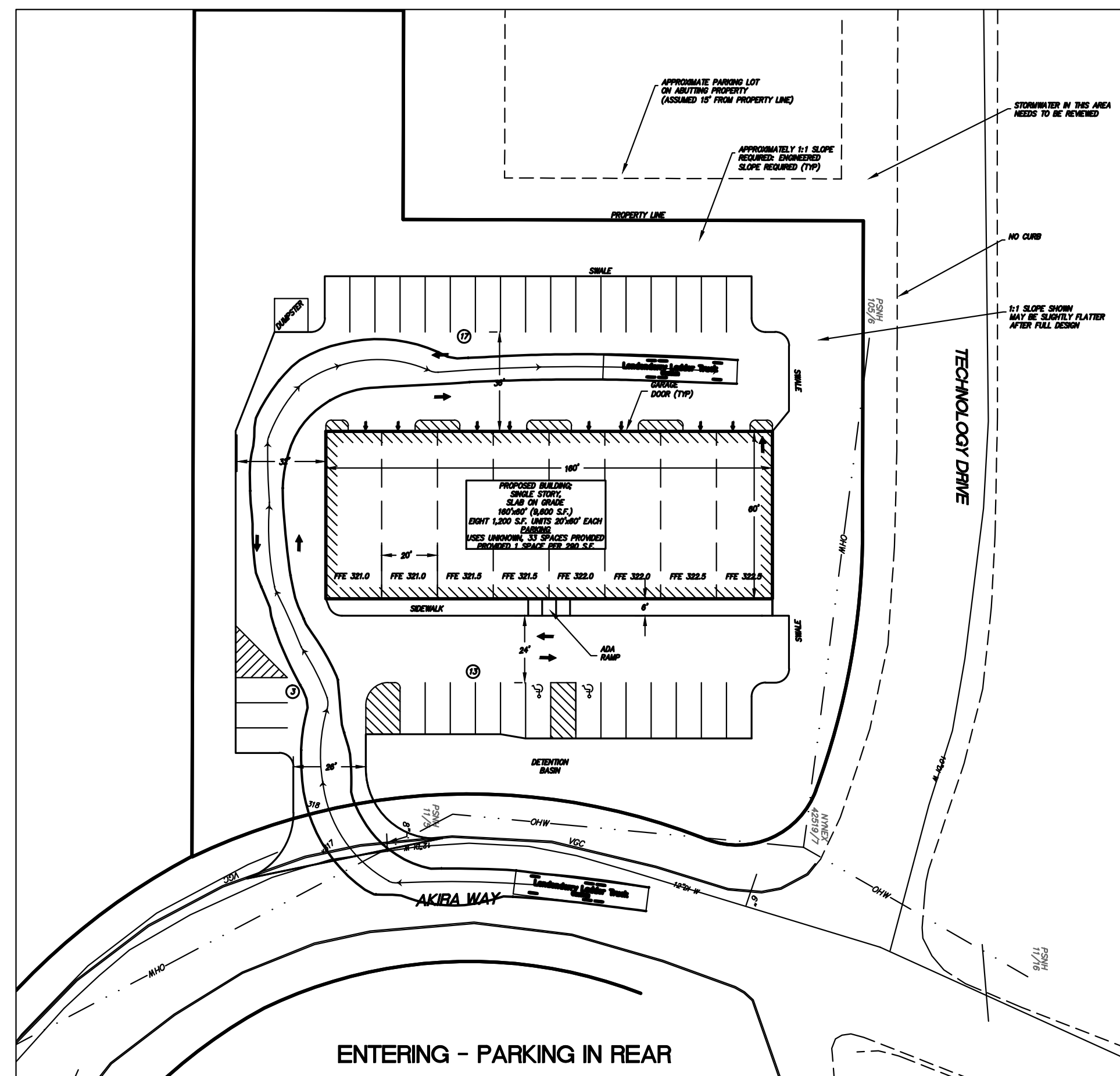
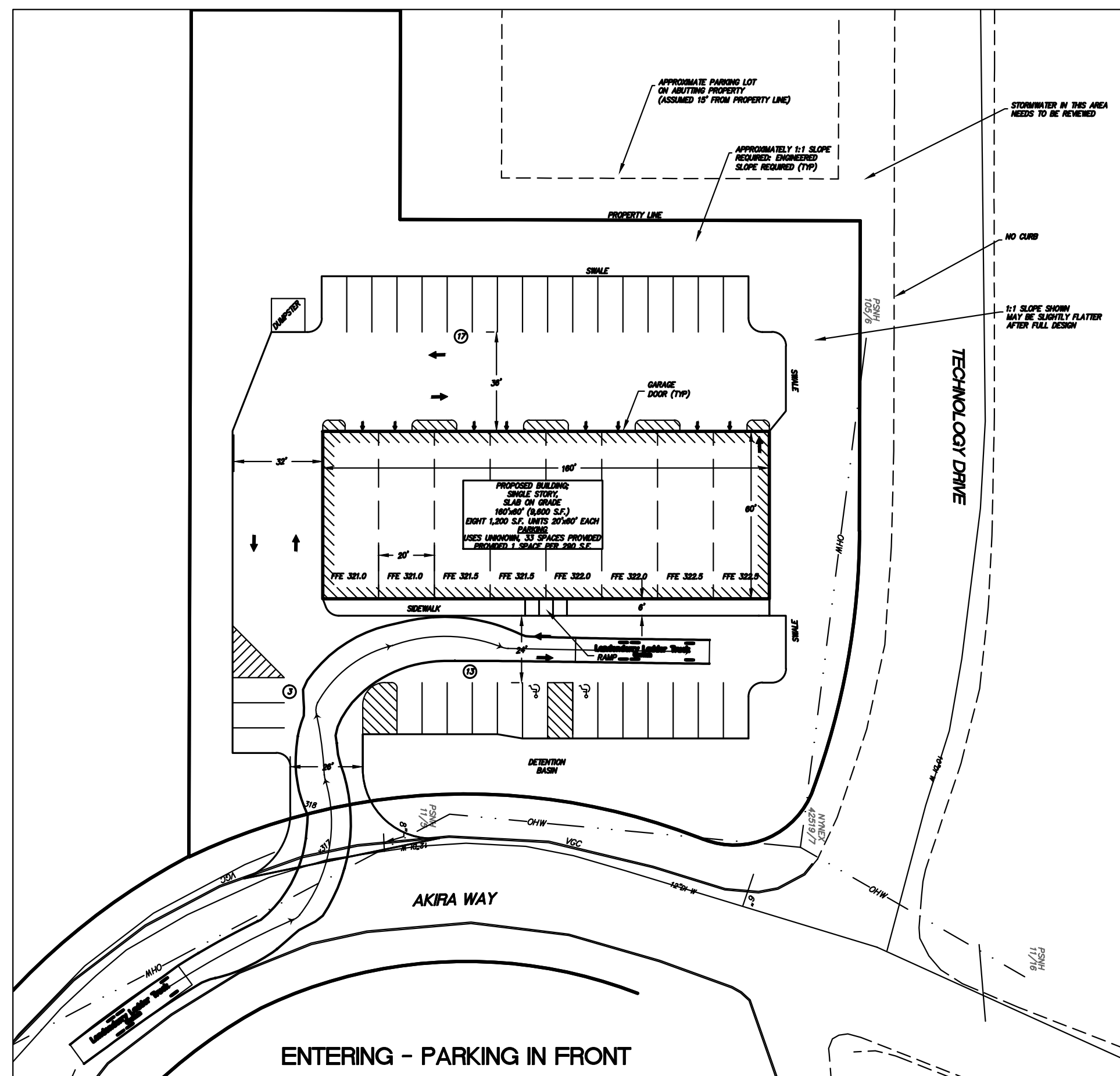
**CLP CONSULTING ENGINEERS** Inc.  
 540 Commercial Street • Manchester, NH 03101  
 (603) 668-8223 • Fax: (603) 668-8802  
 cid@clpengineers.com • www.clpengineers.com  
 Maine • New Hampshire • Vermont

