

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF JANUARY 2, 2008 AT THE MOOSE HILL COUNCIL**
3 **CHAMBERS**
4

5 7:00 PM: Members Present: Art Rugg; Rick Brideau, Ex-Officio; John Farrell; Kathy Wagner,
6 Ex-Officio; Charles Tilgner, P.E., Ex-Officio; Paul DiMarco; Lynn Wiles; Laura El-Azem,
7 alternate member; Melissa Nemon, alternate member
8

9 Also Present: Tim Thompson, AICP; Cathy Dirsra, Planning Department Secretary
10

11 A. Rugg called the meeting to order at 7 PM. A. Rugg appointed L. El-Azem to vote for M.
12 Soares and M. Nemon to vote for R. Nichols until he arrived at 7:11PM.
13

14 **Administrative Board Work**
15

16 A. SNHPC Alternates Recommendations - Deb Paul, Deb Lievens, Greg Warner
17

18 A. Rugg said that we need to make a recommendation to the town council for alternate
19 members for the Southern NH Planning Commission.

20 **J. Farrell made a motion to recommend Deb Paul, Deb Lievens and Greg Warner**
21 **as alternates on the SNHPC since we have 3 seats. R. Brideau seconded the**
22 **motion.** [R. Nichols arrived at 7:11PM, M. Nemon returns to alternate member status].
23 **Vote on the motion 9-0-0.**

24 A. Rugg said the recommendation will go to the town council for their January 7 meeting.
25 He said that Chris Davies is also on the agenda for the January 7 meeting for being
26 appointed as an alternate member of the Planning Board.
27

28 B. Extension Request - Mohawk Office Site Plan - Request 1 year extension of final
29 approval
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31 T. Thompson referenced the memo from Tim Winings, Asgitisdi LLC, requesting a 1 year
32 extension request. T. Thompson said staff supports the 1 year extension.

33 T. Winings said their intent is to start as soon as the weather permits, but if the Board
34 would allow him 2 years he would really appreciate it.

35 **J. Farrell made a motion to grant a 2 year extension to December 17, 2010. R.**
36 **Brideau seconded the motion.** No discussion. **Vote on the motion: 9-0-0.** Two year
37 extension is granted.
38

39 C. Extension Request - Cider Mill Elderly Housing Site Plan - Request additional 120 day
40 extension of conditional approval

41 T. Thompson referenced the memo from Todd Connors, Sublime Civil Consultants,
42 requesting a 120 day extension request. T. Thompson said this was conditionally
43 approved September 12, 2007 and staff supports the request. He said that staff currently
44 has plans in for final engineering review because of the complexity of the site and the
45 need for updated state permits staff recommends a minimum of 6 months extension on
46 this project.
47

48 **J. Farrell made a motion to grant a 6 month extension. R. Brideau seconded the**
49 **motion.** No discussion. **Vote on the motion: 9-0-0.** 6 month extension granted.
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52

1 D. Regional Impact Determinations

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3 T. Thompson stated that Wayland Elwood is proposing a 2 lot subdivision on Map 5, Lot
4 39. He said that staff recommends this project is not a development of regional impact,
5 as it does not meet any of the regional impact guidelines suggested by Southern NH
6 Planning Commission (SNHPC).

7
8 T. Thompson stated that Verizon Wireless is proposing a co-location of wireless
9 antennae on the approved Fire Department Wireless Communication Facility on Map 9,
10 Lot 55A. He said that staff recommends this project is not a development of regional
11 impact, as it does not meet any of the regional impact guidelines suggested by Southern
12 NH Planning Commission (SNHPC). It should be noted that all communities within 20
13 miles of the proposed tower have been notified, per RSA 12-K.

14
15 **J. Farrell made a motion to accept staff recommendations that these 2 projects are**
16 **determined not to be of regional impact under RSA 36:56. R. Brideau seconded the**
17 **motion.** No discussion. **Vote on the motion: 9-0-0.** Regional impact determinations
18 accepted.

