

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF FEBRUARY 10, 2010 AT THE MOOSE HILL**
3 **COUNCIL CHAMBERS**
4

5 7:00 PM: Members Present: Art Rugg; John Farrell; Rick Brideau, CNHA, Ex-
6 Officio; George Herrmann, Ex-Officio; Mary Soares; Lynn Wiles; Laura El-Azem;
7 Cole Melendy, P.E., alternate member
8

9 Also Present: André Garron, AICP; Tim Thompson, AICP; John Trottier, P.E.;
10 Cathy Dirsra, Planning Division Secretary
11

12 M. Soares called the meeting to order at 7 PM.
13

14 **Administrative Board Work**
15

16 A. Extension Request – Vineyards at Hillside Elderly Housing Site Plan and
17 Subdivision
18

19 T. Thompson referenced the letter from Elmer Pease, PD Associates,
20 requesting a one year extension of the site and subdivision plans that will
21 expire on March 7, 2010. The request is due to the current financial and
22 housing markets. T. Thompson said that staff is supportive of that request, as
23 no changes to ordinances or regulations have taken place that would impact
24 the project.
25

26 A. Rugg appointed C. Melendy to vote for C. Tilgner.
27

28 **J. Farrell made a motion to grant a one year extension to March 7,**
29 **2011. R. Brideau seconded the motion.** No discussion. **Vote on the**
30 **motion: 8-0-0.** Extension for Vineyards at Hillside was granted.
31

32 B. Regional Impact Determinations
33

34 T. Thompson stated that Kake Preserve is proposing construction of a 16,600
35 square foot industrial/warehouse building on Map 14, Lot 29-10. He said that
36 staff recommends this project is not a development of regional impact, as it
37 does not meet any of the regional impact guidelines suggested by Southern
38 NH Planning Commission (SNHPC).
39

40 **J. Farrell made a motion to accept staff recommendations that this**
41 **project is determined not to be of regional impact under RSA 36:56.**
42 **R. Brideau seconded the motion.** No discussion. **Vote on the motion: 8-**
43 **0-0.**
44

45 C. Discussions with Town Staff
46

47 A. Garron said he met with the Rockingham Economic Development Corp.
48 today. He said that Londonderry has one project in the Certified Economic
49 Development Strategy program, Pettengill Road, which was raised last year

1 from an intermediate project to a short term project and that it does qualify
2 for Economic Development Administration (EDA) funding. He said they will
3 submit the application between now and June and won't know outcome until
4 October or November. This will be for construction of the road and building of
5 the sewer pump station and sewer line that will go into Manchester.

6
7 A. Garron said the Londonderry/Derry Chamber of Commerce is holding a
8 breakfast this Friday February 12 and he will be speaking on behalf of
9 Londonderry's various projects.

10
11 A. Garron said they are closing in on unveiling the marketing strategy,
12 organizing the launch. The target date is March 11.

13
14 J. Farrell mentioned that the Economic Development Taskforce is meeting
15 tomorrow night, February 11.

16
17 T. Thompson and J. Trottier met with Bosch regarding their plans for a
18 second floor addition and associated parking. T. Thompson said he asked the
19 Board if they are comfortable with staff handling this through the
20 Administrative Review Committee (ARC) process. They also hope to work
21 with the ARC vs. the Heritage Commission. The Board was comfortable with
22 ARC handling the plans. M. Soares said she would like the Board to be
23 informed of the elevations when they are ready.

24
25 J. Farrell said he had a conversation with John Curran regarding the change
26 on the number of units for workforce housing from 24 units to 16. He
27 explained that until staff and the Board receives input from legal counsel they
28 cannot make a decision.

29
30 A. Garron said that he shared his concerns with the Town Council on the
31 change in number of units. He explained that the change would have a
32 number of ramifications and effect overall cost. He feels that we need to
33 make a solid decision before moving forward. A. Rugg said that what legal
34 counsel looks at is scientific rationale and past history. T. Thompson outlined
35 the process for zoning ordinance amendments, and the Board agreed to hold
36 an initial workshop on March 10.

37
38 **Public Hearings**

39
40 A. Public Hearing - 2010 Growth Management Determination

41
42 T. Thompson gave a brief presentation related to his memo to the Planning
43 Board (see attachment #1).

44
45 A. Rugg asked for public input, but there was none.

46
47 **J. Farrell made a motion to determine that The Town of Londonderry**
48 **will be in a period of sustainable growth in 2010 and there will be no**
49 **cap on the number of building permits issued. This decision will**

1 **expire December 31, 2010. R. Brideau seconded the motion.** No
2 discussion. **Vote on the motion: 8-0-0.**

3
4 A. Rugg announced that agenda item C would be heard next.

5
6 C. Conceptual Discussion - Tom Wolfinger - Potential subdivision of Map 12, Lot
7 106

8
9 Tom Wolfinger, 35 Bartley Rd, said he would like to subdivide his lot in order
10 to build another home that he would live in and then rent the existing house.

11
12 T. Thompson said that staff is concerned with the configuration of the
13 proposed new lot line.

14
15 John Michels, 11 Nutfield, said there are a number of flag lots in that
16 neighborhood.

17
18 J. Farrell recommended that T. Wolfinger ask staff to go out and take a look
19 at the proposed lot before spending money on this project.

20
21 The Board was generally OK with the unusual lot configuration, but want the
22 applicant to explore options with abutters.

