

1 **LONDONDERRY, NH PLANNING BOARD**  
2 **MINUTES OF THE MEETING OF APRIL 3, 2013 AT THE MOOSE HILL COUNCIL**  
3 **CHAMBERS**

4  
5 Members Present: Art Rugg; Mary Soares; Lynn Wiles; Laura El-Azem; Chris Davies;  
6 Tom Freda, Ex-Officio; Rick Brideau, CNHA, Ex-Officio; John Laferriere, Ex-Officio;  
7 Scott Benson; Al Sypek, alternate member  
8

9 Also Present: Cynthia May, ASLA; John Trottier, P.E.; Jeff Belanger, Planning and  
10 Economic Development Department Intern; Jaye Trottier, Planning and Economic  
11 Development Department Secretary  
12

13 A. Rugg called the meeting to order at 7 PM.  
14

15 **Administrative Board Work**

16  
17 A. Approval of Minutes – March 6 2013  
18

19 **L. Wiles made a motion to approve and sign the minutes from the March**  
20 **6, 2013 meeting. L. El-Azem seconded the motion. No discussion. Vote**  
21 **on the motion: 8-0-1.** (M. Soares abstained as she was absent from the March  
22 6, 2013 meeting).  
23

24 Minutes for March 6, 2013 were approved and signed at the conclusion of the  
25 meeting.  
26

27 Because Board members had not had sufficient time to review the March 27,  
28 2013 minutes, A. Rugg said they would be approved at a future meeting.  
29

30 B. Discussions with Town Staff  
31

- 32 • 217 Rockingham Road  
33

34 C. May stated that Staff is not prepared to address a proposed change of  
35 use concerning this property and will reschedule it for the next available  
36 meeting.  
37

- 38 • SNHPC; June 1, 2013 meeting  
39

40 M. Soares announced that the SNHPC will be sponsoring a series of regional  
41 visioning workshops for southern New Hampshire, one of which will elicit  
42 input from Londonderry residents on June 1, 2013 at Barka Elementary  
43 School in Derry.  
44

45 **Public Hearings**

46  
47 A. Hickory Woods, LLC (Applicant), HSL Real Estate Trust c/o Tai-Deh Hsu, Trustee  
48 (Owner), Map 2 Lots 27 & 27-1, Application Acceptance and Public Hearing for  
49 formal review for the merger of Lots 27 & 27-1 and the subsequent subdivision of  
50 27-1 into three Commercial-II lots at 304 & 314 Nashua Road, Zoned C-II.

1  
2 J. Trottier stated there are two outstanding checklist items which have associated  
3 waiver requests, which he read into the record:

4  
5 1. The Applicant is requesting a waiver to Sections 3.06 and 4.16.b.4 of the  
6 Subdivision Regulations and item VII.2.d of the Subdivision Application  
7 Checklist requiring that the plans indicate the proposed water system pipe  
8 types, sizes, water system bends, thrust blocks, or tees to serve the new lots.  
9 **Staff recommends granting the waiver**, as these will be addressed with  
10 the associated site plan application.

11  
12 2. The Applicant has not indicated test pits or a 4K area to serve new lot 27-  
13 30 per Sections 3.07.B and 4.17.A.28 of the Subdivision Regulations and Item  
14 VI.29 of the Subdivision Application checklist, and is requesting a waiver to  
15 this requirement. **Staff recommends granting the waiver**, as this lot is a  
16 non-buildable utility lot and a note has been placed in the plan set indicating  
17 this.

18  
19 Assuming the Board grants the waivers, J. Trottier said Staff recommends the  
20 application be accepted as complete.

21  
22 **M. Soares made a motion to grant waivers numbered 1-2 as outlined in**  
23 **Staff's Recommendation memorandum dated April 3, 2013. L. Wiles**  
24 **seconded the motion. No discussion. Vote on the motion: 9-0-0.**

25 The two waivers were granted.

26 **M. Soares made a motion to accept the application as complete per**  
27 **Staff's Recommendation in the memorandum dated April 3, 2013. L.**  
28 **Wiles seconded the motion. No discussion. Vote on the motion: 9-0-0.**

29  
30 The application was accepted as complete.

31  
32 A. Rugg stated that this starts the 65 day time frame under RSA 676: 4.

33  
34 Jack Szemplinski of Benchmark Engineering was joined by Morgan Hollis of  
35 Gottesman and Hollis to present the subdivision plan. Once merged, lots 27 and  
36 27-1 would total 69 acres. Two commercial lots, one 6.85 acres and the other  
37 1.74, would then be subdivided off along Rt. 102, separated by a private roadway  
38 leading into the development. The Zoning Board granted a variance in 2012 to  
39 allow the smaller commercial lot to have less than the required frontage on Rt.  
40 102. The Zoning Board also recently approved the subdivision of a .35 acre lot  
41 with insufficient acreage and no road frontage to separate an existing cell tower  
42 on 2-27 as an independent lot. An existing easement from Rt. 102 providing  
43 access to the cell tower would be replaced by an access easement over the  
44 proposed private road within the elderly housing development. The NH  
45 Department of Environmental Services and Department of Transportation have  
46 given their approvals for the subdivision and curb cuts respectively.

47  
48 A. Rugg asked for Staff input.  
49

1 J. Trottier read the three waivers into the record from the Staff  
2 Recommendation memo:

- 3
- 4 1. The Applicant is requesting a waiver to Section 3.09.F.2 of the Subdivision  
5 Regulations. The applicant has not provided the minimum sight distance  
6 (365') as required by the regulations for new lot 27-28. The proposed  
7 private road has been designed to meet AASHTO standards for a 25 mph  
8 design speed. **Staff recommends granting the waiver**, based upon the  
9 reduced design speed of 25 mph vs. the 35 mph used for the basis of this  
10 requirement.
  - 11
  - 12 2. The Applicant is requesting a waiver to Section 3.09.F.2 of the Subdivision  
13 Regulations. The applicant has not provided driveway sight distance plans as  
14 required by the regulations for new lots 27 and 27-30. **Staff recommends**  
15 **granting the waiver**, so long as the Applicant provides a note on the plan  
16 on sheet #1 referencing the site plan.
  - 17
  - 18 3. The Applicant is requesting a waiver to the requirement to provide a  
19 drainage report in accordance with Section 3.08 of the Subdivision  
20 Regulations. We note that the Applicant has provided a drainage report for  
21 the associated site plan submission for the "Hickory Woods" development  
22 upon new lot 27 that was submitted currently, but the report does not  
23 address new lots 27-28 and 27-29. **Staff recommends granting the**  
24 **waiver**, so long as the Applicant provides a note on the plan on sheet #1  
25 that addresses the proposed development of all the proposed lots under this  
26 application and references the drainage report for the development project  
27 upon new lot 27 meeting the approval of the Department of Public Works  
28 and Planning Division.
  - 29

30 J. Trottier summarized the Design Review Comments and Board Informational  
31 Items from the DPW memo.

32

33 A. Rugg asked for input from the Board.

34

35 Concerning the first waiver above, L. Wiles received clarification about the  
36 location of the sight distance reduction being at the point where the commercial  
37 driveways intersect with the proposed private road. L. El-Azem questioned a  
38 letter from the Fire Department found in the Board's meeting portfolio regarding  
39 a waiver from roadway design standards in the site plan. C. May explained that  
40 the letter no longer applies because the applicant has widened the internal  
41 roadway system. L. El-Azem also asked why the road frontage between the two  
42 commercial lots was not split evenly, which would have avoided one of the  
43 aforementioned variances. J. Szemplinski explained that the frontage was  
44 determined by the need to align the proposed access with Avery Road.

45

46 A. Rugg asked for public input.

47

48 Scott Christiansen, 12 Priscilla Lane, had comments regarding the site plan and  
49 therefore had them addressed later in the evening.

50

1 There was no further public comment.

2  
3 **M. Soares made a motion to grant the Applicant's request for waivers**  
4 **numbered 1-3 as outlined in Staff's Recommendation memorandum**  
5 **dated April 3, 2013 with the stipulations of staff. L. Wiles seconded the**  
6 **motion. No discussion. Vote on the motion: 9-0-0.**

7  
8 All three waivers were granted.

