

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF APRIL 13, 2011 AT THE MOOSE HILL**
3 **COUNCIL CHAMBERS**
4

5 Members Present: Art Rugg; Charles Tilgner, P.E.; Lynn Wiles; Laura El-Azem;
6 Tom Freda, Ex-Officio; Rick Brideau, CNHA, Ex-Officio; Dana Coons, alternate
7 member; Scott Benson, alternate member; Leitha Reilly, alternate member
8

9 Also Present: André Garron, AICP; Tim Thompson, AICP; John Trottier, P.E.;
10 Libby Canuel, Community Development Secretary
11

12 A. Rugg called the meeting to order at 7:02 PM. He appointed D. Coons to vote
13 for M. Soares and S. Benson to vote for C. Davies.
14

15 **Administrative Board Work**
16

17 A. Governmental Land Use Request – NHDOT Wireless Antennae co-location, 15
18 Independence Drive
19

20 T. Thompson referenced the letter from Peter Cooke of Skyline Property Advisors
21 LLC, on behalf of the State of NH Department of Transportation, with a request
22 under RSA 674:54 to collocate wireless communication equipment (2 panel
23 antennas and two microwaves dishes) on the existing tower on Map 16, Parcel 81-
24 3. Staff asked the Board if they would like to hold a public hearing for this
25 project. Based on the limited nature of the application and the fact that an
26 administrative review will be done by staff to ensure all health, safety, and
27 engineering requirements are met, staff recommended that the Planning Board
28 does not need to hold a public hearing on this request.
29

30 T. Thompson explained that the proposal is to support the State's implementation
31 of an Advanced Transportation Management System on the southerly section of
32 Rte I-93.
33

34 Consensus was unanimous not to have a public hearing. A. Rugg said it will be
35 handled administratively.
36

37 B. Discussions with Town Staff
38

39 A. Garron told the Board at a previous meeting that an application had been
40 resubmitted to the Economic Development Administration (EDA) for the sewer
41 pump station aspect of the Pettengill road project. Although no word has come
42 back yet from the EDA, he is confident that the application is a solid one. He
43 hopes to obtain some feedback from EDA Regional Director Willy Taylor, who he
44 says is very interested in seeing the project, when he visits NH later in April.
45

46 A. Garron recently attended the American Planners Association National
47 Conference in Boston, primarily because of a mobile workshop that took place in
48 the towns of Sandwich, Falmouth and Mashpee, including Mashpee Commons. He
49 visited the site with Mashpee Town Planner Tom Fudala and the developer,

1 Douglass Stores, and obtained information and photographs that he will present to
2 the Board at the May 11 meeting. The packet will provide detailed aspects of that
3 development which has been compared to the proposed Woodmont Commons
4 project. L. Reilly asked if he would include in that report a review of what the land
5 was like before it became Mashpee Commons. A. Garron said it was a shopping
6 center previously but will include those particulars.

7
8 T. Thompson recently received an email from L. Wiles asking how Planning Board
9 agendas are established and wanted to take the opportunity to educate the entire
10 Board. He explained that the first meeting of the month is reserved for new
11 applications and are placed on the agenda in the order they are submitted. The
12 second meeting is largely dependent upon on actions the Planning Board has
13 taken in previous months. Using tonight's agenda as an example, the wireless
14 communication facility for Omnipoint (a/k/a Beal Revocable Trust) has been
15 continued several times since last year and was therefore placed first under the
16 Public Hearing items. A conceptual hearing for a elderly housing development had
17 been continued at a meeting later than the Chinburg projects were, as was the
18 Workshop for Woodmont Commons, therefore they were set as the last two items
19 respectively. The Chair, however, always has the ability to reorganize agenda
20 items as he or she sees fit.

21
22 A. Rugg noted that in the April 11 business section of the Union Leader, there was
23 an article on smart growth and encouraged members to look at the information
24 online.

25
26
27 **Public Hearing/Workshops/Conceptual Discussions**

28
29 A. Beal Revocable Trust/Omnipoint Communications, Map 12, Lot 34 –
30 Continued Application Acceptance and Public Hearing for a site plan and
31 conditional use permit to construct a 146' wireless communication facility
32 and associated accessory equipment and structures.

33
34 T. Thompson stated there are two outstanding checklist items, both of which have
35 associated waiver requests. Assuming the Board grants the waivers, staff
36 recommends the application be accepted as complete.

37
38 T. Thompson read the two waivers into the record from the Staff Recommendation
39 memo:

- 40
41 1. *The applicant is requesting a waiver to Sections 3.14 and 4.17. The*
42 *applicant has not provided a traffic impact analysis as required by the*
43 *regulations. Staff recommends **granting** the waiver, as the only*
44 *associated traffic impact for the project is a monthly maintenance visit*
45 *by technicians.*
46
47 2. *The applicant is requesting a waiver to Sections 3.13 and 4.16. The*
48 *applicant has not provided an illumination plan as required by the*
49 *regulations. Staff recommends **granting** the waiver, as no ground*
50 *lighting is proposed as part of the project.*

1
2 **D. Coons made a motion to grant the two waivers based on the**
3 **applicant's letter of October 21, 2010 and staff recommendation. R.**
4 **Brideau seconded the motion. No discussion. Vote on the motion: 8-0-0.**
5 Both waivers were granted.

6
7 **D. Coons made a motion to accept the application as complete. R. Brideau**
8 **seconded the motion. No discussion. Vote on the motion: 8-0-0.** The
9 application was accepted as complete.

10
11 A. Rugg noted that the approval starts the 65 day time frame under RSA 676:4.

12
13 Attorney Steve Grill of Divine Millimet in Manchester, NH, representing T-Mobile
14 (formerly Omnipoint), was joined by Kevin Thatcher from Clough Harbour &
15 Associates LLP and Peter Fales, a site specialist from C. Davis Associates, to
16 present the proposal for the 13-acre parcel. The Class V portion of Kelley Road
17 ends in a cul de sac at the approximate halfway point along the lot's frontage,
18 after which Kelley Road is considered Class VI. The tower would be built as a
19 "monopine," which would disguise the pole as a pine tree with artificial fiberglass
20 branches above the tree line to hide the antennas. It will serve an area that
21 presently does not have adequate wireless service, both for T-Mobile as well as
22 other carriers.

23
24 The Zoning Board of Adjustment granted three variances in 2007 to allow the use
25 itself, the height, and the location from a building setback in an AR-I zone. The
26 approval was appealed by abutters and eventually upheld by the NH Supreme
27 Court, a process which created the delay in obtaining Planning Board approval.
28 One of the conditions of that approval was that the entrance of the access drive be
29 from the Class VI portion of the road and traverse the property over to the tower
30 site. Engineers redesigned the project accordingly and have been working with
31 Town staff over the past year to address various issues, particularly with regard to
32 the various improvements required for the Class VI portion of the road. To the
33 best of his knowledge, Atty. Grill said that all issues raised by Town staff have
34 been addressed. A recommendation for a conditional use permit was obtained
35 from the Conservation Commission regarding of a drainage improvement
36 associated with the access road which encroaches on the Conservation Overlay
37 District buffer. He noted that from T-Mobile's perspective, the road improvements
38 are extraordinary for this type of a project, given that the site will only be visited
39 once a month by each carrier located there.

40
41 J. Trottier read waivers three and four into the record from the Staff
42 Recommendation memo and summarized the comments from the DPW Review
43 Memo:

44
45 *Waivers (continued):*

- 46
47 3. *The applicant is requesting a waiver to Section 4.18.d. The applicant*
48 *has not provided a metes and bounds description of the easement area*
49 *of the WCF as required by the regulations. The applicant indicates in*
50 *their waiver request letter that no easements are proposed, but one*

1 *appears on the plan. Staff recommends **denial** of the waiver, if an*
2 *easement is proposed. If no easement is proposed, and the WCF is*
3 *governed by the lease agreement, the plans should be updated to reflect*
4 *this, and a note added to the plan referencing the lease agreement.*

- 5
6 4. *The applicant is requesting a waiver to Sections 3.04 and 4.18. The*
7 *applicant has not provided all applicable utility clearance letters as*
8 *required by the regulations. Staff recommends **denial** of the waiver.*
9 *The applicant has provided a utility clearance letter from PSNH, and*
10 *there is no justifiable reason we can see that the clearance letter from*
11 *Fairpoint for phone service cannot be provided as has been the case with*
12 *every site plan and subdivision submitted for Planning Board approval in*
13 *Londonderry (including all previous WCF applications).*

14
15
16 T. Thompson explained that not all the requested waivers were applicable and
17 read the final waiver into the record from the Staff Recommendation memo,
18 stated that staff recommends the Conditional Use Permit, and conditional approval
19 of the application per the staff recommendation memo:

- 20
21 5. *The applicant is requesting a waiver to Sections 2.05 and Exhibit 3.*
22 *The applicant is requesting the Town refund a portion of the application*
23 *fee already paid for this project. Staff recommends **denial** of the*
24 *waiver, as there is no precedent for the Board ever granting a refund for*
25 *an application fee already paid for an application, and doing so would set*
26 *a dangerous precedent for future applications.*

27
28
29 A. Rugg asked for Board input. T. Freda asked for verification that the 8-ft. high
30 fence indicated on the plan would be placed around the perimeter of the
31 compound, would not be camouflaged in any way, and would have barbed wire
32 running across the top. Atty. Grill confirmed two of the three features but said
33 that in terms of "camouflage," evergreens would be planted around the outside of
34 the fence.

35
36 A. Rugg asked what type of evergreen would be used and K. Thatcher replied
37 arborvitaes will be planted as indicated on the plan.

38
39 D. Coons asked if Application Review Item number five applied to all of Kelley
40 Road because he did not agree that the applicant should be responsible for the
41 preparation of future improvements since it is not a high traffic road. T.
42 Thompson answered that the decision was made in this case because of an
43 abutting land locked parcel with development potential that could create a
44 connection between Kelley Road and another roadway. Having the easements in
45 place now would ensure that the road could be widened to meet a future demand.
46 Atty. Grill replied that while T-Mobile is prepared to perform many improvements
47 to the Class VI portion of the road beyond what they would typically consider, they
48 feel that given the minimal impact of the project, trying to obtain land rights (i.e.
49 the 25-ft. maintenance right-of-way) for the benefit of the Town would be a land
50 taking and therefore inappropriate. If the road is ever made Class V in its entirety

1 because of development on the other aforementioned property, then the
2 requirement should be made of that owner.

3
4 L. Wiles asked whether that the applicant would be responsible for the paving of
5 Kelley Road from the cul de sac to the proposed access drive and if it will be
6 plowed in the winter months. Atty. Grill said it would be paved as described at a
7 width of 14 feet as requested by the Fire Department but that it would probably
8 not be plowed since 4-wheel drive vehicles or snowmobiles are typically used by
9 technicians during the winter. He said there are no expectations for the Town to
10 take on any additional plowing responsibilities. He added, however that the
11 reason for the associated waiver was because the term "easement" is a
12 misnomer; there will be no permanent conveyance since T-Mobile will be a lessee
13 of the parcel and its access drive. T. Thompson explained that the reason staff did
14 not feel the waiver was applicable in that case is precisely because there is no
15 easement for which metes and bounds are needed, therefore a note indicating
16 that part of the lease agreement is all that would be required on the plans. Atty.
17 Grill said that the applicant would be agreeable to that condition.

18
19 With regard to the missing clearance letter from Fairpoint mentioned in the fourth
20 waiver, Atty. Grill said he thought that had already been sent to T. Thompson but
21 will make sure it is sent tomorrow.

22
23 L. El-Azem asked if the only area to be cleared will be the access road as opposed
24 to the entire lot. Other than the road, only areas around the detention ponds and
25 culverts would be cleared. T. Thompson pointed out the "no-cut zone" on the plan
26 that was determined by the ZBA. L. El-Azem also asked about the makeup of the
27 monopine branches and the lifespan of the antennas. Atty. Grill said that
28 fiberglass is used for the branches so that they will not absorb any of the radio
29 signals and are inserted into the steel pole with space left for the antennas. He
30 was unsure how long the antennas would last. He added that typically, a 30-year
31 lease such as this is renewed in 5-year increments and that a removal bond is put
32 in place if the tower is to be taken down at the end of the lease.

33
34 T. Freda asked if the lease includes an option to extend beyond the 30 years.
35 Typically, Att. Grill replied, a renegotiation can take place after the initial 30 years
36 but that it is not usually a right of the lessee to require that the landowner
37 continue the use. T. Freda also asked who tracks the performance bond once it is
38 in place. T. Thompson said the Town's Finance Department does so and if the
39 annual premium is not paid, the Town is notified.

40
41 A. Rugg asked how high winds could affect the structure. Atty. Grill replied that it
42 is "over engineered" to handle hurricane-force winds, ice load, wind load factors,
43 etc., per State building codes.

44
45 L. Reilly asked if residents of Kelley Road or Hazelnut Lane have made any
46 objections to the project. T. Thompson explained that was the reason for the
47 appeal of the ZBA decision.

