

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

5 Members Present: Art Rugg; Mary Soares; Lynn Wiles; Laura El-Azem; Chris
6 Davies; Tom Freda, Ex-Officio; Rick Brideau, CNHA, Ex-Officio; John Laferriere,
7 Ex-Officio; Dana Coons, Leitha Reilly, alternate member; and Maria Newman,
8 alternate member
9

10 Also Present: André Garron, AICP; Cynthia May, ASLA; John Trottier, P.E.; Libby
11 Canuel, Community Development Secretary
12

13 A. Rugg called the meeting to order at 7 PM.
14

15 **Administrative Board Work**
16

17 A. Plans to Sign - Mill Pond Subdivision, Map 18, Lot 13-97 & 98, Hunter Mill
18 Way & Manter Mill Road
19

20 J. Trottier said all precedent conditions for approval have been met and the
21 staff recommends signing the plans.
22

23 **M. Soares made a motion to authorize the Chair and Secretary to**
24 **sign the plans. L. Wiles seconded the motion.** No discussion. **Vote**
25 **on the motion: 9-0-0.** A. Rugg said the plans will be signed at the
26 conclusion of the meeting.
27

28 B. Plans to Sign - Clark Farms Industrial Center Subdivision, Map 17, Lot 45,
29 Page Road
30

31 J. Trottier said all precedent conditions for approval have been met and the
32 staff recommends signing the plans.
33

34 **M. Soares made a motion to authorize the Chair and Secretary to**
35 **sign the plans. L. Wiles seconded the motion.** No discussion. **Vote**
36 **on the motion: 9-0-0.** A. Rugg said the plans will be signed at the
37 conclusion of the meeting.
38

39 C. Extension Request - T-Mobile Site Plan, Map 12, Lot 34, 28 Kelley Road -
40 Request 6 month extension of Conditional Approval (to May 1, 2012)
41

42 J. Trottier referenced a letter from Steven Grill of Devine Millimet, on behalf
43 of T-Mobile, requesting a 6 month extension of the site plan that was
44 conditionally approved on April 13, 2011. When the approval was appealed
45 to Superior Court by abutter Ryder Daniels, a stay of all proceedings made
46 compliance with the conditions in the Planning Board approval unfeasible.
47 Now that the Superior Court has dismissed the appeal and the deadline to
48 appeal to the Supreme Court has passed, the applicant is requesting a 6
49 month extension in order to meet the conditions of approval. J. Trottier

1 said that staff is supportive of the request. David Bass, counsel for
 2 American Tower, verified that no appeal has been filed with Superior Court.

3
 4 **D. Coons made a motion to grant a 6 month extension to May, 1,**
 5 **2012. R. Brideau seconded the motion.** No discussion. **Vote on the**
 6 **motion: 9-0-0.** The extension for **6 months** was granted.

7
 8 D. Regional Impact Determinations

- 9
 10 • C. May stated that Louis B. Coltey Jr. and Susan B. Coltey are
 11 proposing a two-lot Subdivision on Map15, Lot 97 for Heritage Truck
 12 and Automotive. She said that staff recommends this project is not a
 13 development of regional impact, as it does not meet any of the
 14 regional impact guidelines suggested by Southern NH Planning
 15 Commission (SNHPC).

16
 17 **D. Coons made a motion to accept staff recommendations that**
 18 **this project is determined not to be of regional impact under**
 19 **RSA 36:56. R. Brideau seconded the motion.** No discussion.
 20 **Vote on the motion: 9-0-0.**

- 21
 22 • C. May stated that Mark Hill Investments, Inc. is proposing a two-
 23 phase Site Plan Amendment on Map 28, Lot 18-6 to add silos,
 24 mechanical equipment pads, loading bays, a dock well, and
 25 associated site improvements for Shelburne Plastics. She said that
 26 staff recommends this project is not a development of regional
 27 impact, as it does not meet any of the regional impact guidelines
 28 suggested by Southern NH Planning Commission (SNHPC).

