

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF DECEMBER 5, 2012 AT THE MOOSE HILL**
3 **COUNCIL CHAMBERS**
4

5 Members Present: Art Rugg; Mary Soares; Laura El-Azem; Chris Davies; Tom
6 Freda, Ex-Officio; Rick Brideau, CNHA, Ex-Officio; John Laferriere, Ex-Officio;
7 Dana Coons; Leitha Reilly, alternate 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
13 Lynn Wiles and M. Newman to vote for Mary Soares.
14

15 **Administrative Board Work**
16

17 A. Plans for Signature – Bauchman Towing, Map 15, Lot 62-2
18

19 J. Trottier said all precedent conditions for approval have been met and the
20 staff recommends signing the plans.
21

22 **D. Coons made a motion to authorize the Chair and Secretary to sign**
23 **the plans. R. Brideau seconded the motion.** No discussion. **Vote on the**
24 **motion: 9-0-0.** A. Rugg said the plans will be signed at the conclusion of the
25 meeting.
26

27 B. Plans for Signature – The Nevins Expansion, Map 7, Lot 122
28

29 J. Trottier said all precedent conditions for approval have been met and the
30 staff recommends signing the plans.
31

32 **D. Coons made a motion to authorize the Chair and Secretary to sign**
33 **the plans. R. Brideau seconded the motion.** No discussion. **Vote on the**
34 **motion: 9-0-0.** A. Rugg said the plans will be signed at the conclusion of the
35 meeting.
36

37 C. Extension Request – Quantem Aviation Services, Map 28, Lot 21-7
38

39 C. May referenced a letter from Jeffrey Merritt of Keach-Nordstrom Associates,
40 Inc., stating that due to extenuating circumstances, the applicant is requesting
41 an additional one year extension of the approved site plan that will expire on
42 December 14, 2012. She said that staff is supportive of the request.
43

44 **D. Coons made a motion to grant a one year extension to December 5,**
45 **2013. R. Brideau seconded the motion.**
46

47 T. Freda confirmed with staff that the reference in the letter to the potential for
48 an additional one year extension per Section 7.06 (c) of the Town Site Plan
49 Regulations does not preclude the request for further one year extensions.

1
2 There was no further discussion.

3
4 **Vote on the motion: 9-0-0.** The extension for one year was granted.

5
6 D. Approval of Minutes – November 7, 2012 and November 14, 2012

7
8 **D. Coons made a motion to approve and sign the minutes from the**
9 **November 7, 2012 meeting. R. Brideau seconded the motion.** No
10 discussion. **Vote on the motion: 9-0-0.**

11
12 **D. Coons made a motion to approve and sign the minutes from the**
13 **November 14, 2012 meeting. R. Brideau seconded the motion.** No
14 discussion. **Vote on the motion: 7-0-2.** (R. Brideau and C. Davies abstained
15 as they were absent from the November 14 meeting).

16
17 Minutes for November 7, 2012 and November 14, 2012 were approved and will
18 be signed at the conclusion of the meeting.

19
20 E. Discussions with Town Staff

- 21
22 • Master Plan Update

23
24 Master Plan Steering Committee Chair L. Reilly reported that the Committee
25 met on November 28 to review the final draft submitted by Master Plan
26 Consultant Town Planning and Urban Design Collaborative (TPUDC).
27 Consensus was reached regarding several further edits, which were
28 forwarded to TPUDC to incorporate into a second final draft. The
29 Committee will meet next on January third for final comments. Assuming
30 there are no significant outstanding issues, the Steering Committee will
31 present the Master Plan to the Planning Board for their approval at the
32 January 9, 2013 Planning Board meeting.

- 33
34 • Update on 3rd Party Review Consultant Selection

35
36 C. May stated that this issue is still before the Acting Town Manager and the
37 Town Attorney. She will update the Board again at the December 12
38 Planning Board meeting.

- 39
40 • Electronic Signs

41
42 C. May presented to the Planning Board a letter from the Heritage
43 Commission recommending that the Board take no action to approve any
44 proposed electronic signs (see Attachment #1).

- 45
46 • Woodmont Commons

47
48 A. Rugg received an email prior to the meeting from Town Attorney Michael
49 Ramsdell as a preface to a letter distributed to Board members from the
50 Woodmont Commons team. The email noted the intent expressed in the

1 letter of reporting to the Planning Board on monthly basis, continuing to
2 hold regular meetings with Town staff and the Town's Consultant, and
3 requesting the 65 day review window be extended to April 15 (see
4 Attachment #2). A. Rugg stated that the letter will be available to the
5 public and posted on the Planning Board website page by December 6. L.
6 Reilly asked for clarification as to what the Board can expect will be
7 presented by the applicant at the December 12 meeting. C. May said the
8 overall intent is to present the plan in more manageable increments at
9 Planning Board meetings, starting with the definition of the land uses
10 allowed on the properties involved. At the public hearing scheduled for
11 December 12, applicant will be explaining all of the goals for future
12 meetings and addressing past questions that can be answered at this stage.
13 L. Reilly suggested that for future Planning Board agendas that include
14 Woodmont Commons, an indication be included as to what specific topic will
15 be featured. C. May stated that could be done and that re-notification of
16 the abutters is expected to take place soon.

- 17
- 18 • The Nevins (second story structures)
- 19

20 C. May noted that when the site plan for the Nevins Community was
21 approved in 2004, a note was included on page 141 ("Building plans/foot
22 prints") and stating that "All house footprints will be similar in nature with a
23 **maximum of 1-story**, 2-car garage and 2-bedrooms" (emphasis added).
24 There is no record, however, that the Planning Board discussed the issue,
25 nor was the statement made a condition of approval or even included in
26 formal notes on the plan set. Second stories are not prohibited under the
27 Town's elderly housing ordinance. Some Nevins residents, she continued,
28 have converted the space above their first floor into a second floor use,
29 even though it is not a true second floor. No negative impacts would be
30 expected as a result of allowing two story dwellings, nor would it likely to
31 affect surrounding properties. She requested that the Board consider
32 allowing staff to administratively remove that note on page 141 from the
33 plan set. The consensus of the Board was to allow staff to do so.

- 34
- 35 • Blue Seal Feeds site, 15 Buttrick Road, Map 7, Lot 34-1
- 36

37 A. Rugg asked for clarification as to what scenarios the Board had decided
38 would constitute the need for a potential buyer of the above site to appear
39 before the Board at a public hearing. C. May stated that the Board agreed
40 on November 14 that a change in orientation of the parking area, significant
41 drainage improvements, and/or adding lighting to the parking lot would
42 create the need for a public hearing in anticipation of abutter concerns. Any
43 other changes to the site approved site plan, the Board agreed, could be
44 handled administratively. A. Rugg asked for the Board to confirm that
45 decision. D. Coons replied that since the approved site plan included future
46 parking that has not been built to date, the applicant should not be required
47 to attend a public hearing unless significant changes to the site are
48 proposed. J. Trottier noted the inherent difficulty in using the word
49 "significant," since what may seem significant to a Board member may not
50 seem significant to staff. In consideration of the abutters, particularly since

1 it is unknown exactly what changes the potential buyer would propose, the
2 consensus of the Board was to reconfirm the three scenarios that would
3 require a public hearing as stated at the November 14 meeting.