9  
10 A question about the need to conditionally approve the lot merger and  
11 subsequent subdivision separately prompted C. May to suggest that while the two  
12 can be voted on together, the title block of the plan should be changed to read  
13 "lot consolidation and subdivision plan."

14  
15 **M. Soares made a motion to conditionally approve the lot consolidation**  
16 **and subdivision plan with the following conditions:**

17  
18 "Applicant", herein, refers to the property owner, business owner, or organization  
19 submitting this application and to his/its agents, successors, and assigns.

20  
21 **PRECEDENT CONDITIONS**

22  
23 All of the precedent conditions below must be met by the applicant, at the  
24 expense of the applicant, prior to certification of the plans by the Planning Board.  
25 Certification of the plans is required prior to commencement of any site work,  
26 any construction on the site or issuance of a building permit.

- 27  
28 1. The Applicant shall provide driveway sight distance plans for new lots 27  
29 and 27-30 in the plan set or provide a note on sheet 1 referencing them in  
30 the separate site plans.  
31  
32 2. The Applicant shall provide a suitable note placed on sheet 1 that addresses  
33 the proposed development of all the proposed lots under this application  
34 and references the drainage report for the development project upon new  
35 lot 27 meeting the approval of the Department of Public Works and  
36 Planning Division.  
37  
38 3. The Applicant's shall indicate easements for access or utilities to serve new  
39 lot 27-30 that is created around the existing cell tower facility. The  
40 easements shall be shown on the subdivision plans or referenced on the  
41 subdivision plans consistent with the design intent shown on the site plans.  
42  
43 4. The Applicant shall provide suitable documentation from the current cell  
44 tower easement owner/holder indicating agreement with the proposed  
45 elimination of the existing easements, the proposed changes to the access  
46 and utilities serving the cell tower and the new lot configuration to Planning  
47 Division for their files.  
48  
49 5. The Applicant shall provide sight distance easements to benefit lots 27-29

1 and 27-28 upon lot 27 for the indicated sight distance lines shown on sheet  
2 18 for the proposed driveways shown to serve the new lots. In addition,  
3 The Applicant shall review and revise the proposed landscape  
4 improvements indicated on the separately submitted site plan (sheet 6 of  
5 120), as necessary, to ensure unobstructed driveway sight distance lines  
6 will be provided.

- 7
- 8 6. The Applicant shall indicate a proper monument (bound) at the PC along  
9 West Road on sheets 9 and 17 and label the 10.00' and 11.66'  
10 utility/sign/planting easement distances that are missing upon lot 27-28 on  
11 sheet 2 and 10.
- 12
- 13 7. The Applicant shall ensure the Owner's signature (vs. agent) is provided on  
14 the final plans.
- 15
- 16 8. The Applicant shall indicate the utility services to serve the new lots on the  
17 plans in accordance with sections 3.05 and 4.16.b.7 of the Subdivision  
18 Regulations.
- 19
- 20 9. The Applicant shall update note 11 on sheet 1 to indicate NHDES  
21 Subdivision Approval permit number and the NHDOT Driveway Permit  
22 number for the project.
- 23
- 24 10. The Applicant shall verify the lot number indicated for the non-building cell  
25 tower lot (27-30) meets the approval of the Assessor and update the plans  
26 as necessary.
- 27
- 28 11. The Applicant shall revise the title block to reflect the change in wording  
29 from "merge" to "consolidate" as stated at the April 3, 2013 Planning Board  
30 meeting.
- 31
- 32 12. The Applicant shall note all waivers granted on the plan.
- 33
- 34 13. The Applicant shall provide a digital (electronic) copy of the complete final  
35 plan sent to the Town at the time of signature by the Board in accordance  
36 with Section 2.05.n of the regulations.
- 37
- 38 14. Outside consultant's fees shall be paid within 30 days of conditional site  
39 plan approval.
- 40
- 41 15. The applicant shall provide a check for \$25 (made payable to the  
42 *Rockingham County Registry of Deeds*) to pay for the LCHIP tax that  
43 became effective on recording of all plans and documents at the registry on  
44 July 1, 2008.
- 45
- 46 16. The applicant shall note all general and subsequent conditions on the plans  
47 **(must be on a sheet to be recorded, or a separate document to be**  
48 **recorded with the subdivision plans)**, per the new requirements of RSA  
49 676:3.  
50

1 17. Financial guaranty if necessary.

2  
3 18. Final engineering review

4  
5 **PLEASE NOTE -** Once these precedent conditions are met and the plans are  
6 certified the approval is considered final. If these conditions are not met within  
7 **120 days** to the day of the meeting at which the Planning Board grants  
8 conditional approval the board's approval will be considered to have lapsed and  
9 re-submission of the application will be required. See RSA 674: 39 on vesting.

10  
11 **GENERAL AND SUBSEQUENT CONDITIONS**

12  
13 All of the conditions below are attached to this approval.

- 14  
15 1. **No construction or site work for the amended site plan may be**  
16 **undertaken until the pre-construction meeting with Town staff has**  
17 **taken place, filing of an NPDES-EPA Permit and the site restoration**  
18 **financial guaranty is in place with the Town.** Contact the Department  
19 of Public Works to arrange for this meeting.  
20  
21 2. The project must be built and executed exactly as specified in the approved  
22 application package unless modifications are approved by the Planning  
23 Division & Department of Public Works, or if staff deems applicable, the  
24 Planning Board.  
25  
26 3. All of the documentation submitted in the application package by the  
27 applicant and any requirements imposed by other agencies are part of this  
28 approval unless otherwise updated, revised, clarified in some manner, or  
29 superseded in full or in part. In the case of conflicting information between  
30 documents, the most recent documentation and this notice herein shall  
31 generally be determining.  
32  
33 4. It is the responsibility of the applicant to obtain all other local, state, and  
34 federal permits, licenses, and approvals which may be required as part of  
35 this project (that were not received prior to certification of the plans).  
36 Contact the Building Division at extension 115 regarding building permits.  
37

38 **L. Wiles seconded the motion. No discussion. Vote on the motion:**  
39 **9-0-0.**

40  
41 The plan was conditionally approved.

42  
43 B. Hickory Woods, LLC (Applicant), HSL Real Estate Trust c/o Tai-Deh Hsu, Trustee  
44 (Owner), Map 2 Lot 27, Application Acceptance and Public Hearing for formal  
45 review of a proposed 98-unit elderly (55+) development with associated  
46 improvements at 304 Nashua Road, Zoned C-I.

47  
48 J. Trottier stated there are two outstanding checklist items which have associated  
49 waiver requests, which he read into the record:  
50

1           1. The Applicant is requesting a waiver to Section 4.12.c of the regulations  
2           and Item V of the Site Plan Checklist. The Applicant has not provided an  
3           existing conditions plan as required by the regulations. **Staff recommends**  
4           **granting the waiver**, as all required existing conditions are provided on the  
5           topographic plan as submitted with the associated subdivision.

6  
7           2. The Applicant is requesting a waiver to Section 4.14.a.18 of the  
8           regulations and Item VI.1.r of the Site Plan Checklist. The Applicant has not  
9           provided one benchmark per roadway plan and profile sheet as required by  
10          the regulations. **Staff recommends granting the waiver.** The Applicant is  
11          proposing to install proper benchmarks in accordance with the regulations  
12          after tree clearing is completed.

13  
14          Assuming the Board grants the waivers, J. Trottier said, Staff recommends the  
15          application be accepted as complete.

16  
17          **L. Wiles made a motion to grant waivers numbered 1-2 as outlined in**  
18          **Staff's Recommendation memorandum dated April 3, 2013. M. Soares**  
19          **seconded the motion. No discussion. Vote on the motion:**  
20          **9-0-0.**

21          The two waivers were granted.

22          **L. Wiles made a motion to accept the application as complete. L.**  
23          **El-Azem seconded the motion. No discussion. Vote on the motion:**  
24          **9-0-0.**

25  
26          The application was accepted as complete.

27  
28          A. Rugg stated that this starts the 65 day time frame under RSA 676:4.

29  
30          M. Hollis explained that the 98 units are located on several private roadways  
31          running between Rt. 102 and West Road and will be built over the course of six  
32          phases. Private on-site amenities will include a clubhouse, a bocce court, a  
33          putting green and a driving range. Drainage will be on-site and public water is  
34          being extended up West Road to the property and on through to Rt. 102. A gas  
35          extension is being sought as well. A traffic study has been submitted and  
36          reviewed.

