

# Londonderry Heritage/Historic District Commission Meeting

MARCH 28, 2024 - 7:00 P.M.

## MOOSE HILL CONFERENCE ROOM

### DRAFT MINUTES

- A. **Call to Order:** Chairperson Krys Kenney called the meeting to order at 7: 00 pm. The following Commissioners were present: Krys Kenney, David Colglazier, John Mahon, Sue Joudrey, Art Rugg. Kristin Endyke and Alternate Commissioner Laura Schenkman. Absent: Town Council Liaison Ted Combs. Also present: Assistant Town Manager Kellie Caron.
- B. **Approval of minutes from prior meeting:** A. Rugg made a motion to approve the minutes of the January 25, 2024, meeting; D. Colglazier seconded. The motion passed, 6-0.

### III. Design/Formal Review Applications:

- A. **Application for design review of a site plan to construct an approximately 89,000 square foot behavioral health hospital along with associated site improvements. 6 & 10 Innovation Way (Map 28, Lots 17 & 17-1) zoned gateway business (GB), Ballinger Properties, LLC and Five N Associates GP (owner) and Tarrytown Real Estate Holdings, Inc. (applicant).**

James Petropulos of Hayner/Swanson Inc. and Charles Hill of Stengel-Hill Architecture presenting. This 2-lot, 35.4-acre property is in the northwest corner of Londonderry at the corner of Pettengill Road and Innovation Way. The facility proposed is a single story 89,000 square foot hospital with two driveway access from Innovation Way. The site as proposed would have 245 parking spaces and paved emergency access around the entire building. The landscape plan is focused along Pettengill Road and Innovation Way and along the front of the building itself. The plan does not call for any landscape waivers for the parking area which complies with Londonderry regulations and does include lilacs. The lighting plan features a combination of LED wall packs and 28-foot-high light poles, all of which will be dark sky compliant. The signs will include a 100 square foot ground sign with a monument base on Innovation Way near Pettengill Road, several way-finding signs, and a 100 square foot sign on the building itself, all conforming to Londonderry regulation. The building itself is two-tone gray in color with a 30-inch stone base topped with face brick to a height of 12-feet and EIFS siding above that to the flat roof. Among other features, this building includes a gymnasium on its south side and patient care areas to the rear.

**Action: Recommended for approval as submitted.**

- B. **Application for design review of a site plan to construct a 67-unit multifamily residential development along with associated site improvements. 50-52 Gilcrest Road (Map 7, Lot 74 & 75) zoned Commercial I (C-1), Gilcrest Londonderry, LLC (Owner & Applicant).**

Tony Marcotte of MDP Development presenting as Project Manager for Gilcrest Commons which is owned by Gen X Construction LLC of Hudson, NH, along with Jeff Kuehl of Berard Martel Architecture. This property is at the former location of Luciano's restaurant near to the Gilcrest entrance to Hannaford. Stone walls on the property will be reused along the frontage on Gilcrest Road and along the Hampton Drive entrance to Hannaford. There will also be fencing along the frontage on Gilcrest Road to provide privacy and a safe recreation area for the tenants. The 67 units envisioned will be spread over 5 buildings. The buildings have asphalt roofs with cupolas and varied blue and

gray Hardie board siding. Storm water storage is underground to preserve open space. The lighting plan includes pole lights and wall packs by front entrances and rear exits. The applicant plans to include a bus stop near the front driveway on Gilcreast Road. The signage presented sits on top of the stone wall on Gilcreast Road. The applicant will add purple lilacs to the landscape plan.

**Action: Recommended for approval with the addition of purple lilacs to the landscape plan and the incorporation of the building's exterior design elements in the planned bus stop.**

- C. **Application for design review of a site plan to convert the property from residential to commercial. The existing building will be converted to a water treatment service and repair business. 43 Harvey Rd (Map 14, Lot 44-2) zoned industrial I (IND-1), Forty-Three Harvey RD Real Inc, owner and applicant.**

Jordan Young of Atlantic Civil Engineering and Richard Matckie of Mainline Plumbing presenting. This property is located at the corner of Hardy Road and Burton Drive. The applicant proposes to convert this property to commercial use, including adding 54 parking spaces and access on Harvey Road and Burton Drive. The applicant also will put a storm water collection point to preserve the wetlands that are part of this property. There are no planned changes to the building itself.