48
49 A. Rugg recommended that if the stone wall along the road is going to be disturbed
50 during grading of the roadway as is anticipated, that the applicant seek advice

1 from the Heritage Commission first. T. Thompson and J. Trottier noted that
2 replacement of the stone wall is already one of the conditions recommended by
3 staff.
4

5 A. Rugg asked for public input. Ryder Daniels, 22 Kelley Road, stated that the
6 ZBA had conditioned that there be no light at the top of the tower which is
7 otherwise standard per FAA regulations. He asked if that waiver had been secured
8 from the FAA. T. Thompson said it was a condition of final site plan approval. He
9 then asked whether any blasting will take place for the project. K. Thatcher
10 responded that there would be. Based on the amount of ledge and the Town
11 requirement for under-drains along the roadway, it will be cut as much as 2.5 feet
12 in various locations, including near the cul de sac. A. Rugg noted abutter
13 notification is part of the process to obtain blasting permits, particularly with
14 regard to impact on wells. R. Daniels asked for more detail as to how the
15 applicant is held responsible for blasting impacts. J. Trottier said a pre-blast
16 survey is conducted within a determined radius based on the amount of work to
17 be done, which includes contacting all abutters within that radius. R. Daniels
18 asked if T-Mobile is legally bound to ensure that contact is made or if an attempt
19 suffices. J. Trottier and A. Rugg were not sure of the exact legal responsibilities
20 but suggested staying in contact with T-Mobile about the issue. T. Freda asked if
21 there would be a published schedule of the blasting plan. He was told by staff
22 that the Fire Department would oversee all issues related to blasting. J. Trottier
23 added that the applicant can be reminded by staff of the necessary notification
24 during preconstruction meetings. R. Daniels stated that based on T-Mobile's
25 actions in the fall of 2010 when trees were suddenly being cut, even when told by
26 the Code Enforcement Officer to cease doing so, he does not have faith in their
27 willingness to cooperate with the overall process and the abutters. T. Thompson
28 clarified that even though the ZBA had required a tree buffer in specific locations,
29 until the site plan is approved, that requirement is not in place and property
30 owners are able to cut as much of their land as they want. R. Daniels then asked
31 whether T-Mobile would be required by the Planning Board to try and co-locate on
32 an existing tower in town, as had been proposed as a possibility earlier on in the
33 project, especially since towers have been built since then. A. Rugg replied that
34 such a request would not be the purview of the Planning Board. R. Daniels asked
35 if the Planning Board can place some conditions on the subcontractors to ensure
36 they are sensitive to the residential abutters so that, for example, they do not
37 park on his lawn and disturb it as they have done in the past. A. Rugg directed R.
38 Daniels to the Public Works Department and Building Department staff for
39 assistance. R. Daniels then asked whether alternatives could be made to the
40 current location of the turnaround zone, which goes up to, if not through the tree
41 line on his property. He expressed concern for the wetlands in that area. T.
42 Thompson replied that what R. Daniels is referring to is part of the drainage
43 improvements and is not a turnaround. Atty. Grill assured him that all work will
44 be done per the plan, which meets all setback requirements, and that no
45 amendments could be made to the road in any event because it is what the ZBA
46 had required. J. Trottier added that drainage systems like these are designed to
47 avoid any changes to the rate of runoff on a property; that pre and post-
48 development runoff rates must match. The actual turnaround was pointed out to
49 be adjacent to the facility itself and not near R. Daniels' lot line. R. Daniels asked
50 what utility wires would be above ground. J. Trottier replied that according to the

1 information provided to him from the utility companies, the only point wires would
2 be visible is where they will be connected at the cul de sac over to a pole on the
3 west side of Kelley Road. From there on, all wires will be underground all the way
4 over to the facility. R. Daniels verified with the Board and staff that no site work
5 will take place until the site plan is signed and a preconstruction meeting is held
6 with appropriate Town staff. He also asked if the Planning Board could set time
7 limits for the commencement and duration of daily construction. A. Rugg said that
8 would be the purview of the Board and J. Trottier added that the Town's noise
9 ordinance restricts construction to between 7AM and 6PM.

10
11 Reviewing the aforementioned waivers number three, four, and five, T. Thompson
12 summarized that since the third waiver is no longer applicable and the utility
13 letters associated with the fourth are forthcoming, the Board need not take any
14 further action on them beyond the previous vote as part of the application
15 acceptance. The fifth waiver, however, seeking a partial refund of the application
16 fee, is not recommended by staff for approval.

17
18 **D. Coons made motion to deny applicants request for the waiver to**
19 **Section 2.05 and Exhibit 3 based on staff recommendation. R. Brideau**
20 **seconded the motion. No Discussion. Vote on the motion: 8-0-0.** The
21 request for the waiver was denied.

22
23 **D. Coons made a motion to grant the Conditional Use Permit, based on the**
24 **recommendation from the Conservation Commission and staff. R. Brideau**
25 **seconded the motion. No Discussion. Vote on the motion: 8-0-0.** The
26 Conditional Use Permit was granted.

27
28 **D. Coons made a motion that the Planning Board conditionally approve**
29 **the site plan with the following conditions:**

30
31 "Applicant", herein, refers to the property owner, business owner, or organization
32 submitting this application and to his/its agents, successors, and assigns.

33
34 **PRECEDENT CONDITIONS**

35
36 All of the precedent conditions below must be met by the applicant, at the
37 expense of the applicant, prior to certification of the plans by the Planning Board.
38 Certification of the plans is required prior to commencement of any site work, any
39 construction on the site or issuance of a building permit.

- 40
41 1. The Applicant shall obtain all necessary permits (including the FAA permit),
42 indicate the approval numbers on the cover sheet, and provide copies of the
43 approvals for the Planning Department's file.
44
45 2. The Applicant has revised the design for the proposed driveway and off-site
46 roadway improvements to the class VI portion of Kelly Road with this
47 submission. The Applicant shall clarify/address the following relative on the
48 plans provided:
49 a. The revised grading design and cross sections indicate the
50 proposed driveway construction along the class VI portion of Kelly

- 1 Road will impact the existing stone walls, but the plans do not
2 address the impacts or reconstruction as typically required by the
3 Town. We understand the Heritage Commission is responsible for
4 reviewing and providing recommendations for stone wall impacts
5 to the Planning Board in accordance with section 3.09 of the
6 Subdivision Regulations. The Applicant shall discuss the proposed
7 stone wall impacts with the Commission and obtain
8 recommendations. In addition, the wall reconstruction shall be
9 designed to be in accordance with the details under section 3.09
10 of the regulations.
- 11 b. The Applicant shall provide labels for the proposed contours
12 shown on the plans for proper construction, especially sheet 5-
13 erosion control plan.
- 14 c. The proposed design includes private drainage improvements and
15 construction of a detention basin. A drainage easement shall be
16 provided for the basin that includes maintenance responsibility
17 and schedule for the drainage system as typically requested by
18 the Town.
- 19 d. We note a proposed utility service is shown with this submission
20 that is located upon lot 34 and outside the ROW. The Applicant
21 shall provide documentation that the Owner of lot 34 has agreed
22 to the additional site impacts shown with this latest design. In
23 addition, the Applicant shall revise the proposed tree line to
24 address the indicated utility service and update the drainage
25 report accordingly.
- 26 e. The Applicant shall provide turf establishment notes on the
27 erosion control plan per section 4.14.c.24 of the regulations.
- 28 f. The Applicant shall provide dimensions for the proposed riprap
29 aprons shown at the weir structures for proper construction.
- 30 g. The Applicant shall indicate the proposed underdrains and
31 drainage system on the roadway plan and profile – sheet 14
32 provided with this submission.
- 33
- 34 3. The Applicant shall address the following relative to the project drainage
35 report:
- 36 a. The Applicant shall update the revised project drainage report to
37 include a summary table indicating the impact to each abutter
38 (both pre and post development) to clarify compliance with the
39 regulations (no increase in runoff) as typically requested by the
40 Town. We note the report only addresses impacts to two of the
41 ten abutters to the project.
- 42 b. The Applicant shall update post development subcatchment 3b to
43 indicate grass at the proposed detention basin and verify
44 compliance with the regulations (no increase in runoff).
- 45 c. The ledge indicated in predevelopment subcatchment 3 is not
46 indicated in the post development 3 subcatchment as would be
47 anticipated. The Applicant shall review, clarify and update to be
48 consistent with the existing conditions.
- 49 d. The Kelley Road detention basin analysis indicates storage below
50 the outlet invert of 402.5 which is typically not allowed by the

1 Town. The Applicant shall update the analysis to exclude any
2 volume below the outlet structure invert. In addition, please
3 verify the 12" of freeboard above the 50-year storm elevation will
4 be maintained in accordance with the regulations.
5

- 6 4. The Applicant shall provide the Owner's signature on the application, title
7 sheet, site plan and partial site plan sheets.
8
- 9 5. The project is located along a significant portion of Kelley Road. The
10 Applicant shall verify if additional off-site improvements to Kelley Road will
11 be necessary under this application with the Department of Public Works.
12
- 13 6. The Applicant shall add a note to the plan referencing the lease agreement
14 for the use of the property for the installation of the Wireless
15 Communication Facility.
16
- 17 7. The Applicant shall provide a utility clearance letter from Fairpoint for the
18 proposed phone service to the facility.
19
- 20 8. Note all waivers and the Conditional Use Permit granted on the plan.
21
- 22 9. The Applicant shall provide a digital (electronic) copy of the complete final
23 plan sent to the Town at the time of signature by the Board in accordance
24 with Section 2.05.n of the regulations.
25
- 26 10. Outside consultant's fees shall be paid within 30 days of approval of plan.
27
- 28 11. Financial guaranty if necessary.
29
- 30 12. Final engineering review
31

32 **PLEASE NOTE -** Once these precedent conditions are met and the plans are
33 certified the approval is considered final. If these conditions are not met within **6**
34 **months** to the day of the meeting at which the Planning Board grants conditional
35 approval the board's approval will be considered to have lapsed and re-submission
36 of the application will be required. See RSA 674:39 on vesting.
37

38 **GENERAL AND SUBSEQUENT CONDITIONS**

39

40 All of the conditions below are attached to this approval.
41

- 42 1. **No construction or site work for the amended site plan may be**
43 **undertaken until the pre-construction meeting with Town staff has**
44 **taken place, filing of an NPDES-EPA Permit and the site restoration**
45 **financial guaranty is in place with the Town.** Contact the Department
46 of Public Works to arrange for this meeting.
47
- 48 2. The project must be built and executed exactly as specified in the approved
49 application package unless modifications are approved by the Planning

1 Division & Department of Public Works, or if staff deems applicable, the
 2 Planning Board.

3
 4 3. All of the documentation submitted in the application package by the
 5 applicant and any requirements imposed by other agencies are part of this
 6 approval unless otherwise updated, revised, clarified in some manner, or
 7 superseded in full or in part. In the case of conflicting information between
 8 documents, the most recent documentation and this notice herein shall
 9 generally be determining.

10
 11 4. All site improvements must be completed prior to the issuance of a
 12 certificate of occupancy. In accordance with Section 6.01.d of the Site Plan
 13 Regulations, in circumstances that prevent landscaping to be completed
 14 (due to weather conditions or other unique circumstance), the Building
 15 Division may issue a certificate of occupancy prior to the completion of
 16 landscaping improvements, if agreed upon by the Planning Division & Public
 17 Works Department, when a financial guaranty (see forms available from the
 18 Public Works Department) and agreement to complete improvements are
 19 placed with the Town. The landscaping shall be completed within 6 months
 20 from the issuance of the certificate of occupancy, or the Town shall utilize
 21 the financial guaranty to contract out the work to complete the
 22 improvements as stipulated in the agreement to complete landscaping
 23 improvements. **No other improvements shall be permitted to use a**
 24 **financial guaranty for their completion for purposes of receiving a**
 25 **certificate of occupancy.**

26
 27 5. As built site plans must to be submitted to the Public Works Department
 28 prior to the release of the applicant's financial guaranty.

29
 30 6. It is the responsibility of the applicant to obtain all other local, state, and
 31 federal permits, licenses, and approvals which may be required as part of
 32 this project (that were not received prior to certification of the plans).
 33 Contact the Building Division at extension 115 regarding building permits.

34
 35 **R. Brideau seconded the motion.** No discussion. **Vote on the motion: 8-0-0.**
 36 The site plan was conditionally approved.

37
 38 A. Rugg encouraged the representatives of the project to work with both Town
 39 staff and the abutters, particularly with regard to the blasting work.

40
 41 B. Chinburg Builders Inc. & Waste Management of NH Inc., Map 16, Lots 38 &
 42 60-3 – Continued Application Acceptance and Public Hearing for a Lot Line
 43 Adjustment.

44
 45 T. Thompson stated there were two outstanding checklist items, both of which are
 46 waiver requests. Assuming the Board grants the waivers, staff recommends the
 47 application be accepted as complete.

