

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF November 14, 2012 AT THE MOOSE HILL**
3 **COUNCIL CHAMBERS**
4

5 Members Present: Art Rugg; Mary Soares; Lynn Wiles; Laura El-Azem; Tom
6 Freda, Ex-Officio; John Laferriere, Ex-Officio; Dana Coons; Leitha Reilly, alternate
7 member; Maria Newman, alternate member
8

9 Also Present: Cynthia May, ASLA; John Trottier, P.E.; Libby Canuel, Building
10 Division Secretary
11

12 A. Rugg called the meeting to order at 7 PM. He appointed L. Reilly to vote for L.
13 El-Azem and M. Newman to vote for Chris Davies.
14

15 **Continued Plans**
16

17 A. Pillsbury Realty Development, LLC, Map 10, Lots 15, 23, 29C-2A, 29C-2B, 41,
18 41-1, 41-2, 42, 45, 46, 47, 48, 50, 52, 54-1, 58, 59, and 62 –Public Hearing
19 for formal review of the Woodmont Commons Planned Unit Development (PUD)
20 Master Plan [***Continued From the October 10, 2012 to the December 12,***
21 ***2012 Planning Board Meeting***]
22

23 A. Rugg announced that this public hearing regarding Woodmont Commons has
24 been continued, as moved and passed at the Planning Board meeting of
25 November 7, 2012, to the December 12, 2012 Planning Board meeting which
26 begins at 7 PM in the Moose Hill Council Chambers.
27

28 **Administrative Board Work**
29

30 A. Plans for Signature – 172 Rockingham Road Minor Site Plan Amendment, Map
31 15, Lot 61-1
32

33 J. Trottier stated that this plan was conditionally approved on September 13,
34 2012 by the Administrative Review Committee. He reported all precedent
35 conditions for approval have been met and that staff recommends signing the
36 plans.
37

38 **D. Coons made a motion to authorize the Chair and Secretary to sign**
39 **the plans. M. Soares seconded the motion.** No discussion. **Vote on the**
40 **motion: 8-0-0.** A. Rugg said the plans would be signed at the conclusion of
41 the meeting.
42

43 B. Extension Request – Bauchman Towing Site Plan, Map 15, Lot 62-2
44

45 J. Trottier read into the record a letter from John Cronin of Cronin & Bisson,
46 P.C., requesting a six month extension of this site plan that will expire on
47 November 29, 2012. The additional time is being requested in order to satisfy
48 the remaining conditions of approval. J. Trottier reported that staff continues
49 to work with the applicant and anticipate the six month extension will be

1 sufficient to comply with the outstanding stipulations. Staff therefore supports
2 the request. C. May added that if granted, the conditional approval would be
3 extended to June 30, 2013.

4
5 **D. Coons made a motion to grant a six month extension to June 30,**
6 **2013. L. Wiles seconded the motion.** No discussion. **Vote on the**
7 **motion: 8-0-0.** The six month extension was granted.

8
9 [L. El-Azem arrived during the above extension request]

10
11 C. Discussions with Town Staff

- 12
13 • SNHPC – Planning Board support for FY 2013 Local Source Water Protection
14 Grant Application

15
16 At the November 7, 2012 meeting, the Board discussed authorizing the
17 Chair to sign a letter to support Southern New Hampshire Planning
18 Commission's (SNHPC) application for grant funding through NH
19 Department of Environmental Services (DES) to provide for a Local Source
20 Water Protection Plan. There were concerns at the time over whether the
21 letter would obligate any Town resources. Jack Munn, Chief Planner of
22 SNHPC, explained that the plan would involve using an existing inventory of
23 public water supply sources in Londonderry (see Attachment #1) to
24 perform field assessments and determine whether those wells are still in
25 use by their assigned operators. Pennichuck Water, one of Londonderry's
26 largest suppliers, has been contacted and has agreed to assist in
27 development of the plan. Well head areas are assessed for potential
28 contamination sources that would determine a high or low ranking based on
29 the associated risks. High risks are brought to the attention of an advisory
30 committee. The Board need only assign one representative to that
31 committee which would meet approximately 6 times a year, although that
32 representative is not required to attend all meetings. The advisory
33 committee then reviews all Town regulations and plans (including Best
34 Management Practices, spill containment procedures, etc.) to discern the
35 best measures for protecting that water source. Ultimately, a list of
36 recommendations is forwarded from the committee to the Planning Board.
37 The Board and the Town are not obliged to act on any recommendations.
38 For the grant application to be accepted by the State, a letter is needed
39 from the Planning Board stating that: 1) the Board acknowledges the
40 purpose of a water source protection plan; 2) the Board participates by
41 designating at least one representative to attend however many advisory
42 committee meetings they can; and 3) the Board consider the possible
43 options, measures, actions, etc. recommended by the advisory committee.
44 Any potential action on behalf of the Board and the Town is voluntary.

45
46 A. Rugg asked for questions from the Board.

47
48 M. Soares asked why a low to medium threat is not brought to the attention
49 of the advisory committee when any threat would most likely concern the
50 user. J. Munn replied that Best Management Practices set by the

1 Department of Environmental Services are used to judge whether a
2 potential risk exists based on what protections are currently in place. If
3 none exist, the risk is considered high. The property owner is made aware
4 of the high risk, although he stressed that the proposed plan is not an
5 enforcement tool. It can, however, be utilized once adopted when new
6 development proposals are presented so that the Board may consider
7 whether any Best Management Practices are appropriate for that proposal.
8 L. Reilly asked how the plan relates to the aquifers within Londonderry and
9 any potential aquifer protection plan. J. Munn answered that the issue is a
10 key one for both the advisory committee and the Planning Board during
11 development of the plan. Once high risks are discovered in the well head
12 protection areas (see Attachment #2), current regulations are reviewed by
13 the committee, and any protection measures not found but deemed
14 necessary are recommended to the Board. A question for the Board to
15 consider as a result of the project is whether protection measures should be
16 adopted for town aquifers only or for all of groundwater. No water quality
17 analysis or testing is included in the plan; its intent is strictly to review land
18 use activities. The value of the grant would be just under \$20,000,
19 including funds for education outreach, which is an important aspect of the
20 project. L. Reilly verified with T. Freda that water protection was identified
21 as a goal earlier in the year by the Town Council, however T. Freda did not
22 believe any priorities or values were assigned to any of those goals. J.
23 Munn reiterated that the Town is not responsible for any matching funds
24 through the grant. It is fully funded through the Environmental Protection
25 Agency's Clean Water Act. The Town Council would need to endorse some
26 amount of staff time to allow them to attend advisory committee meetings.
27 SNHPC would provide \$2,500 worth of in-kind match for their own staff
28 time. This, along with the education outreach aspect, helps to score the
29 grant application higher, making it more competitive. C. May added that
30 she thought she heard through DES that this may be the final opportunity
31 to apply for this specific grant. A. Rugg noted that the efforts of the Town's
32 Open Space Task Force and the Master Plan Steering Committee both
33 revealed a strong concern amongst residents about drinking water and
34 aquifer protection.