**Action: Recommended for approval as submitted with the addition of some purple lilacs to the landscape.**

- D. **Application for design review of a site plan to construct two commercial buildings totaling 3,200 square feet and 7,500 square feet along with associated site improvements. 59 Rockingham Road (Map 13, Lot 60-3) zoned Commercial-II (C-II), Rockingham Road Holdings, LLC (Owner) Freestone Holdings, LLC, Adnan Suljevic (applicant)**

Earl Sandford of Sanford Surveying and Engineering and Adnan Suljevic, applicant, presenting. This property is located on Rockingham Road, north of Seasons Lane. The proposal includes two buildings but the second would not be built until the business justified it or a tenant comes forward. These buildings will have solar panels on their rear roofs and potentially also ground-mounted units. These are metal industrial buildings with building A having a barn red color and building B is gray. Each building will have a metal roof. Visibility from Rockingham Road is minimal due to elevation and existing trees and foliage. A monument sign on Rockingham Road is in the plan with downcast lighting. The lighting plan includes downcast lighting on poles in the north parking lot and various wall packs on the buildings.

**Action: Recommended for approval as submitted.**

- E. **Application for design review of a site plan to add a 6,240 square foot vehicle inspection garage along with associated site improvements. 10 Navigator Road (Map 28, Lot 22-8) zoned Industrial II (IND-II). Londonderry Housing and Redevelopment Authority (owner) and Enterprise Rent-A -Car of Boston, LLC (applicant).**

Katherine Weiss, Bedford Design Consultants presenting. This existing property is on the corner of Navigator Road and George Avenue near the Manchester border. The applicant proposes to add a metal building for use as an intake center for their new automobiles. The south side of the building will have 7 overhead doors; the east side will have one door; the west side will have two doors. The lighting plan calls only for the addition of wall packs to the building. The plan also calls for the addition of a small gray and blue gatehouse. Renovations to an existing building are also planned. Minor landscape

additions are included in the plan.

**Action: Recommended for approval as submitted with the addition of purple lilacs to the landscape plan.**

**F. Application for design review of a site plan to construct three townhomes along with associated site improvements. 14 Mohawk Drive (Map 6, Lot 35-8) zoned Commercial II (C-II). DeRosa Development Corp (owner/applicant)**

Bernard Temple and John Rokeh, applicant, presenting. This property is located on Mohawk Drive near the self-storage units just past Dunkin Donuts. The proposal calls for a three-townhouse condo building. There is parking for 24 cars with 4 assigned to each townhouse. The lighting plan includes all downcast lighting. The building will have a dark gray asphalt roof with 2 shades of gray on its vinyl clapboard and shake siding. No signage is planned.

**Action: Recommended for approval as submitted.**

**IV. Other business:**

Discussion about presentations lacking sample materials, color palettes, etc. J. Mahon suggested that the applicants be given a written "check list" of the items that they need to have available for these presentations as an alternative to an ill-prepared applicant being asked to come back to present a second time. K. Caron indicated that this might be possible.

**V. Public input:**

David Ellis, 1 Wilshire Drive, asked for an update on the barn at 2 Litchfield Road. K. Kenney advised Mr. Ellis that the Town is currently represented by legal counsel as to this property and that the Heritage Commission would not be able to comment on this matter any further. Mr. Ellis asked if the Commission could email him if this property again comes up for discussion.

Art Rugg asked for the status of the Look Book and was advised that Kirsten Hildonen would be finalizing the Look Book in the near future.

**VI. Adjournment:**

At about 9:10 PM, A. Rugg made a motion to adjourn; K. Endyke seconded. The motion passed, 6-0.