48
 49 T. Thompson read the two waivers into the record from the Staff Recommendation
 50 memo:

- 1
2 1. *The applicant is requesting a waiver to Sections 3.03 and 4.12. The*
3 *applicant has not provided the boundary of both lots in the plan set as*
4 *required by the regulations. Staff recommends **granting** the waiver,*
5 *as there is a boundary plan for lot 38 that was recently recorded at the*
6 *Registry, and has been referenced in the notes on the plan.*
7
8 2. *The applicant is requesting a waiver to Section 3.03. The applicant has*
9 *not provided setbacks on the plan as required by the regulations. Staff*
10 *recommends **granting** the waiver, as the plan scale makes display of*
11 *the setbacks difficult to read (and likely would pose issues with the*
12 *recording of the plan at the registry) and no proposed development of*
13 *the lots results from this lot line adjustment.*
14

15 **D. Coons made a motion that based on the applicant's letter of March**
16 **25, 2011 and staff's recommendation that waivers one and two be**
17 **granted. R. Brideau seconded the motion.** No discussion. **Vote on the**
18 **motion: 8-0-0.** Both waivers were granted.
19

20 **D. Coons made a motion to accept the application as complete. R.**
21 **Brideau seconded the motion.** No discussion. **Vote on the motion: 8-0-**
22 **0.** Application was accepted as complete.
23

24 A. Rugg noted that the approval starts the 65 day time frame under RSA 676:4.
25

26 Jonathan Ring of Jones and Beech Engineers in Stratham, NH was joined by Eric
27 Chinburg and Dave Lauze from Chinburg Builders, Inc. and Steve Poggi of Waste
28 Management of NH, Inc. to present the plans. The request is for a lot line
29 adjustment to create parcel "A," a 7.72 acre piece which would be deeded from
30 the Lorden Family Trust property on Map 16, Lot 38 to the adjacent Waste
31 Management property on Map 16, Lot 60-3. In exchange, a 30-foot wide utility
32 easement would be granted to provide a sewer connection to the conservation
33 subdivision proposed on 16-38. The Town Council is currently considering a
34 request to abandon the portion of a Class VI road running between the two
35 properties.
36

37 T. Thompson read waivers three and four of the staff recommendation memo:
38

- 39 3. *The applicant is requesting a waiver to Section 4.12.C.22. The*
40 *applicant has not provided locations of the overhead utilities on the*
41 *plan as required by the regulations. Staff recommends **granting** the*
42 *waiver, as the plan scale makes display of the overhead utilities*
43 *difficult to read (and likely would pose issues with the recording of the*
44 *plan at the registry) and no proposed development of the lots results*
45 *from this lot line adjustment.*
46
47 4. *The applicant is requesting a waiver to Sections 3.11 & 4.12.C.15.*
48 *The applicant has not provided wetland locations on the plan as*
49 *required by the regulations. Staff recommends **granting** the*
50 *waiver, as the associated subdivision of lot 38 includes all wetland*

1 *locations and the site plan on file with the Town for lot 60-3 does so*
2 *also.*

3
4 J. Trottier summarized the review comments from the DPW Memo.

5
6 T. Thompson added that staff recommends conditional approval of the application
7 with the Notice of Decision to read per the staff recommendation memo, and
8 highlighted proposed precedent conditions 3 & 4.

9
10 A. Rugg asked for Board input. T. Freda asked how the discontinuance of the
11 portion of Scobie Pond Road impacts the plan. T. Thompson explained that the
12 surveyor's research uncovered the existence of the portion of Scobie Pond Road
13 that makes the main lot non-contiguous, despite the Town having discontinued it
14 subject to gates and bars in 1932. The Town Council must grant the
15 discontinuance of that portion in order for the lot line adjustment to proceed.

16
17 A. Rugg asked for public comment. Charles DeRossi, 53 Old Derry Road, asked
18 what options would be available to the applicant if the Town Council does not
19 remedy the situation with the Class VI road. A. Rugg replied it would be up to the
20 applicant to pursue other possibilities.

21
22 **D. Coons made a motion to grant the two waivers based on the**
23 **applicant's letter of March 25, 2011 and staff recommendation. R.**
24 **Brideau seconded the motion. No discussion. Vote on the motion: 8-0-0.**
25 Both waivers were granted.

26
27 **D. Coons made a motion that the Planning Board conditionally approve**
28 **the lot line adjustment plan with the following conditions:**

29
30 "Applicant", herein, refers to the property owner, business owner, or organization
31 submitting this application and to his/its agents, successors, and assigns.

32
33 **PRECEDENT CONDITIONS**

34
35 All of the precedent conditions below must be met by the applicant, at the
36 expense of the applicant, prior to certification of the plans by the Planning Board.
37 Certification of the plans is required prior to commencement of any site work, any
38 construction on the site or issuance of a building permit.

- 39
40 1. The Applicant has not provided driveway sight distance plan and profiles
41 per section 3.09.F and Exhibits D-2 and D-3 of the regulations. The
42 Applicant shall provide a note on the plans indicating the information is on
43 file at the Town for clarity.
44
45 2. The Applicant shall provide a Plan Index indicating all sheets in the plan
46 set per section 4.10 and Exhibit 6 of the regulations.
47
48 3. The Applicant shall update the title blocks to include the address of the
49 Owners and Applicant in accordance with section 4.02 of the regulations.

1 In addition, the Applicant shall provide the Owners and Applicant's
 2 signature on the plans.

3
 4 4. The Applicant shall note the status (class) of Liberty Drive on the plans.

5
 6 5. The Applicant shall include the DRC Zoning variances for lot 60-3 in the
 7 notes on the plans per section 4.11 of the regulations

8
 9 6. The Applicant shall complete the process of discontinuance of the Class VI
 10 road running through the parcel with the Town Council, and make the
 11 appropriate revisions to lot lines on all applicable sheets prior to final
 12 approval of this project by the Planning Board.

13
 14 7. The Applicant shall add a note to the plan indicating the reference plans
 15 for the wetland locations on the subject parcels in accordance with the
 16 waiver granted to Sections 3.11 and 4.12.C.15.

17
 18 8. The Applicant shall provide a digital (electronic) copy of the complete final
 19 plan sent to the Town at the time of signature by the Board in accordance
 20 with Section 2.06.N of the regulations.

21
 22 9. The applicant shall provide a check for \$25 (made payable to the
 23 *Rockingham County Registry of Deeds*) to pay for the LCHIP tax that
 24 became effective on recording of all plans and documents at the registry
 25 on July 1, 2008.

26
 27 10. The applicant shall note all general and subsequent conditions on the plans
 28 **(must be on a sheet to be recorded)**, per the new requirements of RSA
 29 676:3.

30
 31 11. Outside consultant's fees shall be paid within 30 days of approval of plan.

32
 33 12. Financial guaranty if necessary.

34
 35 13. Final engineering review

36
 37 **PLEASE NOTE -** Once these precedent conditions are met and the plans are
 38 certified the approval is considered final. If these conditions are not met within 2
 39 years to the day of the meeting at which the Planning Board grants conditional
 40 approval the board's approval will be considered to have lapsed and re-submission
 41 of the application will be required. See RSA 674:39 on vesting.

42
 43 **GENERAL AND SUBSEQUENT CONDITIONS**

44
 45 All of the conditions below are attached to this approval.

46
 47 1. **No construction or site work for the may be undertaken until the**
 48 **pre-construction meeting with Town staff has taken place, filing of**
 49 **an NPDES-EPA Permit and the site restoration financial guaranty is**

1 **in place with the Town.** Contact the Department of Public Works to
2 arrange for this meeting (if applicable).

3
4 2. The project must be built and executed exactly as specified in the approved
5 application package unless modifications are approved by the Planning
6 Department & Department of Public Works, or if staff deems applicable, the
7 Planning Board.

8
9 3. All of the documentation submitted in the application package by the
10 applicant and any requirements imposed by other agencies are part of this
11 approval unless otherwise updated, revised, clarified in some manner, or
12 superseded in full or in part. In the case of conflicting information between
13 documents, the most recent documentation and this notice herein shall
14 generally be determining.

15
16 4. It is the responsibility of the applicant to obtain all other local, state, and
17 federal permits, licenses, and approvals which may be required as part of
18 this project (that were not received prior to certification of the plans).
19 Contact the Building Division at extension 115 regarding building permits.

20
21 **R. Brideau seconded the motion.** No discussion. **Vote on the motion: 8-0-0.**
22 The lot line adjustment was conditionally approved.

23
24 C. Chinburg Builders Inc., Map 16, Lot 38 – Continued Public Hearing for a 51
25 lot (Phase I) Conservation Subdivision and Conditional Use Permit.

26
27 T. Thompson said this application was accepted as complete at the March 2, 2011
28 Planning Board meeting and that the associated waivers were granted at the same
29 time. The Conditional Use Permit (CUP), which was granted at that time, will need
30 to be amended, based on some design changes, however staff still recommends
31 approval of the amended permit.

32
33 J. Ring, Jones and Beech Engineers, said all State permits have been applied for
34 and responses have been sent to those agencies who submitted comments.
35 Receipt of State permits is expected soon. Plans have been modified to address
36 comments received at the March 2 Planning Board meeting. An additional 100
37 square feet of Conservation Overlay District wetland impact (requiring an update
38 to the wetland permit application as well) due to a catch basin headwall on an
39 existing drainage pipe on Old Derry Road has necessitated the amendment to the
40 CUP.

41
42 J. Trottier summarized the review comments from the DPW Memo.

43
44 T. Thompson added that staff recommends conditional approval of the application
45 with the Notice of Decision to read per the staff recommendation memo, and
46 highlighted the Sewer Utility Note (below) and proposed precedent conditions 2 &
47 3:

- 48
49 • Sewer Utility Note: Chinburg Builders, Inc. is proposing this
50 Conservation Subdivision, Lorden Commons Subdivision (LCS), as

1 *permitted by the Town of Londonderry Zoning Ordinance. The proposed*
2 *housing density of the LCS is permissible only with community or public*
3 *sanitary sewer. The sanitary sewer collection system (gravity and force*
4 *main) are proposed to be located within the Town's future right of way.*
5 *The sanitary sewer system servicing this area is being proposed to be*
6 *operated by the Lorden Commons Sewer Company, LLC, a private*
7 *sewerage disposal service, subject to New Hampshire Public Utilities*
8 *Commission approval and regulations. Please see recommended*
9 *precedent condition # 2, below.*

10
11 He added that it will be noted under the general conditions that the project is
12 subject to all school, library, recreation, traffic, police, and fire impact fees, which
13 are due prior to the issuance of certificates of occupancy for each of the lots as
14 they are developed.

15
16 A. Rugg asked for Board input. L. Wiles asked if approval of this plan is
17 contingent upon the discontinuance of a portion of Scobie Pond Road just as the
18 lot line adjustment is. T. Thompson clarified that the approval of the subdivision
19 plan is contingent upon approval of the lot line adjustment which is contingent on
20 the discontinuance.

21
22 D. Coons stated concerns have been expressed to him with which he agrees about
23 whether there will be sufficient water for the wells, adding that public water had
24 initially been proposed in the conceptual phase. Residents in the general area, he
25 said, have had some issues over the last two years where they have run out of
26 water or found an abundance of silt in it. If wells are installed and fail, he said,
27 residents and the Town will take on the expense of hooking up to public water. J.
28 Ring replied that the calculations are based on the water use hydraulic loading
29 criteria from the NH Department of Environmental Services determined. Under
30 those standards, map and lot 16-38 could support 200 four-bedroom lots. The
31 entire project will only include 135 lots, 50 of which will be comprise Phase I and
32 will only 3-bedroom homes. Based on this discussion, however, J. Ring offered
33 that further investigation into the availability of water to this site can be done. A.
34 Rugg expressed concern about the possibility that the Town would have to supply
35 public water because of the nearby Environmental Protection Agency Superfund
36 site map and lot 16-23. This had been done for those residents on Auburn Road
37 who about the landfill, despite the fact that the site had been cleaned up. Any
38 future contamination could impose an expense on the Town and therefore the plan
39 should include a provision for public water. J. Ring acknowledged that although
40 the conceptual plan included tying into the nearby public water supply, the water
41 elevation for that tank is not able to provide water service over elevation 390.
42 This means that 20-30 lots in this subdivision would not be serviced without
43 special booster pumps that are not allowed in residential areas under State law.
44 L. Wiles asked for a copy of that law. D. Coons said that the Town, along with
45 potential buyers, would appreciate having something put in place that would
46 protect them if unforeseen contamination or availability issues occur. J. Ring
47 suggested that the homeowner's association, which will be handling the sewer
48 program, could also set up a system of community wells in the low area between
49 Phase I and Phase II.

50

1 L. Wiles echoed the concerns of A. Rugg and D. Coons, while C. Tilgner asked
2 what percentage of the houses exceed the 390-foot cut off. J. Ring stated that 15
3 of the 50 houses in Phase I and perhaps another 15 in Phase II would be above
4 the maximum elevation requirement. A. Rugg then asked if it were possible to
5 supply public water to just those 30+/- houses without a booster system. J. Ring
6 said is feasible but would be at a significant expense. He noted that wells have
7 been a part of this subdivision plan since August of 2010 and that Town staff and
8 Stantec Engineering have been aware of them since October, even though those
9 plans were not before the Planning Board until March 2, 2011. E. Chinburg
10 testified that in his 25 year home building career, he has never heard of a well
11 suffering from a lack of flow that could not be remedied through hydrofracking.
12 Over the long term, he added, it is the responsibility of individual property owners
13 to maintain their wells and make whatever repairs are needed to ensure an
14 adequate water flow. D. Coons suggested that the dry conditions experienced in
15 recent years could drop the water level to a point where those kinds of remedies
16 would not work. J. Ring countered that such a situation would affect the area
17 overall, not just the proposed subdivision. D. Coons replied that regardless, the
18 proximity of the Auburn Road landfill was still a valid concern.

19
20 L. El-Azem asked for precedence where other developments have been required to
21 have the number of contingency plans being suggested here. T. Thompson said
22 he was not aware of any in his 11 years with the Town, adding that this
23 development meets the requirements of the zoning ordinance.

24
25 L. Wiles asked if wells were being monitored in that area for contamination. A.
26 Rugg said the only well monitored is on the landfill site itself and he was not
27 aware of any issues. J. Ring noted that the surface water and therefore most
28 likely the groundwater of 16-38 drain north in the direction of the landfill site and
29 not the opposite.

