

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF March 29, 2012, 2012 AT THE MOOSE HILL**
3 **COUNCIL CHAMBERS**
4

5 Members Present: Art Rugg; Mary Soares; Lynn Wiles; Chris Davies; Tom Freda,
6 Ex-Officio; Rick Brideau, CNHA, Ex-Officio; John Laferriere, Ex-Officio; Leitha
7 Reilly, alternate member; Maria Newman, alternate member
8

9 Also Present: André Garron, AICP; Cynthia May, ASLA; John Trottier, P.E.; Libby
10 Canuel, Community Development Secretary
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12 A. Rugg called the meeting to order at 7 PM. He appointed L. Reilly to vote for
13 Laura El-Azem and M. Newman to vote for Dana Coons.
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15 **Administrative Board Work**
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17 A. T. Freda read a letter of apology into the record from Jack Falvey, 22 Cortland
18 Drive (see Attachment #1). (At the March 7 Planning Board meeting, T. Freda
19 read an email from J. Falvey to resident Jim Butler indicating that those
20 concerned with the Woodmont Commons project are "looking for adult
21 supervision on this issue." He then read his email reply to J. Falvey, asserting
22 his objection to J. Falvey's statements and defending the efforts of the Planning
23 Board).
24

25 B. Pillsbury Realty Development, LLC, Map 10, Lots 15, 23, 29C-2A, 29C-2B, 41,
26 41-1, 41-2, 42, 45, 46, 47, 48, 50, 52, 54-1, 58, 59, and 62 – Application
27 Acceptance and Public Hearing for formal review of the Woodmont Commons
28 Planned Unit Development (PUD) Master Plan **[Continued from the March 14,**
29 **2012 Planning Board Meeting for Application Acceptance.]**
30

31 A. Garron stated that the Board has been provided with copies of a Preliminary
32 Completeness Review from consultant Howard/Stein-Hudson Associates, Inc.
33 The reason for the "preliminary" status, he explained, is because staff received
34 a letter from Attorney John Michels, representative for Pillsbury Realty
35 Development, requesting a continuance of the Application Acceptance (see
36 Attachment #2). The applicant has indicated their desire to pursue the design
37 review process as opposed to the formal review they are currently under.
38 Doing so would allow more interaction between the applicant, Town staff, and
39 both their consultants to address any application deficiencies before appearing
40 before the Board. Staff recommended that the Board accept the continuance
41 request.
42

43 **M. Soares made a motion to continue the Application Acceptance and**
44 **Public Hearing for formal review of the Woodmont Commons Planned**
45 **Unit Development (PUD) Master Plan to May 2, 2012 at 7pm to allow**
46 **the applicant the opportunity to decide whether to continue with the**
47 **current application or withdraw it and pursue design review. L. Wiles**
48 **seconded the motion. No discussion. Vote on the motion: 9-0-0. The**
49 **hearing will be continued to May 2, 2012 at 7PM.**

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A. Rugg conveyed the Board's desire for the applicant, staff, and both consultants to work together through the Design Review process. If any difficulties arise, he instructed they be brought before the Board. A. Garron said a written decision based on this meeting will be forthcoming.

Adjournment:

R. Brideau made a motion to adjourn the meeting. L. Wiles seconded the motion. Vote on the motion: 9-0-0.

The meeting adjourned at 7:07 PM.

These minutes prepared by Jaye Trottier and Libby Canuel, Community Development Department Secretaries.

Respectfully Submitted,

Lynn Wiles, Secretary

Jack Falvey
22 Cortland Drive
Londonderry,
New Hampshire 03053
Jack@Falvey.org

March 16, 2012

Tom Freda
Town Council
268B Mammoth Road
Londonderry, NH 03053

Dear Tom:

Please accept my sincere apologies for the characterization of the efforts of you and your fellow appointees on the Londonderry Planning Board. I agree with you that volunteers should be appreciated for their work in serving we the people.

The issues at hand are not easy to deal with and we all must do our best to focus on the consequences of our decisions and attempt to keep in perspective our dealing with one another as fellow concerned citizens and taxpayers.

We are all citizens merely trying to deal with an outside developer whose declared intention is to transform a substantial portion of our town into a high density village.

Common sense and common courtesy must be the standard for all of us. I've done my best to edit the submissions of all who wish to make public comment by email. I'll redouble my efforts to use this media for the common good.

It would help matters if the live community television media which your boards controls in its meetings could be made less intimidating to those coming before you by reducing the cross examination nature of a six or ten to one ratio your formal stage seems to foster.

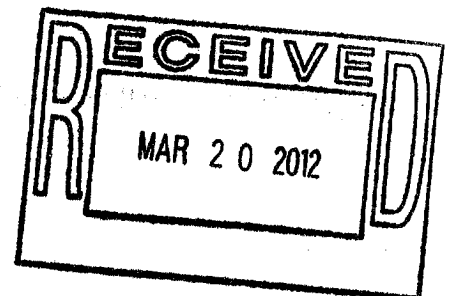
We are all bound by the rule of law, and we are all bound by our intentions to do our best under a trying situation. Cool heads should prevail. Let's try not to get carried away with our efforts in the common good.

Respectfully submitted,



Jack Falvey

CC D. Caron



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March 21, 2012

Arthur Rugg, Chairman
Planning Board
Town of Londonderry
268B Mammoth Road
Londonderry, NH 03053

RE: Pillsbury Realty Development, LLC. Master Plan Hearing

Dear Chairman Rugg:

On behalf of Pillsbury Realty Development, LLC. and the Woodmont PUD applicants (collectively, "Pillsbury"), I would like to ask for a continuance of the Application Acceptance portion of the public meeting scheduled for March 29, 2012.

Pillsbury believes that ruling upon the acceptance of the Woodmont PUD submissions on March 29, 2012 would be premature given the lack of interaction between the Applicants' technical team, and the Planning Board's third party consultant.

By example, there have been no substantive meetings to review the elements of the application, and since the HSH project manager will be unavailable next week, no meetings can occur prior to the evening of March 29, 2012. Pillsbury believes that the Planning Board anticipated substantial cooperative discussions with the third party reviewer so that discrepancies could be worked out in a technical review setting and prior to Planning Board meetings. This way, the Planning Board would be presented with refined relative positions after full disclosure and an opportunity to respond.

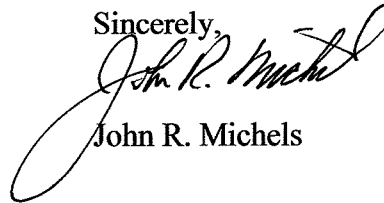
Pillsbury believes that any report from the Planning Board's consultant should only be delivered to the Board after the respective technical teams have had a chance to address concerns from HSH. Such a technical review process would be similar to that which occurs for typical Subdivision and Site Plan applications where a design review is advisable.

In addition to the continuance, Pillsbury also asks that the board confirm its prior position that Pillsbury's technical experts may access and interact with HSH to reach a common understanding of the materials presented and the reviews to be conducted. To assist the Board in receiving updates and information regarding this collaboration,

Pillsbury respectfully requests that a small subcommittee of members be appointed to preside over the technical processes and serve as liaisons for the Board.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "John R. Michels". The signature is written in a cursive style with a large, looping initial "J".

John R. Michels