4
5 **New Plans**

6
7 No new plans were submitted.

8
9 **Public Hearings**

10
11 A. NeighborWorks Southern New Hampshire (applicant), Londonderry Lending
12 Trust (c/o Robert V. Wallace, Jr.) (owner), Map 12 Lot 59-3, Conceptual
13 Discussion of Proposed Workforce Housing (Townhouse Units), AR-I.

14
15 Executive Director of NeighborWorks Southern New Hampshire, Robert
16 Tourigny, together with his colleagues Jennifer Vadney, Neighborhood
17 Development Manager and Tom Krebs, Project Manager, were joined by Earle
18 Blatchford of Hayner/Swanson, Inc. to present a conceptual plan for affordable
19 workforce housing rental townhouse units.

20
21 R. Tourigny described NeighborWorks as a private, non-profit community
22 development corporation that acts as an affordable housing developer. The
23 "Whittemore Estates" site, as the property is commonly known, was previously
24 approved by the Planning Board as an age restricted condominium
25 development. Infrastructure was put in place and Trail Haven Drive was
26 constructed, but only one 6-unit structure was actually built on the southern
27 end of the lot. Approximately two years ago, NeighborWorks presented a
28 conceptual plan to the Board that involved the creation of 75 units of
29 affordable housing on a portion of the site using with the existing condominium
30 design. It was later determined that the condominium aspect would not make
31 that particular project feasible.

32
33 The Town's inclusionary housing ordinance requires a minimum of 20 acres for
34 workforce housing. Discussions with Town staff have led to this conceptual
35 design of a subdivision that would create a 20.2 acre site on the northern end
36 of the lot where 75 units of affordable workforce rental housing would be built.
37 The remaining 29.7 acres to the south where one six-unit condo structure is
38 located would continue as an age restricted condo development with an
39 existing conservation easement to the east. Other than the loss of acreage, no
40 other changes would be made to the southerly portion (see Attachment #3). A
41 1,200 foot long cul de sac with a total of 78 units within a mix of seven and
42 five unit two-story townhouse buildings would be built, along with a small
43 maintenance building roughly in the center of the site. Access to the proposed
44 20.2 acre piece would be from the previously approved curb cut on Mammoth
45 Road and would generally follow the original pattern, running largely over the
46 sewer interceptor placed there by the Town several years ago. Public water
47 and sewer would service the site. The drainage design would also be similar to
48 the approved plan, but would be upgraded to current State standards. An
49 existing State permits for the driveway and sewer would also need minor
50 modifications. A Dredge and Fill permit would be requested to fill a small, low

1 value, manmade wetland within the sewer easement that has been re-
2 classified as jurisdictional since the original plan was approved. Four units per
3 acre would fall well under the 10 units per acre maximum in the Town
4 regulations, while the 78% proposed open space would well exceed the
5 requisite 40%, as would the usable open space proposal of 65% compared to
6 25% required. Phasing requirements in the zoning ordinance limits the
7 number of units and buildings to be built in a single phase to 48 and 3
8 respectively. While the plan would only call for 38 units in the first phase, it
9 would be done in more than three buildings, making a variance from the
10 Zoning Board of Adjustment necessary. A Conditional Use permit would be
11 sought for Conservation Overlay District buffer encroachments that would
12 actually total less than what was previously approved. Pictures of existing
13 NeighborWorks projects were presented (See Attachment #4)

14
15 A. Rugg asked for staff input. J. Trottier said the meeting that took place with
16 the applicant and E. Blatchford was very productive.

17
18 A. Rugg asked for Board input and/or questions. C. Davies confirmed with R.
19 Tourigny that NeighborWorks would own the rental community and be
20 responsible for maintenance, which R. Tourigny said would be managed day to
21 day through a third party property manager. NeighborWorks would also
22 employ a full time community services specialist. The applicant would work
23 with Tennessee Gas for all work done within the gas easement. C. Davies also
24 confirmed that while the Planning Board has the ability under the ordinance via
25 a Conditional Use permit to allow additional units to be built in a given phase,
26 requesting additional buildings would be the jurisdiction of the ZBA. C. May
27 noted that when the ordinance was written, such a scenario was probably not
28 envisioned, but said staff agrees that the phasing in question meets the spirit
29 and intent of that ordinance. C. Davies asked if a different type of
30 development, e.g. a Conservation Subdivision, would be more appropriate for
31 the applicant. C. May replied that it could be investigated. R. Brideau verified
32 that the existing Whittemore Estates condos and the proposed townhouse
33 structures would be significantly separate, particularly because of wetlands and
34 topography.

35
36 [M. Soares arrived at 7:50 PM].

37
38 M. Newman inquired about square footage, rent amounts, and if some units
39 would be handicap accessible. R. Tourigny replied that units would be
40 approximately 1,100-1,200 sq. ft and that 5% of the units would include an
41 additional bump-out to accommodate a bedroom on the first floor. Rent for a
42 three bedroom unit would be approximately \$965, including heat & hot water.
43 J. Laferriere requested adding a bus shelter for school aged children, prompting
44 M. Newman to ask if a playground area would be included. R. Tourigny replied
45 that NeighborWorks typically provides passive recreational open space in their
46 projects, but that an actual playground is not envisioned at this time. M.
47 Soares suggested fencing stream areas for safety reasons. R. Tourigny said a
48 stonewall currently stands along the back of the property that could be added
49 onto.
50

1 A. Rugg acknowledged a resident with a question. Ann Chiampa, 28
2 Wedgewood Drive, inquired about the lack of green space and/or steps
3 between the front doors of the units and the sidewalk as seen in the photos
4 presented. R. Tourigny said the green area would certainly be included, space
5 permitting, but that steps are typically not included for accessibility purposes.
6

7 There was no further public input.
8

9 R. Tourigny said he anticipates applying for financing in August of 2013 when
10 applications would be available through the NH Housing Finance Authority.
11 Approvals would therefore be sought before that time.
12

13 **Other Business**
14

15 Based on the above discussion, C. Davies suggested possibly amending the
16 inclusionary housing ordinance. He recommended doing the same for the Planned
17 Unit Development to address timing issues and better accommodate long term
18 projects like Woodmont Commons. C. May stated the initial step would be
19 formation by the Board of a subcommittee.
20

21 **Adjournment:**
22

23 **D. Coons made a motion to adjourn the meeting. R. Brideau seconded the**
24 **motion. Vote on the motion: 9-0-0.**
25

26 The meeting adjourned at 8:04 PM.
27

28 These minutes prepared by Planning & Economic Development Secretary Jaye
29 Trottier, and Building Division Secretary Libby Canuel.
30

31
32
33 Respectfully Submitted,
34

35
36
37 Laura El-Azem, Assistant Secretary



Memo To: Planning Board, Londonderry, New Hampshire
Town Council, Londonderry, New Hampshire

From: Heritage and Historic District Commission, Londonderry, New Hampshire

Date: November 15, 2012

Re: Zoning Ordinances

The Heritage and Historic District Commission (Commission) recommends that the Planning Board and/or the Town Council take no action to modify or suspend the Town's Zoning Ordinances with regards to outdoor and electronic signs. The Commission feels that the current regulations for signage are adequate to cover any needs for private or governmental entities.