29
 30 **D. Coons made a motion to accept staff recommendations that**
 31 **this project is determined not to be of regional impact under**
 32 **RSA 36:56. R. Brideau seconded the motion.** No discussion.
 33 **Vote on the motion: 9-0-0.**

- 34
 35 • C. May stated that Pillsbury Realty Development, LLC is proposing a
 36 Planned Unit Development Master Plan Review on Map 10, Lots 15,
 37 23, 29C-2A, 29C-2B, 41, 41-1, 41-2, 42, 45, 46, 47, 48, 50, 52, 54-
 38 1, 57, 58, 59, and 62. She said that staff recommends this project is
 39 a development of regional impact, as it does meet portions of the
 40 regional impact guidelines suggested by Southern NH Planning
 41 Commission (SNHPC) (see Attachment #1). Appropriate Regional
 42 Impact notices will be prepared and sent to Derry and SNHPC.

43
 44 **D. Coons made a motion to accept staff recommendations that**
 45 **this project is determined to be of regional impact under RSA**
 46 **36:56. R. Brideau seconded the motion.** No discussion. **Vote**
 47 **on the motion: 9-0-0.**

48
 49 E. Recommendations to Town Council - Appointment of alternate members
 50 to the Southern NH Regional Planning Commission (Deb Lievens, Leitha

1 Reilly, and Martin Srugis)

2
3 A. Rugg stated that requests were received from the three aforementioned
4 residents requesting appointment to the Southern NH Regional Planning
5 Commission. He noted that D. Lievens has served on the Commission for a
6 number of years with perfect attendance. M. Srugis, he explained, has
7 served on the Open Space Task Force, and currently serves on the Heritage
8 Commission, Solid Waste Advisory Committee, and the Master Plan Steering
9 Committee as Vice Chair. The appointment is for a one year term.

10
11 **M. Soares made a motion that the Planning Board recommend to the**
12 **Town Council the appointment of D. Lievens, L. Reilly, and M. Srugis**
13 **to the Southern NH Regional Planning Commission. D. Coons**
14 **second. No discussion. Vote on the motion: 9-0-0.**

15
16 F. Approval & Signing of Minutes - October 12, 2011

17
18 **M. Soares made a motion to approve and sign the minutes from the**
19 **October 12, 2011 meeting. D. Coons seconded the motion. No**
20 **discussion. Vote on the motion: 7-0-2.** (C. Davies and D. Coons
21 abstained as they was absent from the October 12, 2011 meeting).

22
23 Minutes for October 12, 2011 were approved and will be signed at the
24 conclusion of the meeting.

25
26 G. Discussions with Town Staff

- 27
28
 - Master Plan RFP and Survey

29
30 A. Garron stated that the Request for Proposals (RFP) for completion of
31 the Comprehensive Master Plan was issued at the beginning of October
32 and that the deadline for submissions is November 4. Estimates from
33 three companies regarding the community survey associated with the
34 Master Plan were reviewed by the survey subcommittee on October 11.
35 Their recommendation of the UNH Survey Center was accepted by the
36 Master Plan Steering Committee (MPSC) on October 26. It was also
37 decided at that meeting that the consultant hired to develop the Master
38 Plan be included in the preparation of the survey. MPSC Chair L. Reilly
39 stated that the next meeting of the RFP subcommittee will take place on
40 November 30, followed by the next MPSC meeting on December 28. A
41 request was made by A. Rugg and M. Soares to have the subcommittee
42 meetings televised for the benefit of the public. Whether contract
43 negotiations concerning the RFP would need to be discussed in a non-
44 public session under RSA 91:A-3 was discussed. T. Freda noted that
45 staff should confer with the Assistant Town Manager about the Town
46 purchasing policy which includes volunteers.

- 47
48
 - 3rd Party Reviews per RSA 676:4-b re: Woodmont Commons PUD
- 49 Master Plan
- 50

