

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF JULY 6, 2011 AT THE MOOSE HILL COUNCIL**
3 **CHAMBERS**

4
5 Members Present: Art Rugg; Charles Tilgner, P.E.; Lynn Wiles; Chris Davies;
6 Laura El-Azem; Tom Freda, Ex-Officio; Rick Brideau, CNHA, Ex-Officio; Dana
7 Coons, alternate member; Scott Benson, alternate member; Leitha Reilly,
8 alternate member

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

12
13 A. Rugg called the meeting to order at 7 PM. A. Rugg appointed D. Coons to vote
14 for M. Soares.

15
16 **Administrative Board Work**

17
18 A. Voluntary Merger - Town of Londonderry - Map 6, Lots 110 & 113

19
20 T. Thompson explained that both parcels are Town owned and have already been
21 merged in the Town's GIS database. A subdivision approximately twelve years
22 ago resulted in these two lots being merged, however no deed was finalized until
23 now. This action by the Board will simply formalize that merger of what is now
24 known as map and lot 6-113.

25
26 A. Rugg asked for questions from the Board. There were none.

27
28 **D. Coons made a motion to grant the merger. R. Brideau seconded the**
29 **motion.** No discussion. **Vote on the motion: 8-0-0.** Merger granted.

30
31 B. Approval & Signing of Minutes - June 1 & 8, 2011

32
33 **D. Coons made a motion to approve and sign the minutes from the June 1,**
34 **2011 meeting. R. Brideau seconded the motion.** No discussion. **Vote on**
35 **the motion: 7-0-1.** (L. Wiles abstained because he was absent from the June 1,
36 2011 meeting.)

37
38 **D. Coons made a motion to approve and sign the minutes from the June 8,**
39 **2011 meeting. R. Brideau seconded the motion.** No discussion. **Vote on**
40 **the motion: 7-0-1.** (L. El-Azem abstained because she was absent from the
41 June 8, 2011 meeting.)

42
43 Minutes for June 1, 2011 and June 8, 2011 are approved and will be signed at the
44 conclusion of the meeting.

45
46 B. Discussions with Town Staff

47
48 A. Garron stated that the first meeting of the Master Plan Steering Committee
49 took place in June. L. Reilly is the Committee Chair and Marty Srugis of the

1 Heritage Commission is Vice Chair. The Heart and Soul grant, which the Southern
2 New Hampshire Planning Commission is preparing on behalf of the town, was
3 introduced. Several exercises associated with that preparation took place. GIS
4 Manager John Vogl is assembling the video portion of the grant application.

5
6 T. Thompson provided a reminder that the deadline for Boards and Committees
7 with regard to the Capital Improvements Plan (CIP) is July 22. The CIP
8 Committee will meet in August to hear presentations, then score and prioritize
9 proposed projects. They will hopefully present to the Planning Board in
10 September. This would be followed by a public hearing in October.

11
12 J. Trottier announced that South Road will be closed from July 18 to August 12
13 while the New Hampshire Department of Transportation replaces a cross culvert
14 on behalf of the town.

15
16 L. Wiles asked if Woodmont Commons would be a topic at the July 13 meeting. T.
17 Thompson replied no, adding that a formal submission is forthcoming. M. Soares
18 and Town Councilor Joe Green will be joined by a representative of the developer
19 at a local access cable show on July 13 to address the questions that had arisen
20 during the conceptual discussions developers had with the Board. L. Wiles
21 questioned whether that venue would carry the same weight as having the
22 discussions during a Planning Board meeting. A. Rugg replied that since it is still
23 in the conceptual stage, there are no legally binding decisions. L. Wiles noted it
24 would be an important distinction to make during the presentation.

25
26 A. Rugg asked T. Freda for an overview of the Town Council's goals. T. Freda said
27 there is continuing emphasis on economic development as well as consolidation of
28 Town services. There will also be discussion with regard to setting guidelines
29 about Open Space which will occur once the Open Space Task Force issues their
30 final report. L. Wiles added that the last meeting of the Task Force will take place
31 July 7 at 7 PM.

32
33 **New Plans**

34
35 A. Tammy M. Verani 2004 Revocable Trust, Map 17, Lot 34 - Application
36 Acceptance and Public Hearing for a 5 lot subdivision and Conditional Use Permit.

37
38 T. Thompson stated that there were no checklist items, and staff recommended
39 the application be accepted as complete.

40
41 **D. Coons made a motion to accept the application as complete. R. Brideau**
42 **seconded the motion.** No discussion. **Vote on the motion: 8-0-0.** Application
43 accepted as complete.

44
45 A. Rugg mentioned that this starts the 65 day time frame under RSA 676:4.

46
47 George Chadwick of Hancock Associates was present along with John Verani. This
48 5 lot subdivision would be located at the corner of Page and Lucas Roads and
49 would be created from what is currently an 8.7 acre parcel. All zoning and soil
50 based lot sizing criteria have been met. Relocation of stone walls will be

1 necessary to obtain sight distance for the proposed driveways. A Conditional Use
2 Permit is needed for the driveway on lot two. The applicant appeared before the
3 Conservation Commission who has recommended approval to the Planning Board.
4 G. Chadwick summarized the improvements to Page Road that are proposed
5 because of the driveway access from that road for lots four and five. Any
6 additional right of way along the frontage of the lots will be dedicated to the Town.
7 Gravel, although not currently shown on the plans, will be added between the
8 proposed swale and the existing gravel portion of Page Road. Concern had been
9 expressed by staff over the width of the gravel portion as well as the gravel
10 surface itself on the western end of the road. G. Chadwick explained that the
11 applicant also owns 62 Page Road and is willing to provide additional right of way
12 along the frontage of that property to keep the width at a consistent 50 feet, at
13 least through the areas owned by the Veranis.

14
15 J. Trottier explained that there have been multiple attempts to subdivide this
16 property, dating back to the mid 1980's (see attached). The nature of the
17 roadways and the width of Page Road, however, have ultimately prevented
18 anything from being approved because of past Planning Board determinations that
19 that the road be upgraded to Town standards. Staff continues to have concern
20 about Page and Lucas Roads, which are substandard. J. Trottier summarized the
21 design review items from the DPW/Stantec memo and read the waiver request
22 into the record:

- 23
24 1. The Applicant's topographic plan is at a scale of 1"=50 feet and does not
25 comply with section 4.01.C of the regulations (1"=40 feet max.). The
26 Applicant is requesting a waiver to this requirement. Staff recommends
27 granting the waiver, as the scale allows the plan to be shown on a single
28 sheet and sufficient detail is provided at this scale given the nature of the
29 project.

30
31 T. Thompson stated that staff recommends granting the conditional use permit,
32 per the recommendation of the Conservation Commission. He added that staff
33 recommends continuation of this public hearing to the August 10 meeting to allow
34 time for staff and the developer to respond to direction provided by the Board
35 relative to the improvements along Page Road.

36
37 A. Rugg asked for Board input. C. Davies asked if the improvements to Page Road
38 would be applicable to the entire length of the road. J. Trottier said the concerns
39 apply to the entire gravel portion of the road as well as Lucas Road which,
40 assuming they are considered minor roadways, would be required to be 24 feet
41 wide and paved. Abutters would need to be approached in order to provide that
42 width. R. Brideau noted his experience with the narrow aspect of the road. L. El-
43 Azem and L. Wiles asked if Lucas Road would have to be upgraded as well. T.
44 Thompson said it would be part of the discussion, as it is substandard in terms of
45 pavement width. L. Wiles asked if the road was scheduled to be upgraded by the
46 Town Bartley Hill Road was recently. J. Trottier explained the difference between
47 upgrading an existing road versus building a new road, and how the Town
48 prioritizes improvements based on the level of traffic on roadways. A. Rugg also
49 explained the difference with regard to impact fees; normally, improvements to
50 the road would be shared by all the new owners through individual impact fees but

1 that would not be the case with this project. Thus the one property owner is
2 burdened with the entire cost of the road improvement.