37  
38          A. Rugg asked for Staff input.

39  
40          J. Trottier read the 13 waivers into the record from the Staff Recommendation  
41          memo:

42  
43          1. The Applicant is requesting a waiver to Section 3.06 of the regulations. The  
44          Applicant has not provided proposed sanitary sewer system designs as  
45          required by the regulations. The project requires subsurface disposal  
46          system approval for the Clubhouse system, 14 privately owned common  
47          (shared) systems connecting 34 units and 64 individual systems. Staff  
48          recommends **approving** the waiver because the applicant's engineer  
49          submitted preliminary septic design plans, which were deemed acceptable

- 1 by the Londonderry Building Department. More accurate septic designs and  
2 NH DES approvals are required prior to the issuance of building permits for  
3 each unit.
- 4 2. The Applicant is requesting a waiver to Section 3.09.R and Table 1 of the  
5 subdivision regulations as required by section 3.08 of the site plan  
6 regulations. The Applicant is proposing a design speed of 25 mph for all  
7 roads within Hickory Woods. Staff recommends **approving** the waiver  
8 because the streets are private and designed only for local use by the  
9 residents.
- 10 3. The Applicant is requesting a waiver to Section 3.08.b.5 of the Site Plan  
11 Regulations. The Applicant is proposing a minimum sight distance reduction  
12 from 365 feet to 280 feet based on the design speed of 25 mph for  
13 commercial driveways within Hickory Woods. Staff recommends **approving**  
14 the waiver because the reduced sight distance for these private streets meet  
15 AASHTO standards.
- 16 4. The Applicant is requesting a waiver to Section 3.08.b.5 of the Site Plan  
17 Regulations. The Applicant is proposing a minimum sight distance reduction  
18 from 250 feet to 175 feet based on the design speed of 25 mph for  
19 residential driveways within Hickory Woods. Staff recommends **approving**  
20 the waiver because the reduced sight distance for these driveways meet  
21 AASHTO standards.
- 22 5. The Applicant is requesting a waiver to Section 3.09.R of the Roadway  
23 Design Standards and Table 1 for local roads and Exhibit D5 of the  
24 subdivision regulations as required by section 3.08 of the site plan  
25 regulations. The Applicant has not provided a 50-foot right of way, but  
26 rather a 40-foot right of way with 5-foot easements on both sides is being  
27 proposed. Staff recommends **approving** the waiver because the streets in  
28 this community are private, and servicing predominantly this elderly  
29 community.
- 30 6. The Applicant is requesting a waiver to Section 3.09.R of the Roadway  
31 Design Standards and Table 1 of the subdivision regulations. The Applicant  
32 is proposing road grades in excess of 6% in three locations. Staff  
33 recommends **approving** the waiver because the streets are private, and the  
34 Applicant has minimized cuts and fills with a design that responds to a  
35 naturally rolling terrain.
- 36 7. The Applicant is requesting a waiver to Section 3.09.S.8 of the Roadway  
37 Design Standards and Table 1 of the subdivision regulations. The Applicant  
38 is proposing grades at street intersections greater than 3%. Staff  
39 recommends **approving** the waiver because the Applicant is proposing to  
40 increase the grade to 4% in three locations on these private streets, 1%  
41 greater than the regulations.
- 42 8. The Applicant is requesting a waiver to Section 3.09.R of the Roadway  
43 Design Standards, Table 1 and Exhibit D8 of the subdivision regulations.  
44 The Applicant is proposing the slope in the cul-de-sac terminus to be greater  
45 than 4%. Staff recommends **approving** the waiver because the proposed  
46 grade in the Pepper Hill Road cul-de-sac will minimize the need for excessive  
47 fill for the private street and adjacent house lots.



- 1           9. The Applicant is requesting a waiver to Section 3.07.g.3 of the regulations.  
2           There are three locations where the required 3-feet of cover over pipes is  
3           not provided at West Road, and a portion of the system near the proposed  
4           driving range. Staff recommends **approving** the waiver because existing  
5           conditions on the adjacent lot across West Road preclude the required cover  
6           without significant impacts to that lot. The other area is impacted by the  
7           elevation of the detention pond downstream and will not be affected by  
8           traffic loading.
- 9           10. The Applicant is requesting a waiver to Section 4.15 of the regulations. The  
10          Applicant has provided photographs of similar units, and a rendering for the  
11          club house. The applicant appeared before the Heritage Commission on  
12          November 15, 2012, where building styles, lighting, landscaping, walkways,  
13          and stone walls were discussed. The applicant will be required to submit  
14          proposed signs to the Heritage Commission for their approval prior to  
15          requesting a sign permit from the Building Department. Staff recommends  
16          **approving** the waiver because they have provided adequate information for  
17          the Heritage Commission to make an informed recommendation to the  
18          Planning Board.
- 19          11. The Applicant is requesting a waiver to Section 4.16 of the regulations. The  
20          Applicant has not provided an illumination plan for the entire site. They have  
21          submitted an illumination plan for the club house and for lighting relative to  
22          several individual units where there was concern about off-site impacts. With  
23          the addition of a note on that plan stating that the recreation facilities will  
24          not have lighting, Staff recommends **approving** the waiver because off-site  
25          lighting intrusions appear to have been addressed.
- 26          12. The Applicant is requesting a waiver from the school impact fee since this  
27          development is a 55+ age restricted community and there will be no school  
28          age children. On March 18, 2013, the Town Council Approved Order #2013-  
29          09, relative to the suspension of Impact Fees for schools, fire, police, library,  
30          and recreation, and that suspension is currently in place. Staff recommends  
31          **setting aside the waiver request** where the Council Order relative to  
32          suspension is still in effect.
- 33          13. The Applicant is requesting a waiver from the recreation impact fee since  
34          they believe that they are providing substantial recreational amenities on-  
35          site. On March 18, 2013, the Town Council Approved Order #2013-09,  
36          relative to the suspension of Impact Fees for schools, fire, police, library,  
37          and recreation, and that suspension is currently in place. Staff recommends  
38          **setting aside the waiver request** where the Council Order relative to  
39          suspension is still in effect.
- 40          M. Soares asked if the applicant would have to return to the Board to obtain  
41          approval of waivers #12 and #13 if and when the suspended impact fees are  
42          reestablished. C. May said they would not.
- 43          J. Trottier summarized the Design Review Comments, Board Action Items, and  
44          Board informational items from the DPW memo.
- 45          C. May noted that outstanding landscaping issues are being addressed by Staff  
46          with the applicant, in particular inadequate buffering to adjacent lots on Priscilla  
47          Lane that may cause car lights to intrude onto those properties. Other buffers,

1 she continued, are not designed to Town regulations. Additionally, the Heritage  
2 Commission had expressed concern over how disturbed stone walls will be  
3 addressed. Staff has required that the applicant submit a plan indicating  
4 preserved stone walls as well as those to be disturbed, including their relocation  
5 and reconstruction. Easement documents related to the subdivision plan will  
6 need to be resolved prior to signature as well, including one for a conservation  
7 easement and another for access to the cell tower lot.

8 C. May stated that the Applicant is proposing improvements within the  
9 Conservation Overlay District (COD) that require approval by the Board of a  
10 Conditional Use Permit. The permit would allow for 4,700 square feet of intrusion  
11 into the COD Buffer for a drainage outlet, and the grading of side slopes  
12 associated with a wet pond on the east end of the lot. The Conservation  
13 Commission recommends approval of the CUP Permit with the condition that the  
14 applicant include a conservation restriction on the plan as well as in the  
15 condominium documents to dedicate a minimum of seven acres in the  
16 approximate location of current Map 2 Lot 27-1. The applicant has set aside  
17 10.55 acres for that conservation easement.

18 C. May stated that **Staff recommends granting the conditional use permit**  
19 **with the conditions provided by the Conservation Commission.**

20 A. Rugg asked for input from the Board.

21 L. El-Azem confirmed that no sidewalks will be included within the development.  
22 M. Soares and J. Laferriere expressed a preference for sidewalks to be added  
23 (see public comments below as well).