1 A. Rugg explained that RSA 676:4-b enables the Planning Board to
2 require a third party review for a "subdivision plat, site plan, or to
3 other land use application," the cost of which would be reimbursed by
4 the applicant. He stated that a Planned Unit Development would
5 qualify as an "other land use application." The indication of the
6 applicant, Pillsbury Realty Development, LLC, has been that they
7 agreed to pay for a third party review to evaluate the completeness
8 of the application and the PUD Master Plan review process. While the
9 Town's engineering consultant, Stantec, would review such items as
10 traffic and drainage, the third party would ensure that the
11 information provided by the applicant conforms to the PUD ordinance
12 and that the planning and zoning concepts and performance criteria
13 within the PUD are being met throughout the process. This would
14 include any revisions made. A. Garron asked for the Board's
15 direction on whether to obtain estimates or to put the review process
16 out to bid. The Board's preference was for the latter. A. Garron
17 advised that organizing bid documents and advertising a Request for
18 Proposals would likely result in a delay of the public hearing
19 regarding Woodmont Commons scheduled for December 14.
20 Attorney Ari Pollack of Gallagher, Callahan & Gartrell, representing
21 Pillsbury Realty Development, LLC, said his client would prefer to
22 delay the public hearing in the interest of performing due diligence.
23 He added that the applicant would like the ability to provide input
24 into the RFP as well as the submissions and their cost estimates to
25 ensure all parties are in agreement about both the expertise of the
26 consultant and their proposed charges. A roster of consulting firms
27 that have been working on behalf of the applicant has been supplied
28 to A. Garron to avoid conflicts within the RFP process.

- 29
- 30 • L. Reilly stated that she and M. Newman attended a class on October
31 29 at the Local Government Center in Concord regarding the
32 fundamentals of Planning Boards. Both found it to be very
33 informative and L. Reilly learned that under RSA 91:A there is no
34 requirement for the Board to approve their meeting minutes. She
35 said the LGC was impressed that the Town of Londonderry's Boards
36 and Commissions regularly approve their minutes.
 - 37
 - 38 • In preparation of the discussion scheduled for the November 9
39 meeting regarding the Stonehenge/Litchfield/Rt. 128 intersection
40 impact fee, A. Rugg asked that staff compile an overview on impact
41 fees for the benefit of the newer members of the Board.
 - 42
 - 43 • A. Rugg stated that he received an email from Jon Verani with
44 questions concerning the continued public hearing for the Tammy M.
45 Verani 2004 Revocable Trust. He forwarded the email to J. Trottier
46 so he could answer the questions. T. Freda asked J. Trottier if the
47 Police and Fire Departments had been asked for their input as to
48 whether the improvements proposed for Page Road by the applicant
49 would be better than no improvements at all. J. Trottier replied that
50 they have been asked for their comments. T. Freda also asked

1 whether any roads in town have been allowed to be less than 24 feet
 2 wide and whether the Planning Board can grant such a waiver. A.
 3 Garron stated that the Board can grant a waiver to any of the site
 4 plan or subdivision regulations with good cause.
 5

6 **New Plans**

7
 8 A. Louis G. Coltey Jr. & Susan B. Coltey, Map 15, Lot 97 - Application
 9 Acceptance and Public Hearing for a 2 lot subdivision for Heritage Truck and
 10 Automotive, 52 Clark Road, Zoned IND-I.
 11

12 J. Trottier stated there is one outstanding checklist item which has an
 13 associated waiver request. Assuming the Board grants the waiver, staff
 14 recommends the application be accepted as complete.
 15

16 J. Trottier read the waiver into the record from the Staff Recommendation
 17 memo:
 18

19 *1. The applicant is requesting a waiver to Section 3.05 of the*
 20 *regulations. The applicant has not provided utility clearance letters*
 21 *because there are no planned improvements associated with the 2-lot*
 22 *subdivision at this time. They have, however, submitted a clearance*
 23 *letter from Manchester Water Works to confirm a water source. Staff*
 24 *recommends **granting** the waiver, because the coordination of utility*
 25 *services will be required for site development as part of a site plan*
 26 *approval.*
 27
 28

29 **D. Coons made a motion to grant the one waiver based on the**
 30 **applicant’s letter and staff recommendation. R. Brideau seconded**
 31 **the motion.** No discussion. **Vote on the motion: 9-0-0.** The waiver was
 32 granted.
 33

34 **D. Coons made a motion to accept the application as complete. R.**
 35 **Brideau seconded the motion.** No discussion. **Vote on the motion: 9-**
 36 **0-0.** The application was accepted as complete.
 37