PLANS UNDER DESIGN DEVELOPMENT.  
 ISSUED FOR INTERIM REVIEW ONLY. NOT FOR CONSTRUCTION

CLIENT:  
**FAIRWIND PROPERTIES**  
 317 SOUTH RIVER ROAD  
 BEDFORD, NH 03110

TAX MAP 28 LOT 31-1  
 AKIRA WAY/TECHNOLOGY DRIVE  
 LONDONDERRY, NH  
 CONCEPTUAL SITE PLAN #10

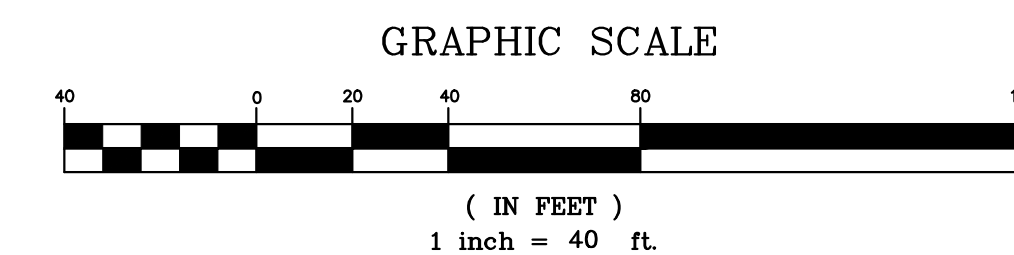
SCALE: 1"=20'	JOB NO. 13-0322
DATE: FEB, 2013	DWG. <b>C10</b>



**CIRCULATION NOTES:**

PURPOSE OF PLAN: TO SHOW 48' LADDER TRUCK AND HOW IT CAN CIRCULATE THE SITE.

- LONDONDERRY 48' LADDER TRUCK**
- OVERALL LENGTH - 48'
  - OVERALL HEIGHT - 12'
  - OVERALL WIDTH - 8.5'
  - WHEELBASE - 21.67'
  - CHASSIS OVERHANG - 5.5'
  - ADDITIONAL BUMPER DEPTH - 1.58'
  - AXLE TRACK - 6.83'