3
4 A. Rugg asked for public comment. John Farrell, 4 Hancock Drive, stated that part
5 of the project's appeal for the Veranis to build in that area is its rural character.
6 He asked if it is possible to arrive at a compromise to improve the road but to
7 preserve its nature and additionally prevent more traffic from using it. He
8 volunteered to work with staff and any Planning Board members to address the
9 issue. D. Coons stated his preference to form such a group to try and work
10 something out. T. Thompson asked for more direction from the Board before
11 doing so. D. Coons replied that it would be difficult to provide that direction
12 without knowing what kind of alternatives both sides are willing to offer. C.
13 Davies expressed concern for setting a precedent and legal ramifications. He
14 asked if this scenario has occurred elsewhere in town. T. Thompson mentioned
15 subdivisions proposed in the past for Bancroft Road and Watts Road where a
16 condition of approval was that the portions associated with the development be
17 upgraded to Town standards. L. Wiles asked what standards were in place at that
18 time. T. Thompson said those standards were equivalent to today's minor road
19 standards, i.e. 24 feet wide with open drainage. L. Wiles asked what the total
20 length of pavement would be to upgrade the road. T. Thompson said it was
21 roughly 2,800 feet from paved section to paved section. J. Verani said that it
22 would be cost prohibitive for him to bring the road up to Town standards but that
23 he was willing to make some improvements, including donating an easement to
24 the Town. He added that emergency vehicles and school buses currently are able
25 to travel the road. L. El-Azem asked if abutters had been approached. J. Verani
26 said they had not, but believed they would like to retain the current rural
27 character of the road. T. Freda asked if there have been similar offers in recent
28 years to compromise on the upgrading of a road to Town standards. J. Trottier
29 said there had not been related to any public road. T. Freda recommended asking
30 the Town Attorney what, if any, legal implications there would be to upgrade the
31 road partially. Bob Merrill, 569 Mammoth Road, an abutter to the west, stated
32 there is a lot of erosion of the gravel road which causes the Town to have to grade
33 the road at least twice a year. He said that even paving it at its current width
34 might be enough of an improvement. There was no further public input.

35
36 T. Thompson suggested waiting to act on the Conditional Use Permit until the
37 issues with the road improvements are resolved. A. Rugg volunteered to work
38 with staff and the applicant, as did T. Freda.

39
40 **D. Coons made a motion to grant the waiver for plan scale based on the**
41 **applicant's letter and staff recommendation. R. Brideau seconded the**
42 **motion.** No discussion. **Vote on the motion: 8-0-0.** The waiver is granted.

43
44 **D. Coons made a motion to continue the public hearing to August 10,**
45 **2011. R. Brideau seconded the motion.** No discussion. **Vote on the**
46 **motion: 8-0-0.** The public hearing is continued to August 10, 2011 at 7 PM. A.
47 Rugg noted that this will be the only notice in regard to the continuance.

48
49
50 B. James and Cynthia Geulakos, Map 3, lot 138-1 - Application Acceptance and

1 Public Hearing for a 2 lot subdivision.

2
3 T. Thompson stated that there were no checklist items, and staff recommended
4 the application be accepted as complete.

5
6 **D. Coons made a motion to accept the application as complete. R. Brideau**
7 **seconded the motion.** No discussion. **Vote on the motion: 8-0-0.**
8 Application accepted as complete.

9
10 A. Rugg mentioned that this starts the 65 day time frame under RSA 676:4.

11
12 Joseph Maynard from Benchmark Engineering presented the plan for this 7.2 acre
13 property. A variance was obtained last year for insufficient frontage on the two
14 proposed lots. Each lot would be approximately 3.5 acres with individual
15 driveways, septic systems and wells. An easement in the form of a small strip of
16 land along the frontage will be deeded to the Town for future widening of
17 Parmenter Road. Conservation Overlay District (COD) boundary markers would
18 be placed along where the overlay district is exerted from the ponded area at the
19 rear of the lot.

20
21 J. Trottier summarized the design review items from the DPW/Stantec memo and
22 read the waiver request into the record:

23
24 1. The Applicant has not provided proper monuments along the property
25 corner noted to be along an existing pond of the northeasterly portion of
26 the project per section 3.02.B of the regulations. In addition, a proper
27 monument at the southeasterly corner along the wall is missing. The
28 Applicant is requesting a waiver for the monument at the northeasterly
29 corner. Staff recommends granting the waiver, as the lot corner in question
30 is located within wetlands.

31
32 T. Thompson said that staff recommends conditional approval as outlined in the
33 staff recommendation memo, and made note of the traffic impact fee for the Rt.
34 102 Lower Corridor.

35
36 A. Rugg asked for Board input. There was none.

37
38 A. Rugg asked for public input. John Loker, 34 Parmenter Road, asked when
39 construction would begin and if the homes were still planned for family members.
40 J. Maynard said it would not be before next year at the earliest and confirmed the
41 houses would be for the owner and the owner's daughter. A. Garron noted that
42 under the Planning Board's purview, the issue is to approve a two lot subdivision,
43 regardless of who eventually owns the lots. J. Loker asked about a common
44 driveway but was told there would not be one. Joe Socha, 26 Parmenter Road,
45 asked if the Town would have any concerns with the fact that the proposed
46 driveways would form a "T" intersection with Rebecca Drive. T. Thompson said
47 that was actually a preference, with A. Garron adding the preference is based on
48 sight distance. J. Socha asked if all utilities had already been examined and J.
49 Maynard said they had. There was no further public input.

50

1
2 **D. Coons made a motion to grant the waiver for monumentation based on**
3 **the applicant's letter and staff recommendation. R. Brideau seconded the**
4 **motion.** No discussion. **Vote on the motion: 8-0-0.** The waiver is granted.

5
6 **D. Coons made a motion to conditionally approve the application with the**
7 **following conditions:**

8
9 "Applicant", herein, refers to the property owner, business owner, or organization
10 submitting this application and to his/its agents, successors, and assigns.

11
12 **PRECEDENT CONDITIONS**

13
14 All of the precedent conditions below must be met by the applicant, at the
15 expense of the applicant, prior to certification of the plans by the Planning Board.
16 Certification of the plans is required prior to commencement of any site work, any
17 construction on the site or issuance of a building permit.

- 18
19 1. It is unclear as to the location and limits of the easterly property line of new
20 lot 138-5 on the subdivision and topographic plans (sheets 2 and 3), which
21 appears to be incomplete. It appears the entire lot is not shown. We note
22 the northerly line extends easterly 297' +/- to a point, but the property line
23 location along the "...shore of the pond..." as noted on the plan and
24 indicated by a dark dashed line of 307'+/- does not meet at the same
25 location as would be anticipated to enclose the lot. Where is lot 6-84-1
26 (which is not shown and was not included as an abutter) in relationship to
27 this area? The Applicant shall review, explain and clarify the property line
28 location that shows the entire lot in this area. In addition, the Applicant
29 shall update the tax map sketch, as necessary, to be consistent with the
30 plan.
31
- 32 2. The Applicant shall provide a signature for the wetland scientist stamp on
33 sheet 2 and sheet 3 and a signature for the soil scientist stamp on sheet 3.
34
- 35 3. The revised drainage study information is based upon a 25-year storm
36 analysis, but the Subdivision Regulations require a 10-year analysis. The
37 Applicant shall update the study and report to a 10-year analysis and verify
38 compliance with the regulations is achieved (i.e. no increase in runoff).
39
- 40 4. The Applicant shall provide a utility clearance letter from Comcast for the
41 Planning Division's file (proposed cable television service).
42
- 43 5. Note all waivers granted on the plan.
44
- 45 6. The Applicant shall provide a digital (electronic) copy of the complete final
46 plan sent to the Town at the time of signature by the Board in accordance
47 with Section 2.06.N of the regulations.
48
- 49 7. The applicant shall provide a check for \$25 (made payable to the
50 *Rockingham County Registry of Deeds*) to pay for the LCHIP tax that

1 became effective on recording of all plans and documents at the registry on
2 July 1, 2008.