The current sign regulations help to preserve the look and character of the Town of Londonderry. The Commission feels that there are no underlying feelings amongst the citizens for a reversal of the signage rules. The Commission thinks that the citizens like the non-electronic sign status of the Town in which they have chosen to reside.

Recently the Londonderry Fire Department has been considering the erection of a permanent, electronic sign at the Central Fire Station to provide emergency communications to the Town. Such a sign would be contrary to the current zoning ordinances regulating such signage.

The Commission recognizes that the Town Government may choose to ignore the Town's Zoning Ordinances in order to achieve goals that it feels provides a betterment for the citizens. The Commission feels that the current use of temporary signs to address temporary situations is a course of action that has been useful.

The Commission feels that the Fire Department staff should consider other means of providing mass communications. These could include cellular telephone calls, text messaging, possibly increasing the power of the school's FM station and the use of a reverse 911 calling system. A single stationary sign is only good for those people who can get to it and if it contains the information that they want. The Commission feels that the wired and wireless world holds more promise than the line-of-sight visual approach to disseminating news and information.

The Commission strongly recommends that the Town government and its entities adhere to the current Zoning Ordinances.

* * * * *

This recommendation is prepared pursuant to a vote of the Commission in session on November 15, 2012. Approved 7-0-0.

David Colglazier, Secretary



ARI B. POLLACK
President

214 N. Main Street
P.O. Box 1415
Concord, NH 03302-1415

Direct Dial: (603) 545-3630
General: (603) 228-1181
Fax: (603) 228-8396
pollack@gcglaw.com

December 5, 2012

Via E-Mail

Arthur Rugg, Chair
Londonderry Planning Board
268B Mammoth Road
Londonderry, NH 03053

Re: Woodmont Commons PUD Application

Dear Chairman Rugg:

Please accept this letter as an interim update on the status of the Woodmont Commons PUD Application and the several technical sessions conducted between Team Woodmont, Town Staff and your review team, led by Howard/Stein-Hudson Associates, Inc. (HSH). In general, these discussions have resulted in a consensus about how best to schedule, study, and document the various topics and issues relating to the PUD Master Plan so that presentations can be made to the Planning Board in the most comprehensible and efficient manner.

Specifically, meetings held October 23, 2012 and November 30, 2012 focused on land use regulation and the best means of expressing project development standards. A Master Plan "operations manual" was conceived as a means of organizing information from the Application in a format more consistent with Londonderry's existing zoning ordinance and development regulations. A presentation of the form of this document, and how it would be used post-approval, is planned for the Board's meeting on December 12, 2012. Thereafter, a presentation of land uses and the overall conceptual regulating plan is projected for January.

Also, a meeting of traffic engineers was held December 4, 2012. This meeting resolved in a consensus over how Team Woodmont engineers will study trip generation from realistic Master Plan development scenarios, how existing internal and external roadway capacities will be tested, and how "capture rates", to be determined, will evolve over the development timeframe and serve to alleviate the impact of new generation. Our engineers anticipate being ready for a detailed deliverable and subsequent Board discussion on traffic considerations in February.

In addition, at our various technical meetings, we have discussed the parameters for a fiscal impact study of the Master Plan. This study, which has been commissioned and is underway, will provide a means of assessing the net revenue impacts of the project as a whole, plus yield a flexible model useful in projecting impacts from particular development scenarios both conceptually and post-approval.

Team Woodmont is also preparing a list of requested exceptions, waivers, and modifications sought from existing regulations, design standards and dimensional instructions. The Board will be asked to include this relief in the approval. In the coming weeks, this draft list will be shared with and evaluated by Staff and the review team for refinement and, ultimately, presentation to the Board. A deliverable, followed by a public presentation, is targeted for March.

To manage tasks effectively, our respective teams have discussed a schedule reflective of the above-stated focus areas and goals. The attached schedule was crafted with the following considerations in mind: (1) schedule topics separately to allow focused Board discussion; (2) allow time to prepare, review and disseminate materials sufficiently in advance of the date of the Board meeting; and (3) respect the Board's need to fairly allocate its time amongst other unrelated Londonderry planning matters. Obviously, if the Board desires variation from the proposed schedule, Team Woodmont is available to discuss such variations.

Lastly, to accommodate the proposed schedule of activities, topics and meetings, and to respect the review clock imposed by RSA 676:4(I)(c), Team Woodmont hereby requests an extension of the review clock until April 15, 2013. Rather than offer a series of piecemeal extensions, and now that a definitive schedule has been reviewed and proposed, Team Woodmont, Staff and the review team agree that a singular extension based on the anticipated schedule makes administrative sense. Of course, nothing would prevent the Board from resolving or deciding matters in advance of the end of the extended review period.

In summary, Team Woodmont, along with Staff and HSH, looks forward to providing a more detailed update on these matters at the Board's scheduled meeting on December 12, 2012. Until then,

Very truly yours,



Ari B. Pollack

Arthur Rugg, Chair
December 5, 2012
Page 3

Enclosure: WC PUD: Application Review and Decision Process

cc: Pillsbury Realty Development, LLC (and Team Woodmont)
William R. Hart, Jr., Acting Town Manager
Michael D. Ramsdell, Esq.
Cynthia A. May, ASLA
John Trottier, PE
Howard/Stein-Hudson Associates, Inc.

Woodmont Commons PUD Master Plan: Application Review and Decision Process

The following chart outlines a series of progressive topics for presentation and discussion with the Planning Board to review prospective refinements in the previously submitted Woodmont Commons PUD Master Plan Application. The schedule allows time to respond to requests and allows for supplementation of the information described in the October 3rd application and based on coordination with the Town's staff and the peer review consultant team.