35
36 **A. Rugg entertained a motion to authorize the Chair to sign the**
37 **letter addressed to the SNHPC. L. El-Azem so moved. L. Wiles**
38 **seconded the motion. Vote on the motion: 8-0-0.** (The letter is
39 included in these minutes as Attachment #3).

- 40
41 • Update on 3rd Party Review Consultant Selection

42
43 A. Rugg stated that based on his conversations with the Acting Town
44 Manager and C. May following the November 7 meeting, the Town Attorney
45 will be reviewing this issue, including the process involved. The item will be
46 placed on one of the December agendas. M. Soares asked if the
47 recommendation approved on November 7 has been forwarded to the Town
48 Council as was stated in the motion. A. Rugg replied that the issue is
49 currently before the Acting Town Manager who would oversee
50 implementation under the auspices of the Town Council per the Town

1 Charter.

- 2
- 3 • Blue Seal Feeds site, 15 Buttrick Road, Map 7, Lot 34-1
- 4

5 J. Trottier stated that he, C. May, and Senior Building Inspector Richard
6 Canuel met with a prospective buyer of this property. The office use in
7 question would require more parking than currently exists for employees.
8 The site plan approved in 1998 included a total of 60 future parking spaces
9 along the east and west lot lines which to date have not been constructed
10 (see Attachment #4). Staff's research revealed that those spaces and a
11 second curb cut onto Buttrick Road were not taken into consideration when
12 the respective designs for drainage and sight distance were submitted and
13 ultimately approved in 1998. (Presently, whenever future parking is
14 included in a site plan, the applicant is required to account for it in their
15 drainage design). The potential buyer is aware that such issues as the
16 aforementioned drainage, including a wetlands assessment, would need to
17 be addressed and has offered to bring the existing lighting into compliance
18 if necessary. J. Trottier stated that staff would handle the issue
19 administratively since the parking spaces were previously approved. The
20 prospective buyer, however, mentioned the possibility of rotating the
21 eastern proposed parking area 90 degrees to make it parallel with Buttrick
22 Road. J. Trottier therefore requested direction from the Board as to
23 whether they thought that scenario would warrant a public hearing. D.
24 Coons asked if that parking lot rotation would cause the need to use the
25 second curb cut or if the two parking lots could be connected instead. J.
26 Trottier said he would have to investigate that issue. L. Wiles and A. Rugg
27 stated their preference to avoid needlessly impacting the aesthetics of the
28 current landscaping, particularly given its prominent location on Route 102.
29 L. Wiles also recommended that a public hearing take place so that the
30 residential abutters are made aware of the change. D. Coons questioned
31 the fairness of requiring an applicant to bear the cost of a public hearing
32 when they would only be pursuing something already vetted and approved.
33 J. Trottier suggested an informational meeting for the abutters instead. A.
34 Rugg noted that the Board traditionally asks developers to communicate
35 their plans to abutters prior to any public hearing. L. Wiles asked if the
36 need alone to update the drainage and/or increase lighting on the site
37 would trigger a formal review by the Board. A. Rugg told staff that
38 changing the orientation of the parking area, creating significant drainage
39 improvements, and/or adding lighting to the parking lot would constitute
40 the need for a public hearing.

41
42 A. Rugg asked for further items from staff. There were none. He then
43 asked if the Board had any issues to discuss. There were none.

44
45 **Public Hearings/Workshops/Conceptual Discussions**

- 46
- 47 A. ASGITISDI LLC (Owner), Map 6 Lot 37 and 38 - Conceptual Discussion of
 - 48 Proposed Mixed Use Development, Zoned C-I
- 49

1 Tim Winings, Manager of ASGITISDI LLC and owner of TJW Survey, stated a
2 previous two-phase site plan was approved by the Board several years ago for
3 these lots. Phase I for an office building on 8 Mohawk has been completed,
4 although the approved medical office building on 6 Mohawk was never
5 constructed. Poor economic conditions and the inability to find tenants for the
6 existing building have caused T. Winings to pursue ways to make the site more
7 marketable. He requested input from the Board about the possibility of
8 rezoning either one or both of the C-I lots to mixed residential/commercial use
9 (i.e. C-IV). Discussion with staff several years ago indicated the rezoning
10 might be appropriate based on the location between commercial and residential
11 areas. An additional meeting with current Town staff indicated the same and
12 suggested T. Winings pursue this conceptual meeting. The commercial use
13 would most likely be on the first floor and the residential use on the second.
14 The approved site plan would not be changed, only the proposed use.
15

16 A. Rugg asked for staff input. There was none. He then asked for input from
17 the Board. L. El-Azem asked for identification of the abutters. T. Winings
18 described them in counter-clockwise fashion, starting with Kendallwood
19 condominiums to the immediate east (6-46C), followed by a commercial day
20 care (6-35-7), self storage units (6-35-10), a fitness club (6-35-19), Dunkin
21 Donuts (6-36), and finally overflow parking for Crossroads Mall (6-42-1):
22



1 L. Wiles asked what the tax revenue implications would be to change the
2 zoning. A. Rugg said he was not sure, but thought the difference would be
3 negligible.

4
5 A. Rugg informed T. Winings that the apparent consensus was that a C-IV
6 rezoning could be possible.

7
8 B. Vigeant Family Properties LLC (Owner), Map 2, Lot 25 - Conceptual Discussion
9 of a Proposed Business, Zoned C-II (Route 102 Performance Overlay District)

10
11 The applicant was not present. C. May said the item would be placed on the
12 second agenda in December.

13
14 **Other Business**

15
16 There was no other business.

17
18 **Adjournment:**

19
20 **M. Soares made a motion to adjourn the meeting. D. Coons seconded the**
21 **motion. Vote on the motion: 8-0-0.**

22
23 The meeting adjourned at 7:58 PM.