3
4 8. The applicant shall note all general and subsequent conditions on the plans
5 ***(must be on a sheet to be recorded, or a separate document to be***
6 ***recorded with the subdivision plans)***, per the new requirements of RSA
7 676:3.

8
9 9. Outside consultant's fees shall be paid within 30 days of approval of plan.

10
11 10. Financial guaranty if necessary.

12
13 11. Final engineering review

14
15 **PLEASE NOTE -** Once these precedent conditions are met and the plans are
16 certified the approval is considered final. If these conditions are not met within 2
17 years to the day of the meeting at which the Planning Board grants conditional
18 approval the board's approval will be considered to have lapsed and re-submission
19 of the application will be required. See RSA 674:39 on vesting.

20
21 **GENERAL AND SUBSEQUENT CONDITIONS**

22
23 All of the conditions below are attached to this approval.

- 24
25 1. **No construction or site work for the amended site plan may be**
26 **undertaken until the pre-construction meeting with Town staff has**
27 **taken place, filing of an NPDES-EPA Permit and the site restoration**
28 **financial guaranty is in place with the Town.** Contact the Department
29 of Public Works to arrange for this meeting.
30
31 2. The project must be built and executed exactly as specified in the approved
32 application package unless modifications are approved by the Planning
33 Department & Department of Public Works, or if staff deems applicable, the
34 Planning Board.
35
36 3. All of the documentation submitted in the application package by the
37 applicant and any requirements imposed by other agencies are part of this
38 approval unless otherwise updated, revised, clarified in some manner, or
39 superseded in full or in part. In the case of conflicting information between
40 documents, the most recent documentation and this notice herein shall
41 generally be determining.
42
43 4. All required School, Library, Recreation, Traffic, Police, and Fire impact fees
44 must be paid prior to the issuance of a Certificate of Occupancy for
45 development of each new lot. *Based on the review of the submitted traffic*
46 *impact analysis, the site will generate 2 PM peak hour trips impacting the*
47 *Rt. 102 Lower Corridor. This results in a traffic impact fee of \$1832 (\$916*
48 *per lot).*

1 5. It is the responsibility of the applicant to obtain all other local, state, and
2 federal permits, licenses, and approvals which may be required as part of
3 this project (that were not received prior to certification of the plans).
4 Contact the Building Division at extension 115 regarding building permits.
5

6 **R. Brideau seconded the motion.** No discussion. **Vote on the motion: 8-0-0.**
7 The plan is conditionally approved.
8

9
10 C. Evans Family Limited Partnership, Map 17, Lot 45 - Application Acceptance and
11 Public Hearing for a 2 lot subdivision.
12

13 T. Thompson stated that there were no checklist items, and staff recommended
14 the application be accepted as complete.
15

16 **D. Coons made a motion to accept the application as complete. R. Brideau**
17 **seconded the motion.** No discussion. **Vote on the motion: 8-0-0.**
18 Application accepted as complete.
19

20 A. Rugg mentioned that this starts the 65 day time frame under RSA 676:4.
21

22 Robert Davison, P.E. from Hayner/Swanson, representing the Evans Family
23 Limited Partnership, stated that the purpose is to create 14 acre parcel (proposed
24 lot 17-45-4), at the intersection of Page Road and Rockingham Road out of the
25 214 acre existing lot. It is primarily zoned Industrial-I with a small portion zoned
26 Multi-Family residential. Although there are currently no plans for development,
27 the applicant is hopeful that the subdivision will make a smaller parcel more
28 attractive to a developer or buyer. Although the lot would be serviced by a well
29 and private septic, the hope is to connect to water and sewer once the larger
30 parcel is subdivided.
31

32 J. Trottier summarized the design review items from the DPW/Stantec memo and
33 read the waiver requests into the record:
34

35 1. The applicant is requesting a waiver to Sections 3.05 and 4.18.B.
36 The applicant has not provided utility clearance letters. Staff
37 recommends granting the waiver, as no development of the lots are
38 proposed at this time, and will be subject to site plan review. Utility
39 Clearance letters are more appropriately applicable to the site plans
40 in this situation.
41

42 2. The applicant is requesting a waiver to Sections 4.01.C. The
43 applicant has provided topographic plans at a 1"=100' scale where
44 1"=40' is required by the regulations. Staff recommends granting
45 the waiver, as the provided scale is appropriate given the size of the
46 parcels and the fact that no development can occur on the lots until
47 site plan approval for a future use is granted by the Planning Board.
48

49 3. The applicant is requesting a waiver to Section 4.05. The applicant
50 has not provided the required number of benchmarks for the entirety

1 of the parcel as required by the regulations. Staff recommends
2 granting the waiver, as sufficient benchmarks have been provided for
3 the area of the proposed new lot, and given the size of the overall
4 parcel that is not subject to any development until such time a site
5 plan is proposed.
6

- 7 4. The applicant is requesting a waiver to Sections 3.02.C. The
8 applicant has not provided CO District Signage as required by the
9 regulations. Staff recommends granting the waiver, as the CO
10 District Signage is not effectively needed until such time that
11 developments of the lots are proposed. CO District Signage can be
12 made part of future site plan approvals.
13

14 T. Thompson said that staff recommends conditional approval as outlined in the
15 staff recommendation memo.
16

17 A. Rugg asked for input from the Board. There was none.
18

19 A. Rugg asked for input from the public. Bob Merrill, 569 Mammoth Road, asked
20 for clarification of the location of the 100-foot right of way as mentioned by staff.
21 He was also told the right of way was requested for road improvements associated
22 with future development. Robert Davison stated that when a subdivision was
23 done by the Evans Family in 2005, they dedicated a 50-foot right of way along
24 their frontage on Page Road. He noted they are agreeable to taking an additional
25 25 feet of dedication along the frontage of 17-45-4 and 5 for further widening.
26 There was no further public input.
27

28
29 **D. Coons made a motion to grant the four waivers based on the**
30 **applicant's letters dated June 16, 2011 and staff recommendation. R.**
31 **Brideau seconded the motion. No discussion. Vote on the motion: 8-0-0.**
32 **All four** waivers are granted.
33

34 **D. Coons made a motion to conditionally approve the application with the**
35 **following conditions:**
36

37 "Applicant", herein, refers to the property owner, business owner, or organization
38 submitting this application and to his/its agents, successors, and assigns.
39

40 **PRECEDENT CONDITIONS**
41

42 All of the precedent conditions below must be met by the applicant, at the
43 expense of the applicant, prior to certification of the plans by the Planning Board.
44 Certification of the plans is required prior to commencement of any site work, any
45 construction on the site or issuance of a building permit.
46

- 47 1. The project is located along a significant portion of Page Road and Sanborn
48 Road. The Applicant has labeled the existing roadway widths near the
49 proposed driveways at 21 feet on the subdivision plan implying the
50 roadways may be substandard for the proposed uses. The Applicant has

1 noted in the response letter that the Owner has agreed to providing
 2 additional right-of way along Page Road for future development. The
 3 Applicant shall update the plans accordingly to indicate the additional
 4 roadway right-of way meeting approval of the Town.
 5

6 2. The Applicant shall update the notes on sheet 1 to include the Zoning Board
 7 case noted in the DRC comments per section 4.11 of the regulations. In
 8 addition, the Applicant shall update note 13 to include "...and per Section
 9 3.07 of the Site Plan Regulations..." after subdivision regulations.
 10