23
24 B. Workshop Discussion - Exit 5 Zoning, Rt. 28 Performance Overlay District,
25 Small Area Master Plan Implementation

26
27 T. Thompson gave the Board a brief presentation (see attachment #2)
28 summarizing the work discussed in January, exploring the addition of 2
29 parcels, and opening discussion regarding permitted uses and dimensional
30 standards.

31
32 Following discussion, the Board asked that the following uses be considered
33 for inclusion as either permitted or conditional uses: Assisted Living
34 Facilities, Mixed Use Residential, Cultural & Performing Arts, Business Center
35 Development, Conference/Convention Center, Adult Day Care, Financial
36 Institutions, Education & Training Facilities, Group Child Care, Hotels,
37 Commercial Recreation, Retail Sales Establishments, Professional Offices,
38 Research & Development Laboratories, Restaurant, Fast Food Restaurant (by
39 conditional use only), and Service Establishments.

40
41 J. Michels said they have come up with uses that have alternating traffic
42 patterns, that would be good for the area.

43
44 A. Garron asked if we could offer incentives to encourage accepted uses for
45 that area.

46
47 Peter Richard, 36 Clark Rd, said there is a lot of trucking in that area and he
48 wants to know if all the trucking will filter down through the Perkins Rd area.
49

1 A. Garron said that the truck traffic will increase due to the changes with
2 Pettengill and the airport access road. He said that with the exit 5 area he
3 doesn't feel it will decrease traffic in that area.
4

5 Following discussion on dimensional requirements, T. Thompson said that he
6 will be looking at providing alternatives to the Board at their next workshop.
7

8 **Other Business**
9

10 None.
11

12 **Adjournment:**
13

14 **M. Soares made a motion to adjourn the meeting. R. Brideau seconded the**
15 **motion.** No discussion. **Vote on the motion: 8-0-0.** Meeting adjourned at 8:52
16 PM.
17

18
19 These minutes prepared by Cathy Dirsra, Planning Division Secretary.
20
21

22
23 Respectfully Submitted,
24
25

26
27 Mary Wing Soares, Secretary

2009/2010 Growth Management Ordinance - Determination of Growth Sustainability

Public Hearing

February 10, 2010

How the Annual Evaluation Works

- Requirements spelled out in Section 1.4 of the Zoning Ordinance
 - Board must also make a determination based on the 1998 Ordinance (former Section 1304)
 - Determination must be made by March 1 of each year
 - Current Ordinance requires 2 of 3 criteria to be met to declare "unsustainable growth" and limit building permits
 - 1998 Ordinance requires 3 of 3 criteria to be met to declare "unsustainable growth" and limit building permits
-

What are the Criteria?

- The present year number of building permits authorized by the Building Department exceeds the average rate of dwelling unit authorizations in Londonderry over the six preceding calendar years
 - A percentage increase in housing units over the preceding calendar year equal to [or greater than] the rate of increase in housing units for that preceding year summed across the six municipalities which abut Londonderry (Auburn, Derry, Hudson, Litchfield, Manchester, and Windham)
-

What are the Criteria? (cont'd)

- The maximum rate of dwelling units authorizations whose projected to demands can be adequately serviced and provided with facilities at a prudent level of fiscal strain, based upon the following:
 - School enrollment vs. school capacity
 - Strain on public facilities
 - Percentage of total budget appropriations made up of capital improvements
-

Criterion 1: 6 year average analysis

- The average number of permits authorized over the preceding six years is **99**. In 2009, Londonderry authorized **24** permits ($24 < 99$).

■ **CONDITION NOT MET**

- Given that the first condition was not met, Section 1304 of the 1998 GMO will not meet the conditions of unsustainable growth.
-

Criterion 2: Local vs. Region

- The number of housing units authorized by the Londonderry Building Division grew by **0.4831%** between 2008 and 2009; the number of housing units authorized by the building departments in abutting municipalities grew by **0.4230%** between same period ($0.4831\% > 0.4230\%$).

■ **CONDITION MET**

Criterion 3, Part 1: School Capacity

- The most recent stated enrollment capacity of the School System is **6,347**. The present enrollment as of December 2008 (as reported in the 2008 School District Profile Sheet, dated 10/26/09) is **5,170**. (5,170 Enrollment < 6,347 Capacity)

■ **CONDITION NOT MET**

Criterion 3, Part 2: Public Facilities

- Over the past several years, Londonderry has taken steps to address the growing demand on public facilities by funding and/or completing projects such as:
 - New Police Station;
 - New Town Hall;
 - New South Fire Station;
 - New North/West Fire Station;
 - Funding for intersection improvement at Litchfield/Stonehenge and Rt. 128;
 - Intersection improvements at the Page/Route 28 Intersection (under construction soon).
-

Criterion 3, Part 2: Public Facilities (cont'd)

- These projects have been approved in past CIP's or are current projects in the approved 2011-2016 CIP. Based on what has been completed by Londonderry's CIP and what is proposed to be expended on public facilities in the 2011-2016 program, there does not appear to a strain on public facilities based to the rate of residential growth.

■ **CONDITION NOT MET**

Criterion 3, Part 3: % of budget made up of capital improvements

- The combined municipal and school appropriations for capital expenditures, including debt service and capital outlay on average from 2003/2004 to 2008/2009 totals **\$3,427,200.00**. The total combined town and school appropriation for 2008-2009 is **\$53,722,228**. The total capital expenditure on average compared to the total budget appropriation represents **10.25342%**, which is less than the 15% cap of the total combined appropriations.