The content of each briefing will include progress updates on the topics listed below, with supplemental information to assist in communicating the intent and characteristics of refinements. The end product will be a refined Master Plan and record that addresses all application and ordinance requirements for Planning Board Review and decision. The chart takes into account working sessions between the Town, its peer review consultant, and the Woodmont Commons team to advance relevant studies and briefing documents so that they can be provided in a timely manner, including summary briefing documents and detailed agendas prior to each Planning Board session for which the Woodmont Commons PUD is to be discussed. In addition, a brief status update may be provided at other Planning Board meetings as it may please the Board.

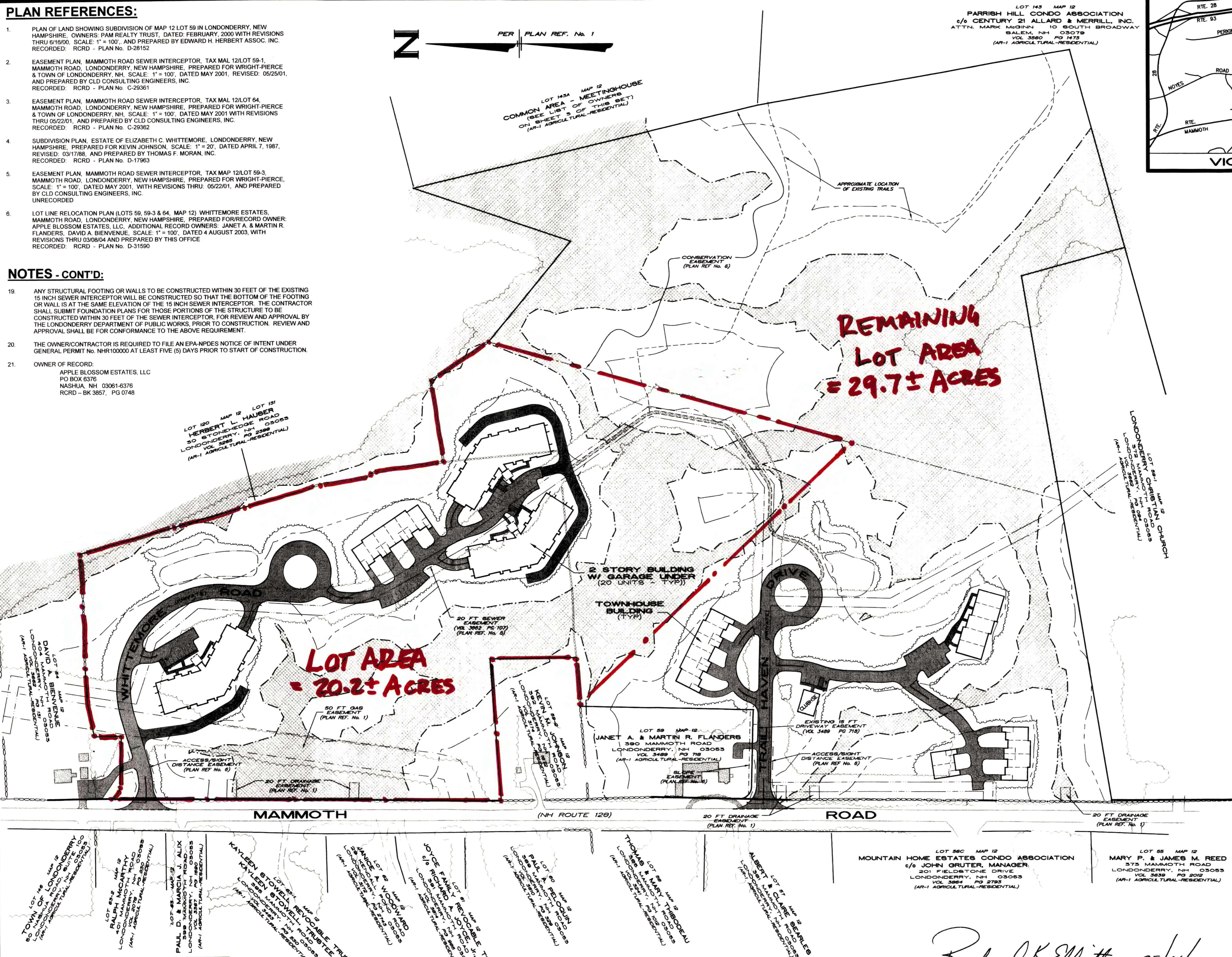
	December 2012	Meeting 1	Meeting 2	Meeting 3	Meeting 4
Proposed Meetings with Planning Board					
Staff/consultant preparation meetings and discussions	<ul style="list-style-type: none"> Weeks of November 26, December 3, 12 (approximately 3 meetings) 	<ul style="list-style-type: none"> Weeks of December 3, 12, 19 (approximately 3 meetings) 	<ul style="list-style-type: none"> Weeks of January 2 through 31 (approximately 4 meetings) 	<ul style="list-style-type: none"> Weeks of February 6 through 27 (approximately 3 meetings) 	<ul style="list-style-type: none"> Weeks of March 5 through 26 (approximately 3 meetings)
Major topics	Document organization and detailed schedule of meetings, topics, and process	Land Use	Transportation, Infrastructure, Open Space, Environment	Design Standards, Signage, Waivers of Existing Standards	Project Procedures, Supplementation of PUD Application, Submission of PUD Master Plan Document
Submittal of detailed agendas briefing documents, refined PUD documents	<ul style="list-style-type: none"> December 5 	<ul style="list-style-type: none"> One week before Meeting 1 	<ul style="list-style-type: none"> One week before Meeting 2 	<ul style="list-style-type: none"> One week before Meeting 3 	<ul style="list-style-type: none"> One week before Meeting 4
Planning Board Scheduled Meetings	<ul style="list-style-type: none"> December 12 	January 2 and 9; February 6 and 13; March 6 and 13; April 3 and 10			

PLAN REFERENCES:

- PLAN OF LAND SHOWING SUBDIVISION OF MAP 12 LOT 59 IN LONDONDERRY, NEW HAMPSHIRE. OWNERS: PAM REALTY TRUST, DATED: FEBRUARY, 2000 WITH REVISIONS THRU 6/16/00. SCALE: 1" = 100'. AND PREPARED BY EDWARD H. HERBERT ASSOC. INC. RECORDED: RCRD - PLAN No. D-28152
- EASEMENT PLAN, MAMMOTH ROAD SEWER INTERCEPTOR, TAX MAP 12/LOT 59-1, MAMMOTH ROAD, LONDONDERRY, NEW HAMPSHIRE, PREPARED FOR WRIGHT-PIERCE & TOWN OF LONDONDERRY, NH, SCALE: 1" = 100', DATED MAY 2001, REVISED: 05/25/01, AND PREPARED BY CLD CONSULTING ENGINEERS, INC. RECORDED: RCRD - PLAN No. C-29361
- EASEMENT PLAN, MAMMOTH ROAD SEWER INTERCEPTOR, TAX MAP 12/LOT 64, MAMMOTH ROAD, LONDONDERRY, NEW HAMPSHIRE, PREPARED FOR WRIGHT-PIERCE & TOWN OF LONDONDERRY, NH, SCALE: 1" = 100', DATED MAY 2001 WITH REVISIONS THRU 05/22/01, AND PREPARED BY CLD CONSULTING ENGINEERS, INC. RECORDED: RCRD - PLAN No. C-29362
- SUBDIVISION PLAN, ESTATE OF ELIZABETH C. WHITTEMORE, LONDONDERRY, NEW HAMPSHIRE, PREPARED FOR KEVIN JOHNSON, SCALE: 1" = 20', DATED APRIL 7, 1987, REVISED: 03/17/88, AND PREPARED BY THOMAS F. MORAN, INC. RECORDED: RCRD - PLAN No. D-17963
- EASEMENT PLAN, MAMMOTH ROAD SEWER INTERCEPTOR, TAX MAP 12/LOT 59-3, MAMMOTH ROAD, LONDONDERRY, NEW HAMPSHIRE, PREPARED FOR WRIGHT-PIERCE & TOWN OF LONDONDERRY, NH, SCALE: 1" = 100', DATED MAY 2001, WITH REVISIONS THRU 05/22/01, AND PREPARED BY CLD CONSULTING ENGINEERS, INC. UNRECORDED
- LOT LINE RELOCATION PLAN (LOTS 59, 59-3 & 64, MAP 12) WHITTEMORE ESTATES, MAMMOTH ROAD, LONDONDERRY, NEW HAMPSHIRE, PREPARED FOR/RECORD OWNER: APPLE BLOSSOM ESTATES, LLC, ADDITIONAL RECORD OWNERS: JANET A. & MARTIN R. FLANDERS, DAVID A. BIENVENUE, SCALE: 1" = 100', DATED 4 AUGUST 2003, WITH REVISIONS THRU 03/08/04 AND PREPARED BY THIS OFFICE RECORDED: RCRD - PLAN No. D-31550

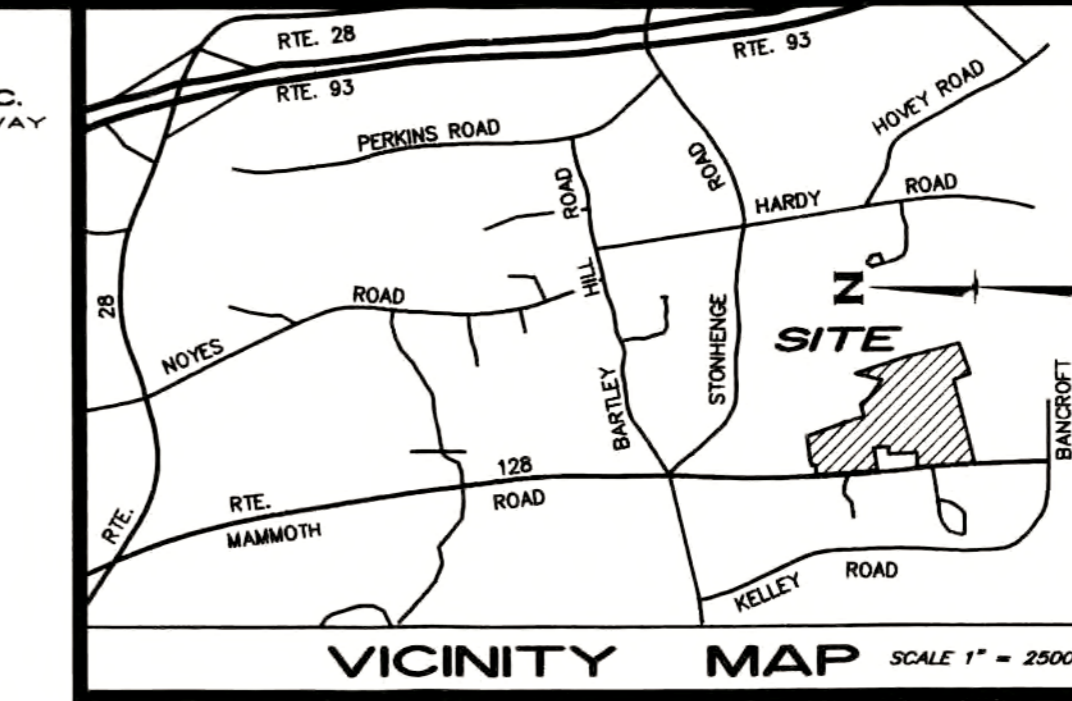
NOTES - CONT'D:

- ANY STRUCTURAL FOOTING OR WALLS TO BE CONSTRUCTED WITHIN 30 FEET OF THE EXISTING 15 INCH SEWER INTERCEPTOR WILL BE CONSTRUCTED SO THAT THE BOTTOM OF THE FOOTING OR WALL IS AT THE SAME ELEVATION OF THE 15 INCH SEWER INTERCEPTOR. THE CONTRACTOR SHALL SUBMIT FOUNDATION PLANS FOR THOSE PORTIONS OF THE STRUCTURE TO BE CONSTRUCTED WITHIN 30 FEET OF THE SEWER INTERCEPTOR, FOR REVIEW AND APPROVAL BY THE LONDONDERRY DEPARTMENT OF PUBLIC WORKS, PRIOR TO CONSTRUCTION. REVIEW AND APPROVAL SHALL BE FOR CONFORMANCE TO THE ABOVE REQUIREMENT.
- THE OWNER/CONTRACTOR IS REQUIRED TO FILE AN EPA-NPDES NOTICE OF INTENT UNDER GENERAL PERMIT No. NHR100000 AT LEAST FIVE (5) DAYS PRIOR TO START OF CONSTRUCTION.
- OWNER OF RECORD:
APPLE BLOSSOM ESTATES, LLC
PO BOX 6376
NASHUA, NH 03061-6376
RCRD - BK 3857, PG 0748