38 A. Rugg mentioned that this starts the 65 day time frame under RSA 676:4.
 39

40 Todd Connors of Long Beach Development Associates, representative for
 41 Heritage Truck and Automotive, explained that this 8.5 acre piece of land
 42 was rezoned earlier in the year from AR-I to I-I by the Town Council based
 43 on the recommendation of the Planning Board. The Zoning Board of
 44 Adjustment then granted a variance to allow the specific I-II use on
 45 proposed lot 15-97-1. Before continuing with the site plan, the applicant is
 46 seeking approval of the subdivision plan in order to finalize purchase of the
 47 property with the Colteys. Test pits have been dug, HISS soil studies have
 48 been performed, a wetland scientist has visited the site, lot sizing
 49 calculations have been done, and both lots meet the I-I zoning
 50 requirements. No road or utility improvements are planned until the

1 applicant moves forward with the site plan, at which time traffic and
2 drainage issues will be addressed. Hypothetical driveway locations have
3 been determined to ensure proper sight distance for both lots on Jack's
4 Bridge Road.

5
6 J. Trottier summarized the design review items from the DPW/Stantec
7 memo. Staff does recommend conditional approval of this plan.

8
9 A. Rugg asked for Board input. C. Davies verified with T. Connors that the
10 industrial uses planned for both lots would have access from only Jack's
11 Bridge Road. L. Wiles asked if the existing single family home would be
12 removed now that lot 97 has been rezoned to I-I. T. Connors said that it
13 would remain as long as there is no further development proposed for lot
14 97. L. El-Azem confirmed with T. Connors that the path shown on the plan
15 was simply a bike trail and not related to future uses.

16
17 A. Rugg asked for public input. There was none.

18
19 A. Garron thanked the owner of Heritage Truck and Automotive for
20 expanding his business in Londonderry.

21
22 **D. Coons made a motion to conditionally approve the subdivision**
23 **plan with the following conditions:**

24
25 "Applicant", herein, refers to the property owner, business owner, or
26 organization submitting this application and to his/its agents, successors,
27 and assigns.

28
29 **PRECEDENT CONDITIONS**

30
31 All of the precedent conditions below must be met by the applicant, at the
32 expense of the applicant, prior to certification of the plans by the Planning
33 Board. Certification of the plans is required prior to commencement of any
34 site work, any construction on the site or issuance of a building permit.

35
36 1. The Applicant shall update the plans to indicate proposed monuments at
37 all angle points of the subject property along Jacks Bridge Road per section
38 3.02 and 4.12.C.4 of the regulations.

39
40 2. The Applicant shall update the plans to indicate the pavement width and
41 ROW width for Clark Road per section 4.12.C.6 of regulations. In addition,
42 the Applicant shall update the plan title blocks to include Clark Road.

43
44 3. The Applicant shall provide the Owner signatures on all applicable plans.

45
46 4. The plans note the existing easement across the subject property is to
47 be extinguished. The Applicant shall provide copies of the executed deeds
48 for the easement extinguishment for the Planning Division's file per Section
49 4.18 of the regulations. In addition, The Applicant shall update note 17 on
50 sheet 1 accordingly, and note the book and page of the easement

1 extinguishment deeds on the plans.
2

3 5. The Applicant shall obtain the NHDES subdivision approval for the
4 project, provide a copy of the approval to the Planning Division and indicate
5 the approval number in note 10 on sheet 1 per section 4.14 of the
6 regulations. In addition, the Applicant shall update note 6 to indicate the
7 correct FEMA map number. Also, the Applicant shall state the proposed use
8 of the new vacant lot 97-1 and note the number of bedrooms for lot 97 in
9 note 8.

10
11 6. The Applicant shall update sheet 4 to include profile "B" for the existing
12 driveway sight distance on Clark Road per Exhibit D-2 of the regulations.
13

14 7. It appears portions of the indicated right of way along Clark Road are
15 less than 25 feet from the centerline of the existing pavement. We
16 understand the Town typically requests a minimum 25 feet be provided
17 along existing roads for future widening. The Applicant shall arrange a
18 meeting with the Department of Public Works to discuss any additional
19 offsite improvements that may be necessary under this project.
20

21 8. The Applicant has provided a letter relative to the project drainage
22 analysis with the application. The Applicant shall provide an updated letter
23 that will include a NH professional engineer endorsement (stamp and
24 signature) for the Town project file.
25