30
31 A. Rugg asked for public comment. C. DeRossi, 53 Old Derry Road, said that
32 despite using well water conservatively, he and some of his neighbors have
33 already had availability and silt issues over the last couple of years. Adding 130
34 homes over the course of this development would not only pull more water out of
35 the ground, but the use of public sewer would remove the potential for recharging
36 of the groundwater and deplete the water level, whereas leachfields return used
37 water to the aquifer. He pointed out that shortage issues forced the Town of
38 Derry to supply town water to some of their residents in the same general area.
39 He also expressed concerns over traffic issues and the possibility for accidents.
40 When the Town Council approved the rezoning of 16-38 to be entirely AR-I, he
41 said, it was based on the idea that there would be a total of 128 lots with
42 municipal sewer and water and even then it only passed by a 3-2-0 vote. A. Rugg
43 reiterated that the project meets both the Town's zoning ordinance and the State's
44 standards for water accessibility. Town Councilor John Farrell asked for
45 verification from T. Thompson whether the project was presented as a 128-unit
46 development on municipal water and sewer when the applicant was before the
47 Town Council requesting the rezoning to AR-I. T. Thompson said that was true,
48 but specified that the plan was only at the conceptual level at that point. Based
49 on the changes presented tonight, J. Farrell said his vote at the Council meeting
50 may have been different.

1
2 A. Garron asked J. Ring if the methodology used by DES to establish well yield
3 factors takes into account the difference between recharge via a leachfield vs.
4 municipal sewer. J. Ring replied that the State criteria deals with stormwater
5 based on average rainfall date. Regardless of whether well water is going into the
6 leachfield or a sewer system, he explained, the methodology addresses adequate
7 recharge to the aquifer. The State further requires the developer to base his
8 stormwater calculations with the assumption of receiving only 50% of that
9 average rainfall.

10
11 T. Freda said that after listening to both sides, he is not confident about either
12 viewpoint and would like more information made available. A. Rugg agreed said
13 the two options for the Board would be to make a condition regarding water as
14 part of a conditional approval or continue the hearing to the May 11 meeting.

15
16 L. Reilly asked that the applicant be told specifically what they need to investigate
17 before voting to continue the hearing. J. Trottier stated that the Town regulations
18 permit the Board to require the applicant to hire a specialist, in this case a
19 hydrogeologist.

20
21 J. Farrell asked if the rezoning issue can be brought back before the Town Council
22 for reconsideration. T. Thompson answered that the rezoning of the property only
23 becomes effective upon final approval of the lot line adjustment as well as the
24 subdivision. The Board has the authority to grant that approval if they determine
25 that the final presentation is "reasonably consistent" with that which was
26 presented conceptually. To revisit the zoning issue, the process would essentially
27 start over with a request and a public hearing before the Planning Board, or a
28 petition to have a hearing before the Town Council. He added, however, that
29 Phase I alone is not dependent on the rezoning issue in the sense that the portion
30 that is currently AR-I could support the 50-house proposal. J. Farrell stated that
31 the change is significant enough that the issue should be brought back before the
32 Council. The question was raised as to how many lots 16-38 could conceivably
33 support. Following some discussion, E. Chinburg offered that he would not seek
34 more than the total number of 132 as shown on the current plan and that a
35 stipulation stating as much could be made a condition of approval for Phase I.

36
37 A. Rugg asked for: 1) the Board's level of satisfaction with the 132-unit limit; and
38 2) whether to continue the hearing with the request to hire a hydrogeologist who
39 can demonstrate an adequate water supply for the entire subdivision as well as
40 surrounding for residents post-construction. When asked whether the Planning
41 Board has the authority to require the applicant hook up to municipal water, T.
42 Thompson said an attempt to do so would most likely result in a legal challenge.
43 Their option is that if they have justifiable concerns that the water supply would
44 not be adequate, they can simply deny approval of the plan. Unless those
45 concerns are reasonable, however, T. Thompson advised against doing so.

46
47 Doug Jones, Wilson Road, asked if a development that size would require fire
48 hydrants. A. Rugg said the nearest hydrant would be on Auburn Road,
49 approximately a mile away and that the Fire Department addresses any concerns
50 or issues through the Design Review Committee process. T. Thompson added that

1 their only comments were relative to the street name and had no objection to the
2 proposed plan modifications at the time of that review.

3
4 E. Chinburg expressed concern for imposing a month delay and asked that if the
5 Board agrees to require a report and presentation from a hydrogeologist, that they
6 make that a requirement of any conditional approval of Phase I. The overall
7 consensus of the Board was to continue the hearing to May 11 in order to receive
8 the input of the hydrogeologist.

9
10 **D. Coons made a motion to continue the Public Hearing for a 51 lot (Phase**
11 **I) Conservation Subdivision and Conditional Use Permit to the May 11,**
12 **2011 Planning Board meeting. L. Wiles seconded. No discussion. Vote on**
13 **the motion, 8-0-0.**

14
15 A. Rugg said this would be the only notice to the public that the Public Hearing for
16 a 51 lot (Phase I) Conservation Subdivision and Conditional Use Permit is
17 continued to May 11, 2011 at 7PM.

18
19 D. Conceptual Discussion – Map 2, Lot 27 – 3 lot subdivision, 94 unit elderly
20 housing development

21
22 Joe Maynard of Benchmark Engineering and John Kalanpzakos of Hickory Woods,
23 LLC presented a conceptual plan for a 94-unit elderly housing development on
24 Map 2, Lot 27 and 27-1. J. Maynard began by stating that a 180-foot cell tower
25 exists on lot 27 that was approved by the Planning Board approximately ten years
26 ago. Lots 27 and 27-1 together are roughly 67.5 acres, with an underlying zone
27 of C-II within the Route 102 Performance Overlay District. The plan would be to
28 have two commercial lots subdivided off along the Route 102 frontage. One would
29 be roughly three acres and the other just under 7 acres, with a new road
30 separating them that would travel northwest to the proposed housing
31 development. Per discussion with the Assistant Director of Public Works and
32 Engineering, this entrance point of the proposed Tavern Hill Road would be
33 situated directly across from the existing Avery Road. Doing so, however, creates
34 non-compliance with the Rte 102 POD ordinance for the 3-acre lot since the POD
35 requires a minimum of 300 feet of road frontage on a main road and the proposed
36 lot would only have 224 feet. An internal road system would circumvent the
37 natural grading of the site to provide proper connectivity for residents of the
38 development from Route 102 to West Road. Because Town regulations require a
39 180-foot radius (i.e. the height of the tower), plus a 10-foot setback from cell
40 towers, the road system is designed to accommodate that with a circle coming off
41 of Tavern Hill Road around the tower site. Units located there would be 200 feet
42 from the tower, leaving the owner with the ability to add on small structures like a
43 deck off the rear of the unit. The dwellings will be 2-bedroom detached units with
44 on-site septic systems and the potential for public water if negotiations with the
45 Town of Hudson are successful. A clubhouse similar to that found in the Nevins
46 development off of Route 102 but without a pool would be built for the residents.
47 The rear portion of the land where lot 27-1 exists today would be used for
48 recreational amenities such as tennis and bocce ball courts, as well as a driving
49 range and large field area for general recreation.

1 If the Board looks favorably upon this conceptual plan, J. Maynard said the next
2 step would be to seek several variances from the Zoning Board of Adjustment.
3 One request would be for an exception to the current 15-unit maximum phasing
4 regulation to allow 25 units at a time.

5
6 T. Thompson noted that an exemption to the phasing ordinance is permitted under
7 the elderly housing regulations, provided that all occupants within the
8 development are 55 years of age or older and that fact is recorded with the
9 Registry of Deeds. This project, however, is only seeking an age requirement of
10 22 or older, which would necessitate a variance. A second variance request would
11 seek a reduction in the 50-foot buffer required from abutting parcel 2-35 because
12 the cell tower setback would push the proposed roadway system into that buffer.
13 The aforementioned three acre commercial lot on Route 102 would also require a
14 variance since it would not meet the 300-foot minimum of frontage. Waivers to
15 the Planning Board regulations would be sought, including one to the recreational
16 impact fees in light of the amount of on-site facilities being offered. A similar
17 waiver regarding the school impact fees would be requested, because although
18 the developer is proposing to restrict the age of residents to only 22 years, he is
19 willing to sign an agreement barring school-aged children from residing in the
20 development.

21
22 J. Maynard added there would be a self-imposed restriction to require at least one
23 of the residents in 80% of the units be 55 years of age or older. Finally, the two
24 proposed cul de sac links are just under 300 feet from the closest intersection
25 which would necessitate a third waiver request. J. Maynard also mentioned a
26 waiver to the Route 102 Corridor impact fee, but T. Thompson said that would be
27 a request for a credit, not a waiver, which would be the purview of the Town
28 Council, based in part upon input from the NH Department of Transportation.

29
30 A. Rugg asked for staff comments. A. Garron noted that the waiver request to the
31 recreational impact fee appears to be a reasonable one, given that the proposed
32 recreational facilities would theoretically preclude residents and their visitors (i.e.
33 grandchildren) from making use of the West Road fields just north of this location.
34 In addition to the facilities listed earlier, J. Maynard said the mile or so of
35 sidewalks along the internal road system would provide a large walking network.

36
37 T. Thompson reminded the Board that they also have the flexibility to grant partial
38 waivers if they see fit, in this case waiving a portion of the individual impact fees.

39
40 A. Garron advised that the applicant present adequate justification regarding the
41 waiver request to the cul de sac length.

42
43 J. Trottier said that aside from the drainage system, which will be addressed
44 further into the project, the Board should be aware at this time of staff's initial
45 concern that the development could be used as a shortcut from Route 102 to West
46 Road. The current design has alleviated some of that concern because of such
47 obstacles as the roundabout in the middle of the development, the serpentine
48 design of the road, and the entrance from of West Road ending in a cul de sac.

49
50 T. Thompson stated that the potential variance request for the lack of frontage on

1 Route 102 could be supported based on the fact of the increased safety resulting
2 from the alignment of Tavern Hill Road entrance with Avery Road. He noted that
3 no rezoning will be needed as elderly housing is permitted in the Route 102 POD.

4
5 A. Rugg asked for Board input.

6
7 S. Benson felt the proposal was an appropriate use for that land.

8
9 D. Coons asked why a portion of the units are smaller than others. J. Maynard
10 replied this was because of setback requirements for those specific dwellings. He
11 then asked if access to the commercial lots would be restricted to that end of
12 Tavern Hill Road, which J. Maynard said would be the case.

13
14 L. El-Azem inquired as to how the age restriction is enforced if, for example, a
15 couple that buys a home is initially childless but then has children at some future
16 point. T. Thompson answered that it would be a self-reporting issue for the
17 residents and homeowner's association.

18
19 A. Rugg expressed overall approval for the concept, provided the roads are
20 designed to Town specifications and the details of the recreational facilities are
21 examined.

22
23 E. Workshop – Woodmont Commons PUD Master Plan Discussion

24
25 J. Farrell asked whether the Board would consider having the Woodmont
26 Commons discussion at the first Planning Board meeting of the month since those
27 agendas seem lighter in comparison to the second meetings. T. Thompson said
28 his main concern would be that deadlines and timeframes associated with new and
29 continued plans are not are not impeded as a result. He added that the number of
30 items on the first agenda of the month is only set two weeks ahead of time. D.
31 Coons suggested having an additional meeting specifically for Woodmont
32 Commons. L. El-Azem suggested trying the first option for a couple of meetings
33 at least before deciding on adding a third meeting every month. A. Garron added
34 that it could also be made the first item on that agenda.

35
36 T. Thompson noted that in order for staff to provide adequate recommendations
37 and feedback, information to be presented at these discussions needs to be
38 submitted by the applicant earlier than has been the case, such as the submission
39 for tonight that was received at approximately 3PM today. A. Rugg agreed. He
40 suggested people avail themselves of the biweekly meetings held each Thursday
41 evening and Saturday morning at the orchard on Pillsbury Road where detailed
42 discussions have taken place. L. Wiles asked if any quorum issues would result
43 from Board members attending those meetings, even if they speak as citizens. A.
44 Garron cautioned that if a total of five members attend those meetings, it would
45 be considered a quorum.

46
47 Rick Chellman and Mike Kettenbach began their presentation by stating that the
48 biweekly workshops have been successful. M. Kettenbach apologized for the last
49 minute submissions to Town staff but noted they were a result of the numerous
50 (albeit small) changes to the plan resulting from this past Saturday's workshop.

1 R. Chellman said a matrix of the proposed uses has been developed since the
2 March 9 meeting, showing allowed uses for eight separate sections of
3 development, along with their quantity limitations and any uses prohibited (see
4 attachment #1). Two of those eight areas address a scenario with and without the
5 development of an Exit 4A and the varying associated character impacts. Without
6 Exit 4A west, 5,000 square feet of retail space would be envisioned as opposed to
7 potentially 300,000 sq. ft. if the exit were constructed.

8
9 T. Thompson asked if the Board would still prefer to see the densities of specific
10 peripheral residential subareas set at the 1-acre minimum to match surrounding
11 densities, as was discussed in March. M. Kettenbach confirmed that would be the
12 case for lots abutting existing 1-acre lots, whether they abut on the front or the
13 rear of those existing properties. A. Rugg asked that it be presented as such in
14 both the graphic as well as written representations.