11 3. Note all waivers granted on the plan.
 12

13 4. The Applicant shall provide a digital (electronic) copy of the complete final
 14 plan sent to the Town at the time of signature by the Board in accordance
 15 with Section 2.06.N of the regulations.
 16

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

22 6. The applicant shall note all general and subsequent conditions on the plans
 23 **(must be on a sheet to be recorded, or a separate document to be**
 24 **recorded with the subdivision plans)**, per the new requirements of RSA
 25 676:3.
 26

27 7. Outside consultant's fees shall be paid within 30 days of approval of plan.
 28

29 8. Financial guaranty if necessary.
 30

31 9. Final engineering review
 32

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

39 **GENERAL AND SUBSEQUENT CONDITIONS**
 40

41 All of the conditions below are attached to this approval.
 42

43 1. **No construction or site work for the amended site plan may be**
 44 **undertaken until the pre-construction meeting with Town staff has**
 45 **taken place, filing of an NPDES-EPA Permit and the site restoration**
 46 **financial guaranty is in place with the Town.** Contact the Department
 47 of Public Works to arrange for this meeting.
 48

49 2. The project must be built and executed exactly as specified in the approved
 50 application package unless modifications are approved by the Planning

1 Department & 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 required impact fees will be assessed upon approval of a site plan for the
12 non-residential development of each new lot.

13
14 5. It is the responsibility of the applicant to obtain all other local, state, and
15 federal permits, licenses, and approvals which may be required as part of
16 this project (that were not received prior to certification of the plans).
17 Contact the Building Division at extension 115 regarding building permits.

18
19 **R. Brideau seconded the motion.** No discussion. **Vote on the motion: 8-0-0.**
20 Plan is conditionally approved.

21
22
23 D. Demoulas Super Markets, Inc. Map 10, Lot 54-1 - Public Hearing for an
24 amendment to the approved Market Basket Relocation Site Plan to indicate
25 outdoor display areas.

26
27 T. Thompson explained there is no completeness on this item as it is an
28 amendment to the approved site plan. Final approval was given to this plan by
29 the Board on August 11, 2010 and Market Basket opened in June of this year. No
30 outdoor display had been included on the original site plan and the applicant is
31 seeking to amend that plan to provide areas for such things as plants and
32 seasonal items. He provided pictures to the Board to show the space along the
33 south side of the building as well as the front available for displays.

34
35 Earl Blatchford of Hayner/Swanson, Inc. represented Demoulas Super Markets.
36 He stated that this was an issue that was mistakenly overlooked during site plan
37 review. The sidewalks at this store, he said, are wider than most of their stores
38 and the narrowest area proposed between display areas and planting beds would
39 be five feet wide.

40
41 T. Thompson said that because this is a discretionary decision to be made by the
42 Planning Board, the only recommendations from staff are that any approval be
43 conditioned on the requisite number of paper and mylar sheets of the approved
44 plan set be revised to incorporate the changes, including the appropriate
45 professional endorsements for the Planning Board's signature for the Town files.

46 A. Garron also recommended conditioning that the specific areas shown on the
47 plans be the only areas used for outdoor display to avoid Code Enforcement
48 action. C. Davies requested that the specific five foot clearance be included on the
49 plan.
50

1 A. Rugg asked for Board input. S. Benson asked if the display areas will affect
2 parking. T. Thompson said it will not. D. Coons asked about the outdoor café
3 area that had been originally proposed. T. Thompson said it was not a part of the
4 final plan and that area became planting beds instead. E. Blatchford said there
5 are benches on the sidewalk in the area of the main entrance.

6
7 A. Rugg asked for public input. Joe Socha, 26 Parmenter Road, noted that larger
8 seasonal objects such as Christmas trees may cause traffic issues. E. Blatchford
9 said Market Basket would not be selling Christmas trees. There was no further
10 public input.

11
12
13 **D. Coons made a motion to conditionally approve the application with the**
14 **following conditions:**

15
16 "Applicant", herein, refers to the property owner, business owner, or organization
17 submitting this application and to his/its agents, successors, and assigns.

18
19 **PRECEDENT CONDITIONS**

20
21 All of the precedent conditions below must be met by the Applicant, at the
22 expense of the Applicant, prior to certification of the plans by the Planning Board.
23 Certification of the plans is required prior to commencement of any site work, any
24 construction on the site or issuance of a building permit.

- 25
26 1. All applicable sheets from the originally approved plan set shall be revised
27 to indicate the approved amendments, meeting all applicable requirements
28 of the regulations (including professional endorsements).
29
30 2. The Applicant shall provide, indicate, and dimension on the revised plan
31 sheets an area within the display areas that is wide enough (minimum 5'
32 wide) to be accessible for pedestrians to walk on the sidewalk (not in the
33 fire lane or vehicle travel aisle).
34
35 3. 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
39 **120 days** to the day of the meeting at which the Planning Board grants
40 conditional approval the board's approval will be considered to have lapsed and
41 re-submission 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. The project must be built and executed exactly as specified in the approved
48 application package unless modifications are approved by the Planning
49 Division & Department of Public Works, or if staff deems applicable, the
50 Planning Board.

- 1
2 2. All of the documentation submitted in the application package by the
3 Applicant and any requirements imposed by other agencies are part of this
4 approval unless otherwise updated, revised, clarified in some manner, or
5 superseded in full or in part. In the case of conflicting information between
6 documents, the most recent documentation and this notice herein shall
7 generally be determining.
8
9 3. It is the responsibility of the Applicant to obtain all other local, state, and
10 federal permits, licenses, and approvals which may be required as part of
11 this project (that were not received prior to certification of the plans).
12 Contact the Building Division at extension 115 regarding building permits.
13
14

15 **R. Brideau seconded the motion.** No discussion. **Vote on the motion: 8-0-0.**
16 Plan is conditionally approved.
17

18 T. Thompson asked if the Board was willing to waive the seven day deadline for
19 signing of the plans, provided the applicant is able to have the plans ready for the
20 Board to sign at the next meeting. The consensus was that given the minor
21 nature of the changes, the seven day deadline would be waived.
22

23 **Other Business**

24 There was no further business.
25
26

27 **Adjournment:**

28
29 **D. Coons made a motion to adjourn the meeting. R. Brideau seconded the**
30 **motion. Vote on the motion: 8-0-0.** Meeting adjourned at 8:43 PM.
31

32 These minutes prepared by Jaye Trottier and Libby Canuel, Community
33 Development Department Secretaries.
34
35
36

37 Respectfully Submitted,
38
39
40

41 Charles Tilgner, Secretary

THE LONDONDERRY, NEW HAMPSHIRE PLANNING BOARD
MEETING FOR JULY 16, 1986

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APPROVAL SUBJECT TO: 1. BOUNDS TO BE SET; 2. SIGNATURES OF BOTH PARTIES;
3. SHOW AR-1 ON PLAN; 4. TOWN ENGINEER TO CHECK WITH BUILDING INSPECTOR ON
LOCATION OF EXISTING SEPTIC DESIGN SO THAT IT DOES NOT INFRINGE ON NEW LOT.
THIS WAS SECONDED BY DAN VECCHIONE. THE BOARD'S VOTE WAS AFFIRMATIVE AND
UNANIMOUS.