**REMAINING
LOT AREA
= 29.7± ACRES**

**LOT AREA
= 20.2± ACRES**



INDEX

1 OF 45	MASTER SITE PLAN	1" = 100'
24 OF 45	EXISTING CONDITIONS PLAN	1" = 40'
78 OF 45	SITE GRADING PLAN	1" = 40'
10-12 OF 45	SITE UTILITY PLAN	1" = 40'
13-15 OF 45	SITE LAYOUT PLAN	1" = 40'
16-18 OF 45	LANDSCAPE PLAN	1" = 40'
19 OF 45	DETAIL SHEET - LANDSCAPE	1" = 40'
20 OF 45	PLAN & PROFILE - WHITTEMORE ROAD	
21 OF 45	PLAN & PROFILE - TRAIL HAVEN DRIVE	
22-23 OF 45	UTILITY PROFILES	
24-27 OF 45	CROSS SECTIONS - WHITTEMORE ROAD	
28-30 OF 45	CROSS SECTIONS - TRAIL HAVEN DRIVE	
31-33 OF 45	DETAIL SHEET - GENERAL SITE	
34 OF 45	DETAIL SHEET - DRAINAGE	
35 OF 45	DETAIL SHEET - WATER	
36 OF 45	DETAIL SHEET - SEWER	
37 OF 45	EROSION CONTROL PLAN	1" = 80'
38 OF 45	DETAIL SHEET - EROSION CONTROL	
39-41 OF 45	SITE LIGHTING PLAN	1" = 40'
42-43 OF 45	SIGHT DISTANCE PLAN	1" = 40'
44-45 OF 45	SIGHT LINE PROFILES	1" = 40'
1-12 OF 12	BUILDING ELEVATIONS/FLOOR PLANS	

NOTES:

- PURPOSE OF PLAN:
TO PROPOSE AN 83 UNIT, AGE RESTRICTED, RESIDENTIAL DEVELOPMENT WITH APPURTENANT PRIVATE ROADS, DRIVES, PARKING AND UTILITIES ON LOT 59-3, MAP 12
- LOT AREA: (EXISTING & PROPOSED) = 49.925 ACRES (2,174,717 SF)
- PRESENT ZONING: **AR-1; AGRICULTURAL/RESIDENTIAL ELDERLY HOUSING DISTRICT**
MINIMUM LOT REQUIREMENTS:
- LOT AREA: 15 ACRES
- LOT FRONTAGE: 50 FT
MINIMUM BUILDING SETBACKS:
- FRONT YARD: 40 FT
- SIDE YARD: 30 FT
- REAR YARD: 30 FT
- BUILDING SEPARATION: 60 FT
- EXISTING USE: UNDEVELOPED
PROPOSED USE: 83 UNIT, AGE RESTRICTED, RESIDENTIAL DEVELOPMENT
- THE SITE WILL BE SERVICED BY MUNICIPAL SEWER AND WATER SUPPLY BY PENNICHUCK WATER WORKS.
- DENSITY:
GROSS TRACT AREA = 49.92 ACRES
WETLANDS = -16.78 ACRES
SLOPES > 15% = -1.06 ACRES
32.08 ACRES
No. OF UNITS ALLOWED: 6 UNITS/ACRE x 32.08 ACRES = 192 UNITS
No. OF UNITS PROPOSED = 83 UNITS
- PARKING:
REQUIRED: 83 UNITS x 2 SPACES/UNIT = 166 SPACES
PROVIDED: CAR PARKING = 206 SPACES (INCLUDES 138 GARAGE SPACES AND MINIMUM 7 HANDICAP SPACES)
- THE PARCEL IS NOT LOCATED WITHIN THE 100-YEAR FLOOD BOUNDARY AS DETERMINED FROM THE FLOOD INSURANCE STUDY, TOWN OF LONDONDERRY, NH, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER: 330134 0006B, DATED: NOVEMBER 5, 1980.
- PERMITS REQUIRED:
[A] NHDES SITE SPECIFIC PERMIT No. WPS-6510
[B] NHDOT DRIVEWAY PERMIT No. 269-03-07
[C] SEWER CONNECTION PERMIT No. D2003-0421
[D] NHDES WETLAND PERMIT No. 2001-02166
[E] LONDONDERRY SEWER PERMIT No. SF 12-5-3
- A CONDITIONAL USE PERMIT TO CONSTRUCT DETENTION BASINS, FIRE LANES AND SLOPES IN THE CONSERVATION OVERLAY DISTRICT IS REQUIRED AS PART OF THIS PROPOSAL.
[A] POSITIVE RECOMMENDATION BY THE LONDONDERRY CONSERVATION COMMISSION ON MAY 13, 2003
[B] APPROVED BY THE LONDONDERRY PLANNING BOARD ON JANUARY 7, 2004
- GREEN AREA PROPOSED IS 89.8%
- BUILDING COVERAGE PROPOSED IS 3.7%
- PROPOSED SITE LIGHTING SHALL NOT EXCEED 0.2 FOOT-CANDELES AT THE PROPERTY LINE.
- SHEETS 1-45 OF 45 OF THIS PLAN SET ARE ON FILE AT THE LONDONDERRY TOWN OFFICES.
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF LONDONDERRY SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
- IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA 678:13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, AND INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.

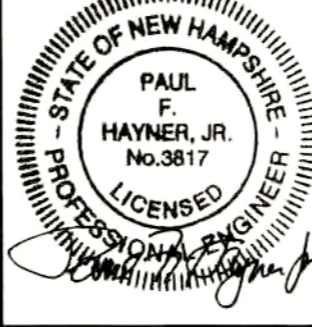
LEGEND

	TREE LINE
	STONE WALL
	WETLAND FLAGGING LIMIT
	CONSERVATION OVERLAY DISTRICT BOUNDARY
	WIRE FENCE
	CHAINLINK FENCE
	CURBING

COPYRIGHT 2003
This plan may not be copied without permission of Hayner/Swanson, Inc. Because of the electronic format used in preparation of this plan, it is possible that unauthorized changes may have been made without the knowledge of Hayner/Swanson, Inc. and as a result, reliance upon any unassigned copy or version is at your own risk.

BENCHMARK
USCGS DISK C-44
NORTH-EAST CORNER OF
MAMMOTH AND BANCROFT ROADS
ELEV. = 571.87
(NAVD 1929 DATUM)

APPROVED BY THE LONDONDERRY, NH
PLANNING BOARD ON: _____
CERTIFIED BY: _____
CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

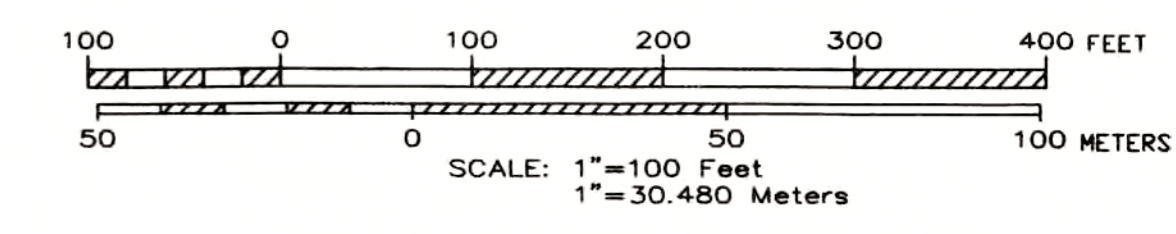


Richard K. Elliott 05/06/03
FOR APPLE BLOSSOM ESTATES, LLC DATE

NO.	DATE	REVISION	BY
6	05/06/04	ADDRESS TOWN COMMENTS	EDB
5	01/26/04	ADDRESS TOWN COMMENTS; REPAIR BOUNDARY, ADD MONUMENTS SET	EDB
4	09/12/03	ADDRESS TOWN COMMENTS	EDB
3	08/18/03	ADDRESS TOWN COMMENTS	EDB
2	06/20/03	ADDRESS TOWN COMMENTS	EDB
1	05/28/03	DATE ONLY	EDB