19
20 E. Approval of Minutes – December 5 & 12

21
22 **J. Farrell made a motion to approve the minutes from the December 5 meeting. R.**
23 **Brideau seconded the motion.** No discussion. **Vote on the motion: 7-0-2** (J. Farrell
24 and L. El-Azem abstained because they were absent at the December 5 meeting).
25 Minutes are approved and will be signed at the January 9 meeting.

26
27 **J. Farrell made a motion to approve the minutes from the December 12 meeting. R.**
28 **Brideau seconded the motion.** No discussion. **Vote on the motion: 6-0-3** (R. Nichols,
29 L. Wiles, and L. El-Azem abstained because they were absent at the December 12
30 meeting). Minutes are approved and will be signed at the January 9 meeting.

31
32 F. Discussions with Town Staff

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34 T. Thompson mentioned the Twin Gate Farm applicant is having an open house in
35 Windham January 12. He updated the Board on the affirmation of the ZBA variances for
36 the T-Mobile cell tower on Kelly Rd by the superior court in December. The applicant will
37 have to go back to the design review process due to substantial changes made during
38 the ZBA process.

39
40 J. Farrell said after reading the minutes from the 12/12/07 meeting he thinks we should
41 provide further clarification on the mini master plan. He said in previous Planning Board
42 meetings the Board had decided to leave Perkins Road as residential. He said the Town
43 Council also decided to leave Perkins Road residential. J. Farrell asked staff for
44 clarification as to why they would want Perkins Road to be part of the mini master plan.
45 T. Thompson said that staff decided to include Perkins Road in the mini master plan
46 because the the area has available infrastructure and was identified by the housing task
47 force as a potential candidate for a workforce housing development.

48 K. Wagner said in April 2007 the town council asked the staff to review the POD of route
49 28 and that Perkins Road was not the reason behind the mini master plan.

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2 **Public Hearings**

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4 A. Crowells Corner Properties, LLC (Nutfield Publishing), Map 12, Lot 68 – Continued
5 Application Acceptance and Public Hearing for a Site Plan for a change in use from
6 residential to commercial office.

7
8 T. Thompson referenced the letter from William Gregsak, Gregsak Engineering,
9 requesting a continuance to February 6, 2008. He said the applicant has not yet obtained
10 their NHDOT driveway permit.

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12 **J. Farrell made a motion to continue the public hearing to February 6, 2008 at 7pm.**
13 **R. Brideau seconded the motion.** No discussion. **Vote on the motion: 9-0-0.** Hearing
14 will be continued to February 6, 2008 at 7PM. A. Rugg said this will be the only public
15 notice.

16
17 B. Ravenna Investment Associates, LLC, Map 7, Lot 40-5 – Public Hearing for an
18 amendment to an approved site plan to indicate project phasing of the approved
19 commercial/retail development.

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21 T. Thompson referenced the letter from Deb Brewster, TF Moran, requesting a
22 continuance to February 6, 2008. The applicant included information on the plans that
23 didn't need to be there, so staff asked the applicant to revise the plans and request a
24 continuance.

25
26 **J. Farrell made a motion to continue the public hearing to February 6, 2008 at 7pm.**
27 **R. Brideau seconded the motion.** No discussion. **Vote on the motion: 9-0-0.** Hearing
28 will be continued to February 6, 2008 at 7PM. A. Rugg said this will be the only public
29 notice.

30
31 **Other Business**

32
33 None.

34
35 **Adjournment:**

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37 **J. Farrell made a motion to adjourn the meeting. R. Brideau seconded the motion.** No
38 discussion. **Vote on the motion: 9-0-0.** Meeting adjourned at 7:40 PM.

39
40 These minutes prepared by Cathy Dirsra, Planning Department Secretary.

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43
44 Respectfully Submitted,

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48 Paul DiMarco, Secretary
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