24
25 These minutes prepared by Planning & Economic Development Secretary Jaye
26 Trottier, and Building Division Secretary Libby Canuel.

27
28 Respectfully Submitted,

29
30
31
32 Lynn Wiles, Secretary

Assessments of Public Water Supply Sources - LONDONDERRY

This report is a summary of NH Department of Environmental Services' assessments of the vulnerability of each source used by the public water system(s) located in this municipality. The sources listed here are grouped first by the type of public water system and then by the system itself. Each source was ranked according to a number of criteria; a vulnerability ranking is given for each criterion that applies to the source. *An explanation of each column in the report can be found on the last page.*

Source Number	Source Description	Source Type	Date Assessment Completed	Number of Vulnerability Rankings			Susceptibility Ranking Criteria												
							Highs	Mediums	Lows	Detects	Well/Intake	KCSs	PCSs	Highways/RRs	Pesticides	Septics	Urban Land Cover	Ag Land Cover	Animals
System Type <input type="checkbox"/> C C=Community; P=Non-Transient, Non-Community; N=Transient																			
EPAID <input type="text" value="1391010"/> System Name: <input type="text" value="PEU /LONDONDERRY"/>																			
001	DERRY WATER WORKS /LAKE MASSABESIC MAN	E	12/3/2001	0	0	0													
EPAID <input type="text" value="1391030"/> System Name: <input type="text" value="PEU/COHAS"/>																			
001	MANCHESTER WATER WORKS/ LAKE MASSABES	E	12/3/2001	0	0	0													
EPAID <input type="text" value="1392010"/> System Name: <input type="text" value="OAKRIDGE CONDOS"/>																			
001	BRW	G	6/21/2000	1	3	8	L	L	L	L	H	L	M	L	M	L	L		M
002	BRW	G	6/21/2000	1	3	8	L	L	L	L	H	L	M	L	M	L	L		M
003	BRW	G	3/11/2005	1	3	8	L	L	L	L	H	L	M	L	M	L	L		M
EPAID <input type="text" value="1392030"/> System Name: <input type="text" value="OLDE COUNTRY VILLAGE TOWNHOUSE"/>																			
001	BRW	G	6/21/2000	1	2	9	L	L	L	L	H	L	L	L	M	L	L		M
002	BRW	G	6/21/2000	1	2	9	L	L	L	L	H	L	L	L	M	L	L		M
EPAID <input type="text" value="1392040"/> System Name: <input type="text" value="PEU /PINEHAVEN WATER TRUST"/>																			
001	PTW	G	9/28/2001	3	1	8	H	L	L	L	L	L	H	H	M	L	L		L
EPAID <input type="text" value="1392050"/> System Name: <input type="text" value="BOUMIL GROVE CONDOS"/>																			
002	BRW	G	10/10/2002	3	2	7	L	L	L	L	L	L	H	H	H	L	M		M
102	BRW	G	9/15/2006	3	2	7	L	L	M	L	H	L	M	H	L	L	L		H
EPAID <input type="text" value="1392060"/> System Name: <input type="text" value="PEU /BROOK PARK ESTATES"/>																			

Source Number	Source Description	Source Type	Date Assessment Completed	Number of Vulnerability Rankings			Susceptibility Ranking Criteria													
				Highs	Mediums	Lows	Detects	Well/Intake	KCSs	PCSs	Highways/RRs	Pesticides	Septics	Urban Land Cover	Ag Land Cover	Animals	Lagoons	Dry discharges	Sanitary radius	Trophic status
002	BRW	G	3/12/2002	1	3	8	L	L	L	L	M	M	H	L	M	L	L	L		
EPAID	1392260	System Name: PEU /SPRINGWOOD HILLS																		
003	MANCHESTER WATER WORKS /LAKE MASSABES	E	12/3/2001	0	0	0														
EPAID	1392290	System Name: PEU /HARVEST VILLAGE																		
001	BRW	G	9/28/2001	1	2	9	L	L	L	L	L	M	M	L	H	L	L	L		
002	BRW	G	3/31/2000	2	2	8	L	L	L	L	M	H	L	H	M	L		L		
EPAID	1392300	System Name: SOUTHVIEW CONDOS																		
001	BRW	G	11/27/2000	1	3	8	L	L	L	L	M	M	L	H	L	L		M		
EPAID	1392310	System Name: PEU /MINISTERIAL HILLS																		
001	BRW	G	9/28/2001	0	1	11	L	L	L	L	L	L	L	M	L	L		L		
002	BRW	G	8/10/2001	0	1	11	L	L	L	L	L	L	L	M	L	L		L		
EPAID	1393050	System Name: WAGON WHEEL TENANT COOP																		
003	BRW	G	10/31/2001	3	4	5	H	L	M	M	H	L	M	L	M	L	L		H	
EPAID	1393060	System Name: PONDEROSA MOBILE HOME PARK																		
002	PTW	G	9/28/2001	2	2	8	H	L	L	L	L	M	H	M	L	L		L		
004	PTW	G	12/4/2002	2	2	8	H	L	L	L	L	M	H	M	L	L		L		
System Type		N	C=Community; P=Non-Transient, Non-Community; N=Transient																	
EPAID	1397020	System Name: LONDONDERRY COUNTRY CLUB																		
001	BRW	G	7/27/2000	3	0	6	L	H	L	H	L	H	L			L	L			
EPAID	1398070	System Name: SAPATIS FLEA MARKET																		
001	BRW	G	9/26/2000	2	0	7	L	L	L	H	H	L	L			L	L			
EPAID	1399040	System Name: LONDONDERRY REST AREA																		
001	BRW	G	8/2/2000	1	0	8	L	L	L	L	H	L	L			L	L			