NO.	DATE	REVISION	DESIGNED:	CHECKED:	APPROVED:
			BAP		
			BAP		

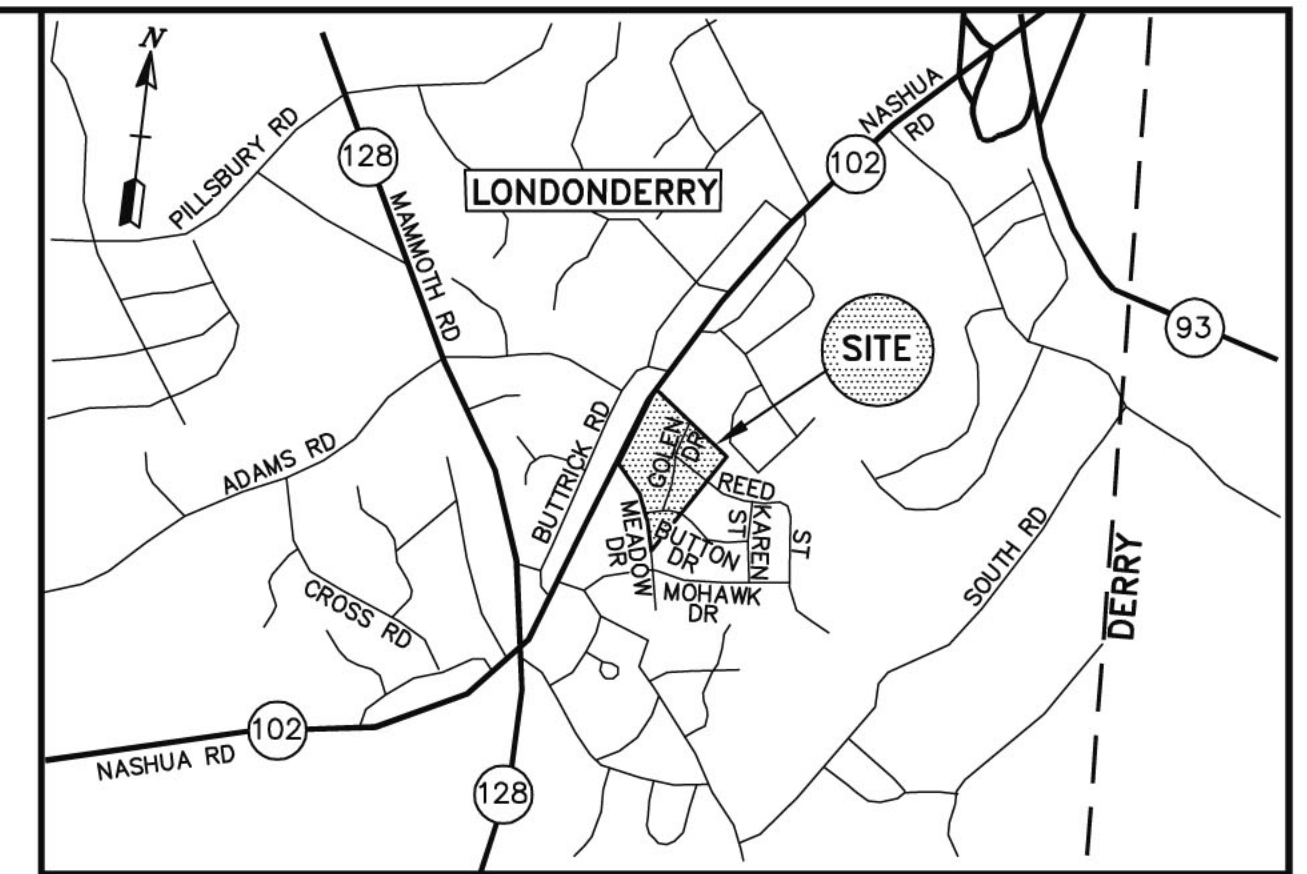
**CLP CONSULTING ENGINEERS** Inc.  
 540 Commercial Street • Manchester, NH 03101  
 (603) 668-8223 • Fax: (603) 668-8802  
 cid@clpengineers.com • www.clpengineers.com  
 Maine • New Hampshire • Vermont

PLANS UNDER DESIGN DEVELOPMENT. ISSUED FOR INTERIM REVIEW ONLY. NOT FOR CONSTRUCTION

**FAIRWIND PROPERTIES**  
 317 SOUTH RIVER ROAD  
 BEDFORD, NH 03110

TAX MAP 28 LOT 31-1  
 AKIRA WAY/TECHNOLOGY DRIVE  
 LONDONDERRY, NH  
**CIRCULATION PLAN**

SCALE: 1"=40'	JOB NO. 13-0322
DATE: FEB, 2013	DWG. <b>C10</b>



**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED CONSTRUCTION OF A SENIOR HOUSING DEVELOPMENT WITH ASSOCIATED PARKING AND FACILITIES IN COMPLIANCE WITH THE FAIR HOUSING ACT, AS AMENDED, 42 USC SEC. 3601et.seq.
- TAX MAP 7 LOTS 132-8, 132-9, 132-13, 132-14, 132-18, 132-19, 132-20  
OWNER OF RECORD: TEAM BUSINESS DEVELOPMENT CORP.  
C/O CHARLIE KULCH  
491 AMHERST STREET  
NASHUA, NH 03063
- TOTAL AREA OF PARCEL, INCLUDING DISCONTINUED PORTIONS OF REED STREET IS 7.989 ACRES.
- THE PARCEL IS ZONED COMMERCIAL C-1, THE ELDERLY HOUSING REGULATIONS AND THE ROUTE 102 OVERLAY DISTRICT.
- DIMENSIONAL REQUIREMENTS