24 Based on the numerous requested waivers from the Town's Roadway Design  
25 Standards, L. Wiles inquired about the likelihood, if any, that a future petition will  
26 be submitted to make the private roadway system a public one. J. Trottier and  
27 A. Rugg stated the only recent instance they were aware of occurred in the late  
28 1970's/early 1980's, where roads within the Yellowstone Road subdivision that  
29 were originally private were adopted at Town Meeting as public roads. A. Rugg  
30 added that any attempt to adopt a private road as public would first require they  
31 meet Town standards and would then need Town Council approval. J. Szemplinski  
32 added that unlike the typical subdivision design of the Yellowstone area, this site  
33 plan and its private roads are planned for a self-contained community.  
34 Additionally, the roads were deliberately planned to discourage outside traffic  
35 from using them as a cut through between West Road and Rt. 102.

36 L. Wiles asked J. Szemplinski how the potential for light pollution impacting the  
37 Priscilla Lane abutters was being mitigated. J. Szemplinski answered that the  
38 applicant has no objection to working with Staff and designing additional  
39 landscaping in the area.

40 M. Soares asked Staff to research how many 55+ housing units have been built  
41 to date in town and how many more would be allowed under the zoning  
42 ordinance. C. May noted that this project would not exceed the maximum  
43 number allowed. L. Wiles asked later in the evening if Staff would also examine  
44 whether the Town has an adequate amount of elderly housing now and whether  
45 the ordinance needs to be changed to accommodate for Londonderry's older  
46 demographic. C. May replied that Staff would report back to the Board in May on  
47 those issues.

1 J. Laferriere questioned the need for the access point on Rt. 102 because of the  
2 potential traffic impact to that area. He suggested limiting the entrance on 102  
3 to the Fire Department or restricting it to right in/right out traffic only. C. May  
4 replied that the access is not only to the elderly housing community but to the  
5 two commercial lots as well. The completed traffic study, M. Hollis noted,  
6 showed no need for an intersection control measure there based on the  
7 anticipated traffic increase.

8 Based on one of the aforementioned waivers, J. Laferriere also asked about the  
9 proposed lighting plan. J. Szemplinski said each house will have a post light along  
10 the street, adjacent to the individual driveways, which can be controlled by the  
11 unit owner. The only other instances would be low level lighting for facilities such  
12 as the clubhouse. C. May clarified that the waiver in question is for the applicant  
13 not having to provide a light level plan for the entire development since the  
14 majority of the type of lighting proposed would not be intrusive to surrounding  
15 properties. In those few areas where there could be an impact, the applicant was  
16 required to demonstrate that no such intrusions would take place.

17 T. Freda verified that the issue of the 10.55 acres to be placed under a  
18 conservation easement arose when a recommendation regarding the CUP was  
19 requested from the Conservation Commission. While a favorable  
20 recommendation was given, it was conditioned on the applicant placing a  
21 conservation easement on a minimum of 7 acres. J. Szemplinski said that  
22 although a portion of the area to be deeded has some of the best soils on the  
23 site, the applicant had ultimately chosen not to develop it prior to the CUP  
24 request because of a lack of access to the more remote usable portion caused by  
25 the wetlands and floodplain associated with the Nesenkeag Brook as well as the  
26 degree of grading involved. T. Freda stated his objection that the applicant was  
27 being required, despite the reported mutual agreement, to forfeit the amount of  
28 land as compared to the amount of land being disturbed in the COD buffer.  
29 Permits and approvals, he said, should not be conditioned on the extraction of  
30 property without compensation. M. Hollis stated the applicant conveyed to him  
31 that the request from the Commission was an "afterthought" at the end of the  
32 meeting pertaining to an area the applicant was not going to develop, therefore  
33 no quid pro quo bargaining took place. C. May noted that while the Commission  
34 may have conditioned their recommendation, it is ultimately the Planning Board's  
35 decision whether to grant the CUP and in whatever manner they see fit.

36 A. Sypek asked if the pumping station in Hudson that will pump water upgrade to  
37 the site has emergency power. J. Szemplinski said it would.

38 A. Rugg asked for public input.

39 Scott Christiansen, 12 Priscilla Lane, stated his house is directly behind proposed  
40 unit 93. As stated previously by Staff, his concern is related to the buffer  
41 between his lot and the roadway and the potential not only for light pollution but  
42 for safety since individuals using his backyard would be exposed to traffic without  
43 adequate landscape buffering. A. Rugg asked the applicant to work with the  
44 abutters as well as Staff to fully address the issue. If vegetation does not  
45 sufficiently resolve the potential issues, C. May stated that construction of a fence  
46 or some other protection could be considered. J. Szemplinski offered to perform  
47 a site walk of the area with the abutter.

1 James DiBurro, 10 Priscilla Lane, stated the same misgivings regarding safety as  
2 well as noise and light pollution based on the proximity of the road to the rear of  
3 his lot. In addition, he expressed concern over possible impacts to water quality  
4 caused by the development. Considering the time involved with the proposed  
5 six phases of development, he noted the effects that prolonged exposure to  
6 construction activity would have on abutters and the values of their homes during  
7 that time. M. Hollis noted that as the phases progress, residents will be moving  
8 into the development, therefore consideration will already be occurring to lessen  
9 the impacts on those residents. A. Rugg again asked the applicant to work with  
10 abutters and Staff and J. Szemplinski had no objection to do so. C. May stated  
11 that while the proposed speed limit is 25 mph, when the road width was  
12 increased to 28 feet, the applicant conveyed their intent of reducing the limit to  
13 15 mph. J. DiBurro also asked about the possibility of blasting. J. Szemplinski  
14 replied that some will occur and that a pre-blast survey is typically required. A.  
15 Rugg and A. Sypek explained some of the regulations involved, including  
16 notification to abutters and the ability for homeowners to have their foundations  
17 videotaped before and after blasting, both inside and outside.

18 M. Srugis, 17 Wimbledon Road, confirmed that fire hydrants will be installed  
19 within the development. He stated his disappointment that sidewalks were not  
20 included in the plan, not only for safety reasons, but because of the concept of  
21 walkable communities recommended by the recently adopted Master Plan. He  
22 asked that sidewalks at least on one side of the roads be restored. A. Rugg said  
23 the Board can request it, but cannot require that sidewalks be included. M.  
24 Soares suggested striping a portion of the road edge (similar to a bike path) to  
25 reserve it for walkers. M. Hollis said there was no objection to doing so, although  
26 J. Trottier said Staff would not advise it. A. Sypek asked later on if that was  
27 because the Town has adopted the Manual on Uniform Traffic Control Devices  
28 (MUTCD) which would subsequently apply to this development. J. Trottier replied  
29 that the MUTCD was adopted and that staff would not recommend the striping  
30 because it would not provide a true separation between traffic and the walking  
31 public.

32 There were no further comments from the public.

33 **M. Soares made a motion to grant the Applicant's request for waivers**  
34 **numbered 1-11 as outlined in Staff's Recommendation memorandum**  
35 **dated April 3, 2013. L. Wiles seconded the motion.** No discussion. **Vote on**  
36 **the motion: 9-0-0.**

37  
38 The 11 waivers were granted.

39  
40 M. Soares made a motion to grant the Conditional Use Permit to allow intrusion  
41 into the COD buffer as noted **in Staff's Recommendation memorandum**  
42 **dated April 3, 2013 and in accordance with the Conservation**  
43 **Commission's recommended condition** that the applicant include a  
44 conservation restriction on the plan and in the condominium documents to  
45 dedicate a 10.55 acre area as shown on the site plan. **L. Wiles seconded the**  
46 **motion.** No discussion. **Vote on the motion: 8-1-0** with T. Freda in  
47 opposition.  
48

1       **M. Soares made a motion to conditionally approve the site plan with the**  
2       **following conditions:**

3  
4       "Applicant", herein, refers to the property owner, business owner, or organization  
5       submitting this application and to his/its agents, successors, and assigns.

6  
7       **PRECEDENT CONDITIONS**

8  
9       All of the precedent conditions below must be met by the applicant, at the  
10      expense of the applicant, prior to certification of the plans by the Planning Board.  
11      Certification of the plans is required prior to commencement of any site work,  
12      any construction on the site or issuance of a building permit.