Source Number	Source Description	Source Type	Date Assessment Completed	Number of Vulnerability Rankings			Susceptibility Ranking Criteria													
				Highs	Mediums	Lows	Detects	Well/Intake	KCSs	PCSS	Highways/RRs	Pesticides	Septics	Urban Land Cover	Ag Land Cover	Animals	Lagoons	Dry discharges	Sanitary radius	Trophic status
System Type <input type="checkbox"/> C <input checked="" type="checkbox"/> P <input type="checkbox"/> N C=Community; P=Non-Transient, Non-Community; N=Transient																				
EPAID	<input type="text" value="1395090"/>	System Name:	<input type="text" value="CREATIVE LITTLE ANGELS"/>																	
<input type="text" value="001"/>	BRW	<input type="text" value="G"/>	9/20/2000	<input type="text" value="3"/>	<input type="text" value="2"/>	<input type="text" value="7"/>	<input type="text" value="H"/>	<input type="text" value="L"/>	<input type="text" value="L"/>	<input type="text" value="L"/>	<input type="text" value="H"/>	<input type="text" value="L"/>	<input type="text" value="M"/>	<input type="text" value="L"/>	<input type="text" value="M"/>	<input type="text" value="L"/>	<input type="text" value="L"/>	<input type="text" value="H"/>	<input type="text" value=""/>	
EPAID	<input type="text" value="1395110"/>	System Name:	<input type="text" value="28 BUTTRICK RD PROPERTY"/>																	
<input type="text" value="001"/>	BRW	<input type="text" value="G"/>	9/5/2001	<input type="text" value="2"/>	<input type="text" value="4"/>	<input type="text" value="6"/>	<input type="text" value="L"/>	<input type="text" value="L"/>	<input type="text" value="L"/>	<input type="text" value="M"/>	<input type="text" value="H"/>	<input type="text" value="L"/>	<input type="text" value="M"/>	<input type="text" value="L"/>	<input type="text" value="M"/>	<input type="text" value="M"/>	<input type="text" value="L"/>	<input type="text" value="H"/>	<input type="text" value=""/>	
EPAID	<input type="text" value="1395130"/>	System Name:	<input type="text" value="ADVENTURES IN LEARNING DAYCARE"/>																	
<input type="text" value="001"/>	BRW	<input type="text" value="G"/>	10/28/2002	<input type="text" value="3"/>	<input type="text" value="1"/>	<input type="text" value="8"/>	<input type="text" value="L"/>	<input type="text" value="L"/>	<input type="text" value="L"/>	<input type="text" value="L"/>	<input type="text" value="H"/>	<input type="text" value="L"/>	<input type="text" value="H"/>	<input type="text" value="L"/>	<input type="text" value="H"/>	<input type="text" value="L"/>	<input type="text" value="L"/>	<input type="text" value="M"/>	<input type="text" value=""/>	
EPAID	<input type="text" value="1395140"/>	System Name:	<input type="text" value="VICTORY BAPTIST SCHOOL"/>																	
<input type="text" value="001"/>	BRW	<input type="text" value="G"/>	11/4/2005	<input type="text" value="0"/>	<input type="text" value="1"/>	<input type="text" value="11"/>	<input type="text" value="L"/>	<input type="text" value="L"/>	<input type="text" value="L"/>	<input type="text" value="M"/>	<input type="text" value="L"/>	<input type="text" value="L"/>	<input type="text" value="L"/>	<input type="text" value="L"/>	<input type="text" value="L"/>	<input type="text" value="L"/>	<input type="text" value="L"/>	<input type="text" value="L"/>	<input type="text" value=""/>	
EPAID	<input type="text" value="1396070"/>	System Name:	<input type="text" value="TOWN SQUARE PROF CONDOS"/>																	
<input type="text" value="002"/>	BRW	<input type="text" value="G"/>	8/3/2001	<input type="text" value="2"/>	<input type="text" value="4"/>	<input type="text" value="6"/>	<input type="text" value="L"/>	<input type="text" value="L"/>	<input type="text" value="L"/>	<input type="text" value="M"/>	<input type="text" value="H"/>	<input type="text" value="M"/>	<input type="text" value="H"/>	<input type="text" value="L"/>	<input type="text" value="M"/>	<input type="text" value="L"/>	<input type="text" value="L"/>	<input type="text" value="M"/>	<input type="text" value=""/>	

Explanatory Notes

Abbreviations used in the following notes:

HAC = hydrologic area of concern for a surface water source. For small or undeveloped watersheds, the HAC includes the entire watershed. For all other surface sources, the HAC includes only a portion of the watershed close to the water system intake.

WHPA = wellhead protection area for a groundwater source. For community and non-transient systems, the WHPA is the area from which water is expected to flow to the well under extremely dry conditions. For transient systems, the WHPA is the area within 500 ft of the well.

EPAID: Each public water system is identified by a 7-digit federal ID number.

Source number: Each source is further identified by a 3-digit number.

Source description: An abbreviated description of the source from NHDES's database. (Some common abbreviations: BRW=bedrock well; GPW=gravel-pack well; GRW=gravel well; DUG=dug well; PTW=point well; SPR=spring; ART=artesian well; INF=infiltration well.)

Source type: G=groundwater (well or spring); S=surface water (lakes, reservoirs, ponds, rivers); E = water purchased from another system (*Purchased sources are not assessed per se, but the original sources used by the seller are assessed*).

Date Assessment Completed: The date NHDES completed the process of reviewing available data, collecting new data, and entered the assessment information into its database.

Number of Vulnerability Rankings: The number of High, Medium, and Low rankings for that source listed in the columns to the right. Each criterion is explained below. Some criteria do not apply to all types of sources or systems.

Detects: Confirmed detections of certain contaminants (after treatment) of suspected human origin, not including disinfection byproducts. L = none detected at or above trigger levels in the most recent round of sampling. There is no M ranking for this criterion. H = contaminants were detected at or above trigger levels.

Well/Intake: The integrity of the well (if a groundwater source) or the intake (if a surface water source). L = no unresolved deficiencies with the well or intake identified in the most recent sanitary survey. There is no M ranking for this criterion. H = there are unresolved deficiencies.

KCSs: Known contamination sources in the vicinity of the source. This includes any site known to DES where contaminants are known or very likely to have been released to the ground, and where remediation is not complete. L = none present in the WHPA (for groundwater sources) or in the HAC (for surface water sources). M (for community and non-transient systems) = one or more KCSs in the WHPA or HAC but not within 1,000 ft of the well or intake. *There is no M ranking for transient systems.* H = one or more KCSs within the WHPA or HAC within 1,000 ft of the well or intake.

