

Londonderry Heritage/Historic District Commission Meeting

NOVEMBER 16, 2023 - 7:00 P.M.

MOOSE HILL CONFERENCE ROOM

I. Call to Order: Chairman Krys Kenney called the meeting to order at 7: 00 pm. The following Commissioners were present: Krys Kenney, David Colglazier, John Mahon, and Jim Butler. Absent: Commissioners Art Rugg, Kristin Endyke, Sue Joudrey and Alternate Commissioner Laura Schenkman. Also present: Assistant Town Manager Kellie Caron and Town Planner Ben Bennett.

II. Approval of minutes from prior meeting: D. Colglazier made a motion to approve the minutes of the September 28, 2023 meeting; J. Mahon seconded the motion. The motion passed, 4-0.

III. Public hearing:

A. Application for Certificate of Approval for the installation/ construction of a wooden post and rail fence on the Londonderry Town Common, 265 Mammoth Road, Map 6 Lot 98, Zoned AR-1 & Historic Overlay District, Dave Wholley, Town of Londonderry Director of Public Works & Municipal Facilities (applicant) and Town of Londonderry (owner). *Continued from September 28, 2023.*

Dave Wholley re-presented a plan to replace the logs currently used to separate the Town Common from its adjacent parking lot with a wooden post and rail fence. These logs are in an advanced stage of decay. The presentation also included a review of alternate suggestions from the Commission and from the citizenry. These included various stone options and a suggestion to use granite posts separated by chains. The alternatives were deemed to have their own deficiencies including higher maintenance costs, decreased public safety, and potential interference with drainage of the Town Common and the parking lot.

Action: J. Mahon made a motion to approve the wooden post and rail fence as proposed; D. Colglazier seconded the motion. The motion passed, 4-0.

IV. Design/Formal Review Applications:

A. Application for design review of a site plan for a 96-unit multi-family residential development and associated site improvements in the Multi-family Residential (R-111) District. 35 Gilcreast Road, Tax Map 7, Lot 118, Gilcreast Realty Holdings LLC (Owner/Applicant). *Continued from September 28, 2023.*

Joseph Maynard, Benchmark LLC, and Rick Welch, City Developments, presenting. This 23-acre former apple orchard has sewer, water, and gas service available for the proposed 96-unit townhouse project. Buildings will vary from 3-8 units each. A section off the parking lot is planned for amenities including a playground and basketball area. Each unit features a 2-car garage plus a drive that is either 2 or 4 cars deep. Every unit has grey vinyl siding with white trim and garage doors and an asphalt shingle roof. Each unit will have a rear deck. No lighting or landscape plan was available for this initial review, but the presenter indicated that 6 streetlights would illuminate the driveway

and the buildings themselves would be outfitted with wall packs. A picture of a monument-type sign was presented.

J. Butler expressed concern with this initial design describing it as bland, a “pillbox”, and overly economical in construction. K. Kenney felt that the buildings needed a lot more architectural detail and color and material variation on the facades of the buildings. D. Colglazier also requested exterior colors beyond grey and white and the addition of multi-panel grills to the windows. J. Butler suggested that the grass strips between driveways appeared too narrow to be maintained and the applicant indicated that this was already being addressed in the next iteration of their plan.

Action: The Commission requested additional architectural design elements and color variations for the buildings. Lighting, landscape, and signage plans are needed. Different textures on the building exteriors were suggested. The Commission also recommended that the landscape plan screen the property from Gilcreast Road as much as possible. The applicant was invited to return at a future meeting.

B. Application for design review of a site plan to construct a 12,000+/-SF medical building and a 3,000+/-SF bank and associated site improvements. Map 15 Lot 60-2, zoned MUC, Jean Gagnon (owner) and Bill Greiner (applicant). Continued from September 28, 2023.

Roger Dignard, Dignard Architects, and Samuel Foisie, Meridian Land Services, presenting. Samples provided included Morin/Lachance Bricks made in Maine for the base of the building and Hardie fiber cement siding in three colors (Monterey Taupe on the shingles, Harris Cream on the clapboards, and Arctic White on the trim). The roof will feature slate grey architectural shingles. Building-mounted signage will be moved to the front facade facing Rockingham Road. There will also be a monument sign with a brick base and color scheme to match the building. This will have backlit lettering and downward lighting. Phase 2 of this project is envisioned to be a bank adjacent to this medical building. The pad for this bank will be prepared as part of Phase 1 but, since there is no tenant yet, the architectural plan is not available. The applicant will return to the Heritage Commission with an appropriate plan when a tenant is secured.

Action: J. Butler made a motion to recommend this building for approval as presented; D. Colglazier seconded. The motion passed, 4-0. K. Kenney noted that the applicant will need to return when they are ready to develop the adjacent bank building for Heritage Commission review.

V. Other business:

- A. K. Caron updated the Commission on 2 Litchfield Road. She indicated that the property would continue to operate as is but that there might be an opportunity to rezone should the owner decide to pursue that avenue.
- B. Discussion with staff regarding providing documentation on review applications 2 weeks in advance of Heritage Commission meetings.
- C. Special meeting regarding Technology Hill project on December 14, 2023

VI. Public input: None

I. Adjournment: At about 8:20 PM, D. Colglazier made a motion to adjourn; J. Mahon seconded. The motion passed, 4 -0.