■ **CONDITION NOT MET**

Conclusion

- Given that two of three of the 2002 GMO criteria have not been met and three of the three criteria of the 1998 GMO have not been met:
 - **Staff recommends that the Planning Board make a determination that for 2010, the Town of Londonderry will be in a period of sustainable growth, and there will be no cap on the number of building permits issued.**
 - This decision will end on December 31, 2010.
-

MEMORANDUM

To: Planning Board

From: Timothy J. Thompson, AICP
Town Planner 

Date: February 10, 2010

Subject: 2009/2010 Growth Management Determination

The Planning Board, in accordance with section 1.4 - Growth Management and Innovative Land Use Control of the zoning ordinance must make a determination of sustainability prior to March 1, 2009. The Board must also make a GMO determination using Section 1304 of the 1998 Growth Management Regulations as well.

Both versions of the GMO will be combined this year because the end result will be the same. The current GMO requires that 2 of 3 criteria from Section 1.4 must be met to make a determination of "unsustainable growth." Also, in accordance with Section 1304 of the 1998 Ordinance, 3 of 3 criteria must be met to make a determination of "unsustainable growth."

Evaluation:

In accordance with the Londonderry Growth Management and Innovative Land Use Control Regulation Section 1.4 (2002 GMO Version) and Section 1304 (1998 GMO Version), a determination of unsustainable growth occurs when two of three (or 3 of 3 of 1998 GMO) of the following findings are made:

- A. *The present year number of building permits authorized by the Building Department exceeds the average rate of dwelling unit authorizations in Londonderry over the six preceding calendar years;***

The average number of permits authorized over the preceding six years is **99**. In 2009, Londonderry authorized **24 permits** (24 < 99).

Condition not met

Section 1304 of the 1998 GMO requires that 3 of 3 conditions be met. **Given that the first condition was not met, Section 1304 of the 1998 GMO will not meet the conditions of unsustainable growth.** The remainder of the analysis will focus solely on the 2002 GMO.

- B. *A percentage increase in housing units over the preceding calendar year equal to [or greater than] the rate of increase in housing units for that preceding year summed across the six municipalities which abut Londonderry (Auburn, Derry, Hudson, Litchfield, Manchester, and Windham).***

The number of housing units authorized by the Londonderry Building Division grew by **0.4831%** between 2008 and 2009; the number of housing units authorized by the building departments in abutting municipalities grew by **0.4230%** between same period (0.4831% > 0.4230%).

Condition met

- C. *The maximum rate of dwelling units authorizations whose projected to demands can be adequately serviced and provided with facilities at a prudent level of fiscal strain, based upon the following:***

- 1. *The rate of residential development at which the number of pupils projected by the Londonderry School Board to be enrolled in the Londonderry School System would not in any given year exceed the stated capacity of the Londonderry School System in that year, based upon facilities development as contained in the Capital Improvement Program most recently approved by the Planning Board;***

The most recent stated enrollment capacity of the School System is **6,347**. The present enrollment as of December 2009 (as reported in the 2009 School District Profile Sheet, dated 10/26/09) is **5,170**. (5,170 Enrollment < 6,347 Capacity).

Condition Not Met

- 2. *The rate of residential development determined by the Planning Board, based upon careful studies and consultation with the agencies involved, to be the highest which would not exceed the Town's capacity to service growth with public facilities other than schools, as planned in the six year Capital Improvements Program most recently approved by the Planning Board.***

Londonderry has taken steps to address the growing demand on public facilities by funding and/or completing projects such as:

- New Police Station;
- New Town Hall;
- New South Fire Station;
- New North/West Fire Station;
- Funding for intersection improvement at Litchfield/Stonehenge and Rt. 128;
- Intersection improvements at the Page/Route 28 Intersection (under construction soon).

These projects have been approved in past capital improvements programs or are current projects in the approved 2011-2016 CIP. Based on what has been completed by Londonderry's capital improvements program and what is proposed to be expended on public facilities in the 2011-2016 program, there does not appear to be a strain on public facilities based to the rate of residential growth.

Condition Not Met

3. ***The combined municipal and school appropriations for capital expenditures, including debt service and capital outlay, will on average exceed 15% of the total municipal and school department appropriations combined over the period covered in the current Capital Improvements Program.***

The combined municipal and school appropriations for capital expenditures, including debt service and capital outlay on average from 2003/2004 to 2008/2009 totals **\$3,427,200.00**. The total combined town and school appropriation for 2008-2009, as reported by the Finance Department, is **\$53,722,228**. The total capital expenditure on average compared to the total budget appropriation represents **10.25342%**, which is less than the 15% cap of the total combined appropriations.

Condition not met

Conclusion:

Given that two of three of the 2002 GMO criteria have not been met and three of the three criteria of the 1998 GMO have not been met:

Staff recommends that the Planning Board make a determination that for 2010, the Town of Londonderry will be in a period of sustainable growth, and there will be no cap on the number of building permits issued.

This decision will end on December 31, 2010.