	C-1 REQ.	ELDERLY REQ.	PROPOSED
MINIMUM LOT AREA	1 AC.	15AC (Sec. 3.6.4.1)	8.01 AC.
MINIMUM FRONTAGE	150'	50' (Sec. 3.6.4.1)	1295'
FRONT BUILDING SETBACK	60'	40' (Sec. 3.6.4.3)	63' (BUILDING C) 40' (GARAGE B) 65' (GARAGE C)
SIDE & REAR SETBACK	30'	N/A	78' (BUILDING A) 55' (GARAGE A) 85' (GARAGE C)
BUILDING TO BLDG. SETBACK	N/A	60' (Sec. 3.6.4.2)	AS SHOWN ON PLAN
RESIDENTIAL BUFFER	50'	30' (Sec. 3.6.4.3)	50'
BUILDING HEIGHT	50'	35' (Sec. 3.6.4.6)	35' (MAIN STR.) 15' (GARAGE)
BUILDING COVERAGE	25%	N/A	14%
OPEN SPACE	N/A	70% (Sec. 3.6.4.8.1)	56%
- THE EXISTING LOTS ARE VACANT LAND.
- PARKING REQUIREMENTS: (Sec. 3.6.4.5)  
9'x20' SPACES WITH 22' AISLES  
11' x 20' GARAGE SPACES  
BUILDING A (42 UNITS) +  
BUILDING B (32 UNITS) +  
BUILDING C (36 UNITS) @ 1.2/UNIT  
132 SPACES REQUIRED  
177 SPACES PROVIDED (INCLUDING 30 GARAGE SPACES)
- DENSITY: (Sec. 3.6.4.14)  
NET TRACT AREA = TOTAL TRACT - SLOPES GREATER THAN 15% - WETLANDS  
= 7.989 AC - 1.02 AC - 0.32 AC = 6.649 AC  
# UNITS = NET TRACT AREA \* 6 DWELLING UNITS/AC = 40 UNITS
- THE FOLLOWING ZONING VARIANCES WILL BE REQUIRED FOR THIS PARCEL  
SECTION 3.6.4.1 MINIMUM TRACT SIZE 15 ACRES  
SECTION 3.6.4.2 DWELLING SEPARATION  
SECTION 3.6.4.7 DWELLING UNITS, 16 UNITS PER SINGLE BUILDING MAXIMUM ALLOWED  
SECTION 3.6.4.7.1 STANDARD ELDERLY UNITS TO HAVE 2 BEDS WHERE 1 BED & 2 BED ARE PROPOSED  
SECTION 3.6.4.14 UNIT DENSITY, 6 UNITS/ACRE ALLOWED  
SECTION 3.6.4.8.1 70% OPEN SPACE REQUIRED



**TAX MAP 7 LOTS 132-8, 132-9, 132-13, 132-14, 132-18, 132-19, 132-20**

**Z.B.A. SITE PLAN**  
**LONDONDERRY SENIOR VILLAGE**  
**GOLEN DRIVE**  
**LONDONDERRY, NEW HAMPSHIRE**

SCALE: 1" = 50'      FEBRUARY 12, 2014      SHEET 1 OF 1

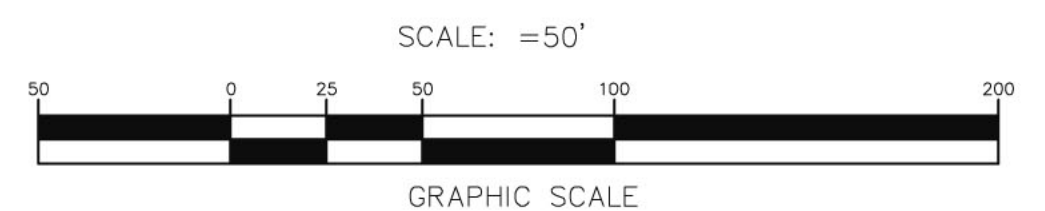
DESIGN: JST	DRAWN: JST	CHECKED: GAC	FB: ###	PG: ###	1103-02
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**Bedford Design Consultants Inc.**  
ENGINEERS AND SURVEYORS  
177 East Industrial Park Drive, Manchester, NH 03109  
Telephone: (603) 622-5533 Fax: (603) 622-4740  
www.bedforddesign.com

