

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

5 7:00 PM: Members Present: Art Rugg; Rick Brideau, Ex-Officio; John Farrell;  
6 Kathy Wagner, Ex-Officio; Charles Tilgner, P.E., Ex-Officio; Mary Soares; Lynn  
7 Wiles; Laura El-Azem; Melissa Nemon, alternate member; Chris Davies, alternate  
8 member  
9

10 Also Present: Tim Thompson, AICP; John Trottier, P.E.; Cathy Dirsra, Planning  
11 Department Secretary  
12

13 A. Rugg called the meeting to order at 7 PM. A. Rugg appointed C. Davies to vote  
14 for R. Nichols.  
15

16 **Administrative Board Work**  
17

18 A. Plans to Sign - Verizon Wireless Site Plan - Map 9, Lot 55A  
19

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

22 **J. Farrell made a motion to authorize the Chair and Secretary to sign**  
23 **the plans. R. Brideau seconded the motion. No discussion. Vote on the**  
24 **motion: 9-0-0.** A. Rugg said the plans will be signed at the conclusion of the  
25 meeting.  
26

27 B. Plans to Sign - Market Basket Site Plan - Map 10, lot 52  
28

29 J. Trottier said all precedent conditions for approval have been met and the  
30 staff recommends signing the plans.

31 **J. Farrell made a motion to authorize the Chair and Secretary to sign**  
32 **the plans. R. Brideau seconded the motion. No discussion. Vote on the**  
33 **motion: 9-0-0.** A. Rugg said the plans will be signed at the conclusion of the  
34 meeting.  
35

36 C. Plans to Sign - DHB Homes (Buttrick Professional Offices) Amended Phasing  
37 Plan (Phases 1-4) - Map 6, Lot 34  
38

39 J. Trottier said all precedent conditions for approval have been met and the  
40 staff recommends signing the plans.

41 **J. Farrell made a motion to authorize the Chair and Secretary to sign**  
42 **the plans. R. Brideau seconded the motion. No discussion. Vote on the**  
43 **motion: 9-0-0.** A. Rugg said the plans will be signed at the conclusion of the  
44 meeting.

- 1  
2 D. Reaffirmation and Extension of Previously Approved Site Plan - Map 14, Lot  
3 44-35 (Astoria 49 Wentworth Site Plan for Precision Place at Wentworth LLC)

4  
5 T. Thompson referenced the letter from Earle Blatchford, Hayner Swanson.

6  
7 **J. Farrell made a motion to reaffirm and extend this previously**  
8 **approved site plan to November 15, 2009. R. Brideau seconded the**  
9 **motion.** No discussion. **Vote on the motion: 9-0-0.** Site Plan approval re-  
10 affirmed, and extension to November 15, 2009 granted.

- 11  
12 F. Extension Request - Young Subdivision, Map 12, Lot 17-1 - Continued  
13 Discussion with Applicant (currently expires tonight)

14  
15 T. Thompson referenced the letter from Tim Peloquin, Promised Land Survey  
16 requesting an extension. T. Thompson said the project was originally  
17 conditionally approved in 2005, and has been extended 2 times previously.  
18 Staff makes no recommendation on the extension, stating that it is up to the  
19 applicant to justify the extension request.

20  
21 Tim Peloquin, Promised Land Survey, presented their need for an extension.  
22 Ken & Betty Young and daughter Sandy Fongalaz were also present. T.  
23 Peloquin said the applicant's original engineer experienced some hardships  
24 and there were weather related delays. He also said the sight distance was an  
25 issue. He said the Young's were put in a difficult position. T. Peloquin said he  
26 feels they have met all the conditions except the off-site improvements. He  
27 said they need an amendment to the Notice of Decision re. 2.a. J. Trottier  
28 said the off-site improvements have been an issue since 2005 and said it was  
29 only last week that they got a letter from the abutter in regards to the off-  
30 site improvements. T. Peloquin asked the Board to read his letter dated May  
31 20 and that he feels it's reasonable for them to ask for the amendment. J.  
32 Trottier stated that the offsite improvements are related to roadside  
33 drainage, and that the Town would be responsible for maintenance. He  
34 stated that staff does not support the "alternative design" presented by the  
35 applicant.

36  
37 Ken Young, said he feels that putting a culvert under the proposed driveway  
38 won't change the water drainage. He said he doesn't want his existing  
39 driveway to be used as a driveway for the proposed new lot. Sandra  
40 Fongalaz (the Young's daughter) said she would not be opposed to moving  
41 the proposed driveway closer to the proposed lot line for the new lot.

42  
43 T. Thompson said that staff would not support amending the Notice of  
44 Decision. J. Trottier stated that there are other alternatives that can be  
45 explored (moving the driveway, installing closed drainage, utilizing a shared  
46 driveway).

47  
48 **J. Farrell made a motion to grant extension to October 1, 2008. M.**  
49 **Soares seconded the motion.** No discussion. **Vote on the motion: 9-0-**  
50 **0.** Extension to October 1, 2008 granted.

1 G. Approval of Minutes – May 7 & 14

2  
3 **J. Farrell made a motion to approve the minutes from the May 7**  
4 **meeting. R. Brideau seconded the motion. No discussion. Vote on the**  
5 **motion: 9-0-0.**

6  
7 **J. Farrell made a motion to approve the minutes from the May 14**  
8 **meeting. R. Brideau seconded the motion. No discussion. Vote on the**  
9 **motion: 7-0-2.**

10 (J. Farrell and L. Wiles abstained because they were absent at the May 14  
11 meeting).

12  
13 Minutes are approved and will be signed at the June 11 meeting.

14  
15 H. Discussions with Town Staff

16  
17 The Board reminded the public about the UNH survey.