Table 1. RECENT REGIONAL BUILDING INVENTORY

Year	Londonderry	Nearby Municipalities								Totals	
		Auburn	Bedford	Derry	Hudson	Litchfield	Manchester	Merrimack	Windham	Nearby	Abuters
ADDED HOUSING UNITS AUTHORIZED ON PERMITS 1990 - 2007											
1990	69	12	56	171	122	49	322	58	25	815	701
1991	103	13	87	177	99	91	59	36	22	584	461
1992	118	22	117	169	104	58	104	119	53	746	510
1993	84	31	147	147	99	43	(32)	123	71	629	359
1994	85	28	138	111	102	65	116	86	65	711	487
1995	101	25	159	33	83	59	127	74	79	639	406
1996	112	25	372	60	106	43	283	97	66	1,052	583
1997	161	19	352	88	118	66	454	164	81	1,342	826
1998	187	34	297	74	182	74	166	174	120	1,121	650
1999	150	46	227	111	197	111	183	191	94	1,160	742
2000*	146	42	309	105	48	71	176	200	259	1,210	701
2001*	117	34	217	39	136	18	272	239	157	1,112	656
2002*	44	33	197	58	218	67	719	71	177	1,540	1,272
2003*	132	45	116	66	202	61	361	101	111	1,063	846
2004*	177	43	139	43	152	65	572	89	141	1,244	1,016
2005*	90	32	142	44	131	123	336	49	128	985	794
2006*	97	65	155	60	150	140	706	60	150	1,486	1,271
2007*	57	11	33	159	52	48	199	15	61	578	530
2008*	41	4	21	74	29	13	176	17	50	384	346
2009*	24	4	19	18	24	20	98	28	34	245	198
TOTAL HOUSING UNITS 1990 - 2008											
1990	6,739	1,354	3,853	11,869	6,902	1,845	44,361	7,915	3,327	81,426	69,658
1991	6,808	1,366	3,909	12,040	7,024	1,894	44,683	7,973	3,352	82,241	70,359
1992	6,911	1,379	3,996	12,217	7,123	1,985	44,742	8,009	3,374	82,825	70,820
1993	7,029	1,401	4,113	12,386	7,227	2,043	44,846	8,128	3,427	83,571	71,330
1994	7,113	1,432	4,260	12,533	7,326	2,086	44,814	8,251	3,498	84,200	71,689
1995	7,198	1,460	4,398	12,644	7,428	2,151	44,930	8,337	3,563	84,911	72,176
1996	7,299	1,485	4,557	12,677	7,511	2,210	45,057	8,411	3,642	85,550	72,582
1997	7,411	1,510	4,929	12,737	7,617	2,253	45,340	8,508	3,708	86,602	73,165
1998	7,572	1,529	5,281	12,825	7,735	2,319	45,794	8,672	3,789	87,944	73,991
1999	7,759	1,563	5,578	12,899	7,917	2,393	45,960	8,846	3,909	89,065	74,641
2000*	7,718	1,622	6,401	12,735	8,165	2,389	45,892	8,959	3,906	90,069	74,709
2001*	7,835	1,664	6,710	12,840	8,213	2,460	46,068	9,159	4,165	91,279	75,410
2002*	7,879	1,698	6,927	12,879	8,349	2,478	46,340	9,398	4,322	92,391	76,066
2003*	8,025	1,731	7,124	12,937	8,567	2,545	47,059	9,469	4,499	93,931	77,338
2004*	8,202	1,776	7,240	13,003	8,769	2,606	47,420	9,570	4,610	94,994	78,184
2005*	8,292	1,819	7,379	13,046	8,921	2,671	47,992	9,659	4,751	96,238	79,200
2006*	8,389	1,851	7,521	13,090	9,052	2,794	48,328	9,708	4,879	97,223	79,994
2007*	8,446	1,916	7,676	13,150	9,202	2,934	49,034	9,768	5,029	98,709	81,265
2008	8,487	1,927	7,709	13,309	9,254	2,982	49,233	9,783	5,090	99,287	81,795
2009	8,511	1,931	7,730	13,383	9,283	2,995	49,409	9,800	5,140	99,671	82,141
ANNUAL % INCREASE IN DWELLING UNITS											
1990	1.02%	0.89%	1.45%	1.44%	1.77%	2.66%	0.73%	0.73%	0.75%	1.00%	1.01%
1991	1.51%	0.95%	2.23%	1.47%	1.41%	4.80%	0.13%	0.45%	0.66%	0.71%	0.66%
1992	1.71%	1.60%	2.93%	1.38%	1.46%	2.92%	0.23%	1.49%	1.57%	0.90%	0.72%
1993	1.20%	2.21%	3.57%	1.19%	1.37%	2.10%	-0.07%	1.51%	2.07%	0.75%	0.50%
1994	1.19%	1.96%	3.24%	0.89%	1.39%	3.12%	0.26%	1.04%	1.86%	0.84%	0.68%
1995	1.40%	1.71%	3.62%	0.26%	1.12%	2.74%	0.28%	0.89%	2.22%	0.75%	0.56%
1996	1.53%	1.68%	8.16%	0.47%	1.41%	1.95%	0.63%	1.15%	1.81%	1.23%	0.80%
1997	2.17%	1.26%	7.14%	0.69%	1.55%	2.93%	1.00%	1.93%	2.18%	1.55%	1.13%
1998	2.47%	2.22%	5.62%	0.58%	2.35%	3.19%	0.36%	2.01%	3.17%	1.27%	0.88%
1999	1.93%	2.94%	4.07%	0.86%	2.49%	4.64%	0.40%	2.16%	2.40%	1.30%	0.99%
2000	1.89%	2.59%	4.83%	0.82%	0.59%	2.97%	0.38%	2.23%	6.63%	1.34%	0.94%
2001	1.49%	2.04%	3.23%	0.30%	1.66%	0.73%	0.59%	2.61%	3.77%	1.22%	0.87%
2002	0.55845%	1.9435%	2.8439%	0.4503%	2.6111%	2.7038%	1.5516%	0.7555%	4.0953%	1.6668%	1.67223%
2003	1.64486%	2.5997%	1.6283%	0.5102%	2.3579%	2.3969%	0.7671%	1.0666%	2.4672%	1.1317%	1.09390%
2004	2.15801%	2.4212%	1.9199%	0.3307%	1.7334%	2.4942%	1.2062%	0.9300%	3.0586%	1.3096%	1.29950%
2005	1.08538%	1.7592%	1.9244%	0.3373%	1.4684%	4.6050%	0.7001%	0.5073%	2.6942%	1.0235%	1.00253%
2006	1.15628%	3.5116%	2.0609%	0.4584%	1.6571%	5.0107%	1.4609%	0.6180%	3.0744%	1.5284%	1.58887%
2007	0.67488%	0.5741%	0.4299%	1.2091%	0.5651%	1.6360%	0.4058%	0.1536%	1.2130%	0.5856%	0.65219%
2008	0.48309%	0.2076%	0.2724%	0.5560%	0.3134%	0.4359%	0.3575%	0.1738%	0.9823%	0.3868%	0.42301%
2009	0.28199%	0.2071%	0.2458%	0.1345%	0.2585%	0.6678%	0.1983%	0.2857%	0.6615%	0.2458%	0.24105%