PCSs: Potential contamination sources in the vicinity of the source. This includes any site known to DES where contaminants are known or very likely to be used in significant quantities, but where there are no known releases to the ground. L (for community and non-transient systems) = no PCSs within 1,000 ft of the well in the WHPA (for groundwater sources) or none present in the HAC (for surface water sources). L (for transient systems) = none present in the WHPA. M (for groundwater sources serving community and non-transient systems) = 10 or fewer PCSs within 1,000 ft of the well in the WHPA. M (for surface water sources) = one or more PCSs in the HAC but not within

1,000 ft of the intake. *There is no M ranking for transient systems.* H (for groundwater sources serving community and non-transient systems) = more than 10 PCSs within 1,000 ft of the well in the WHPA. H (for transient sources) = one or more PCSs in the WHPA. H (for surface water sources) = one or more within 1,000 ft of the intake in the HAC.

Highways/RRs: The presence of numbered state highways or active railroads in the vicinity of the source. L = none present in the WHPA or HAC. M (for community and non-transient groundwater sources) = one or more in the WHPA but not within 1,000 ft of the well. M (for surface sources) = one or more in the HAC but not within 300 ft of the source water. *There is no M ranking for transient systems.* H (for transient sources) = one or more in the WHPA. H (for community and non-transient groundwater sources) = one or more in the WHPA within 1,000 ft of the well. H (for surface sources) = one or more in the HAC within 300 ft of the source water.

Pesticides: Whether or not pesticides have been routinely applied in the vicinity of the source. This is based on the presence of land parcels owned by registered pesticide applicators. L = no application areas in WHPA or HAC. M (for community and non-transient sources) = application site(s) in WHPA or HAC but not within 500 ft of the well or within 300 ft of the intake. *There is no M ranking for transient systems.* H = application site(s) within 500 ft of the well or within 300 ft of the intake.

Septics: The presence or density of septic systems and sewer lines in the vicinity of the source. L (for community and non-transient groundwater sources) = no septic systems or sewer lines located within 500 ft of the well, and fewer than 30 septic systems in the remainder of the WHPA. L (for surface sources) = no septic systems within 500 ft of surface water. L (for transient sources) = no septic systems or sewer lines within 75 ft of the well. M (for community and non-transient groundwater sources) = fewer than 10 septic systems and no sewer line located within 500 ft of well, and fewer than 30 septic systems in remainder of the WHPA. M (for surface sources) = low density of septic systems (lots averaging 2 acres or more) within 500 ft of surface water in the HAC. *There is no M ranking for transient systems.* H (for community and non-transient groundwater sources) = 10 or more septic systems or any sewer line within 500 ft of the well and/or high density of septic systems (more than 30) in the WHPA. H (for surface sources) = densely developed shoreline (lots averaging less than 2 acres) within 500 ft of surface water in the HAC. H (for transient sources) = one or more septic systems or sewer lines within 75 ft of the well.

Urban Land Cover: The percentage of urban land cover in the vicinity of the source, based primarily on satellite images. *This criterion does not apply to sources serving transient systems.* L = less than 10% of the WHPA or HAC is urban, and less than 10% of the WHPA within 1,000 ft of the well is urban. M (for community and non-transient groundwater sources) = less than 10% of WHPA is urban but 10% or more of the WHPA within 1,000 ft of the well is urban. M (for surface sources) = between 10% and 20% of HAC is urban. H (for community and non-transient groundwater sources) = 10% or more of WHPA is urban. H (for surface sources) = 20% or more of HAC is urban.

Ag Land Cover: The percentage of agricultural land cover in the vicinity of the source (in the WHPA or within 300 ft of surface water in the HAC), based primarily on satellite images. *This criterion does not apply to sources serving transient systems.* L = no ag land. M = less than 10% ag land. H = 10% or more ag land.

Animals: The presence of concentrations of 10 or more animal units in the vicinity of the source. L = none in the WHPA or (for a surface source) within 300 ft of surface water in the watershed. M (for community and non-transient groundwater sources) = one or more such farms in the WHPA but not within 1,000 ft of the well. M (for a surface source) = none within 300 ft of surface water in the HAC, but one or more within 300 ft of surface water in the watershed. *There is no M ranking for transient systems.* H = one or more in the WHPA within 1,000 ft of the well or (for a surface source) within 300 ft of surface water in the HAC.

Lagoons: The presence of wastewater treatment lagoons or spray irrigation sites in the vicinity of the source. L = none in the WHPA or (for a surface source) in the entire watershed. M (for community and non-transient groundwater sources) = one or more in the WHPA but not within 1,000 ft of the well. M (for a surface source) = none within 300 ft of surface water in the HAC, but one or more in the watershed. *There is no M ranking for transient systems.* H = one or more in the WHPA within 1,000 ft of the well or (for a surface source) within 300 ft of surface water in the HAC.