- 13  
14      1. The intersections of Tavern Hill Road and Pepper Hill Road with Black Forest  
15      Circle indicates tangent grade changes in excess of one (1) percent and  
16      require vertical curves in accordance with the regulations. The Applicant  
17      shall provide vertical curves at intersections exceeding 1 percent in  
18      accordance with the regulations.  
19  
20      2. Documentation that the cell tower owner/easement holder acknowledging  
21      the proposed modifications associated with the cell tower was not included  
22      in the revised plan. The Applicant shall provide suitable documentation  
23      from the cell tower owner/easement holder for the Planning Department's  
24      file. In addition, the Applicant shall clarify with notes on sheet 4, which  
25      address the modifications to the cell tower access and utilities. Also, the  
26      Applicant shall provide notes that address how access will be maintained  
27      and when the changes to the access and utilities would occur, since the  
28      modifications do not appear to be part of the phase 1 work indicated on  
29      sheet 120.  
30  
31      3. The Applicant shall address the following on the site plans and notes:  
32      A. The Planning Board Approval block does not address phasing  
33      consistent with section 4.03 of the regulations and as indicated in the  
34      notes on sheet 4. The Applicant shall update all Planning Board signature  
35      blocks accordingly.  
36      B. The Applicant shall label the pavement radius for the proposed  
37      driveways to new lots 27-28 and 27-29 on sheet 6 for proper  
38      construction.  
39      C. The phasing plan – sheet 5 – does not indicate the new lot created  
40      around the cell tower. The Applicant shall update accordingly and verify  
41      the unit #99 is still applicable with the Assessor and update as  
42      necessary.  
43      D. The Applicant shall verify the fourteen foot (14') one way travel  
44      lanes at the at the 160 foot long median island provides adequate lane  
45      width along the Tavern Hill Road from Nashua Road and is acceptable  
46      with the Department of Public Works and Fire Department. In addition,  
47      The Applicant shall confirm the 14 foot travel lanes widths at the Quarry  
48      Road median island entrance are acceptable with Public Works and Fire  
49      Departments and update, if necessary, meeting the approval of the  
50      Town.

- 1 E. The Applicant shall label the proposed pavement tapers to and  
2 from the median islands on Tavern Hill Road and Quarry Road for proper  
3 construction.
- 4 F. The Applicant shall label the pavement radii at the Pepper Hill Road  
5 cul-de-sac and confirm compliance with Exhibit D8 of the regulations is  
6 achieved.
- 7 G. The Applicant shall remove/relocate all landscape trees that are  
8 indicated within the driveway sight distance easements provided with this  
9 submission, such as those on sheets 6 and 7.
- 10
- 11 4. The Applicant shall address the following on the topographic plans:
  - 12 A. The Applicant shall verify the proposed hydrant locations meet the  
13 approval of the Fire Department.
  - 14 B. The Applicant shall extend the erosion control measures behind  
15 unit 92 to the limit proposed roadway grading limits near station  
16 12+00+/-.
  - 17 C. Many of the proposed contours are light (gray scale, similar to the  
18 existing) and do not provide a contrast per section 4.14.A of the  
19 regulations. The Applicant shall update and darken the proposed  
20 features on all the plans including the plan and profiles.
- 21
- 22 5. The Applicant shall address the following on the plan and profile sheets:
  - 23 A. The updated plan for the proposed design for the intersection at  
24 West Road on sheet 28 indicates a portion of northerly travel lane along  
25 West Road will be impacted by the proposed intersection construction.  
26 In addition, a pavement patch is proposed for the culvert replacement.  
27 The Applicant shall verify if additional improvements to West Road will be  
28 necessary with the Department of Public Works and update the plans  
29 accordingly.
  - 30 B. The project plans do not address the proposed limits of work  
31 expected to be completed for each phase beyond phase 1. For example,  
32 under phase 1, portions of other phases are disturbed for fill associated  
33 with the construction of the roadway, but it is unclear if this is necessary  
34 in subsequent phases including the limits of excavation and clearing for  
35 construction. In addition, the extent of the proposed underground utility  
36 construction is unknown and the associated erosion control measures to  
37 be implemented including those associated with the existing cell tower.  
38 The Applicant shall arrange a meeting with the Department of Public  
39 Works to discuss the necessary information to be addressed that would  
40 be acceptable under each phase of construction and update the plan set  
41 accordingly.
  - 42 C. The Applicant shall review the centerline roadway PC's and PT's  
43 stations for Pepper Hill Road that are inconsistent with centerline  
44 geometry information provided and update as necessary.
  - 45 D. It appears the revised driveway sight distance profile information  
46 for unit 35A may not comply with the regulations. In addition, it appears  
47 the profile lines for unit 83A and 94A are not consistent with the grading  
48 shown and may not comply with the regulations. The Applicant shall  
49 review and address compliance with the regulations.
  - 50

- 1           6.    The proposed cross section provided on sheet 58 for West Road indicates a  
2           swale will be created along the westerly side of West Road along abutting  
3           lot 36, but the design plans do not indicate the swale or indicate where the  
4           proposed swale would drain to. The Applicant shall discuss the proposed  
5           design intent with the Town and update the design to meet the approval of  
6           the Department of Public Works. In addition, The Applicant shall verify if  
7           additional off-site improvements to West Road would be needed for this  
8           project with the Department of Public Works.  
9
- 10          7.    The project plans have been updated to include a Phase I Limits of Site  
11          Improvements plan – sheet 120. The Applicant shall address the  
12          following relative to the proposed plan:
  - 13           A.    The Applicant shall provide a location (station and offset) for the  
14           ES Temp #1 shown along Pepper Hill Road for proper construction.
  - 15           B.    The notes indicate that Tavern Hill Road, a portion of Black Forest  
16           Circle and a portion of Quarry Road will be paved, but the plan view  
17           (grey) implies only a portion of Quarry Road will be paved. The  
18           Applicant shall update the plan to include a legend and update the plan  
19           view to clarify the limits of proposed pavement under this phase as  
20           intended.
  - 21           C.    The notes indicate the drainage system along Black Forest Circle,  
22           Quarry Road and Pepper Mill Road will be constructed and the drainage  
23           structures capped. The Applicant shall provide a detail of the proposed  
24           drainage structure capping in the plan set for proper construction.
  - 25           D.    The notes indicate the water main line will be constructed through  
26           the site from West Road to Route 102 but does not address if the water  
27           services to each unit along the route will be installed. The Applicant  
28           shall clarify and update the notes as necessary for proper construction.
  - 29           E.    It is unclear as to the intent of the proposed filling areas along the  
30           proposed roadways that are not part of the units (1-15) to be  
31           developed under phase 1. How are these areas intended to be graded  
32           beyond the roadway that represents the limits shown, such as 3 to 1 or  
33           4 to 1? The Applicant shall provide detail(s) and additional notes to  
34           clarify the grading intent for proper construction.
  - 35           F.    The proposed excavated building pad areas shown on the plan  
36           would likely be graded to drain toward the roadway based upon the  
37           topographic plan information and we recommend that the temporary  
38           storm drain inlet measures be provided at all catch basin areas adjacent  
39           to the excavated areas such as at BF#3 and BF#4. The Applicant shall  
40           update the plan accordingly.
  - 41           G.    The Applicant shall update the notes at Black Forest Circle near  
42           station 8+50 to include the end of water line construction for phase 1.
  - 43           H.    The limits of the underground utilities (telephone, electric, catv,  
44           etc.) are not addressed for phase 1. The Applicant shall update the  
45           plans and notes accordingly.
  - 46           I.    The Applicant shall update to address the proposed cell tower lot  
47           consistent with the latest design as necessary.
- 48
- 49          8.    The Applicant shall address the following relative to the revised and  
50          submitted project drainage report:

- 1           A. The updated analysis for post development subcatchments 12A,  
2           12B, 12C and 12E does not appear to account for the increased  
3           roadway width of the access drive from 24 to 28 feet under this  
4           revision. The sidewalk was eliminated with this revision, but most of  
5           these areas did not previously contain a sidewalk. The Applicant shall  
6           update the analysis accordingly. In addition, The Applicant shall review  
7           and update post development subcatchments 10B and 1 to address the  
8           additional pavement areas associated with the revised roadway islands  
9           and clarify compliance with the regulations is achieved.
- 10          B. The revised report did not include the catch basin drainage  
11          worksheets (sheets 4 & 5). The Applicant shall update the report  
12          accordingly.
- 13          C. The project plans indicate a swale will be constructed behind units  
14          87 and 88 and draining to HWQ2, but the swale information is missing  
15          from the report per section 3.07.B.5 of the regulations. The Applicant  
16          shall update the report accordingly.
- 17
- 18          9. Preliminary offsite improvement plans for the waterline extension to and  
19          through the project prepared by Pennichuck Water have been submitted  
20          and are currently under review by the Department of Public Works. The  
21          Applicant shall update the plans so that they meet the approval of the  
22          Department of Public Works.
- 23
- 24          10. The Applicant indicates the NHDES Alteration of Terrain and NHDES  
25          Condominium Subdivision Approval permit applications have been  
26          submitted for the project on the application checklist. The Applicant shall  
27          obtain all project permits, indicate the permit approval numbers in note 24  
28          on sheet 4 and provide copies of all permits for the Planning Division files  
29          per section 4.13 of the Site Plan Regulations.
- 30
- 31          11. The Applicant shall address the following relative to the project DRC  
32          comments:
  - 33                A. The Applicant shall verify the comments of the Assessor are  
34                adequately addressed with the Assessor.
  - 35                B. The Applicant shall verify the comments of the Fire Department  
36                are adequately addressed with the Fire Department.
  - 37                C. The Applicant shall verify the comments of the Planning Division  
38                are adequately addressed with the Planning Division.
- 39
- 40          12. The Applicant shall address outstanding landscaping issues, including  
41          provision of a buffer plan adjacent to Lots 2-49 and 2-49-1 in accordance  
42          with recommendations by Staff.
- 43
- 44          13. The separate subdivision plan for "Hickory Woods" that creates the subject  
45          Lot 2-27 as referenced under this site plan application shall be approved  
46          and recorded prior to signature of this site plan.
- 47
- 48          14. The Offsite Improvement Plans for the waterline extension to and through  
49          the project, prepared by Pennichuck Water Works, shall be approved prior  
50          to signature of this site plan.



15. All easements and condominium documents associated with the project shall be approved prior to signature of this site plan.
16. Modifications to the access and amended utilities for the existing cell tower shall be approved prior to signature of this site plan.
17. The Applicant shall submit a stone wall relocation plan noting the locations where stone walls will be preserved on site, stone walls to be relocated and/or reconstructed, new locations for walls being reconstructed including lengths, and stone wall construction details in compliance with regulations, prior to requesting the pre-construction meeting with the Town.
18. The Applicant shall provide the Owner signature and the professional engineer endorsement (stamp and signature) on all applicable plans.
19. Note all waivers and the Conditional Use Permit granted on the plan.
20. The Applicant shall provide a digital (electronic) copy of the complete final plan sent to the Town at the time of signature by the Board in accordance with Section 2.05.n of the regulations.
21. Outside consultant's fees shall be paid within 30 days of conditional site plan approval.
22. Financial guaranty if necessary.
23. Final engineering review is required.

**PLEASE NOTE -** Once these precedent conditions are met and the plans are certified the approval is considered final. If these conditions are not met within **120 days** to the day of the meeting at which the Planning Board grants conditional approval the board's approval will be considered to have lapsed and re-submission of the application will be required. See RSA 674:39 on vesting.

**GENERAL AND SUBSEQUENT CONDITIONS**

All of the conditions below are attached to this approval.

1. **No construction or site work for the amended site plan may be undertaken until the pre-construction meeting with Town staff has taken place, filing of an NPDES-EPA Permit and the site restoration financial guaranty is in place with the Town.** Contact the Department of Public Works to arrange for this meeting.
2. All easements and condominium documents associated with the project shall be **recorded** prior to requesting the pre-construction meeting with the Town.
3. The Applicant shall obtain Heritage Commission approval prior to seeking a

1 sign permit from the Building Department.  
2

- 3 4. The project must be built and executed exactly as specified in the  
4 approved application package unless modifications are approved by the  
5 Planning Division & Department of Public Works, or if staff deems  
6 applicable, the Planning Board.  
7  
8 5. All of the documentation submitted in the application package by the  
9 applicant and any requirements imposed by other agencies are part of this  
10 approval unless otherwise updated, revised, clarified in some manner, or  
11 superseded in full or in part. In the case of conflicting information between  
12 documents, the most recent documentation and this notice herein shall  
13 generally be determining.  
14  
15 6. All site improvements must be completed prior to the issuance of a  
16 certificate of occupancy. In accordance with Section 6.01.d of the Site  
17 Plan Regulations, in circumstances that prevent landscaping to be  
18 completed (due to weather conditions or other unique circumstance), the  
19 Building Division may issue a certificate of occupancy prior to the  
20 completion of landscaping improvements, if agreed upon by the Planning  
21 Division & Public Works Department, when a financial guaranty (see forms  
22 available from the Public Works Department) and agreement to complete  
23 improvements are placed with the Town. The landscaping shall be  
24 completed within 6 months from the issuance of the certificate of  
25 occupancy, or the Town shall utilize the financial guaranty to contract out  
26 the work to complete the improvements as stipulated in the agreement to  
27 complete landscaping improvements. **No other improvements shall be**  
28 **permitted to use a financial guaranty for their completion for**  
29 **purposes of receiving a certificate of occupancy.**  
30  
31 7. As built site plans must to be submitted to the Public Works Department  
32 prior to the release of the applicant's financial guaranty.  
33  
34 8. It is the responsibility of the applicant to obtain all other local, state, and  
35 federal permits, licenses, and approvals which may be required as part of  
36 this project (that were not received prior to certification of the plans).  
37 Contact the Building Division at extension 115 regarding building permits.  
38

39 **L. Wiles seconded the motion. No discussion. Vote on the motion:**  
40 **9-0-0.**

41  
42 The plan was conditionally approved.  
43

- 44 C. Aranco Realty, Inc. (Owner) Map 16, Lots 66, 73 and 75 – Conceptual  
45 discussion of a proposed redevelopment on Rockingham Road, Zoned C-II.  
46

47 Engineer Jeff Merritt of Keach-Nordstrom Associates was joined by property owner  
48 Floyd Hayes to present a conceptual design for the redevelopment of the existing  
49 Sunoco gas station on map 16, lot 66 into a travel plaza, using the additional lots

1 73 and 75 that are currently undeveloped. The redesign on the combined 9.2  
2 acres would retain the six existing gas pumps and four existing diesel pumps, but  
3 would expand the current 1,800 sf convenience facility to a 15,000 sf travel plaza.  
4 The plaza would dedicate 3,000 sf for a convenience-type store, 3,000 sf for a food  
5 court, which would make use of the existing drive-thru, and 9,000 sf for one or  
6 more travel oriented retail/informational uses. Alternative fuels such as electric  
7 and natural gas (when available) will be provided as well.

8 J. Merritt explained that the L-shape of the building (see Attachment #1) was  
9 intentionally designed to separate truck traffic from passenger cars. Where trucks  
10 can currently leave through the center of the site, the new building location would  
11 prevent that. Trucks would instead be directed to a new access that will become  
12 the fourth leg of the existing Liberty Drive/Rt. 28 intersection, which is in the  
13 process of being signalized. Therefore only passenger cars could use the center  
14 entrance/exit. Trucks, he noted, would typically choose to enter the site via the  
15 slip entrance on the northern end of the lot closes to Exit 5. J. Merritt then  
16 reviewed the proposed parking layout, including 106 passenger car spaces, 10  
17 stacked spaces for the drive thru, 20 spaces at the gas pumps, and 17 truck  
18 spaces along with adequate room for the trucks to maneuver in and back out or  
19 vice versa. He also directed the Board to the submitted conceptual elevations (see  
20 Attachment #2) and A. Rugg stated the applicant will need to meet with the  
21 Heritage Commission.