* Data is based on actual Census reported building permit information. net of demolitions

Building permit data source through 1996: NH OSP, net of demolitions.

Building permit data source 1997-2000: US Census, net of demolitions.

Analysis by Herr & James Associates.

2002 analysis provided by the Planning & Economic Development Office

Table 2. LONDONDERRY LOCAL NORMS ANALYSIS

2/9/2010

Year	Dwelling units authorized		Dwelling units total	Enrollment grades K-12		
	#	Previous 6-year avg		Actual	Projected	Capacity
1980	119		4,408			
1981	105		4,513			
1982	79		4,592			
1983	206		4,798			
1984	316		5,114	3,455		
1985	451		5,565	3,600		
1986	407	213	5,972	3,720		
1987	293	261	6,265	3,884		
1988	272	292	6,537	3,959		
1989	133	324	6,670	3,999		
1990	69	312	6,739	4,078		
1991	103	271	6,808	4,234		
1992	118	213	6,911	4,301		
1993	84	165	7,029	4,385		
1994	85	130	7,113	4,496		
1995	101	99	7,198	4,639		5,037
1996	112	93	7,299	4,738		5,037
1997	161	101	7,411	4,911		5,037
1998	187	110	7,572	5,138		5,037
1999	150	122	7,759	5,199	5,176	5,037
2000	146	133	7,718	5,338	5,311	5,037
2001	117	143	7,835	5,654	5,711	5,289
2002	44	146	7,879	5,700	5,716	6,347
2003	132	134	8,025	5,549	5,734	6,347
2004	177	129	8,157	5,514	5,756	6,347
2005	90	128	8292	5,571	5,728	6,347
2006	97	118	8389	5,452	5,626	6,347
2007	57	110	8446	5,323	5,607	6,347
2008	41	100	8487	5,409	5,501	6,347
2009	24	99	8511	5,170	5,501	6,347

Enrollments data source: Londonderry School District Profile (10/26/2009) and Bruce Mayberry School Impact Fee Methodology 2002.

Dwelling units source: see Table 1 notes.

Table 3. LONDONDERRY GROWTH STRAIN ANALYSIS

2/9/2010

Year	Londonderry				Abutting communities		
	Public school pupils		Housing units authorized		% Housing increase	% Housing increase	
	Enrollment	Capacity	Annual	Prior 6yr avg		x 100%	H. units authorized
1990	4,078		69	312	1.02%	1.00%	701
1991	4,234		103	271	1.51%	0.71%	461
1992	4,301		118	213	1.71%	0.90%	510
1993	4,385		84	165	1.20%	0.75%	359
1994	4,496		85	130	1.19%	0.84%	487
1995	4,639	5,037	101	99	1.40%	0.75%	406
1996	4,738	5,037	112	93	1.53%	1.23%	583
1997	4,911	5,037	161	101	2.17%	1.55%	826
1998	5,138	5,037	187	110	2.47%	1.27%	650
1999	5,199	5,037	150	122	1.93%	1.30%	742
2000	5,338	5,037	146	133	1.89%	1.34%	701
2001	5,654	5,289	117	143	1.49%	1.22%	656
2002	5,700	6,347	44	146	0.56%	1.67%	1,272
2003	5,549	6,347	132	134	1.64%	1.09%	846
2004	5,514	6,347	177	129	2.16%	1.2995%	1,016
2005	5,571	6,347	90	128	1.0854%	1.0025%	794
2006	5,452	6,347	97	118	1.1563%	1.5889%	
2007	5,323	6,347	57	110	0.6749%	0.6522%	
2008	5,409	6,347	41	100	0.4831%	0.4230%	
2009	5,170	6,347	24	99	0.4831%	0.4230%	

Current year indicator demonstrating "unsustainability."

Year with two or three indicators demonstrating "unsustainability."

* - Building data is through December, enrollment is based on latest School District Report.

Abutting communities: Auburn, Derry, Hudson, Litchfield, Manchester, Windham.