15
16 A. Garron reiterated the desire expressed at the 2010 Design Charette that there
17 be some preservation and subsequent maintenance of the portion of Apple Way on
18 Gilcrest Road, including either the salvaging of as many of the existing apple
19 trees as possible or the introducing something of equal aesthetic value. M.
20 Kettenbach noted the reduction of curb cuts associated with W-2-2 from six to two
21 as well as the use of vegetation in place of the abandoned cuts per prior
22 discussions. He suggested meeting with T. Thompson before the next discussion
23 with the Board in order to better prepare and use of the Board's time more
24 efficiently.

25
26 D. Coons asked if the "additional senior and workforce housing" mentioned in the
27 land use matrix was included in the 1,300 maximum housing units. M.
28 Kettenbach in turn asked for the Board's input on the subject. T. Thompson noted
29 that because the proposal involves a Planned Unit Development (PUD) Master
30 Plan, the Board can base its determinations regarding any inclusionary housing on
31 the Town's ordinance but is not required to do so. A. Rugg said his preference is
32 to include the additional housing within the 1,300 limit. A. Garron asked what the
33 impact would be to the developer if the Board restricted that number to only 800
34 units. R. Chellman responded that given the amount of planning and research
35 needed to design a project of this scale and complexity, along with the
36 infrastructure cost needed to move such a project forward, allowing only 800 units
37 would not be in keeping with the overall project financing. He reminded the Board
38 that over 4,000 units (if the Board were to allow the maximum 6-units per acre)
39 could be requested for this project.

40
41 T. Thompson pointed out one change that M. Kettenbach said was a result of one
42 of the orchard workshops; that being the removal of the jog in Pillsbury Road that
43 was last seen at the March discussion.

44
45 A. Rugg asked for public input. Ann Champa asked that the plans and information
46 on the Woodmont Commons website be updated to reflect changes discussed and
47 that a format other than an overhead projector be used such as handouts for the
48 sake of the audience. M. Kettenbach answered that the Board had already
49 requested as much during tonight's discussion and that they will oblige
50 accordingly.

1
2 Miles McDonough, non-resident attending with a resident of Hovey Road, asked
3 that updated information be available online with enough lead time for residents
4 to come prepared with questions and concerns so they are not "behind" in the
5 discussion with the representatives, staff and the Board. T. Thompson said he
6 would have the Town's Woodmont webpage updated by tomorrow with the
7 presentation made tonight.

8
9 Joe Green, 25 Mammoth Road, stated that from what he has witnessed, the
10 developer has been very willing to not only hear public input but has made many
11 changes accordingly and has made himself very available through the biweekly
12 meetings and Planning Board hearings. The results have been significant
13 considering the point at which the project began. He asked that the Planning
14 Board give sufficient direction to the developer to support this period of revision
15 and refinement.

16
17 Jack Falvey, 22 Cortland Street, thanked the Board for the opportunity to speak.
18 Although not a direct abutter, he made it clear that he was speaking to the Board
19 as an individual and not as the representative of any group. He explained,
20 however, that he was asked by A. Rugg on November 27, 2010 to acquire
21 "outside opinion" about this project. Reactions from his neighbors came in the
22 form of emails and in the interest of privacy, those neighbors names were
23 eliminated from the email chain. Planning Board members were added later on to
24 keep them informed of the growing amount of input, but at that point, the
25 redaction of resident's names made it appear as though all the ideas were from J.
26 Falvey alone. He wanted to make clear that his emails reflect the ideas and
27 opinions of many, including himself.

28
29 His main concern is seeing the Planning Board try to provide an overall approval of
30 a project this large in scope, especially given that it will take so many years to
31 complete. The process of approval of the project must represent the residents of
32 Londonderry, he said, many of which rely on the Planning Board to act on their
33 behalf. He suggested that since the project will not be developed all at once, the
34 applicant should request a PUD Master Plan for the 100-acre core of the project to
35 make things more manageable. Otherwise, it is impractical to give overall
36 approval to something that will take 20+ years to build considering the amount of
37 detail involved. It could be counterproductive for Town to restrict now what can
38 be done in 20 years without the benefit of knowing how much will change in that
39 time period. A. Rugg said he had discussed the idea of breaking the project into
40 smaller pieces with Town staff and acknowledged that much could change over a
41 20-year period. R. Chellman said that the approval of the MP does not allow for
42 any construction to commence. It is a form of a rezoning and simply gives the
43 developer the ability to return to the Planning Board for as long as the project
44 takes with more detailed applications and the necessary studies. J. Falvey agreed
45 that rezoning should come first, just on smaller scale so that not all decisions are
46 made at once. Even though 3,600 units could be built under the PUD ordinance
47 and only 1,300 are proposed for this project, that number is still on a scale of size
48 and density that has never been built in Londonderry and is therefore difficult to
49 undertake all at once. A. Rugg said there had been discussions early on about
50 focusing on the core of the highest density, but then concerns about the periphery

1 developed, leading to the current thinking of starting from there and working in
2 towards the higher density. M. Kettenbach stated that from a developer's
3 standpoint, it is unrealistic to attempt to secure financing for a project without an
4 overall picture that gives some degree of specificity as to what will be built and
5 what return can be anticipated. Doing phases with the hope of an expectation is
6 far different than having the expectations themselves. J. Falvey countered that it
7 would be unrealistic on the Town's part to commit that much assurance to a single
8 developer doing a single project over a 20-year span. A. Garron pointed out that
9 the master plan can be revisited with the Planning Board as the project moves. R.
10 Chellman added that changes will be continuous on the site plan level as well and
11 the site plan process acts as backstops set against the overall master plan.
12 Discussions thus far, however, that were intended for the master plan at a
13 conceptual level have tended to veer off into areas of specificity associated with
14 site plans.

15
16 Tony DeFrancesco, 1 Cheshire Court, said that "management by committee" such
17 as this only works to a certain point because discussions about something that has
18 never existed before can continue ad nauseam. At some point soon, the applicant
19 should be able to take the input he has received from all parties involved and
20 present something to the Planning Board who can then provide a more definite
21 direction. A. Garron noted that there are still many details to be sorted out at this
22 overview level and that they need to be in order to determine first if a project like
23 this is worth pursuing.

24
25 J. Farrell asked the Planning Board to be mindful during their negotiations with the
26 developer of the town's best interests throughout this process. He urged them to
27 use the PUD master plan as it was intended; as a mechanism to protect the town
28 during development.

29
30 L. Aronson, 38 Boyd Road, spoke as a 25-year resident who has witnessed a
31 significant amount of growth in Londonderry and expressed concern over the size
32 of this proposal. Based on some of the information provided by J. Falvey, the
33 assumption of 1,300 homes with two cars and two children each will create
34 overwhelming issues for traffic and the school system respectively. T. Thompson
35 replied that based on current multipliers specific to Londonderry, even if each of
36 the 1,300 units were four-bedroom, single family homes, the total amount of
37 impact to be expected would be only 1,200 children. A. Rugg added that the
38 current excess capacity in the school system would allow for an additional 1,000+
39 students. Even with those figures, L. Aronson still expressed objection to the
40 scope of the project.

41
42 Based on a suggestion made by L. El-Azem, M. Kettenbach said his team could
43 present a series of questions for the Board at each meeting in order to more
44 efficiently settle some of the issues. This could lessen some of the overwhelming
45 feelings on the part of the Board and public.

46
47 T. Thompson said that the focus now from staff's perspective is to get consensus
48 first from the Board and agreement from the developer about the proposed land
49 use direction. If provided with enough lead time, staff can attempt to address the
50 questions and concerns being raised. M Kettenbach suggested meeting with staff

1 next week to develop a more definitive plan and a series of questions to better
2 guide the discussion. T. Thompson said that since discussions about the periphery
3 have led to some decisions about density, the focus now could move towards the
4 core of and then back out towards the edge again.

5
6 **Other Business**

7
8 There was no other business.

9
10 **Adjournment:**

11
12 **D. Coons made a motion to adjourn the meeting. R. Brideau seconded the**
13 **motion.** No discussion. **Vote on the motion: 8-0-0.**

14
15 The meeting adjourned at 11:44 PM.

16
17 These minutes prepared by Jaye Trottier and Libby Canuel, Community
18 Development Department Secretaries.

19
20
21
22 Respectfully Submitted,

23
24
25
26 Charles Tilgner, Secretary

Woodmont Commons PUD Submission Key

As of April 13, 2011

Materials	Brief Description	Location(s) in submission
2.8.9.1.1	PUD Application	Set of plans (TND sheets 1 through 12 to date), and "Written Portion of Master Plan" (hereafter WPMP)
2.8.9.1.2	Narrative	WPMP, first pages
2.8.9.1.3	Proposed Plan	TND sheets 1 and 1a (sheets 1 & 1a hereafter cited only as "1"), with
2.8.9.1.4	Land Use List	WPMP, pages 6 & 7
2.8.9.1.5	Abutters	Separate list from Michels & Michels
2.8.9.1.6	Fee	Separate from Pillsbury Realty

Information	Brief Description	Location(s) in submission
2.8.9.2.1	Present zoning	TND sheet 2
2.8.9.2.2	Topo, wetlands, etc	TND sheets 4 & 5
2.8.9.2.3	Total area	TND Sheet 2
2.8.9.2.4	Proposed Uses	WPMP, pages 6 & 7 and TND Sheets 1, 2 & 3
2.8.9.2.5	Dwelling count & density	TND Sheets 1 & 2
2.8.9.2.6	Structures	TND Sheets 1, 2 & 3
2.8.9.2.7	Streets etc	TND Sheets 10 & 11
2.8.9.2.8	Proposed parking	TND Sheet 3- note at bottom center
2.8.9.2.9	Traffic data	TND sheets 6, 7 & 8
2.8.9.2.10	Open Spaces	TND Sheet 1
2.8.9.2.11	Preserved Resources	None Known to be Preserved
2.8.9.2.12	Buffers	TND Sheet 1, 50 Feet Around Perimeter
2.8.9.2.13	Landscaping	TND Sheet 1
2.8.9.2.14	Water & Sewer	TND Sheet 2, Public Sewer & Water
2.8.9.2.15	Storm Water	WPMP- description
2.8.9.2.16	Other Utilities	TND sheet 2
2.8.9.2.17	Firefighting	WPMP, page 14
2.8.9.2.18	Architectural	WPMP, Text and Illustrations
2.8.9.2.19	Signage	WPMP, In Progress
2.8.9.2.20	Phasing	TND Sheet 9
2.8.9.2.21	Covenants	WPMP, In Progress
2.8.9.2.22	Ownership	Will vary throughout the project, WPMP
2.8.9.2.23	Bylaws	WPMP, In Progress
2.8.9.2.24	Studies	To Be Determined
2.8.9.2.25	Other	To Be Determined



Exit 4A West Note:
 If Exit 4A West does **not** become a reality then, as shown here, the area in this northerly portion of W-1 will remain primarily residential, with a small area of mixed-use near or on a green.

See Pond Note

MASTERPLAN LEGEND

- Existing Building
- Retail/Mixed Use
- Residential
- Open Space/Trees
- Civic/Medical
- Attached Residential

1,000'
 SCALE

1" = Approximately 665'

OVERALL DETAILS

This page depicts:
 Approximate locations and sizes of all structures
 Proposed uses by color code (see Legend)
 Approximate locations of Open Spaces (green)
 Buffers: 50' around entire perimeter

List of Land Uses:

Dwellings: 1,300 mix of types, plus senior & affordable
 Office: 700,000 sq. ft., in up to 7 Office Buildings, balance around town centers, no restriction
 Medical: Up to 300 beds or 250,000 sq. ft.
 Hotel: up to 3, 100 to 400 guest rooms each, total up to 550
 Retail: up to 832,500 sq. ft.

Pond Note: The applicant is seeking to create an area of open water, depicted here in blue to the west of the westerly village center. However, no aspect of this Masterplan is dependent upon that area becoming open water, and that will be addressed independently with NH DES, the Conservation Commission and others as appropriate.

Woodmont Commons Masterplan Overall Concept

Plan submittal set prepared by:
 Chester "Rick" Chellman, P.E., L.L.S.
 TND Engineering
 430 Richards Avenue, Portsmouth, NH
 03801 t. 603.373.8651
 www.TNDEngineering.com

April 13, 2011



Exit 4A West Note:
 If Exit 4A West does become a reality then, approximately as shown, the area in this northerly portion of W-1 will become more mixed-use, with more commercial, and possible lodging, medical etc. in keeping with a general change of this area at that time.

OVERALL DETAILS
 This page depicts:
 Approximate locations and sizes of all structures
 Proposed uses by color code (see Legend)
 Approximate locations of Open Spaces (green)
 Buffers: 50' around entire perimeter

List of Land Uses:
 Dwellings: 1,300 mix of types, plus senior & affordable
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Pond Note: The applicant is seeking to create an area of open water, depicted here in blue to the west of the westerly village center. However, no aspect of this Masterplan is dependent upon that area becoming open water, and that will be addressed independently with NH DES, the Conservation Commission and others as appropriate.