26 9. The Applicant shall update the lot density calculation information to
27 properly note lots 97 and 97-1 (vs.79) for the Town's file.
28

29 10. Note all waivers granted on the plan.
30

31 11. The Applicant shall provide a digital (electronic) copy of the complete
32 final plan sent to the Town at the time of signature by the Board in
33 accordance with Section 2.06.N of the regulations.
34

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

39 13. The applicant shall note all general and subsequent conditions on the
40 plans (***must be on a sheet to be recorded, or a separate document to***
41 ***be recorded with the subdivision plans***), per the new requirements of
42 RSA 676:3.
43

44 14. Outside consultant's fees shall be paid within 30 days of approval of
45 plan.
46

47 15. Financial guaranty if necessary.
48

49 16. Final engineering review

1
2 **PLEASE NOTE -** Once these precedent conditions are met and the plans
3 are certified the approval is considered final. If these conditions are not
4 met within 2 years to the day of the meeting at which the Planning Board
5 grants conditional approval the board's approval will be considered to have
6 lapsed and re-submission of the application will be required. See RSA
7 674:39 on vesting.
8

9 **GENERAL AND SUBSEQUENT CONDITIONS**

10 All of the conditions below are attached to this approval.
11

12
13 **1. No construction or site work for the subdivision may be**
14 **undertaken until the pre-construction meeting with Town staff has**
15 **taken place, filing of an NPDES-EPA Permit and the site restoration**
16 **financial guaranty is in place with the Town (as applicable).** Please
17 contact the Department of Public Works to arrange for this meeting.

18 2. The project must be built and executed exactly as specified in the
19 approved application package unless modifications are approved by the
20 Planning Department & Department of Public Works, or if staff deems
21 applicable, the Planning Board.

22 3. All of the documentation submitted in the application package by the
23 applicant and any requirements imposed by other agencies are part of this
24 approval unless otherwise updated, revised, clarified in some manner, or
25 superseded in full or in part. In the case of conflicting information between
26 documents, the most recent documentation and this notice herein shall
27 generally be determining.

28 4. All required School, Library, Recreation, Traffic, Police, and Fire impact
29 fees must be paid prior to the issuance of a Certificate of Occupancy for the
30 newly created lot.

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

35 **R. Brideau seconded the motion.** No discussion. **Vote on the motion:**
36 **9-0-0.** Plan is conditionally approved.
37

38 B. Mark Hill Investments, Inc. Map 28, Lot 18-6 - Application Acceptance and
39 Public Hearing for a two-phase Site Plan Amendment to add silos,
40 mechanical equipment pads, loading bays, a dock well, and associated site
41 improvements for Shelburne Plastics, 27 Industrial Drive, Zoned GB.
42

43 J. Trottier stated that there were no checklist items and staff recommended
44 the application be accepted as complete.
45

46 **D. Coons made a motion to accept the application as complete. R.**
47 **Brideau seconded the motion.** No discussion. **Vote on the motion:**

1 **9-0-0.** The application was accepted as complete.
2

3 M. O'Donnell of TF Moran, representative for Shelburne Plastics, explained
4 that on January 26, 2011, the Planning Board approved a change in use for
5 this site from that of distribution to manufacturing, which was processed
6 administratively. Exterior improvements aimed at increasing efficiency will
7 include three-15 foot diameter, 24 foot tall silos near the northwest corner
8 of the building, installation of mechanical equipment near the northeast
9 corner of the building, an additional 3,000 sq. ft. of pavement for better
10 truck circulation, increased detention basin capacity to compensate for the
11 additional pavement, restriping, installation of a second dock well with four
12 additional loading doors, and eight evergreen trees to help screen the silos.
13 The number of parking spaces would be reduced from 104 to 33, which is
14 still above the 20 space minimum required. Truck spaces are being
15 increased from four to 22. No changes will be made to utilities or lighting.
16 Signage will conform to Town regulations. One waiver is requested from
17 Section 4.01c to allow a plan scale of 1"=50'. This would ensure
18 consistency with previous plans for this lot.
19