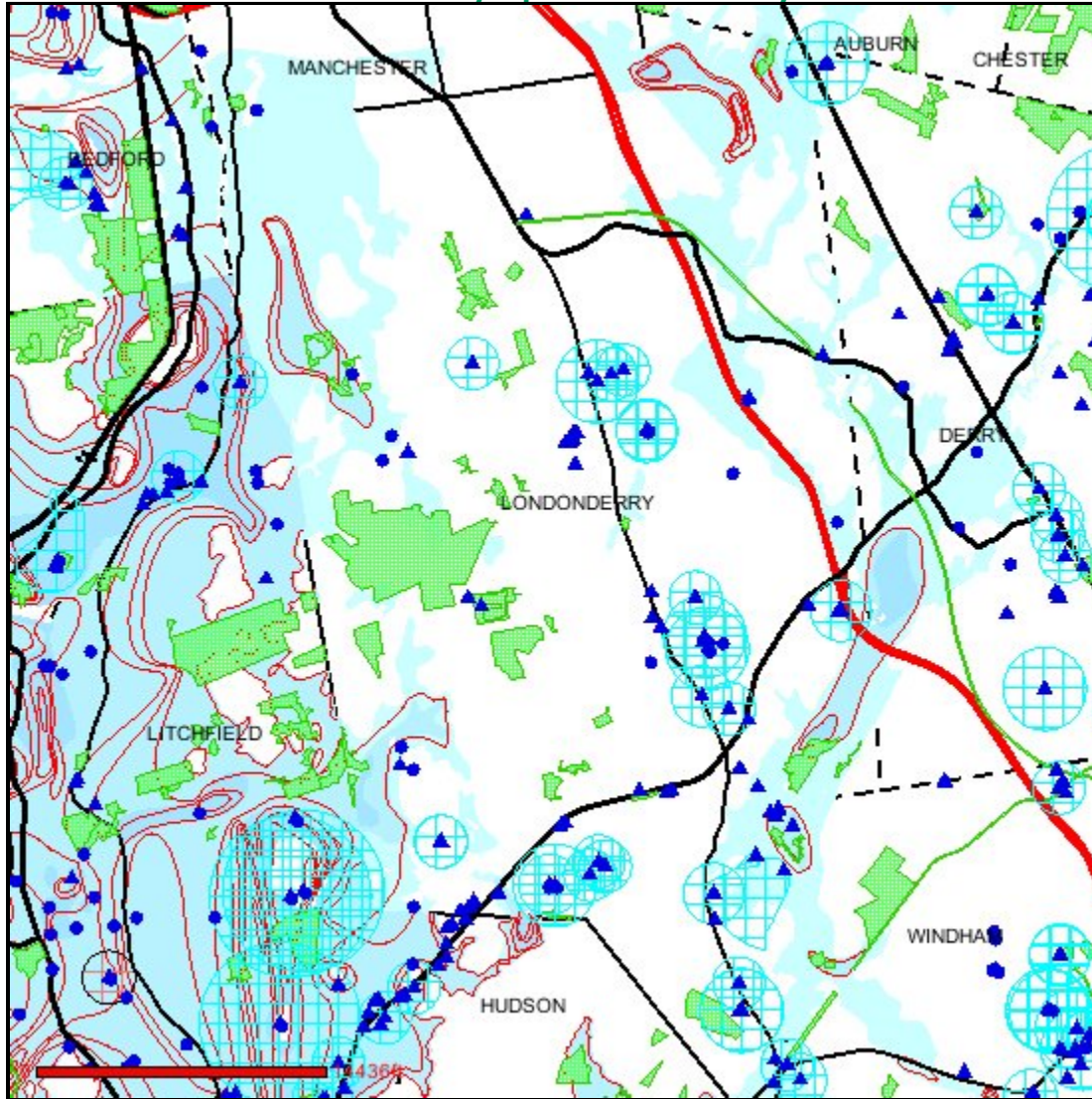
Dry Discharge: The presence of dry-weather stormwater discharge sites in the vicinity of the source. *Only a handful of surface sources were evaluated for such discharges; no discharges were found.*

Sanitary Radius: The presence of development not associated with the well within the sanitary radius (within 75 to 400 ft of the well). *Applies only to groundwater sources serving community and non-transient systems.* Of particular concern are sewer lines, septic systems, or storage of regulated substances in this area. L = no inappropriate land uses or practices. No medium ranking. H = inappropriate land uses or practices were discovered during the most recent sanitary survey, and have not been corrected.

Trophic status: The projected trophic (nutrient) status of the source as predicted by a computer model using a future land development scenario for the watershed. *This criterion applies only to 24 lakes, ponds, and reservoirs included in the phosphorus loading study.* L = oligotrophic (relatively good clarity and water quality with low algae population). M = mesotrophic (intermediate clarity, quality, and algae population). H = eutrophic



Londonderry Aquifer Transmissivity



Legend

- Conservation Lands
- Outstanding Resource Water Watersheds
- Water Supply Intake Protection Areas
- Wellhead Protection Area
- Public Water Supply Source
- Registered Water Withdrawal
- Aquifer Saturated Thickness
- Aquifer Transmissivity
- Less than 2000
- 2000 - 4000
- Greater than 4000
- Interstate Highway
- Primary Highway
- Secondary Highway
- Other Road/Street
- Town Boundary
- County Boundary
- State Boundary

Map Scale = 1 : 113138 (1" = 1.8 miles or 9428 feet)

The information contained in the OneStop Program GIS is the best available according to the procedures and standards of each of the contributing programs and of the GIS. The different programs are regularly maintaining the information in their databases. As a result, the GIS may not always provide access to all existing information, and it may occasionally contain unintentional inaccuracies. The Department can not be responsible for the misuse or misinterpretation of the information presented by this system.

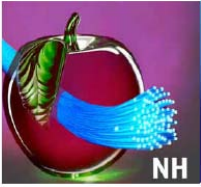
SPECIAL NOTE

Local Resource Protection Priorities (LRPP) were determined through correspondence between the Regional Planning Commissions and municipal boards and officials. The source of local input varies from municipality to municipality. The resources identified in the LRPP are valued locally for their natural or cultural significance, and are not assigned priorities. Landowners' preferences for resource protection have not been determined.



Developed in cooperation with NH GRANIT

Map prepared 10/22/2012 11:55:55 AM



Londonderry

Business is good.
Life is better!

Town of Londonderry

Planning Board

268B Mammoth Road
Londonderry, New Hampshire 03053
Phone (603) 432-1100 x134
www.thriveinlondonderry.com
www.londonderrynh.org



November 7, 2012
Mr. David J. Preece, AICP
Executive Director
Southern NH Planning Commission
438 Dubuque Street
Manchester, NH 03102

Dear Mr. Preece,

At the November 7th, 2012 Planning Board meeting, the Board formally voted to support Southern New Hampshire Planning Commission's (SNHPC) application for grant funding through NH DES to provide for a Local Source Water Protection Plan.

The Town of Londonderry recently completed an Open Space Task Force process that identified the protection of water resources as the town's most pressing open space task. The plan recommended steps including update of the 1990 Water Resources Plan, review of floodplain regulations, routine water quality testing, educational outreach, and management of impervious surfaces. Further, the forthcoming Comprehensive Master Plan (anticipated adoption in January, 2013) encourages the implementation of low impact design principles to reduce the impacts of impervious surfaces. To that end, Staff has begun researching an aquifer protection ordinance as an addition to the local zoning ordinance to protect groundwater resources. At this point, the Board needs a review of existing conditions/vulnerabilities, and technical support to draft an ordinance that is tailored to the specific needs of Londonderry. We fully support and welcome the assistance of the Southern NH Planning Commission to draft a Source Water Protection Plan that will meet these objectives.

The Board is committed to participation through a steering committee to participate in report writing and review and ultimately, implementation of the recommended protection measures. The Source Water Protection Plan is a productive step forward to meeting community goals expressed in both the Master Plan, Open Space Plan and in priorities expressed by the Planning Board and Conservation Commission.

We thank SNHPC for undertaking this effort on our behalf and we thank NH DES for providing the funding and technical expertise to support them.