Approved by the Londonderry, NH Planning Board for Phase \_\_\_\_\_  
on Date: \_\_\_\_\_

Certified By: \_\_\_\_\_  
Chairmen \_\_\_\_\_

Secretary: \_\_\_\_\_



DATE	DESCRIPTION	BY	REV.
3-10-14	BUILDING FOOTPRINT & PARKING (AS-101.14)	JST	1

TAX MAP 7 LOT 132-55A  
DENISE M. RIOUX  
5A REED STREET  
LONDONDERRY, NH 03053

TAX MAP 7 LOT 132-55B  
JEFFREY & CHRISTY LEACH  
5B REED STREET  
LONDONDERRY, NH 03053

TAX MAP 7 LOT 132-56A  
PARKER FAMILY REVOCABLE TRUST  
LAWRENCE J. & ELAINE F.  
PARKER - TRUSTEES  
6A REED STREET  
LONDONDERRY, NH 03053

TAX MAP 7 LOT 132-56B  
DANIEL W. & JOAN B. CLARK  
4B REED STREET  
LONDONDERRY, NH 03053

TAX MAP 7 LOT 132-21A  
DENISE A. KNAPP  
7A BUTTON DRIVE  
LONDONDERRY, NH 03053

TAX MAP 7 LOT 132-21B  
KAREN DOWGIERT  
7B BUTTON DRIVE  
LONDONDERRY, NH 03053

TAX MAP 7 LOT 132-1  
TEAM BUSINESS DEVELOPMENT  
C/O CHARLIE KULCH  
491 AMHERST STREET  
NASHUA, NH 03063

TAX MAP 7 LOT 132-6  
TEAM BUSINESS DEVELOPMENT  
C/O CHARLIE KULCH  
491 AMHERST STREET  
NASHUA, NH 03063

TAX MAP 7 LOT 132-10  
TEAM BUSINESS DEVELOPMENT  
C/O CHARLIE KULCH  
491 AMHERST STREET  
NASHUA, NH 03063

TAX MAP 7 LOT 132-11  
TEAM BUSINESS DEVELOPMENT  
C/O CHARLIE KULCH  
491 AMHERST STREET  
NASHUA, NH 03063

TAX MAP 7 LOT 132-12  
TEAM BUSINESS DEVELOPMENT  
C/O CHARLIE KULCH  
491 AMHERST STREET  
NASHUA, NH 03063

TAX MAP 7 LOT 132-15  
TEAM BUSINESS DEVELOPMENT  
C/O CHARLIE KULCH  
491 AMHERST STREET  
NASHUA, NH 03063

TAX MAP 7 LOT 132-16  
TEAM BUSINESS DEVELOPMENT  
C/O CHARLIE KULCH  
491 AMHERST STREET  
NASHUA, NH 03063

TAX MAP 7 LOT 132-17  
TEAM BUSINESS DEVELOPMENT  
C/O CHARLIE KULCH  
491 AMHERST STREET  
NASHUA, NH 03063

TAX MAP 7 LOT 129  
CATHAY REALTY CORPORATION  
& CHIN ETAL  
361 PAQUETTE AVENUE  
MANCHESTER, NH 03104

TAX MAP 7 LOT 124-29  
WOODLAND VILLAGE CONDO ASSOCIATES  
C/O HARVARD MANAGEMENT  
P.O. BOX 2019  
MERRIMACK, NH 03054