20 J. Trottier read the waiver into the record from the Staff Recommendation
21 memo:
22

23 *1. The applicant is requesting a waiver to Section 4.01c of the*
24 *regulations. The applicant has provided plans at a scale of 1"=50'*
25 *where 1"=40' is required by the regulations. Staff recommends*
26 ***granting*** *the waiver, as there are plans on file for the parcel that*
27 *are at a scale of 1"=50' and sufficient detail is provided at that*
28 *scale.*
29

30 J. Trottier summarized the conditions outlined in the Staff Recommendation
31 memo. Staff does recommend conditional approval of this plan. C. May
32 reviewed for the Board where the landscaping will occur to screen the
33 proposed silos which hold the plastic pellets used to manufacture bottles
34 and yogurt containers.
35

36 A. Rugg asked for input from the Board. L. Wiles asked if the silos will be
37 painted to match the building. M. O'Donnell said the applicant was not sure
38 at this point but that the colors would be neutral. C. May said they will
39 approximately match the color of the building on that side. C. Davies asked
40 why the silos were planned for the front of the building. M. O'Donnell
41 explained that their location is determined by the building design which
42 takes in the raw material at the front while truck loading is handled at the
43 back. M. Soares asked if the additional pavement will be porous like that
44 used at Stonyfield Farm. M. O'Donnell said it would not. J. Trottier
45 explained that that kind of porous pavement would not be appropriate for
46 an area where tractor trailers would be used.
47

48 A. Rugg asked for public input. There was none.
49

1 **D. Coons made a motion to grant the one waiver based on the**
2 **applicant's letter and staff recommendation. R. Brideau seconded**
3 **the motion.** No discussion. **Vote on the motion: 9-0-0.** The waiver is
4 granted.

5
6 **D. Coons made a motion to conditionally approve the amendment to**
7 **the approved site plan with the following conditions:**

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

12
13 **PRECEDENT CONDITIONS**

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

19
20 1. The applicant shall provide an updated Federal Aviation Administration
21 permit and note the approval number on sheet 1.

22
23 2. The applicant shall provide a pavement marking detail in the plan set.

24
25 3. Note all waivers granted on the plan.

26
27 4. The applicant shall revise the Planning Board Signature Block to add "For
28 Phase _____" language. The applicant shall also add the Planning Board
29 Signature Block with the phasing language to the cover sheet.

30
31 5. The applicant shall provide additional landscaping between Industrial
32 Drive and the proposed silo location for screening.

33
34 6. The applicant shall revise the plan purpose Note #2 on the Site Layout
35 sheet 4 of 6 to show that 3 silos are proposed.

36
37 7. The Applicant shall provide a digital (electronic) copy of the complete
38 final plan sent to the Town at the time of signature by the Board in
39 accordance with Section 2.05.n of the regulations.

40
41 8. Financial guaranty if necessary.

42
43 9. Final engineering review.

44 **PLEASE NOTE -** Once these precedent conditions are met and the plans
45 are certified the approval is considered final. If these conditions are not met
46 within 120 days to the day of the meeting at which the Planning Board
47 grants conditional approval the board's approval will be considered to have
48 lapsed and re-submission of the application will be required. See RSA
49 674:39 on vesting.
50

1 **GENERAL AND SUBSEQUENT CONDITIONS**

2
3 All of the conditions below are attached to this approval.

4
5 **1. No construction or site work for the amended site plan may be**
6 **undertaken until the pre-construction meeting with Town staff has**
7 **taken place, filing of an NPDES-EPA Permit and the site restoration**
8 **financial guaranty is in place with the Town.** Contact the Department
9 of Public Works to arrange for this meeting.

10
11 2. The project must be built and executed exactly as specified in the
12 approved application package unless modifications are approved by the
13 Planning Division & Department of Public Works, or if staff deems
14 applicable, the Planning Board.

15
16 3. All of the documentation submitted in the application package by the
17 applicant and any requirements imposed by other agencies are part of this
18 approval unless otherwise updated, revised, clarified in some manner, or
19 superseded in full or in part. In the case of conflicting information between
20 documents, the most recent documentation and this notice herein shall
21 generally be determining.

22
23 4. The applicant shall complete all Phase I site improvements, including
24 landscaping, and obtain a building permit prior to the installation of the
25 silos.

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 site restoration 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:**
36 **9-0-0.** Plan is conditionally approved.