4. J. VIZYNIS, 6 LOTS ON LUCAS ROAD, 17-34. MIKE KITTRIDGE PRESENTED THIS
PLAN. S.D. APPROVAL NUMBER HAS BEEN RECEIVED. WILLIAM MERRILL ADDRESSED THE
BOARD STATING ONE OF THE PROPERTY OWNERS NOTIFIED HAD BEEN DEAD FOR THREE YEARS
AND PRESENT OWNERS WERE ETTA, EVERETT, CHARLOTTE AND WILLIAM MERRILL. THEY WERE
NOT NOTIFIED. BOARD STATED THIS MATTER WOULD BE LOOKED INTO AND THIS MEETING WOULD
BE FOR DISCUSSION. TOWN ENGINEER STATED THE MAIN ISSUE TO THIS PLAN WAS THE LUCAS
ROAD. PAGE ROAD IS PAVED 15' WIDE AND GRAVELLED 12'. ROAD IS NOT ADEQUATE FOR
PROTECTIVE SERVICES I.E. AMBULANCE, FIRE, ETC. PAGE HAS SEVERE SLOPES AND IS
ONLY TWO RODS. DISCUSSION FOLLOWED ON LOTS ON A CLASS V ROAD. THE CONCENSUS WAS
THAT PAGE MUST BE UPDATED. THE DEVELOPER SPOKE AND STATED THAT MANCHESTER PLOWS
LUCAS ROAD TO PAGE AND FOR BOARD TO PLEASE CONSIDER ONE OR TWO LOTS TO BUILT ON
TO GENERATE MONEY FOR ROAD. ABUTTER MRS. HENRY EDGEHILL STATED SHE WAS DISATISFIED
WITH HEAVY TRUCKS GOING UP AND DOWN THE ROAD. ABUTTER BILL MERRILL STATED THE
TOWN SHOULD NOT UPGRADE THAT ROAD. MR. VECCHIONE MADE A MOTION TO CONTINUE THIS
PLAN TO AUGUST 27, 1986 AT 7:30 P.M. THIS WAS SECONDED BY MR. ANAGNOS. THE
BOARD'S VOTE WAS AFFIRMATIVE AND UNANIMOUS.

MR. VECCHIONE MADE A MOTION TO ADJOURN THIS MEETING AT 11:00 P.M. THIS WAS
SECONDED BY MR. HARRINGTON. THE BOARD WAS IN AGREEMENT.

THESE MINUTES WERE TAPED AND TYPED BY KAY WEBBER.

RESPECTFULLY SUBMITTED,


DANIEL VECCHIONE, SECRETARY

THE LONDONDERRY, NEW HAMPSHIRE PLANNING BOARD
MEETING FOR AUGUST 27, 1986

THOSE MEMBERS PRESENT WERE: DANIEL VECCHIONE, ART RUGG, ANITA DAVIDSON, STEVEN SORENSEN (7:56 P.M.), GENE HARRINGTON (8:00 P.M.), JAMES ANAGNOS (8:37 P.M.), TOWN ENGINEER JAMES CHILTON AND SECRETARY KAY WEBBER.

1. J. VIZYNIS, ESTATE OF, LUCAS AND PAGE ROADS. CHARLES DOGALIA, AN ABUTTER AND ENGINEER, PRESENTED THIS PLAN AND SHOWED A PROFILE OF LUCAS AND PAGE ROADS-- ITS PAST AND PRESENT HISTORY. TOWN ENGINEER MADE AN ON-SITE VISIT AND HIS CONCERNS WERE: DRAINAGE. THE ABUTTERS AGREE TO DEED SMALL AMOUNTS OF THEIR LAND FOR ROAD IMPROVEMENTS. ABUTTER ELIZABETH VOORSAZKAS STATES SHE DOES NOT LIKE TRUCKS TRAVELING ON LUCAS ROAD. PETE SICOSKIS (BUILDER) STATED HE HAS LIVED ON THAT ROAD FOR 44 YEARS. HE EXPLAINED HIS BUILDING THEORY AND OVERALL PROJECTION FOR HOUSES ON THAT ROAD AND THE UPGRADING OF THE ROAD. TOWN ENGINEER TO CHECK ROAD GRADES. MR. SORENSEN MADE A MOTION TO CONTINUE THIS PLAN TO SEPTEMBER 17, 1986 AT 8:30 P.M. THIS WAS SECONDED BY MR. HARRINGTON THE BOARD'S VOTE WAS AFFIRMATIVE AND UNANIMOUS.

2. BOARD ANNOUNCED THAT THE ROLLING RIDGE SUBDIVISION HAS BEEN POSTPONED TO SEPTEMBER 17, 1986 AT 8:00 P.M.

3. ARCHIBALD McKEITH, LITCHFIELD ROAD SUBDIVISION, 12-68 & 12-68-1 & 2. BRYAN BAILEY PRESENTED THIS PLAN STATING IT WAS FOR THREE LOTS AND SUBDIVISION APPROVAL HAD BEEN RECEIVED. MR. SORENSEN MADE A MOTION TO ACCEPT JURISDICTION OF THIS PLAN. THIS WAS SECONDED BY MR. RUGG. THE BOARD'S VOTE WAS AFFIRMATIVE AND UNANIMOUS. TOWN ENGINEER STATED HE WAS DOUBTFUL WHETHER LOT 68-2 COULD BE USED AS A DUPLEX LOT. LOT 68-1 DRIVEWAY WAS QUESTIONED WHERE IT WILL BE. QUESTIONING SEPTIC FOR EXISTING HOUSE, THIS IS TO BE CHECKED BY BUILDING INSPECTOR. DISCUSSION FOLLOWED ON DRAINAGE AND REBUILDING OF STONEWALL AT LOT 12-67. LITCHFIELD ROAD IS 49' TO 50' AT THE POINT OF THIS PARCEL. ABUTTER ETHERIDGE STATED EASEMENTS MUST BE MAINTAINED AND NOT STOPPED. OWNER McKEITH DISCUSSED ON GOING IMPROVEMENTS TO THE EXISTING HOUSE. MR. SORENSEN STATED THERE SHOULD BE 60,000 SF OF DRY LAND FOR DUPLEXES. WOULD LIKE HEALTH OFFICER TO DECIDE ON "OPEN SEPTIC TRENCH" EXISTING ON 12-68. PLAN SHOULD SHOW DRAINAGE EASEMENTS. MR. HARRINGTON MADE A MOTION TO CONTINUE THIS PLAN TO SEPTEMBER 17, 1986 AT 9:00 P.M. THE BOARD'S VOTE WAS AFFIRMATIVE AND UNANIMOUS. MR. SORENSEN SECONDED THIS MOTION.

4. J. VIZYNIS, 17-34, LUCAS ROAD, 12 ABUTTERS WERE PRESENT. MR. RUGG JOINED THE BOARD. MR. HARRINGTON MADE A MOTION TO ACCEPT JURISDICTION OF THIS PLAN. THIS WAS SECONDED BY MR. NORDMAN. THE BOARD'S VOTE WAS AFFIRMATIVE AND UNANIMOUS. THE TOWN ENGINEER EXPLAINED THAT HE HAD DONE SOME ROAD PROFILE WORK ON-SITE AND EXPLAINED TAKING SOME ELEVATION AND BORRING TESTS (WHICH DID MEET STATE STANDARDS). SHOWED A ROAD PROFILE SHOWING EXISTING AND POSSIBLE FUTURE ROADWAY. ESTIMATED AMOUNT OF \$50 PER FOOT FOR 2800' DOES NOT INCLUDE PAVING. POINTED OUT FOUR POSSIBLE ROAD PLANS. HIGHWAY SUPER WES BEEBE EXPLAINED NECESSARY ROADWORK AND CULVERTS. ROAD COSTS WOULD BE AT DEVELOPERS EXPENSE. BOARD FEELS THIS PLAN IS PREMATURE WITHOUT THE ROAD BEING BUILT. ABUTTERS FEEL IT IS THE TOWNS RESPONSIBILITY TO BUILD THE ROAD. OWNER OF PROPOSED LOT #5 ASKED IF SHE COULD START BUILDING IMMEDIATELY. SHE WAS TOLD SHE COULD DRAW A BUILDING PERMIT ON THAT LOT. ABUTTER MERRILL (BILL) STATED THE EAST SIDE OF THE POWER LINES IS WET EVERY SPRING. MR. SICOSKES STATED HE AND MR. MADISON WILL NEED MORE TIME TO DISCUSS THE ROAD SITUATION. ABUTTER DICK GLISPIN ASKED HOW MUCH OF HIS LAND WOULD BE TAKEN AND WHAT KIND OF COMPENSATION WOULD HE GET. THERE WAS NO ANSWER FROM THE BOARD. THIS WOULD PROBABLY BE DISCUSSED BETWEEN MR. GLISPIN AND THE TOWN. MR. HARRINGTON MADE A MOTION TO CONSIDER THIS A PREMATURE SUBDIVISION UNTIL IMPROVEMENTS ARE MADE TO LUCAS AND PAGE ROADS. THIS WAS SECONDED BY MR. RUGG. THE BOARD'S VOTE WAS AFFIRMATIVE AND UNANIMOUS.