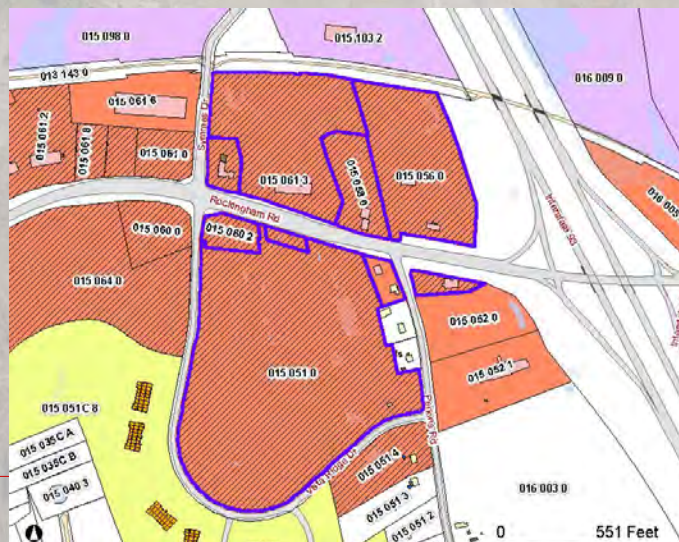
Data source: Table 2.

Exit 5 Zoning, Rt. 28 Performance Overlay District, Small Area Master Plan Implementation

Workshop Discussion

January 13, 2010

Parcels Being Considered as of 1/13 Meeting



Map 15, Lot 51

- Owner: Gagnon, Jean + Constance
 - 27.593 Acres
 - Currently vacant
-



Map 15, Lot 59

- Owner: Gagnon, Jean
 - 0.44 Acres
 - Currently Vacant
-



Map 15, Lot 62

- Owner: Londonderry GC Realty Trust
 - 1.081 Acres
 - Currently Vacant
-



Map 15, Lot 54

- Owner: Jeffco Land Services
 - 0.847 Acres
 - Currently Subway Restaurant & Single Family Home
-



Map 15, Lot 55

- Owner: Eighty Perkins Building LLC
 - 0.673 Acres
 - Currently occupied by professional office building
-



Map 15, Lot 56

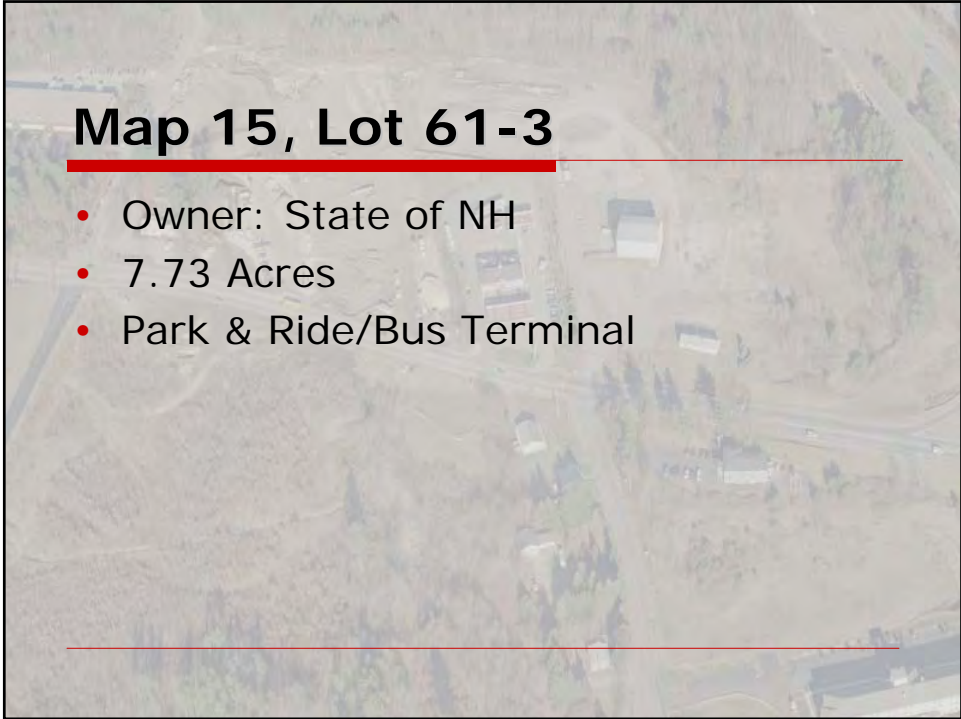
- Owner: Waste Management Holdings Inc.
 - 8.07 Acres
 - Former Transfer Station
 - ***Being Considered by NHDOT for Park and Ride Expansion***
-



Map 15, Lot 58

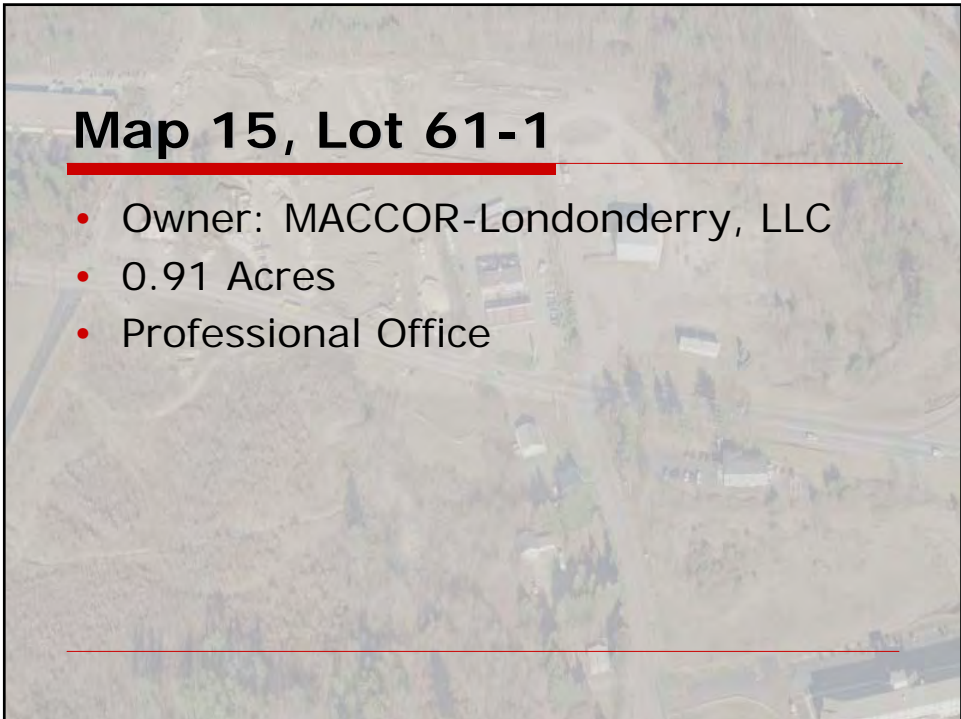
- Owner: TFS Properties, LLC
 - 2.66 Acres
 - Shell Gas Station/Tedeschi Food Shops Convenience Store
-