37
38 **Other Business**

39
40 M. Soares recognized L. Reilly for her work as Chair of the Master Plan
41 Steering Committee and said the meetings have been run very well run.

42
43 **Adjournment:**

44
45 **M. Soares made a motion to adjourn the meeting. D. Coons**
46 **seconded the motion. Vote on the motion: 9-0-0.** Meeting adjourned
47 at 8:19 PM.

48
49 These minutes prepared by Jaye Trottier and Libby Canuel, Community
50 Development Secretaries.

1
2 Respectfully Submitted,
3
4
5
6 Lynn Wiles, Secretary

Planned Unit Development Master Plan:

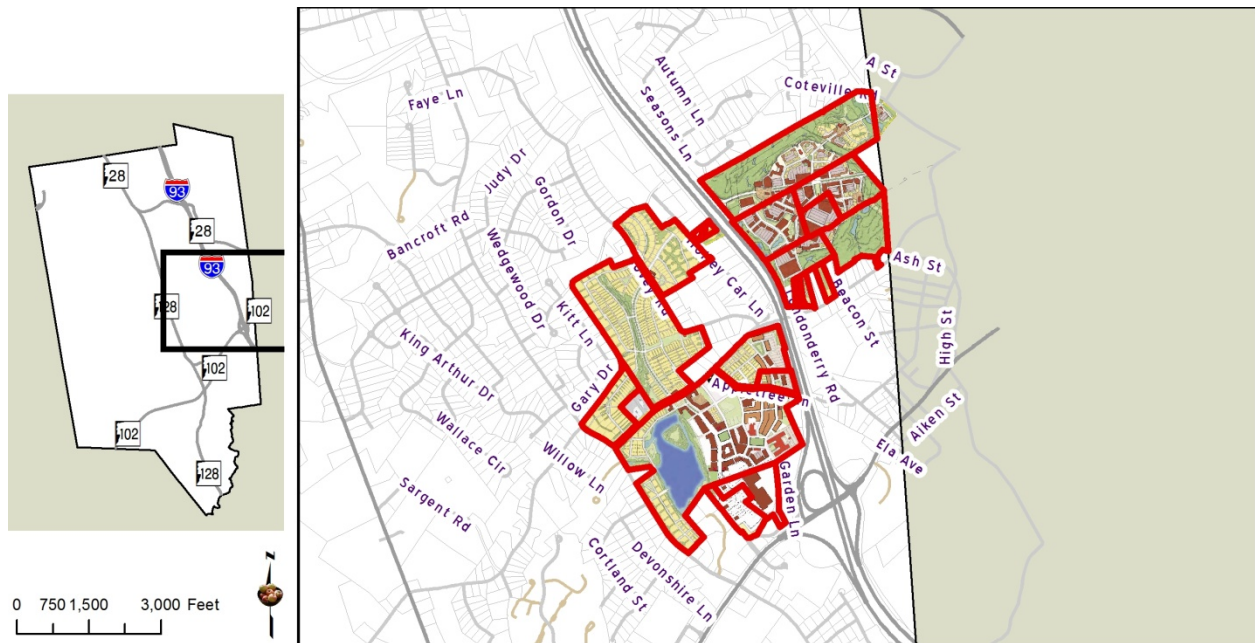
Map 10, Lots 15, 23, 29C-2A, 29C-2B, 41, 41-1, 41-2, 42, 45, 46, 48, 50, 52, 54-1, 57, 58, 59, and 62

Applicants: Pillsbury Realty Development, LLC

Date Submitted: 10/14/11 (Formal Application)

Project Description: Planned Unit Development Master Plan Review

Project Location Map:



Staff Recommendation: The staff recommends that the project **IS a development of regional impact**, as it does meet portions of the regional impact guidelines suggested by Southern NH Planning Commission (SNHPC). The project is directly adjacent to a municipal boundary, may create a new road or a point of access between the municipalities, may generate 100 or more vehicle trips per day into the adjacent community as determined by the most recent published version of the ITE Trip Generation Manual, is a proposed development of 50 or more residential dwelling units, a portion of the development is within 1,000 feet of a municipal boundary, and the project proposes the construction of commercial or industrial space that exceeds 100,000 square feet. Appropriate Regional Impact notices should be prepared and sent to Derry and SNHPC.