Sincerely,

Arthur Rugg
Chairman

PLAN REFERENCES

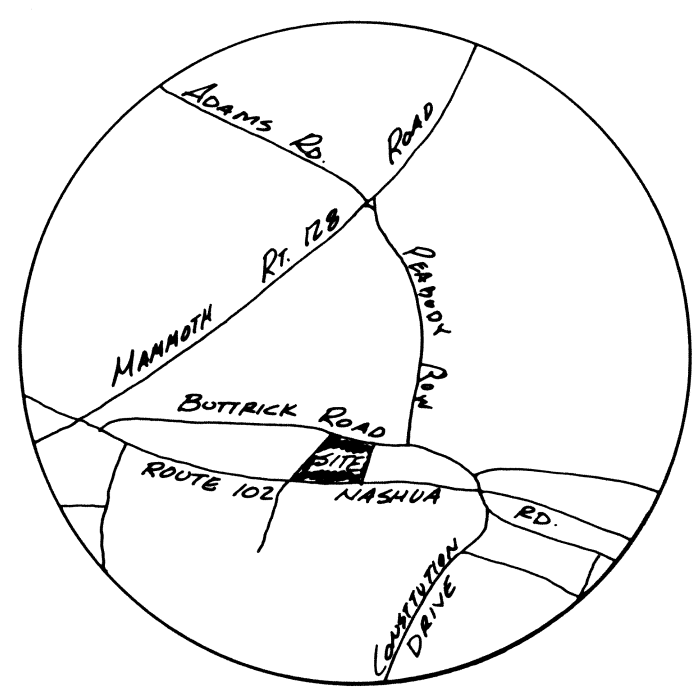
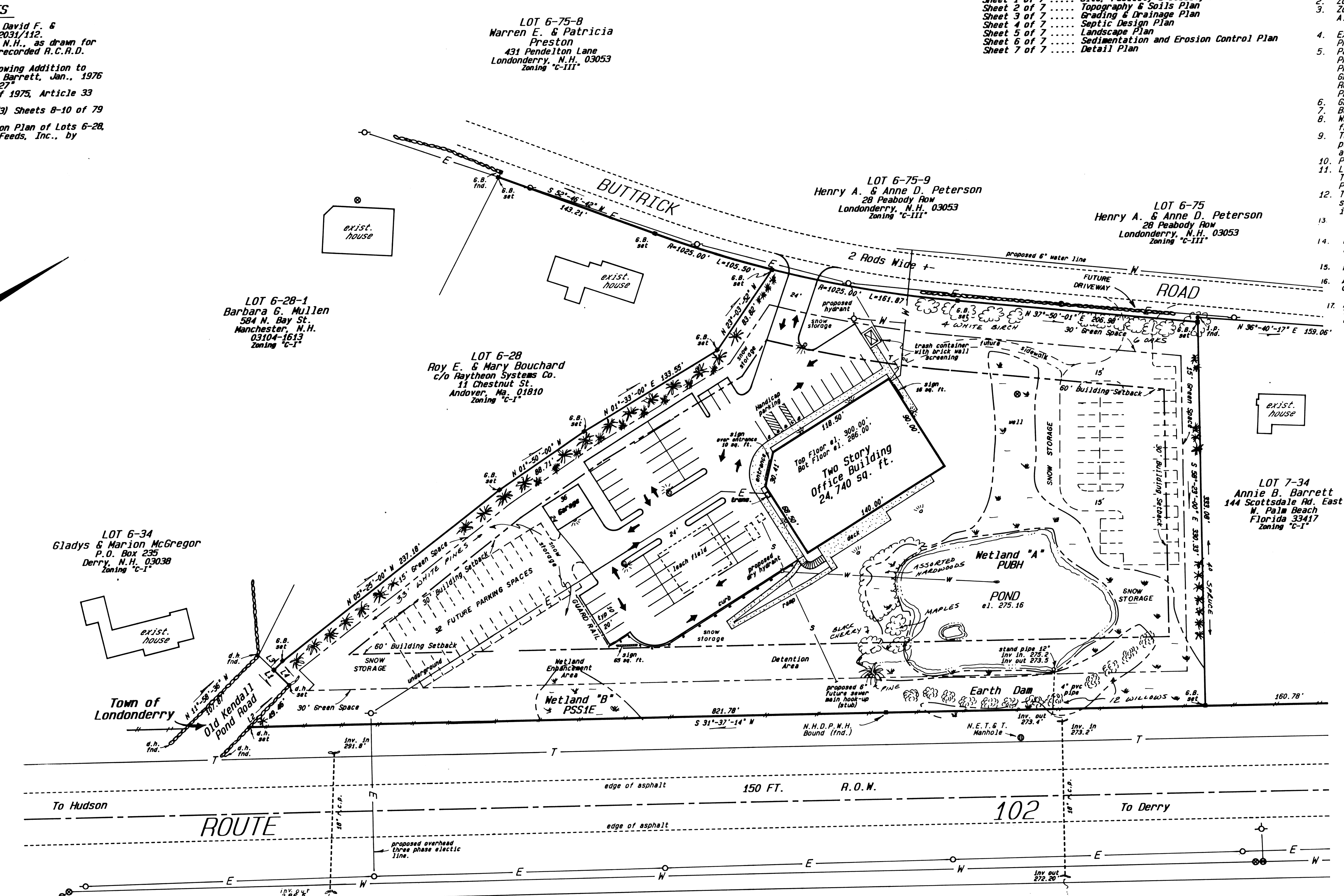
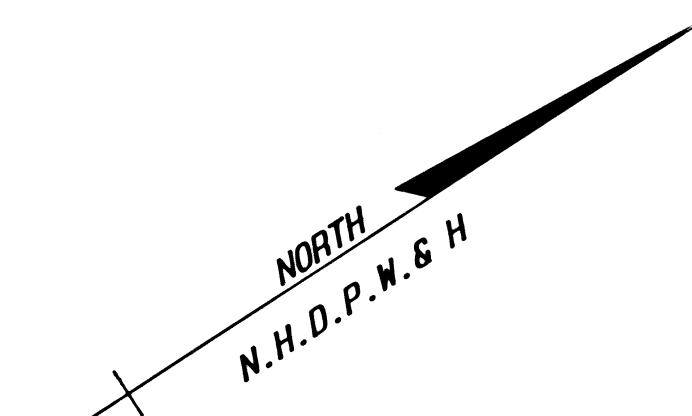
1. Owners of record, Lot 7-34-1, David F. & Mary D. Denninger; Deed Ref. 2031/112.
2. "Plan of Land in Londonderry, N.H., as drawn for George Barrett, July, 1970, recorded R.C.R.D. Plan #0-1936"
3. "Land in Londonderry, N.H. Showing Addition to Lot 7-34-1, drawn for George Barrett, Jan., 1976, recorded R.C.R.D. Plan #0-5827"
4. See Londonderry Town Report of 1975, Article 33 Page 35 & 36.
5. "N.H.D.P.W. & H. Project #S29(3) Sheets 8-10 of 79 1958 - 1959"
6. See Subdivision & Consolidation Plan of Lots 6-28, 7-34-1 & 7-35, for Blue Seal Feeds, Inc., by Steven C. Luger L.L.S.