5. ARCHIBALD McKEITH, CONTINUED SUBDIVISION, 12-68. NO ABUTTERS WERE PRESENT. TOWN ENGINEER DISCUSSED LOT 12-68-2 AS A POSSIBLE DUPLEX LOT IT IT HAD 60,000 SF OF DRY LAND, BUT THIS DEPENDS ON THE DETERMINATION OF TOWN REGULATIONS. BOARD'S CONCERNS ARE: REPAIRING HEADWALL ON LITCHFIELD ROAD AND ESTABLISHING A DITCH LINE. SITE DISTANCE IS ACCEPTABLE. "OPEN TRENCH LINE" EXISTING ON LOT 12-68 NEEDS TO BE UPDATED. DRIVEWAYS APPEAR TO BE ACCEPTABLE. PLAN NEEDS OWNER'S SIGNATURE. TOWN ENGINEER WOULD NOT RECOMMEND A DUPLEX ON LOT 12-68-2. MR. HARRINGTON MADE A MOTION TO ACCEPT THIS PLAN AS PRESENTED SUBJECT TO: 1. OWNER'S SIGNATURE; 2. SEPTIC ON LOT 12-68 UPDATED; 3. HEADWALL REPAIRED; 4. LOT 12-68-2 APPROVED FOR SINGLE RESIDENCE ONLY, UNTIL SUCH TIME AS PROVEN THAT THERE IS 60,000 SF OF DRY LAND. BOARD EXCLUDES SOILS #5 & #6; 5. BOUNDS TO BE SET. THIS WAS SECONDED BY MR. NORDMAN. THE BOARD VOTED AFFIRMATIVE WITH THE EXCEPTION OF MR. VECCHIONE WHO ABSTAINED.

THE LONDONDERRY, NEW HAMPSHIRE PLANNING BOARD
MEETING FOR MARCH 2, 1988

CHAIRMAN SORENSEN CALLED THE MEETING TO ORDER AT 7:31 P.M. IN THE SCHOOL BOARD ROOM OF THE TOWN HALL. THOSE MEMBERS PRESENT WERE: STEVE SORENSEN, GENE HARRINGTON, JAMES ANAGNOS, DAN VECCHIONE, MARK PELSON, ANITA DAVIDSON, TOWN ENGINEER JAMES CHILTON AND SECRETARY KAY WEBBER.

BOARD HAD DISCUSSION WITH ATTORNEY CARR REGARDING SUBDIVISION EXTENSIONS ON S-8 IN SECTION 19 & 20. HE THOUGHT POSSIBLY A 12 MONTH TIME FRAME WAS TOO NARROW AND SUGGESTED 24 MONTHS. DISCUSSION FOLLOWED. BOARD STATED THAT ATTORNEY CARR AND TOWN ENGINEER CHILTON WILL WORK OUT THE WORDING.

CHAIRMAN SORENSEN ANNOUNCED THAT ALTERNATE DAVIDSON WILL BE VOTING FOR ABSENT MEMBER WHITNEY.

1. JOSEPH VIZYNIS, SUBDIVISION, 17-34. TAPE 000-230. MR. DUGALA PRESENTED THIS PLAN SEEKING APPROVAL FOR SIX LOTS AND THE SHARING OF THE EXPENSE OF THE REBUILDING OF LUCAS ROAD. MR. VECCHIONE MADE A MOTION TO ACCEPT JURISDICTION OF THIS PLAN. THERE WAS NO SECOND. MR. VECCHIONE WITHDREW HIS MOTION. BOARD DISCUSSED ON WHETHER THIS WAS A PREMATURE PLAN AND MR. DUGALA SHOULD GET TOGETHER WITH MR. MADISON WHO IS PLANNING TO DO A DEVELOPMENT USING PART OF LUCAS ROAD AND PAGE ROAD. BOARD STATED PAGE ROAD MUST BE BUILT TO CLASS V SPECS AND BE PASSABLE ALL THE WAY TO ROUTE 28. HIGH INTENSITY SOIL STUDY AND ROAD PLAN MUST BE DONE. MR. HARRINGTON MADE A MOTION TO CONTINUE THIS PLAN AND WAIVER TO HEAR THIS PLAN ON APRIL 6, 1988 AT 8:00 P.M. IN CONJUNCTION WITH COLONIAL DEVELOPMENT. THIS WAS SECONDED BY MR. VECCHIONE. THE BOARD'S VOTE WAS AFFIRMATIVE AND UNANIMOUS.

2. AIRPORT INDUSTRIAL PARK, 14-44, 9 LOT SUBDIVISION, PHASE II. 14-44-23-31 JOHN O'NEIL FROM THOMAS F. MORAN'S OFFICE. MR. O'NEIL DISCUSSED PROPOSED GRAVITY SEWER LINES, HYDRANTS, WATER LINE, STORM WATER MANAGEMENT (WITH DETENTION PONDS). FORMS WILL BE SUBMITTED TO WETLANDS AND HEIGHT RESTRICTIONS WILL BE OBSERVED. MR. VECCHIONE MADE A MOTION TO ACCEPT JURISDICTION. THIS WAS SECONDED BY MR. ANAGNOS. THE BOARD'S VOTE WAS AFFIRMATIVE AND UNANIMOUS. TOWN ENGINEER STATED AN APPROVAL OF THE SEWER LINE WAS THE BIGGEST AND OUTSTANDING REQUIREMENT AT THIS TIME. MANCHESTER AIRPORT HAS APPROVED HEIGHT.

THE LONDONDERRY, NEW HAMPSHIRE PLANNING BOARD
MEETING FOR APRIL 6, 1988

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2. VIZYNIS, LUCAS ROAD, SUBDIVISION CONTINUED. MRS. TWARYON PRESENTED THIS DISCUSSION. WITH NOTHING NEW TO PRESENT, MR. BOUCHER MADE A MOTION TO CONTINUE THIS PLAN TO JUNE 15, 1988 AT 8:30 P.M. THERE WERE NO AUDIENCE QUESTIONS OR COMMENTS. THIS WAS SECONDED BY MR. ANAGNOS. THE BOARD'S VOTE WAS AFFIRMATIVE AND UNANIMOUS.

3. FREDERICK PICCO, CONTINUED SUBDIVISION AND SITE PLANS, 5-58 & 58-7. CHAIRMAN ANNOUNCED THAT A JOINT HEARING BETWEEN THE ZBA AND PLANNING BOARD REGARDING THE PICCO PLAN WOULD BE HELD ON APRIL 26, 1988 AT 7:30 P.M. ERIC MITCHELL PRESENTED THIS PLAN AND STATED THE ZBA'S CONCERNS. HE STATED THE SUBDIVISION PLAN IS FOR A 61 ACRE LOT WITH ONE PARCEL SHOWING 27 ACRES AND ONE PARCEL SHOWING 32 ACRES AND LOT 1-58-7 WOULD BE COMBINED TO THE 32 ACRE LOT. MR. NORDMAN MADE A MOTION TO CONTINUE THIS PLAN TO APRIL 26, 1988 UNTIL AFTER THE PUBLIC HEARING. THIS WAS SECONDED BY MR. HIGGINS. THE BOARD'S VOTE WAS AFFIRMATIVE AND UNANIMOUS.