MASTERPLAN LEGEND

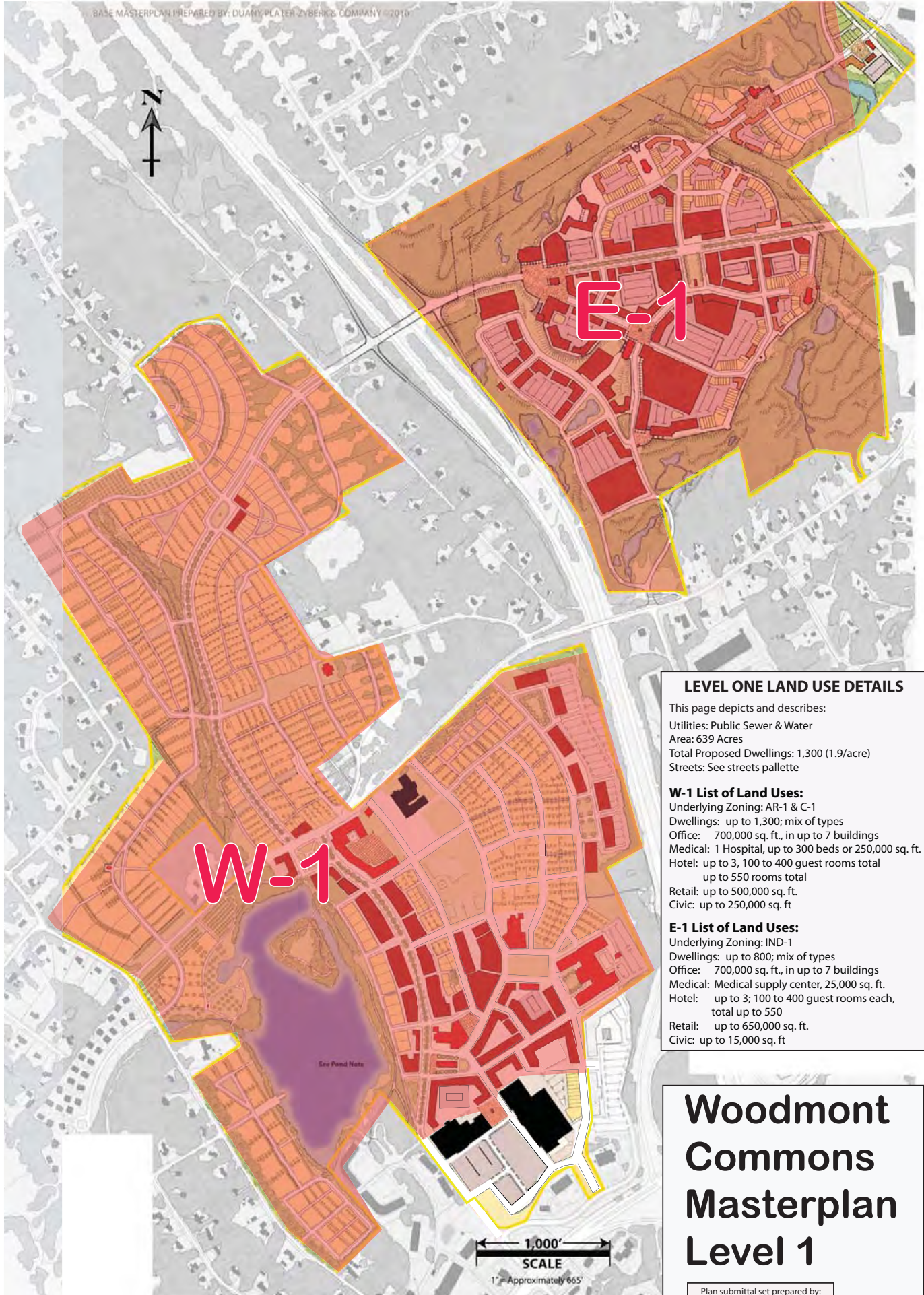
- Existing Building
- Retail/Mixed Use
- Residential
- Open Space/Trees
- Civic/Medical
- Attached Residential

1,000'
SCALE
 1" = Approximately 665'

Woodmont Commons Masterplan Overall Concept

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April 13, 2011



W-1

E-1

LEVEL ONE LAND USE DETAILS

This page depicts and describes:

Utilities: Public Sewer & Water
Area: 639 Acres
Total Proposed Dwellings: 1,300 (1.9/acre)
Streets: See streets palette

W-1 List of Land Uses:

Underlying Zoning: AR-1 & C-1
Dwellings: up to 1,300; mix of types
Office: 700,000 sq. ft., in up to 7 buildings
Medical: 1 Hospital, up to 300 beds or 250,000 sq. ft.
Hotel: up to 3, 100 to 400 guest rooms total
up to 550 rooms total
Retail: up to 500,000 sq. ft.
Civic: up to 250,000 sq. ft.

E-1 List of Land Uses:

Underlying Zoning: IND-1
Dwellings: up to 800; mix of types
Office: 700,000 sq. ft., in up to 7 buildings
Medical: Medical supply center, 25,000 sq. ft.
Hotel: up to 3; 100 to 400 guest rooms each,
total up to 550
Retail: up to 650,000 sq. ft.
Civic: up to 15,000 sq. ft.

See Pond Note

1,000'
SCALE

1" = Approximately 665'

**Woodmont
Commons
Masterplan
Level 1**

Plan submittal set prepared by:
Chester "Rick" Chellman, P.E., L.L.S.
TND Engineering
430 Richards Avenue, Portsmouth, NH
03801 t. 603.373.8651
www.TNDEngineering.com

April 11, 2011

W-2-7 Maxima Without 4A West:

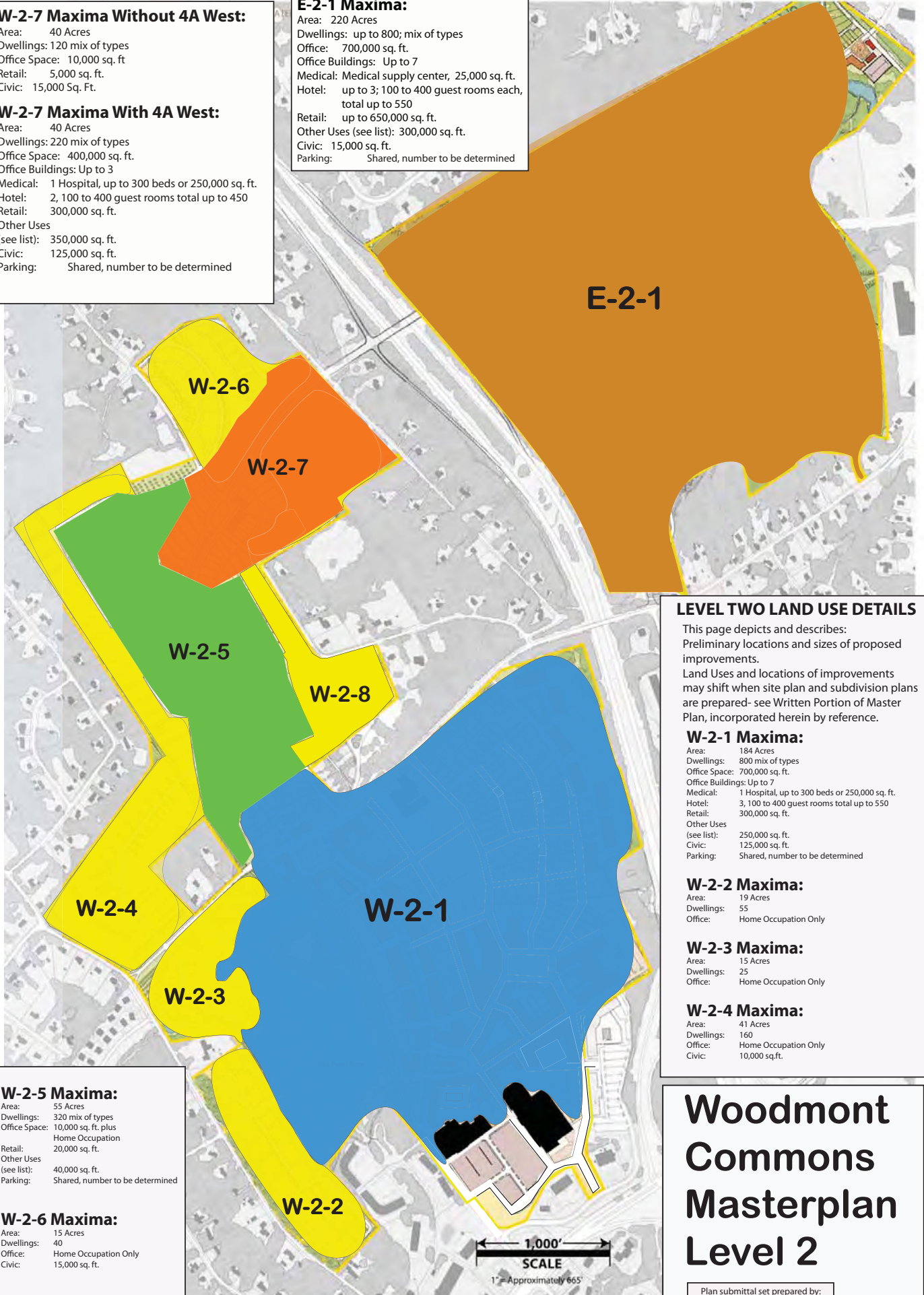
Area: 40 Acres
Dwellings: 120 mix of types
Office Space: 10,000 sq. ft
Retail: 5,000 sq. ft.
Civic: 15,000 Sq. Ft.

W-2-7 Maxima With 4A West:

Area: 40 Acres
Dwellings: 220 mix of types
Office Space: 400,000 sq. ft.
Office Buildings: Up to 3
Medical: 1 Hospital, up to 300 beds or 250,000 sq. ft.
Hotel: 2, 100 to 400 guest rooms total up to 450
Retail: 300,000 sq. ft.
Other Uses
(see list): 350,000 sq. ft.
Civic: 125,000 sq. ft.
Parking: Shared, number to be determined

E-2-1 Maxima:

Area: 220 Acres
Dwellings: up to 800; mix of types
Office: 700,000 sq. ft.
Office Buildings: Up to 7
Medical: Medical supply center, 25,000 sq. ft.
Hotel: up to 3; 100 to 400 guest rooms each, total up to 550
Retail: up to 650,000 sq. ft.
Other Uses (see list): 300,000 sq. ft.
Civic: 15,000 sq. ft.
Parking: Shared, number to be determined



LEVEL TWO LAND USE DETAILS

This page depicts and describes:
Preliminary locations and sizes of proposed improvements.
Land Uses and locations of improvements may shift when site plan and subdivision plans are prepared- see Written Portion of Master Plan, incorporated herein by reference.

W-2-1 Maxima:

Area: 184 Acres
Dwellings: 800 mix of types
Office Space: 700,000 sq. ft.
Office Buildings: Up to 7
Medical: 1 Hospital, up to 300 beds or 250,000 sq. ft.
Hotel: 3, 100 to 400 guest rooms total up to 550
Retail: 300,000 sq. ft.
Other Uses
(see list): 250,000 sq. ft.
Civic: 125,000 sq. ft.
Parking: Shared, number to be determined

W-2-2 Maxima:

Area: 19 Acres
Dwellings: 55
Office: Home Occupation Only

W-2-3 Maxima:

Area: 15 Acres
Dwellings: 25
Office: Home Occupation Only

W-2-4 Maxima:

Area: 41 Acres
Dwellings: 160
Office: Home Occupation Only
Civic: 10,000 sq.ft.

W-2-5 Maxima:

Area: 55 Acres
Dwellings: 320 mix of types
Office Space: 10,000 sq. ft. plus Home Occupation
Retail: 20,000 sq. ft.
Other Uses
(see list): 40,000 sq. ft.
Parking: Shared, number to be determined

W-2-6 Maxima:

Area: 15 Acres
Dwellings: 40
Office: Home Occupation Only
Civic: 15,000 sq. ft.