INDEX

- Sheet 1 of 7 Site, Facility & Utility Plan
- Sheet 2 of 7 Topography & Soils Plan
- Sheet 3 of 7 Grading & Drainage Plan
- Sheet 4 of 7 Septic Design Plan
- Sheet 5 of 7 Landscape Plan
- Sheet 6 of 7 Sedimentation and Erosion Control Plan
- Sheet 7 of 7 Detail Plan

NOTES:

1. LOT 7-34-1, 5.0231 acres, 218,806 sq. ft.
2. Zoning: Lot 7-34-1, Commercial-1
3. Zoning Variances Requested
A. Parking Required per zoning 116 spaces
Parking Variance Requested 60 spaces
4. Existing Use: Residential
Proposed Use: Commercial - Corporate Offices
Parking Requirements: 4.5 spaces / 1,000 sq. ft.
Proposed Corporate Office: 24,740 sq. ft.
Proposed Garage: 864 sq. ft.
Gross Floor Area: 25,602 sq. ft.
Required Parking: 116 spaces
Proposed Parking: 60 spaces
5. Green Area: 75.72%
6. Building Coverage: 6.05%
7. Water Source: Public water system to be installed from Peabody Row to Site.
8. Temporary on site septic system to be installed pending Route 102. Sewer line to be installed at a future date.
9. Planning Board Waivers: N/A
10. Lot 7-34-1, is not in a flood zone hazard area. See Town of Londonderry, FIRM CPM 330134 0003 B Panel 3 of 12, Nov. 5, 1980.
11. The purpose of this Plan is to construct a 24,740 square foot, 2 story office building and associated improvements.
12. STATE OF N.H. Dredge & Fill Permit # 92-01661 Date: 12/12/92
13. D.E.S.W.S.P.C.C., Subsurface Systems Bureau, Construction Permit No. 199272 Date: 12/12/92
14. Future Parking Lot Expansion Allows For 128 Spaces Total.
15. All Lighting Shall be installed in Accordance With The Town Of Londonderry Regulations.
16. A Zoning Variance Was Granted For Section 803I-2a, By The Londonderry Zoning Board On 11/17/92
"TO CONSTRUCT NEW OFFICE BUILDING WITH THE REQUIRED 60FT. BUFFER ZONE TO A RESIDENTIAL AREA GRANTED WITH DISTRIBUTION."
1. APPLICANT MUST PROVIDE SUPPLEMENT ADDITIONAL CONSIDERATION TAXES TO PERFORM ADDITIONAL REVISIONS TO SITE. (CASE #11/17/92-3)



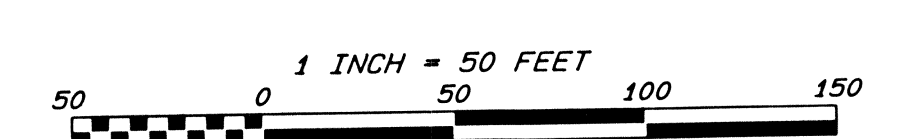
LEGEND

- E- ELECTRIC LINE
- W- UNDERGROUND WATER LINE
- M- METLAND
- S- SETBACKS
- T- TELEPHONE LINE
- STONE WALL
- CENTERLINE RT. 102
- EDGE OF ASPHALT
- EXISTING MANHOLE
- IRON PIN FND.
- UTILITY POLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- GUARD RAIL FENCE
- FLOOD LIGHT
- 14" STREET LAMP
- TRAFFIC FLOW
- S- SEWER LINE

BEARING TABLE

LINE	DISTANCE	BEARING
1/2	36.92	N 76°-30'-58" E
1/3	85.05	N 13°-21'-02" W
1/3	11.02	N 76°-30'-43" W
1/4	18.60	S 76°-39'-03" W

Benchmark Data
From N.H.D.P.W. & H. Project #S29(3)
B.M. #167, elev. 288.74', chiseled square on ledge outcrop, sheet 8 of 79
B.M. #202, elev. 285.27', S.W. corner bottom concrete steps, sheet 10 of 79

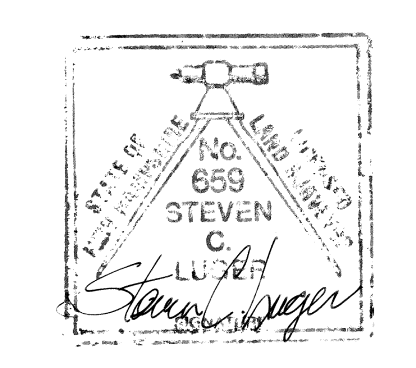


Map 7-132
Lots 1, 2, 10-13, 15-17
Crivello, N.H. Savings Bank
C/O Marvin F. Poir & Co.
31 State St., 9th Floor
Boston, Ma. 02109
Zoning "C-1"

#	date:	revision	by	app.

Approved by the Londonderry Planning Board on

Certified by: *[Signature]* Date: 6/30/93
Chairman: *[Signature]* Date: 6/30/93
Secretary: *[Signature]* Date: 6/30/93



Prepared by:
STEVEN C. LUGER LAND SURVEYOR
692 Raymond Road Chester, N.H. 03036 Tel. (603) 887-6575
P.O. Box 113 Concord, N.H. 03302 Tel. (603) 228-0241

SITE PLAN OF LOT 7-34-1
CORPORATE OFFICES FOR
BLUE SEAL FEEDS, INC.
15 BUTTRICK ROAD
LONDONDERRY, N.H.
prepared for:
BLUE SEAL FEEDS, INC.
P.O. BOX 8
LAWRENCE, MA. 01842
Scale 1" = 50' Sept., 1992
Sheet 1 of 7

7-34-1
P.B. signed 6/30/93
7-34-1 Blue Seal