22 A. Rugg asked for Staff input.

23 J. Trottier said that Staff has met with the applicant to discuss the concept. He  
24 advised J. Merritt to show a loading area associated with the north end of the  
25 building or explain the intent to unload in the one area shown and transport it to  
26 the rest of the building. C. May said that under the Town's regulations,  
27 approximately 75 parking spaces would be needed for cars. Rather than building  
28 all the spaces at once, however, she suggested the applicant consider marking 30  
29 spaces in the rear currently proposed as employee parking as "future parking" to  
30 be constructed if needed. J. Merritt replied that the conceptual takes into account  
31 a possible retail use that would require more parking, but said the issue could be  
32 reviewed.

33 A. Rugg asked for input from the Board.

34 C. Davies asked if the center entrance could be limited to right turn only because  
35 of the existing potential for accidents along that part of Rt. 28. L. Wiles  
36 expressed the same concern for left turns out of that exit. F. Hayes said that since  
37 the center originally opened in 1992, he has not been aware of any accidents  
38 caused by that entrance/exit. He said he would prefer to keep the center exit so  
39 as to discourage cars from using the slip lane as a left turn onto Rt. 28. Restricting  
40 cars to use the exit at the Liberty Drive intersection, he added, would discourage  
41 drivers from using the site altogether. J. Merritt offered that the signalized  
42 intersection will create gaps in moving traffic that will allow for safer left turns onto  
43 Rt. 28, although L. Wiles noted that if traffic heading east is backed up by that  
44 light, it could also impede vehicles trying to take a left hand turn. M. Soares  
45 inquired about the ability for tractor trailers to park overnight on the site as they  
46 do now. F. Hayes replied that the intent is to limit the amount of spaces for those  
47 trucks since they do not always patronize the site. A. Sypek asked if pedestrians  
48 would be able to walk across the drive thru as they can now. J. Merritt said the

1 drive thru configuration would not change. L. Wiles asked if any additional signage  
2 would be sought. F. Hayes said the current size is the maximum size allowed, but  
3 that improvements will be made to it.

4 A. Rugg asked for public input.

5 M. Srugis, 17 Wimbledon, said the signalized intersection will be an improvement.

6 **Other Business**

7  
8 See the requests from M. Soares and L. Wiles (p. 10) for staff to research the  
9 elderly housing ordinance.

10  
11 M. Soares asked if Liberty Utilities has started any work on their site at 15 Buttrick  
12 Road, a site plan that was recently approved by the Board. J. Trottier said he was  
13 not aware of any to date, but C. May noted that they can occupy the building prior  
14 to any site work taking place.

15  
16 **Adjournment:**

17  
18 **M. Soares made a motion to adjourn the meeting. L. Wiles seconded the**  
19 **motion. Vote on the motion: 9-0-0.**

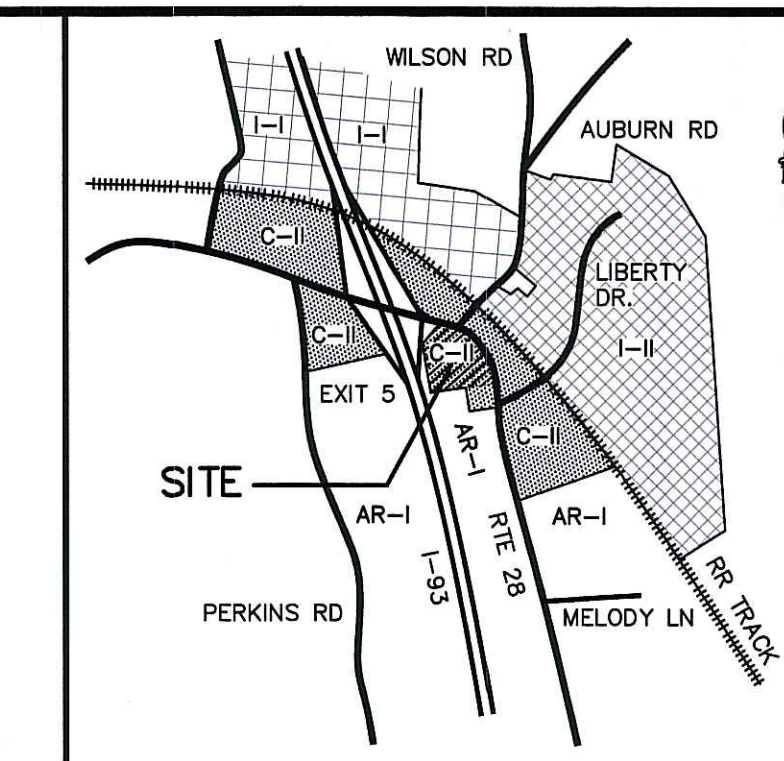
20  
21 The meeting adjourned at 8:54 PM.

22  
23 These minutes prepared by Planning & Economic Development Secretary Jaye Trottier.

24  
25 Respectfully Submitted,

26  
27  
28  
29 Lynn Wiles, Secretary

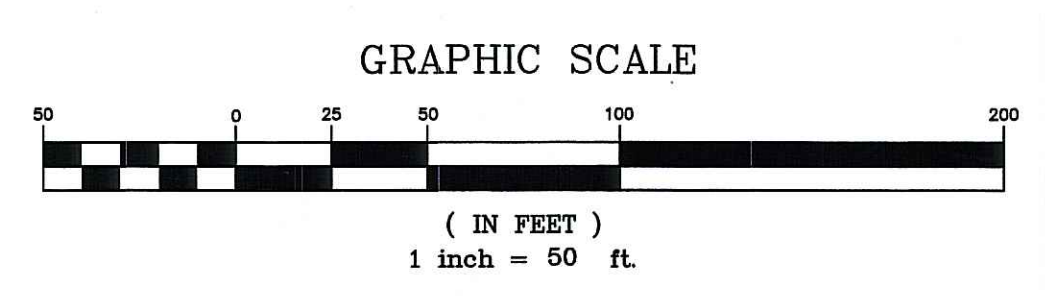




**LOCATION PLAN**  
SCALE: 1" = 2,500'±

- REFERENCE PLANS:**
- "CONSOLIDATION-PLAN, MAP-16/LOTS-66, 67 & 70, RTE-28/LONDONDERRY, NH," SCALE: 1"=50', DATED MARCH 1993, PREPARED BY GRANITE STATE SURVEYING, INC., IN CONJUNCTION WITH URBAN ASSOCIATES, INC. R.C.R.D. PLAN NO. D-22949.
  - "THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, RIGHT-OF-WAY PLANS OF PROPOSED BETTERMENT PROJECT MGE-STP-X-000S(264), (N.H. PROJECT NO. 12704), N.H. ROUTE 28/LIBERTY DRIVE EXTENSION.
  - "THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, RIGHT-OF-WAY PLANS FOR N.H. PROJECT NO. 1-93-1(55)15, SHEETS 58 TO 60.
  - "CONSOLIDATION OF LAND IN LONDONDERRY, NEW HAMPSHIRE FROM BOSTON & MAINE CORPORATION TO ARANCO REALTY," SCALE: 1"=40', DATED NOVEMBER, 1988, PREPARED BY STEVENS ASSOCIATES. R.C.R.D. PLAN NO. C-19765.
  - "PLAN OF SALEM-MANCHESTER, IM-IR-0931(174), NH HIGHWAY PROJECT NO. 10418C.