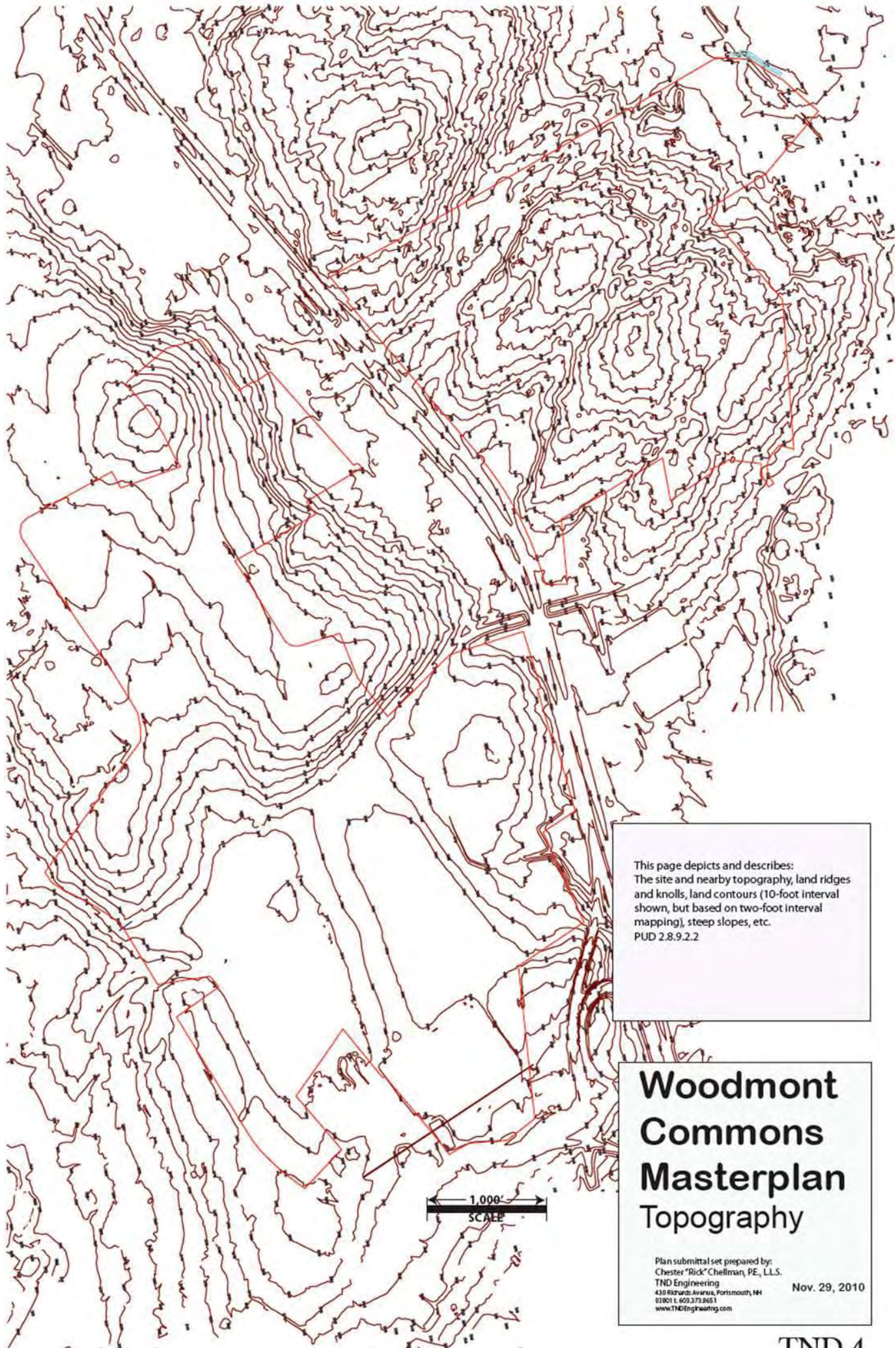
W-2-8 Maxima:

Area: 13 Acres
Dwellings: 42
Office: Home Occupation Only
Civic: 15,000 sq. ft.

Woodmont Commons Masterplan Level 2

Plan submittal set prepared by:
Chester "Rick" Chellman, P.E., L.L.S.
TND Engineering
430 Richards Avenue, Portsmouth, NH
03801 t. 603.373.8651
www.TNDEngineering.com

April 12, 2011

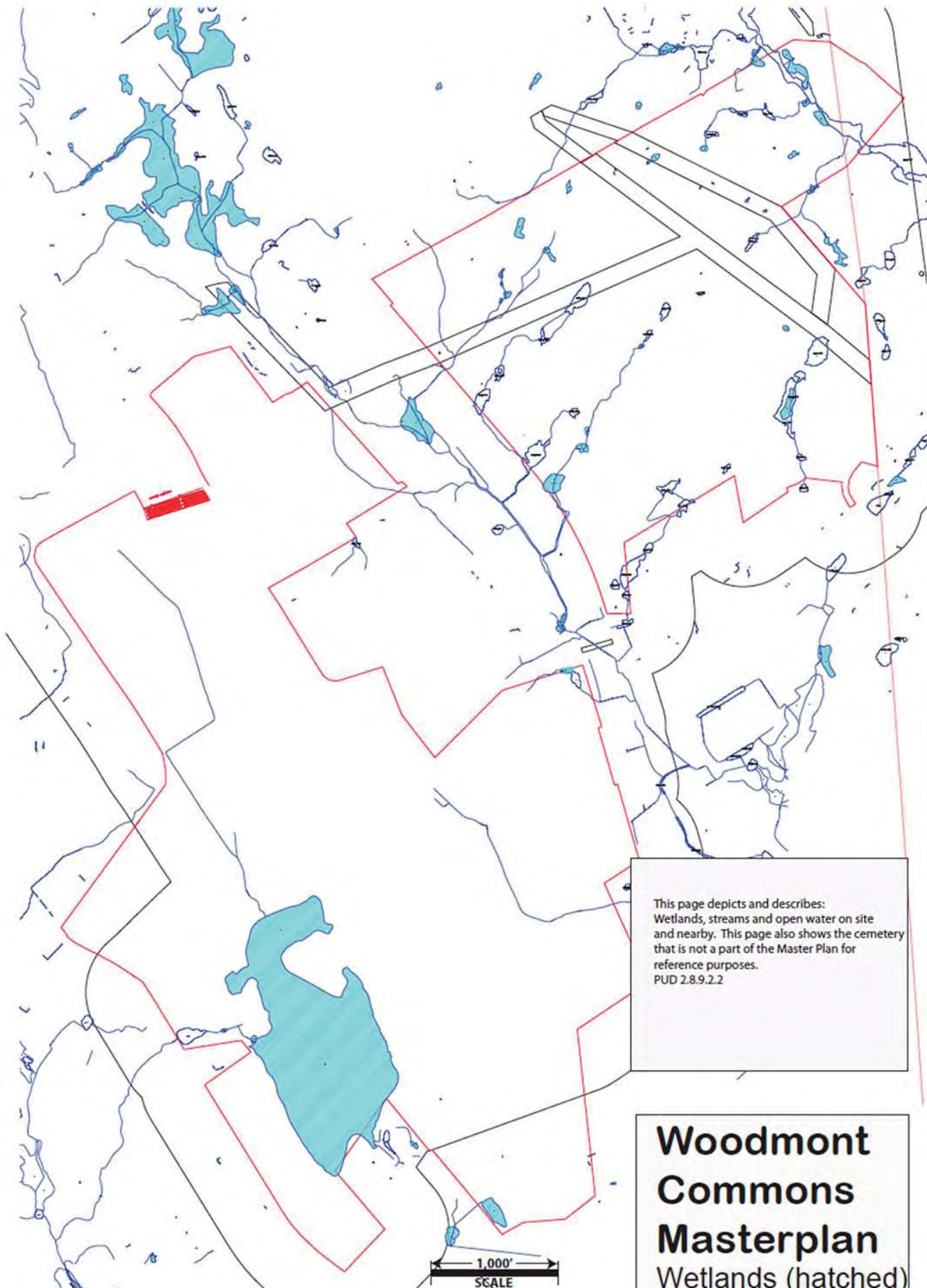


This page depicts and describes:
The site and nearby topography, land ridges
and knolls, land contours (10-foot interval
shown, but based on two-foot interval
mapping), steep slopes, etc.
PUD 2.8.9.2.2

Woodmont Commons Masterplan Topography

Plan submittal set prepared by:
Chester "Rick" Chellman, PE, L.L.S.
TND Engineering
430 Richards Avenue, Portsmouth, NH
03801 T. 603.373.8551
www.TNDEngineering.com

Nov. 29, 2010



This page depicts and describes:
Wetlands, streams and open water on site
and nearby. This page also shows the cemetery
that is not a part of the Master Plan for
reference purposes.
PUD 2.8.9.2.2

Woodmont Commons Masterplan Wetlands (hatched) & Streams

Plan submittal set prepared by:
Chester "Rick" Chellman, PE, L.L.S. Nov. 29, 2010
TND Engineering
4315 Richards Avenue, Portsmouth, NH
03801-1403, 373.8651
www.TNDEngineering.com

East of 93		Maximum Buildout: Woodmont Commons							
Description	Size/#	Daily Trips	AM Peak	AM Enter	AM Exit	PM Peak	PM Enter	PM Exit	ITE LUC
Single Family Homes	0	0	0	0	0	0	0	0	210
Townhouses	0	0	0	0	0	0	0	0	230
Apartments	100	817	30	9	21	39	23	16	223
Seniors	100	348	8	4	4	11	7	4	252
Condominiums	0	224	29	6	23	15	9	6	232
Luxury Condo	0		0	0	0	-25	-16	-9	233
Live/Work	100	900	83	23	60	72	36	36	221*
Office	1,000,000	11,010	1,183	1,041	142	1,199	204	995	710
Lodging	800	7,136	594	345	249	646	317	329	310
Pharmacy	18,750	1,656	112	66	46	158	79	79	880
Grocer	45,000	4,404	156	95	61	496	253	243	850
Service Retail	56,250	2,444	208	100	108	156	69	87	814
Destination Retail	597,750	25,609	2,207	1,059	1,148	1,456	641	815	814
General Retail	105,000	4,530	388	186	202	273	120	153	814
Entertainment	30,000			0	0	145	91	54	mixed
Professional services	30,000	330	72	63	9	112	19	93	710
Fine Dining	30,000	2,699	24	12	12	225	151	74	931
Walk-in Bank	15,000	667	150	75	75	150	75	75	911
Medical-Dental Office	25,000	903	62	49	13	93	25	68	720
Casual Dining	15,000	1,907	173	90	83	164	100	64	932
Community College	45,000	1,237	135	100	35	139	70	69	540
Health Club	45,000					510	260	250	936
Flex Office	44,400	489	98	86	12	129	22	107	710
Flex Light Industry/Assembly	16,650	116	15	13	2	16	2	14	110
Flex Retail/Showroom	11,100	513	41	20	21	48	21	27	814
Flex Storage/Warehouse	38,850	193	17	14	3	18	2	16	150
Totals:		68,132	5,785	3,456	2,329	6,245	2,580	3,665	
Residential Totals		2,289	150	42	108	112	59	53	
Commercial Totals		65,843	5,635	3,414	2,221	6,133	2,521	3,612	
Net External Trips		41,789	1,917	1,145	772	2,517	1,040	1,477	
Internal Capture Rates		7,940	364	218	147	478	198	281	
Daily	39%	13,791	633	378	255	831	343	487	
AM Peak	67%	10,447	479	286	193	629	260	369	
PM Peak	60%	9,612	441	263	178	579	239	340	

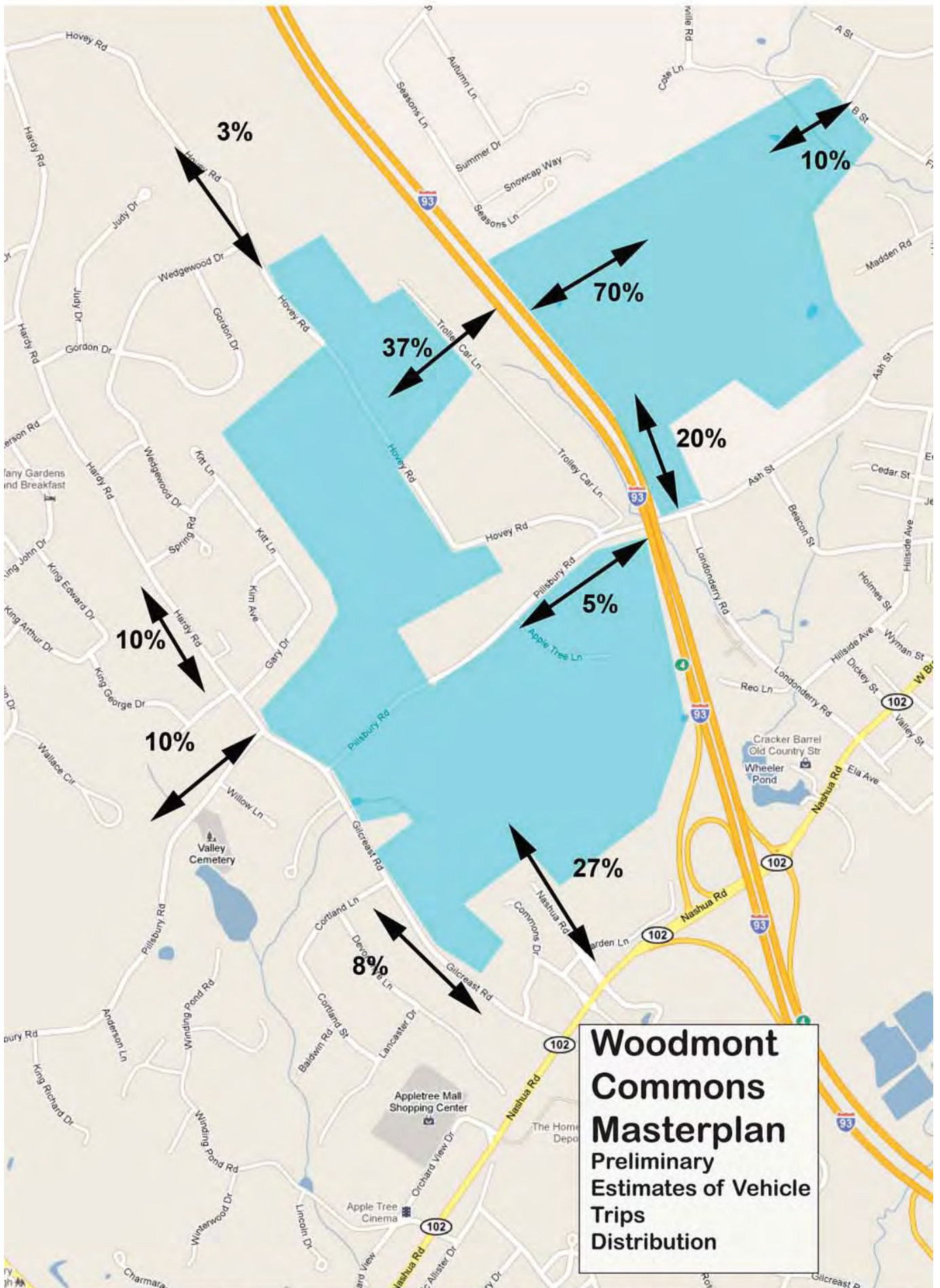
West of 93		Maximum Buildout: Woodmont Commons							
Description	Size/#	Daily Trips	AM Peak	AM Enter	AM Exit	PM Peak	PM Enter	PM Exit	ITE LUC
Single Family Homes	300	2,848	219	55	164	288	181	107	210
Townhouses	300	1,633	124	21	103	148	99	49	230
Apartments	200	1,372	60	19	41	78	45	33	223
Seniors	200	696	16	7	9	22	13	9	252
Condominiums	100	601	58	11	47	49	30	19	232
Luxury Condo	30		23	5	18	-2	-1	-1	233
Live/Work	100	900	83	23	60	72	36	36	221*
Office	1,000,000	11,010	1,183	1,041	142	1,199	204	995	710
Lodging	300	2,676	204	118	86	199	98	101	310
Pharmacy	10,516	934	33	19	14	89	45	44	880
Grocer	0	0	0	0	0	0	0	0	850
Service Retail	52,580	2,287	194	93	101	148	65	83	814
Destination Retail	143,070	6,158	528	253	275	365	161	204	814
General Retail	500,000	21,428	1,846	886	960	1,221	537	684	814
Entertainment	35,000			0	0	133	85	48	444
Professional services	8,750	96	27	24	3	89	15	74	710
Fine Dining	30,000	2,699	24	12	12	225	151	74	931
Walk-in Bank	8,750	389	88	44	44	88	44	44	911
Medical-Dental Office	17,500	632	43	34	9	65	18	47	720
Casual Dining	17,500	2,225	202	105	97	191	117	74	932
Community College	52,500	1,443	157	116	41	162	81	81	540
Health Club	17,500					198	101	97	936
Flex Office	49,200	542	106	93	13	134	23	111	710
Flex Light Industry/Assembly	30,750	214	28	25	3	30	4	26	110
Flex Retail/Showroom	12,300	564	45	22	23	51	22	29	814
Flex Storage/Warehouse	24,600	122	11	9	2	12	1	11	150
Totals:		61,469	5,302	3,035	2,267	5,254	2,175	3,079	
Residential Totals		8,050	583	141	442	655	403	252	
Commercial Totals		53,419	4,719	2,894	1,825	4,599	1,772	2,827	
Net External Trips		37,703	1,757	1,006	751	2,118	877	1,241	
Internal Capture Rates		7,163	334	191	143	402	167	236	
Daily	39%	12,442	580	332	248	699	289	410	
AM Peak	67%	9,426	439	251	188	529	219	310	
PM Peak	60%	8,672	404	231	173	487	202	285	