4. KW, INC., 15-98,99,100,101, SUBDIVISION CONTINUED. PREVIOUS CONCERNS WERE DISCUSSED. MR. CHILTON STATED A PRIVATE PUMP STATION WILL BE CONSTRUCTED SO NO SEWER EASEMENT IS NEEDED. PLAN NEEDS TO SHOW ZONING OF ABUTTING LOTS. TEMPORARY EASEMENT IS TO BE INCLUDED IN HAMMERHEAD. MR. ANAGNOS MADE A MOTION FOR APPROVAL SUBJECT TO: 1. NOTE #7 SHOULD INDICATE PURPOSE OF PLAN IS TO CONSOLIDATE FOUR LOTS NAMELY 98,99,100 & 101 INTO 15-98; 2. ROAD DEED NEEDED FOR R.O.W. ON SYMMES DRIVE AND WIDENING ALONG JACKS BRIDGE ROAD; BOUNDS TO BE SET OR BONDED; 4. PLAN SHOULD REFLECT ADDRESS NUMBERS; 5. HAMMERHEAD TO BE BUILT OR BONDED. THIS WAS SECONDED BY MR. NORDMAN. THE BOARD'S VOTE WAS AFFIRMATIVE AND UNANIMOUS.

BOARD WORK: NUTFIELD HEIGHTS SUBDIVISION PLAN: MR. ANAGNOS MADE A MOTION TO SEND A LETTER TO THE REGISTRY RELEASING TO BE RECORDED REMAINING LOTS FOR 12-1. THIS WAS SECONDED BY MR. BOUCHER. THE BOARD'S VOTE WAS AFFIRMATIVE AND UNANIMOUS. HILLTOP IND PARK SITE & LOT CONSOLIDATION PLANS. MR. BOUCHER MADE A MOTION TO SIGN THE LOT CONSOLIDATION PLAN. THIS WAS SECONDED BY MR. ANAGNOS. THE BOARD'S VOTE WAS AFFIRMATIVE AND UNANIMOUS. MR. ANAGNOS MADE A MOTION NOT TO SIGN THE SITE PLAN UNTIL PAGES 3,6,19 HAVE SIGNATURE BLOCKS. THIS WAS SECONDED BY MR. HIGGINS. THE BOARD'S VOTE WAS AFFIRMATIVE AND UNANIMOUS.

THESE ARE THE UNOFFICIAL MINUTES OF THIS MEETING.

THE LONDONDERRY, NEW HAMPSHIRE PLANNING BOARD
MEETING FOR JUNE 15, 1988

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ATTORNEY SOLOMON STATED THAT THE PLANNING BOARD NEEDS TO BE MADE CLEAR OF WHAT THE ZONING BOARD OF ADJUSTMENT DIRECTED THEM TO DO. OFF SITE IMPROVEMENTS NEED TO BE MADE CLEAR. MR. ANAGNOS MADE A MOTION TO DENY THIS SUBDIVISION PLAN UNTIL AFTER THE BOARD OF ADJUSTMENT'S REHEARING; TO SCHEDULE AN ON SITE VISIT AND TO HEAR ANY NEW PLANS ON THE NEXT AVAILABLE CONTINUED PLAN NIGHT AFTER NEW PLANS ARE SUBMITTED TO BOARD. THIS WAS SECONDED BY MR. VECCHIONE. THE BOARD'S VOTE WAS AFFIRMATIVE AND UNANIMOUS.

2. J. VIZYNIS, 17-34, CONTINUED SUBDIVISION PLAN. OWNER OFFERED TO CONTRIBUTE TO UPGRADING OF 800' OF LUCAS ROAD, BUT OBJECTED TO CONTRIBUTING FOR MULTI-FAMILY TO BE BUILT. BOARD INFORMED THEM THAT A HIGH INTENSITY SOIL STUDY WAS NEEDED. THEY WILL BE REQUIRED TO HOOK UP TO SEWER BUT NOT WATER. THE APPLICANT WITHDRAWS THIS PLAN.

3. BERNARD FILION SUBDIVISION PLAN, 3-163, CONTINUED. CHAIRMAN HARRINGTON ANNOUNCED THAT ALTERNATE NORDMAN WOULD BE VOTING FOR MR. VECCHIONE WHO LEFT THE MEETING. ENGINEER PHILIP HOLMES ADDRESSED THE PREVIOUS CONDITIONS/CONCERNS. SOME BOUNDS STILL NEEDED TO BE SET. MR. ANAGNOS MADE A MOTION TO APPROVE THIS PLAN SUBJECT TO: 1. OWNER'S SIGNATURE; 2. BUILD OR BOND ALL IMPROVMENTS. THIS WAS SECONDED BY MR. BOUCHER. THE BOARD'S VOTE WAS AFFIRMATIVE AND UNANIMOUS.

BOARD WORK:

PLANS REVIEWED FOR SIGNING: HENRY PAUL S.D. PLAN: MR. ANAGNOS MADE A MOTION TO SIGN THIS PLAN. THIS WAS SECONDED BY MR. HIGGINS. THE BOARD'S VOTE IN FAVOR: HARRINGTON, ANAGNOS, BOUCHER, NORDMAN AND HIGGINS. ABSTAINING: DAVIDSON.

MR. HARRINGTON MADE A MOTION TO HEAR WINDING POND SITE PLAN ON AUGUST 10 AT 7:30 P.M. THIS WAS SECONDED BY MR. ANAGNOS. THE BOARD VOTED IN FAVOR OF THIS MOTION.

MR. HARRINGTON MADE A MOTION TO MEET AT 7:00 P.M. ON JUNE 29, 1988 TO HEAR WINDING POND. THIS WAS SECONDED BY MR. ANAGNOS. THE BOARD VOTED IN FAVOR OF THIS MOTION.

MEETING WAS ADJOURNED AT 11:25 P.M.

RESPECTFULLY SUBMITTED,

ROSEMARY M. WHITNEY, SECRETARY

THE LONDONDERRY, NEW HAMPSHIRE PLANNING BOARD
MEETING FOR JANUARY 16, 1991

CHAIRMAN JEFFREY A. VICKERS CALLED THE MEETING TO ORDER AT 7:33 PM IN THE SELECTMEN'S MEETING ROOM. THOSE PRESENT WERE JEFFREY VICKERS, RICHARD VERRILL, JAMES ANAGNOS, ANITA DAVIDSON, TOWN ENGINEER CHERYL BRAULIK, SECRETARY KAY WEBBER AND PUBLIC WORKS DIRECTOR THOMAS J. ASPELL (9:00). RICHARD HIGGINS (9:00)

CHAIRMAN VICKERS APPOINTED ALTERNATE VERRILL TO VOTE FOR ABSENT MEMBER WHITNEY.