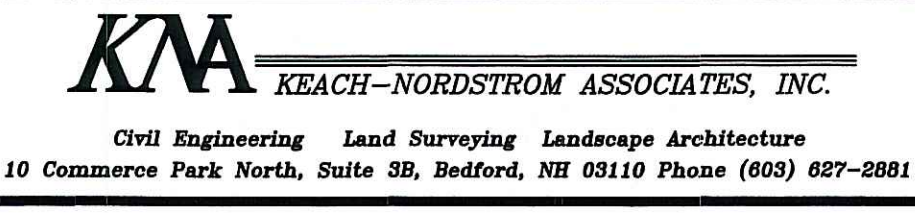
- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE A CONCEPTUAL RE-DEVELOPMENT OF EXISTING LOTS 66, 73 AND 75; TAX MAP 16. THE PROPOSED IMPROVEMENTS INCLUDE THE FOLLOWING:
    - A. CONSOLIDATE/MERGE OF EXISTING LOTS 66, 73, AND 75 TO FORM A 9.184 ACRE PARCEL; AND
    - B. UPGRADE TO THE EXISTING SUNOCO BUILDING INCLUDING CONSTRUCTION OF A 15,000 SF ADDITION TO PROVIDE A NEW TRAVEL PLAZA CONSISTING OF 12,000 SF OF RETAIL SPACE AND 3,000 SF OF FOOD SERVICE WITH A DRIVE THRU.
  - BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN AUGUST 2009. ADDITIONAL BOUNDARY RESEARCH PERFORMED DURING 2011.
  - WETLANDS WERE FIELD DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON JULY 22, 2009.
  - THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 3301500336E (PANEL 336 OF 681), EFFECTIVE DATE: MAY 17, 2005.
  - THIS PROJECT WILL REQUIRE AN ALTERATION OF TERRAIN PERMIT.
  - THIS PROJECT WILL REQUIRE A SEWER CONNECTION PERMIT.
  - PARKING CALCULATIONS:  
 REQUIRED PARKING:  
 PROPOSED TRAVEL PLAZA - 15,000 SF @ 1 SPACE/200 SF = 75 SPACES  
 1 DRIVE THRU LANE (FOOD) @ 10 STACKED SPACES/LANE = 10 STACKED SPACES  
 PROPOSED PARKING:  
 17 TRUCK PARKING SPACES = 10 STACKED SPACES  
 108 CAR PARKING SPACES (INCLUDES 5 HANDICAP SPACES) = 10 STACKED SPACES  
 10 STACKED PARKING SPACES = 10 STACKED SPACES  
 20 SPACES AT PUMPS (20 CAR SPACES & 8 TRUCK SPACES) = 75 PARKING SPACES



**CONCEPTUAL DEVELOPMENT PLAN**  
**LONDONDERRY TRAVEL PLAZA**  
MAP 16; LOTS 66, 73 & 75  
129, 131 & 137 ROCKINGHAM ROAD  
LONDONDERRY, NEW HAMPSHIRE

APPLICANT/OWNER:  
 ARANOSIAN OIL COMPANY, INC. (LOTS 66 & 73)  
 GLADYS HAYES (LOTS 66 & 75)  
 JOHN ARANOSIAN, TRUSTEE OF THE JOHN ARANOSIAN REVOCABLE TRUST OF 1994 (LOTS 66 & 75)  
 ISABELLE E. HODGSON, TRUSTEE OF THE ISABELLE E. HODGSON REVOCABLE TRUST OF 1994 (LOTS 66 & 75)  
 557 NORTH STATE STREET  
 CONCORD, NH 03301

PROJ. NO: 00-0712-1A  
 DATE: NOV. 16, 2012  
 SCALE: 1" = 50'  
 FILE NO.:  
 SHEET NO. 1 OF 1



**LEGEND**

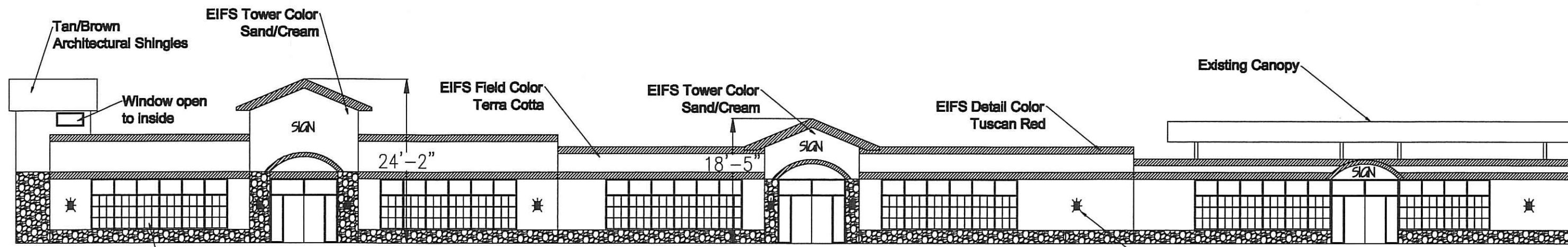
□	STONE BOUND FOUND	---	BUILDING SETBACK LINE
○	EXISTING UTILITY POLE	---	GREEN SPACE BUFFER
+	EXISTING SIGN	---	RESIDENTIAL BUFFER LINE
⊛	EXISTING LIGHT	---	EXISTING EASEMENT LINE
⊞	EXISTING CATCH BASIN	---	WETLAND
⊟	EXISTING SEWER MANHOLE	---	DITCH LINE
⊠	PROP. FLARED END SECTION	---	EXISTING EDGE OF PAVEMENT
⊡	PROP. OUTLET STRUCTURE	---	EXISTING SLOPED GRANITE CURB
⊢	PROPOSED HEADWALL	---	EXISTING CAPE COD BERM
⊣	PROPOSED DRAIN MANHOLE	---	EXISTING FENCE
⊤	PROPOSED DRAIN BASIN	---	TREELINE
⊥	EXISTING PROPERTY LINE	---	PROP. PROPERTY LINE (APPROX.)
⊦	FORMER PROPERTY LINE	---	PROPOSED EDGE OF PAVEMENT
		---	EXISTING ZONE LINE

**INTERSTATE 93 NORTHBOUND**  
(APPROXIMATELY 85,000 CARS/DAY BETWEEN EXITS 4 AND 5 NB-59)

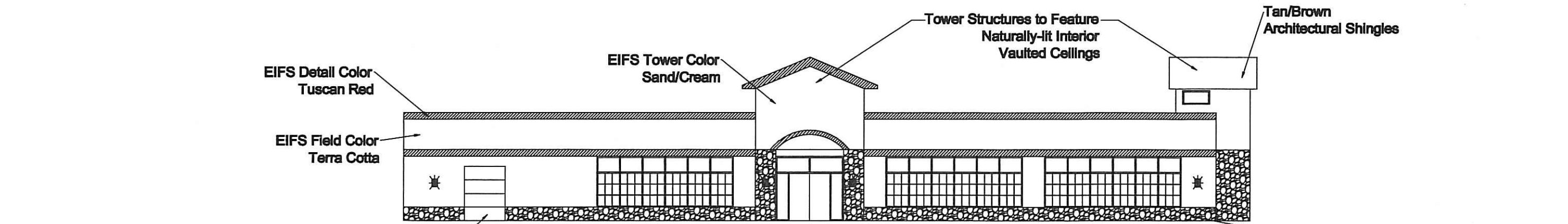
NO.	DATE	DESCRIPTION	BY
1	03/28/13	REVISED PER CLIENT COMMENTS	JDM



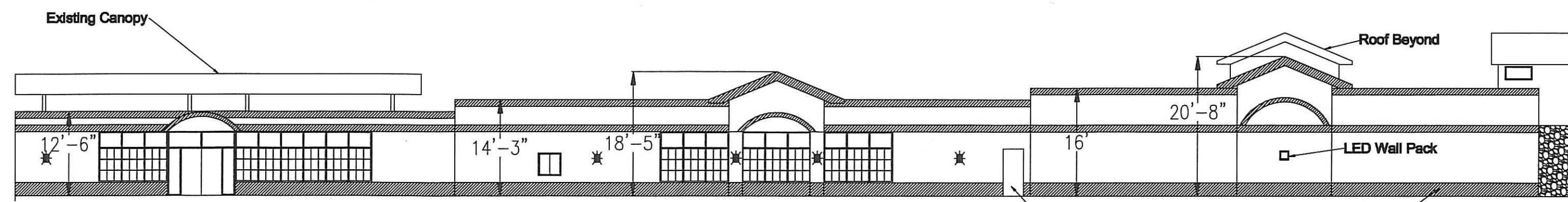
# PLANNING BOARD MEETING MINUTES - APRIL 3, 2013 - ATTACHMENT #2



VIEW FROM ROCKINGHAM ROAD



VIEW FROM SIGNALIZED INTERSECTION



VIEW FROM INTERSTATE 93

#	Revision

CONCEPTUAL ELEVATIONS  
LONDONDERRY TRAVEL PLAZA  
ARANCO OIL

DRAWING NO.  
**A-6**  
DATE: MARCH 28, 2013  
DRAWN BY: DC  
CHECKED BY:

**STEPHENS-MARQUIS**  
ASSOCIATES, INC.  
717 Dental Webster Highway  
Merrimack, NH 03054  
Tel. 603-218-1148  
Fax 603-218-1158