MASTER SITE PLAN
(LOT 59-3, MAP 12)
WHITTEMORE ESTATES
MAMMOTH ROAD
LONDONDERRY, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
APPLE BLOSSOM ESTATES, LLC
PO BOX 6376 NASHUA, NEW HAMPSHIRE 03061-6376 (603) 886-3377



21 MARCH 2003

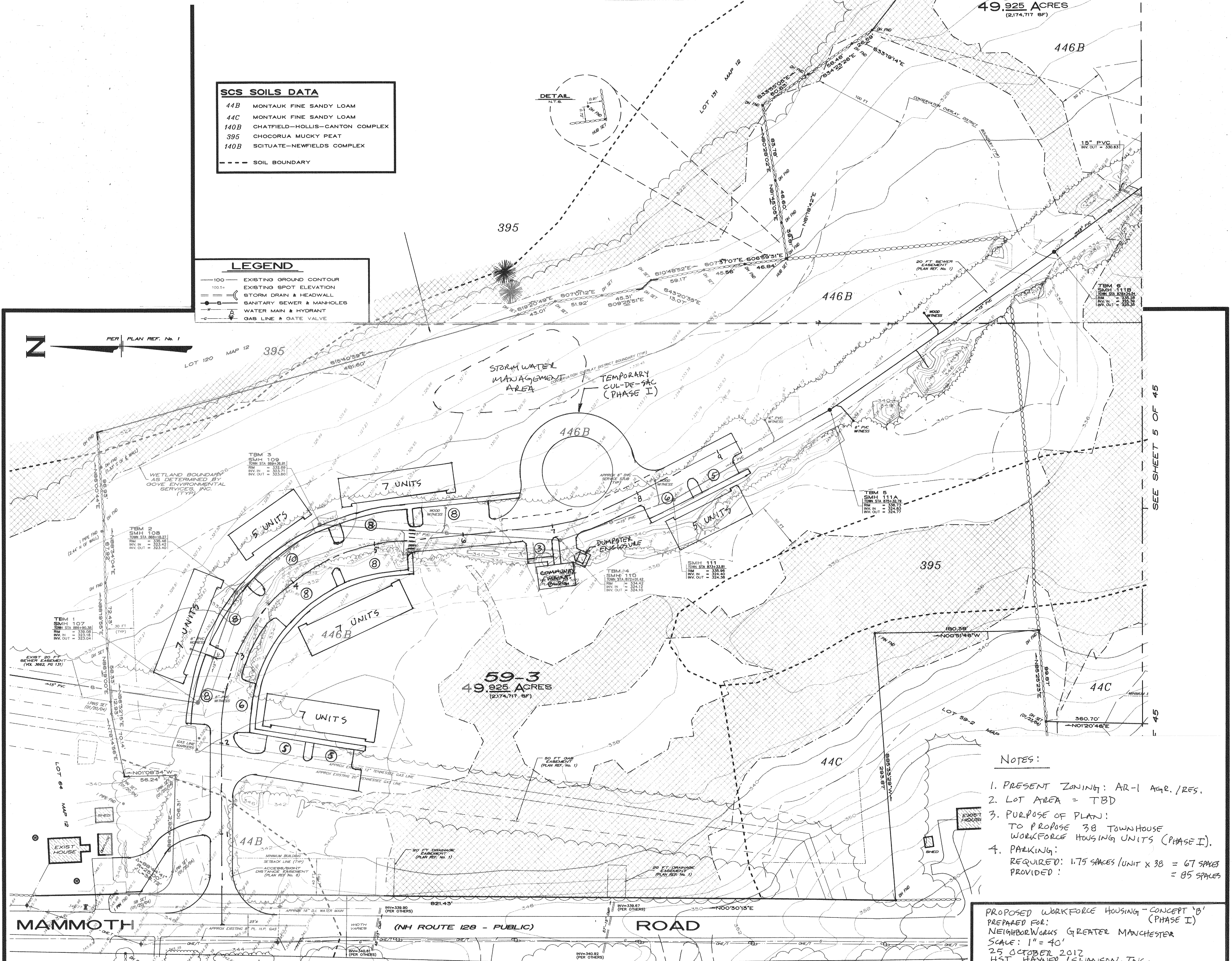
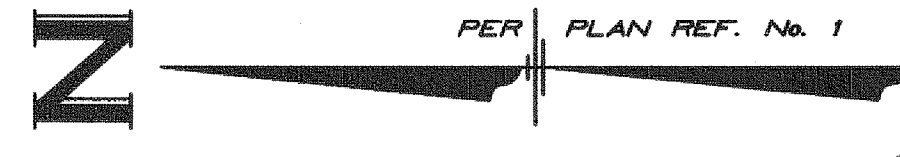
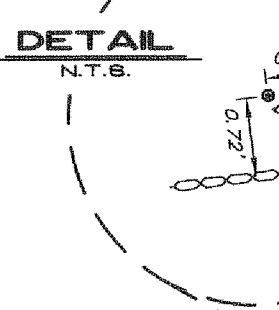
HSI Hayner/Swanson, Inc.
Three Congress Street, Nashua, New Hampshire 03062-3301
Tel: (603) 883-2057 www.haynerswanson.com Fax: (603) 883-3307

SHEET 1 OF 45
1099 4669-B FQ61
File Book & Page File Number Date

49.925 ACRES
(2,174,717 SF)

SCS SOILS DATA	
44B	MONTAUK FINE SANDY LOAM
44C	MONTAUK FINE SANDY LOAM
140B	CHATFIELD-HOLLIS-CANTON COMPLEX
395	CHOCORUA MUCKY PEAT
140B	SCITUATE-NEWFIELDS COMPLEX
- - - - - SOIL BOUNDARY	

LEGEND	
100	EXISTING GROUND CONTOUR
100.5+	EXISTING SPOT ELEVATION
—	STORM DRAIN & HEADWALL
—	SANITARY SEWER & MANHOLES
—	WATER MAIN & HYDRANT
—	GAS LINE & GATE VALVE



SEE SHEET 5 OF 45

NOTES:

1. PRESENT ZONING: AR-1 AGR./RES.
2. LOT AREA = TBD
3. PURPOSE OF PLAN:
TO PROPOSE 38 TOWNHOUSE WORKFORCE HOUSING UNITS (PHASE I).
4. PARKING:
REQUIRED: 1.75 SPACES/UNIT x 38 = 67 SPACES PROVIDED!
= 85 SPACES

PROPOSED WORKFORCE HOUSING - CONCEPT 'B' (PHASE I)
 PREPARED FOR:
 NEIGHBORWORKS GREATER MANCHESTER
 SCALE: 1" = 40'
 25 OCTOBER 2012
 HSI HAYNER / SWANSON, INC.