KAZYS DAUGALA, LUCAS ROAD, DISCUSSION, 17-34. MR. DAUGALA DISCUSSED A PROPOSAL FOR A SUBDIVISION ON MAP 17, PARCEL 34. HE SUBMITTED SKETCHES AND PHOTOGRAPHS OF LUCAS AND PAGE ROADS. HIS PROPOSAL INCLUDED DEDICATING A 50' R/W ALONG THE PROPERTY LINE OF THIS PARCEL FRONTING PAGE ROAD, CONSTRUCTING A 16' TRAVEL WAY, BROUGHT UP TO GRAVEL, ON PAGE ROAD, CONSTRUCTING A TURNAROUND AT THE INTERSECTION OF LUCAS AND PAGE ROAD, DEDICATING A PORTION OF MAP 17, PARCEL 35 (17 ACRES) OF WETLANDS TO THE TOWN AND CREATING 5 LOTS. THE PLANNING BOARD RESPONSE INCLUDED THE OWNER SHOULD DEDICATE A 50' R/W ON PAGE ROAD, A 24' TRAVEL WAY SHOULD BE CONSTRUCTED ON PAGE ROAD AND BROUGHT UP TO TOWN STANDARDS, OWNER SHOULD DEDICATE 25' FROM CENTERLINE ON LUCAS ROAD TO CREATE A 50' R/W ON LUCAS ROAD, A 24' TRAVEL WAY SHOULD BE CONSTRUCTED ON LUCAS ROAD WHICH SHOULD BE BROUGHT UP TO TOWN STANDARDS, THE TURNAROUND AT THE INTERSECTION OF LUCAS AND PAGE ROAD SHOULD BE A HAMMERHEAD NOT A CUL-DE-SAC AS SHOWN ON THE SKETCH, OWNER SHOULD CONTACT THE CONSERVATION COMMISSION REGARDING THE PROPOSED DEDICATION OF WETLANDS, MR. ASPELL SHALL FORM AN ASSESSMENT DISTRICT TO SPREAD THE COST OF CONSTRUCTION OF LUCAS AND PAGE ROADS, THE TOWN ENGINEER SHALL CONTACT THE POLICE, FIRE AND SCHOOL DEPTS IN REGARDS TO THE AVAILABILITY OF SERVICE TO THE AREA. MR. DAUGALA WAS DIRECTED TO CONTACT EITHER MR. ASPELL OR MRS. BRAULIK IN 3 OR 4 WEEKS FOR THE RESULTS OF THE ASSESSMENT OF CONSTRUCTION TO LUCAS AND PAGE ROADS AND THE AVAILABILITY OF SERVICES TO THE AREA. FURTHER DIRECTION WOULD BE GIVEN TO MR. DAUGALA AT THAT TIME.

EDWARD CAMPBELL, 12-126, DISCUSSION. THIS SUBDIVISION PLAN WAS CONDITIONALLY APPROVED ON 3/2/88. OWNER REQUESTED ONE YEAR EXTENSION ON 3/2/89 FOR ONE YEAR WHICH WAS GRANTED. IT HAS NOW EXPIRED. TOWN ENGINEER REVIEWED PLAN AND CAME UP WITH 11 CONCERNS. MR. ANAGNOS MADE A MOTION TO EXTEND THIS PLAN TO MARCH 8, 1992. THIS WAS SECONDED BY MR. VERRILL. THOSE VOTING IN FAVOR WERE: VICKERS, ANAGNOS AND VERRILL. OPPOSED: DAVIDSON. MR. HIGGINS VOTED IN FAVOR.

TO RECOMMEND TO THE BOARD OF SELECTMEN MR. KIMBALL'S REQUEST FOR A DISCRETIONARY EASEMENT ON 11-49-1. THE APPROVAL TO EXTEND TO 11-54, IF NOT ALREADY INCLUDED. THE CLUBHOUSE IS EXEMPT. THE PLANNER LOWITT TO INFORM THE BOARD OF SELECTMEN OF THIS DECISION AND IT WAS A COTERMINOUS ON LOT 11-49. THIS WAS SECONDED BY MRS. HOLT. THE BOARD'S VOTE WAS AFFIRMATIVE AND UNANIMOUS. THE PUBLIC WORKS DEPARTMENT IS TO TAKE NOTE OF THE STEEPNESS OF THE EMBANKMENT BY KIMBALL ROAD.

WILLIAM READY, 17-34, DISCUSSION. MR. READY SHOWED THE BOARD A CONCEPTUAL PLAN OF 4 LOTS ON LUCAS ROAD. THE BOARD REVIEWED A MEMO FROM PLANNER LOWITT. FIRE, POLICE AND SCHOOL DEPARTMENT HAVE SERIOUS RESERVATIONS ABOUT UTILIZING UNPAVED PAGE ROAD AND PART OF LUCAS ROAD TO SERVICE 4 LOTS. ONE SINGLE HOME MIGHT BE APPROVED. 4 OR 5 HOUSES COULD NOT BE SUPPORTED UNTILL ROADS ARE PAVED AND SERVICES QUARANTEED.

BOARD WORK:

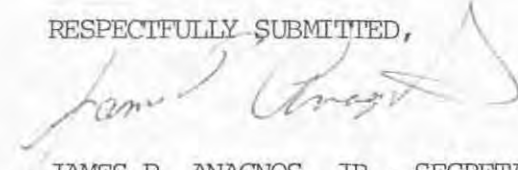
MERRIAM/DION, 15-88. MR. ANAGNOS MADE A MOTION TO SIGN THIS PLAN SEEING THAT ALL CONDITIONS HAVE BEEN MET. THIS WAS SECONDED BY MR. HIGGINS. THE BOARD'S VOTE WAS AFFIRMATIVE AND UNANIMOUS. EVCO, HALL RD, 15-6. AFTER A REVIEW, THE BOARD STATED THAT THE PLAN NEEDED TO BE PRESENTED IN A ORDERLY MANNER.

STAN EVANS, WESTMINSTER DR, 15-46-2 & 47, LOT LINE ADJUSTMENT. MR. HIGGINS MADE A MOTION TO SIGN THIS PLAN SEEING THAT ALL CONDITIONS HAVE BEEN MET. THIS WAS SECONDED BY MR. VERRILL. THE BOARD'S VOTE WAS AFFIRMATIVE AND UNANIMOUS.

AUBURN SAND & GRAVEL SUBDIVISION, WESTMINISTER DR, 15-47. MR. HIGGINS MADE A MOTION NOT TO SIGN THIS PLAN AS AN OLD DRILL HOLE SHOULD BE REMOVED. THIS WAS SECONDED BY MR. ANAGNOS. THE BOARD'S VOTE WAS AFFIRMATIVE AND UNANIMOUS. DEXTER CORPORATION, SUBDIVISION, HARVEY ROAD, 28-31-2. MR. VICKERS MADE A MOTION TO SIGN THIS PLAN SEEING THAT ALL CONDITIONS HAVE BEEN MET. THIS WAS SECONDED BY MR. HIGGINS. THE BOARD'S VOTE WAS AFFIRMATIVE AND UNANIMOUS.

MR. HIGGINS MADE A MOTION TO ADJOURN THIS MEETING AT 11:20 PM. THIS WAS SECONDED BY MR. ANAGNOS. THE BOARD UNANIMOUSLY VOTED IN FAVOR OF THIS MOTION.

RESPECTFULLY SUBMITTED,



JAMES P. ANAGNOS, JR., SECRETARY

memo

TO: Planning Board
FROM: Peter C. Lowitt
DATE: 8/25/93
RE: William Ready, LOT 17-34

Lot 17-34 is located at the intersection of Lucas and Paige. In 1991 a Mr. Daugela appeared before the Board to discuss developing this lot. After requesting input from the Police, Fire and School Departments the Board conveyed to Mr. Daugela that he would have to improve both Lucas (645') and Paige (4520') Roads to Town standards. The engineer ballparked this at about \$81,000 for his frontage alone, and 740,000 for the entire Paige Road. A road betterment assessment district was suggested by the Planning Director. The developer would be required to make all the improvements and subsequent development would pay the Town which would reimburse the developer for his upfront improvements.

The Fire, Police and Schools had serious reservations about utilizing these roads in their present state.

Since that time the Town DPW has paved Lucas from the Manchester line to its intersection with Paige Road.

Paige Road is the access to the site from Londonderry. The School bus does not go beyond the veterinarians on Paige Road. No school bus service will be available to a subdivision on 17-34. Police and Fire are on record as wanting Paige upgraded.

Mr. Ready is now appearing before the Board.