Woodmont Commons

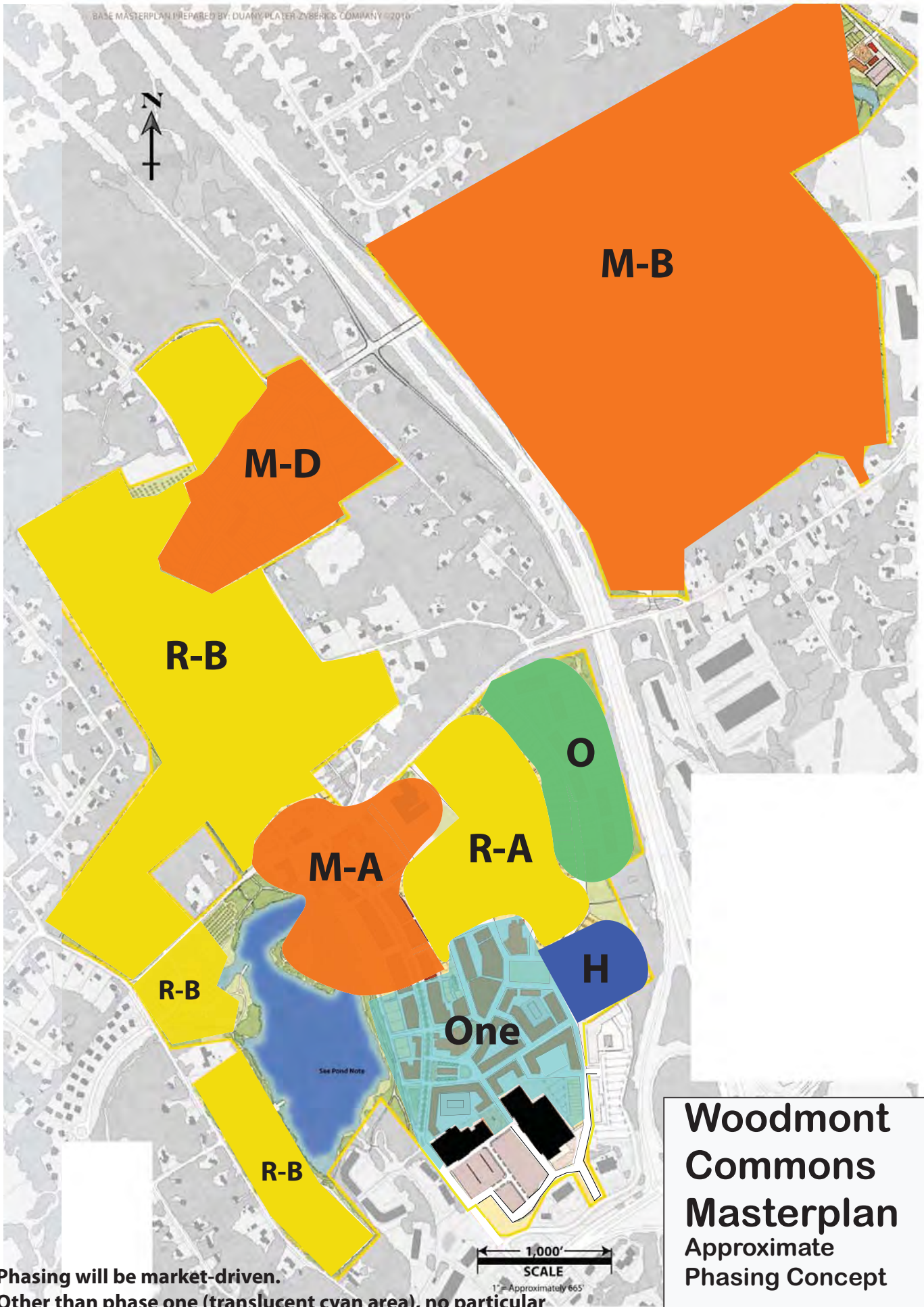
Preliminary Estimates of Vehicle
Trips Generation Feb. 23, 2011



**Woodmont
Commons
Masterplan**
Potential Areas
Of Off-Site
Transportation
Improvements



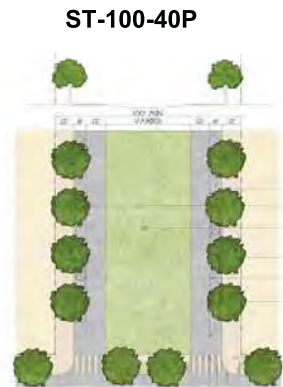
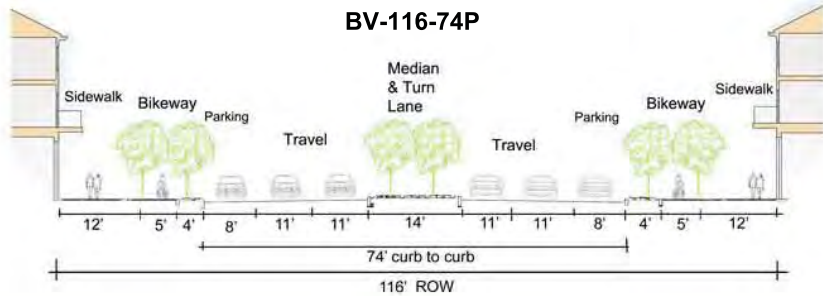
All subject to change at the times of actual traffic impact studies



Phasing will be market-driven. Other than phase one (translucent cyan area), no particular order is implied by the phasing labels. The residential areas in particular may be broken down into more, smaller, areas. All phase boundaries are approximate.

Woodmont Commons Masterplan
 Approximate Phasing Concept

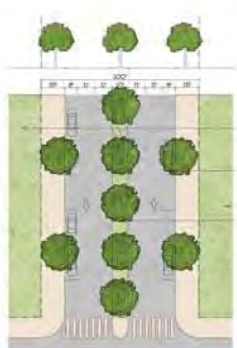
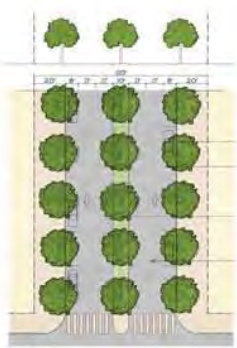
April 11, 2011



ST-110-70P

ST-100-70P

BV-100-28



Woodmont Commons Streets
 All streets are shown to introduce various concepts

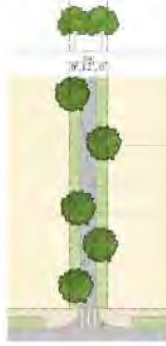
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 www.TNDEngineering.com

Feb. 22, 2011

Ln-24



Ln-24-12



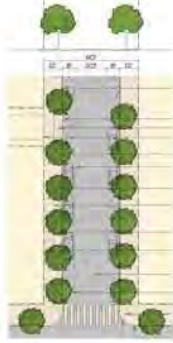
YST-50-20p



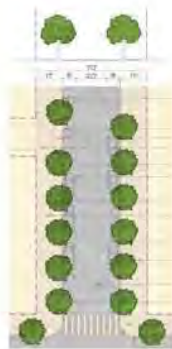
ST-50-30P



ST-60-36P



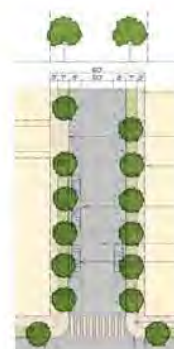
ST-70-36P



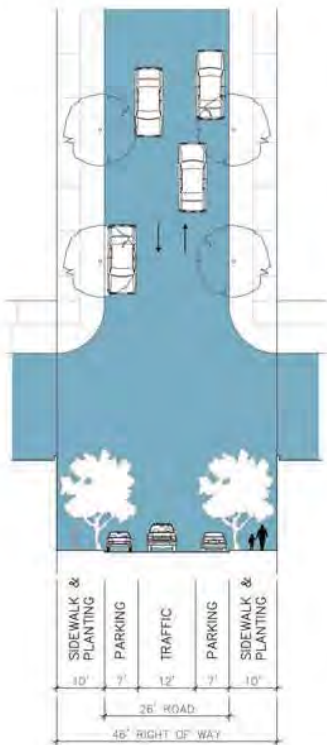
ST-60-34P



ST-60-36Pa



YST-46-26p



LEGEND

- ST= Street with vertical curb
- P= On-street parking striped
- p= On-street parking permitted
- Ln= Rear lane
- a= Variation
- YST= Yield Street
- BV= Boulevard

Woodmont Commons Streets

All streets are shown to introduce various concepts, & will be assigned in later phases of planning

Plan submittal set prepared by:
Chester "Rick" Chellman, P.E., L.L.S.
TND Engineering
430 Richards Avenue, Portsmouth, NH
03801 T. 603.373.8651
www.TNDEngineering.com

Feb. 22, 2011

Woodmont Commons Land Uses Key and Maxima

	W-2-1	W-2-2	W-2-3	W-2-4	W-2-5	W-2-6	W-2-7 W/o 4A West	W-2-7 With 4A West	W-2-8	E-2-1
RESIDENTIAL										
Assisted Living										
Back Lot Development										
Dwelling, Multi-Family										
Dwelling, Single-Family										
Dwelling, Two-Family										
Elderly Housing in Mixed-Use/Age Building										
Elderly Housing										
Mixed Use Residential										
Nursing Home and Accessory Uses										
Total	800*	55	25	160	320	40	120	220*	42	800*
<i>*Plus Additional Senior and Workforce if Town Requests Any</i>										
Hotels (# Bldgs, Rooms)	(3) 550							(2) 450		(3) 550
Retail Sales Establishment	500,000				20,000		5,000	300,000		650,000
Professional Office (# Bldgs & Sq Ft.)	(7) 700,000				10,000		10,000	400,000		(7) 700,000
CIVIC USES										
Community Center										
Public Facilities										
Public Utilities as a Principal Use										
Recreational Facilities, Public										
Religious Facilities										
Cultural Uses and Performing Arts										
Total	125,000			10,000	100,000	15,000	15,000	125,000	15,000	15,000
	405,000									
BUSINESS USES										
Assembly, testing, repair and packing operations										
Bed and Breakfast Homestay										
Business Center Development										
Conference/Convention Center										
Day Care Center, Adult										
Financial Institution										
Education and Training Facilities										
Group Child Care Center										
Home Occupation										
Hospital (beds) Maximum Size	(300) 250,000 sq ft							(300) 250,000 sq ft		
Manufacturing, Light										
Membership Club										
Motor Vehicle Station, Limited Service										
Recreation, Commercial										
Rental Car Terminal										
Repair Services										
Research or Development Laboratories										
Restaurant										
Restaurant, Fast Food										
School, Private										
Service Establishment										
Warehouses and Storage										
Wholesale Businesses										
Total Allowable (sq. ft.)	250,000				40,000			350,000		300,000

= Allowed
 = Not Allowed



Woodmont Commons

Allowed Uses Matrix

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 www.TNDEngineering.com

April 13, 2011