MAMMOTH ROAD

ROAD

(NH ROUTE 128 - PUBLIC)

LOT 146 MAP 12

LOT 120 MAP 12

LOT 131 MAP 12

LOT 59-2 MAP

LOT 59-1 MAP

LOT 45

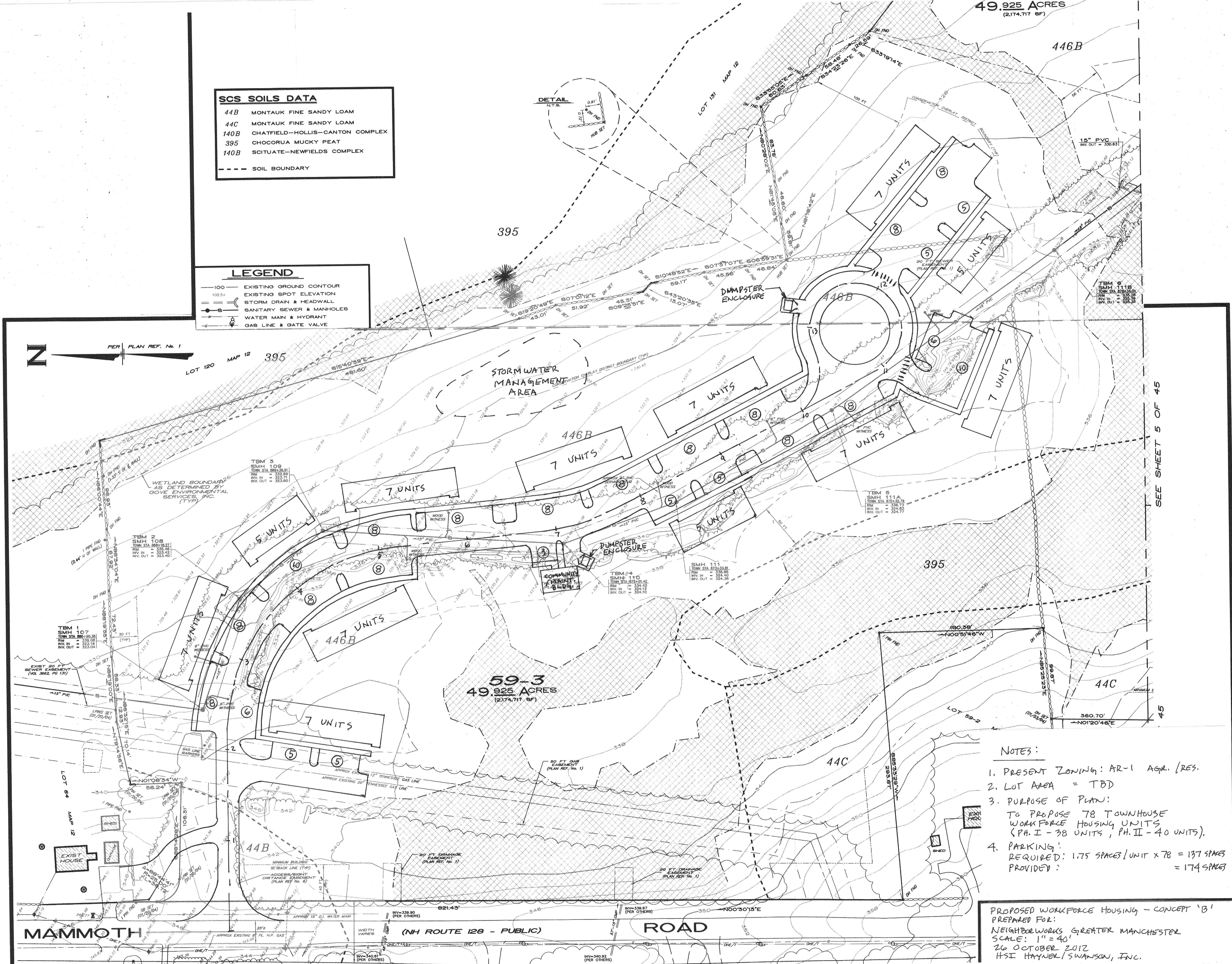
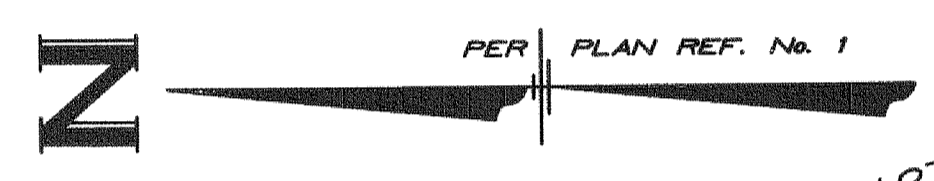
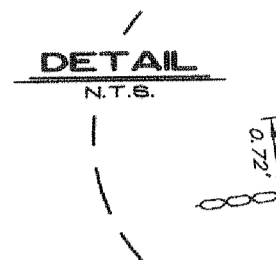
SCS SOILS DATA

44B	MONTAUK FINE SANDY LOAM
44C	MONTAUK FINE SANDY LOAM
140B	CHATFIELD-HOLLIS-CANTON COMPLEX
395	CHOCORUA MUCKY PEAT
140B	SCITUATE-NEWFIELDS COMPLEX

--- SOIL BOUNDARY

LEGEND

100	EXISTING GROUND CONTOUR
---	EXISTING SPOT ELEVATION
---	STORM DRAIN & HEADWALL
---	SANITARY SEWER & MANHOLES
---	WATER MAIN & HYDRANT
---	GAS LINE & GATE VALVE



SEE SHEET 5 OF 45

- NOTES:**
1. PRESENT ZONING: AR-1 AGR. / RES.
 2. LOT AREA = TBD
 3. PURPOSE OF PLAN:
TO PROPOSE 78 TOWNHOUSE WORKFORCE HOUSING UNITS (PH. I - 38 UNITS, PH. II - 40 UNITS).
 4. PARKING:
REQUIRED: 1.75 SPACES/UNIT x 78 = 137 SPACES
PROVIDED: = 174 SPACES

PROPOSED WORKFORCE HOUSING - CONCEPT 'B'
PREPARED FOR:
NEIGHBORWORKS GREATER MANCHESTER
SCALE: 1" = 40'
26 OCTOBER 2012
HSI HAYNELL SWANSON, INC.

MAMMOTH

(NH ROUTE 128 - PUBLIC) ROAD