Map 15, Lot 61-3

- Owner: State of NH
 - 7.73 Acres
 - Park & Ride/Bus Terminal
-

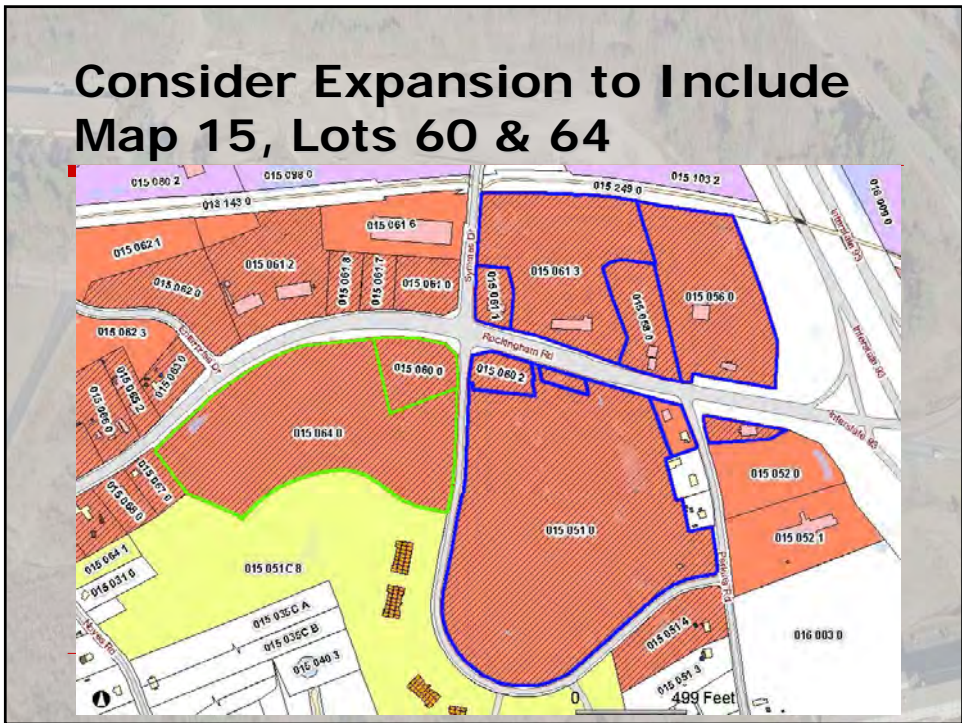


Map 15, Lot 61-1

- Owner: MACCOR-Londonderry, LLC
 - 0.91 Acres
 - Professional Office
-



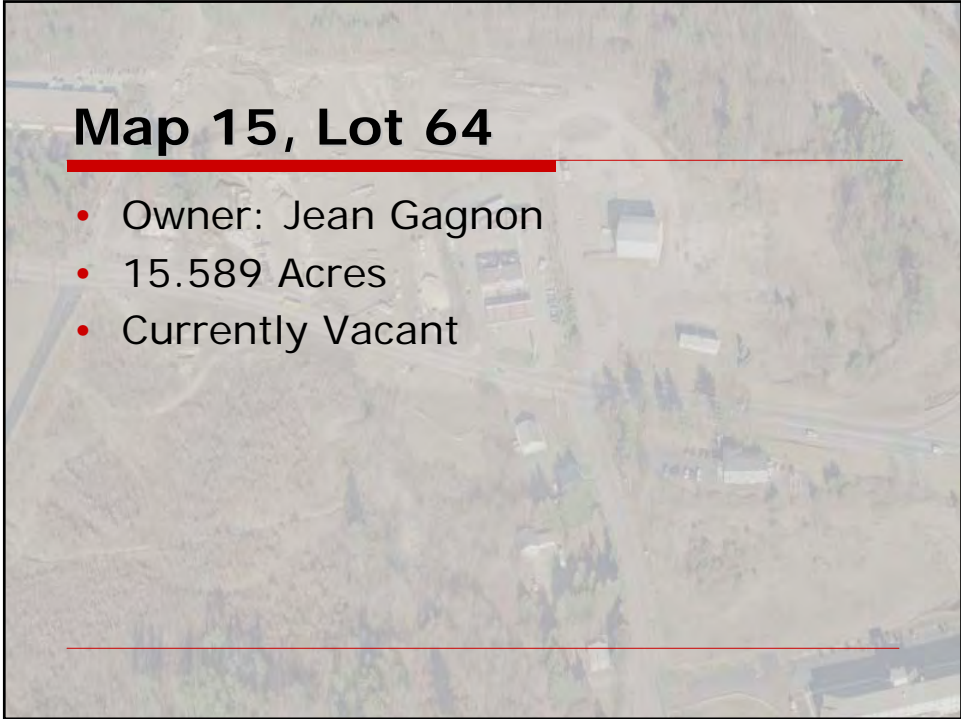
Consider Expansion to Include Map 15, Lots 60 & 64