18  
19 **Public Hearings**

20  
21 A. Bernard Filion, Map 3, Lot 131 - Application Acceptance and Public Hearing  
22 for a Site Plan for a change in use on the site from warehouse/drywall supply  
23 company to various small commercial uses.

24  
25 T. Thompson stated that there are no checklist items, and staff recommends  
26 the application be accepted as complete.

27  
28 **J. Farrell made a motion to accept the application as complete. R.**  
29 **Brideau seconded the motion. No discussion. Vote on the motion: 9-0-**  
30 **0. Application accepted as complete.**

31  
32 Tony Marcotte, Bedford Design Consultants, representing Bernard Filion,  
33 applicant. T. Marcotte presented an overview of the project. He said they  
34 have been working with staff to bring this site into compliance.

35  
36 J. Trottier summarized the design review items from the DPW/Stantec memo.

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

40  
41 *The Applicant is requesting a waiver to Section 3.02 of the regulations The*  
42 *Applicant has not provided monuments at all angle points of the property. Staff*  
43 *recommends granting the waiver, as the monuments would be in wetland areas,*  
44 *and is consistent with past Board practice of granting such waivers in wetland*  
45 *areas.*

46  
47 *The Applicant is requesting 2 waivers to Sections 3.11.g.5 and 3.11.g.1 of the*  
48 *regulations The Applicant has not provided proper parking lot landscaping. Staff*  
49 *recommends granting the waiver, as this is already a developed site, and is*  
50 *consistent with past Board practice for granting parking lot landscape waivers for*  
51 *previously developed parcels.*

1 T. Thompson stated that because the CUP was not included on the legal  
2 notice, staff recommends that no action be taken on the CUP this evening.  
3 There is a favorable recommendation from Conservation Commission on the  
4 CUP, but the CUP needs to be included in the legal notice for action to take  
5 place.

6  
7 T. Thompson said that based upon the information available to date the Staff  
8 recommends continuance of this application to July 9, 2008 at 7 PM. There  
9 are a number of remaining issues to be resolved on the plans, see the  
10 DPW/Stantec memo, and the Conditional Use Permit needs to be included in  
11 the Legal Notice for the Public Hearing.

12  
13 T. Thompson stated that the aerial photo shows the lot line for the property  
14 shows some encroachment on the abutting property.

15  
16 A.Rugg asked for public input.

17  
18 Debbie Mason, Nashua Road, asked if the existing fence will be replaced. T.  
19 Marcotte said the fence that will be repaired where needed, but not entirely  
20 replaced. D. Mason also asked if they would move the gate for snow removal.  
21 T. Marcotte said he has discussed this with the applicant and the gate would  
22 be replaced with a permanent fence without a gate. D. Mason asked about  
23 the gas line off route 102. T. Marcotte said nothing is now being stored on  
24 the gas line. K. Wagner said she and Frank Holdsworth, the town code  
25 enforcement officer, went to the site about a month ago and they observed a  
26 number of vehicles parked on the gas line area and also a lot of trash,  
27 equipment, etc. K. Wagner suggested that in order for the town to  
28 enforcement compliance they must approve the site plan. T. Thompson said  
29 that note 2 should be revised to include these concerns so that the town can  
30 ensure compliance. D. Mason asked about the hours of operation. T. Marcotte  
31 said they plan to operate 7am to dusk. D. Mason said they currently operate  
32 24 hours a day. T. Thompson said it's within the Board's authority to set  
33 hours of operation on a case by case basis. D. Mason asked about chemicals  
34 being stored on the property. T. Marcotte said they have fertilizer being  
35 stored on the property. T. Thompson said they need to get authorization from  
36 the Fire Dept to store hazardous chemicals on the property, as part of the  
37 building permit process. Tom Estey, Nashua Road, said he hears every truck  
38 that goes in and out of that property every day. He said there are at least a  
39 dozen trucks daily at all hours of the day and night. He said that the tractor  
40 trailers are allowed to park there and they have nothing to do with the  
41 business. He said he doesn't mind the business being there, but he asked if  
42 they could just be considerate of the residential homes nearby and limit the  
43 hours of operation to no trucks between 7PM and 6AM. T. Estey said he is  
44 concerned about the salt storage on the property possibly getting into his  
45 well. There was no further public comment.

46  
47 **J. Farrell made a motion to grant the 3 waivers based on the**  
48 **applicant's request letters and the staff recommendation. R. Brideau**  
49 **seconded the motion. No discussion. Vote on the motion: 9-0-0. Waivers**  
50 **granted.**

1  
2 **J. Farrell made a motion to continue this public hearing to July 9,**  
3 **2008 at 7:00PM. R. Brideau seconded the motion.** No discussion. **Vote**  
4 **on the motion: 9-0-0.** Plan is continued to July 9, 2008. A. Rugg said this  
5 will be the only public notice  
6

7 **Other Business**

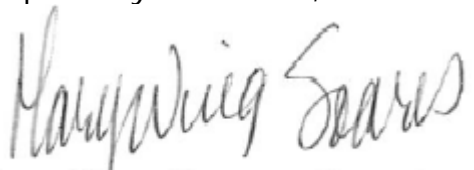
8  
9 None

10  
11 **Adjournment:**

12  
13 **M. Soares made a motion to adjourn the meeting. R. Brideau seconded the**  
14 **motion.** No discussion. **Vote on the motion: 9-0-0.** Meeting adjourned at 8:30  
15 PM.  
16

17  
18  
19 These minutes prepared by Cathy Dirsra, Planning Division Secretary.  
20

21  
22  
23 Respectfully Submitted,

  
24 Mary Wing Soares, Secretary