Map 15, Lot 60

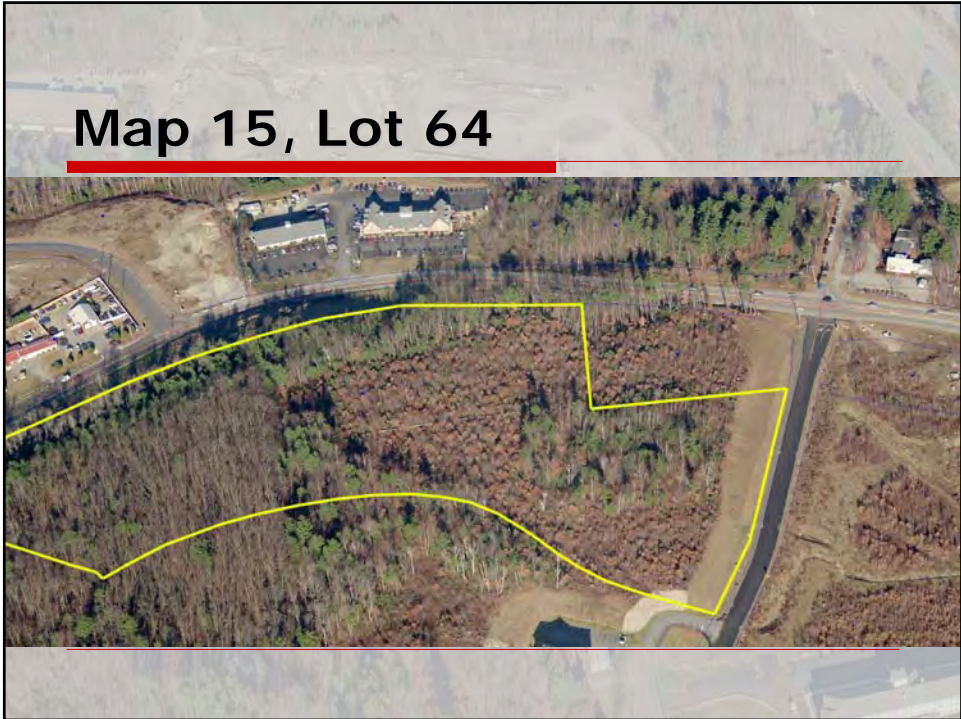
- Owner: Jean Gagnon
- 2.167 Acres
- Currently Vacant



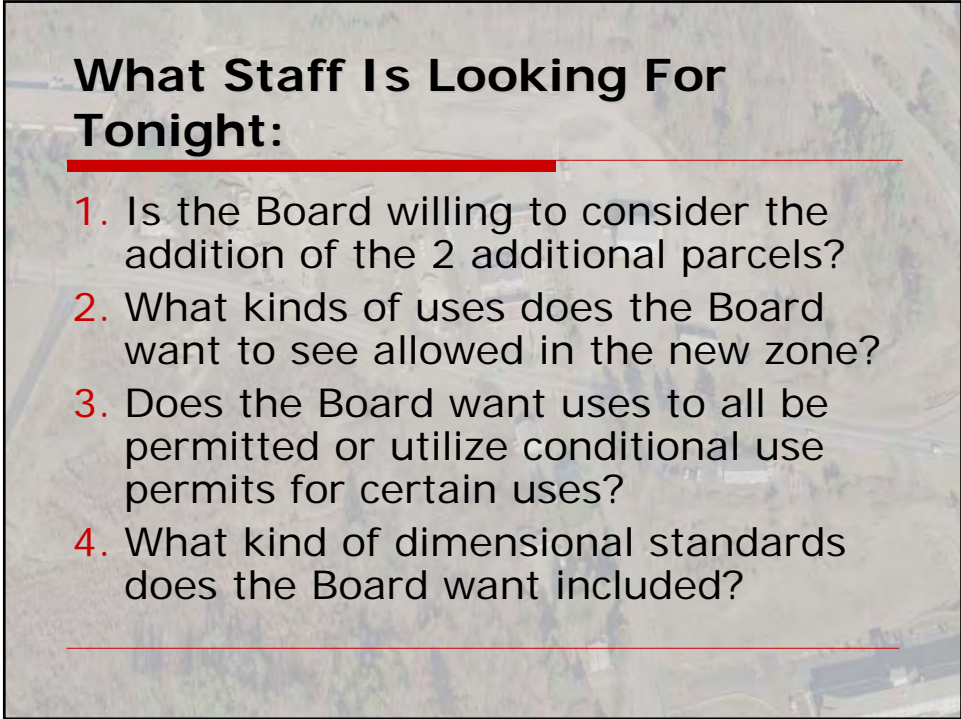


Map 15, Lot 64

- Owner: Jean Gagnon
 - 15.589 Acres
 - Currently Vacant
-



Map 15, Lot 64



What Staff Is Looking For Tonight:

1. Is the Board willing to consider the addition of the 2 additional parcels?
 2. What kinds of uses does the Board want to see allowed in the new zone?
 3. Does the Board want uses to all be permitted or utilize conditional use permits for certain uses?
 4. What kind of dimensional standards does the Board want included?
-