

Londonderry Heritage/Historic District Commission Meeting

JANUARY 25, 2024 - 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, Sue Joudrey, and Jim Butler. Absent: Commissioners Art Rugg and Kristin Endyke. Alternate Commissioner Laura Schenkman appointed in place of A. Rugg. Also present: Assistant Town Manager Kellie Caron.
- II. Approval of minutes from prior meeting:** J. Mahon made a motion to approve the minutes of the December 14, 2023, meeting; D. Colglazier seconded the motion. The motion passed, 3-0, with three abstentions (S. Joudrey; J. Butler; L. Schenkman)

III. 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-III) District. 35 Gilcreast Road, Tax Map 7, Lot 118, Gilcreast Realty Holdings LLC (Owner/Applicant).**

Joe Maynard of Benchmark LLC and Rick Welch, President, Mesiti Development presenting at this second meeting on this property with the Commission. This property has 1300 feet of frontage on Gilcreast Road and is about 28 acres in size. The plan encompasses 96 townhouse units with an interior road network. Each unit will have a two-car garage and space for two cars to park in the driveway. Added architectural character since the previous presentation include more rooftop dormers, board and batten on the lower front façade with a small roof, crown moldings above all windows which now also feature widened trim, a grill pattern on the top half of all windows, and small peaks above the entry way. The width of the driveways was reduced from 22 foot to 18 foot to allow for more green space. A new driveway configuration in this design is a looped driveway to the amenities area. The presentation also included a monument sign plan for Gilcreast Road and a lighting plan with four downward-facing streetlights.

J. Butler requested additional landscaping along Gilcreast Road and screening landscaping for the rear of the units. The applicant indicated that they were still working with their landscape designed on these issues but that they planned to incorporate additional landscaping in both requested areas. The Commission, based on previous good interaction with the applicant, did not see a need to review the additional landscaping, leaving that to the Planning Board.

Action: Recommended for approval as submitted.

- B. Application for design review of a subdivision plan to subdivide one lot into seven residential lots. 94 Hardy Road (Map 12 Lot 139), zoned AR-1, Legacy Building & Development, LLC (applicant) and John A. Morrison Rev. Trust (owner).**

Steven Keach, President, Keach-Nordstrom and Robert Pace, Owner, Legacy Building, presenting. This property is situated south of Hovey Road and opposite Faye Lane on Hardy Road. An existing building and barn opposite Faye Road will be razed. Stone walls on Hardy Road will be excavated and retained except for 20-25 foot interventions for planned driveways. J. Mahon requested that the 120 feet interior walls be relocated along the entry to the driveways whenever possible rather than as part of

an interior landscape design elsewhere on the property and the applicant indicated that this would be done.

Action: Recommended for approval as submitted with a stipulation that the applicant reuse displaced rock from stone walls to line driveway entries.

- C. Application for design review of a site plan to construct a one-story office and laboratory building with 94 proposed parking spaces and associated site improvements. 58 Wentworth Ave & 3 Burton Drive (Map 14, Lots 44-21 & 44-22) zoned industrial 2 (IND-II), Burton Governmental, LLC, owner and Ryan Companies US Inc, applicant.**

Steven Keach, President, Keach-Norstrom presenting. This planned government facility will be used to house the Drug Enforcement Agency's national drug lab with a smaller section for the DEA's national fingerprint database. Two vacant parcels of land will be merged for this project. This is a high-security building with 8-foot fencing with spiked toppers. There is also secondary fencing in some areas and clear-view security fencing around the loading dock area. The landscape plan calls for the retention of most of the forest on the Wentworth Avenue, Burton Drive and Harvey Road sides of this facility. There is no planned signage. The applicant will seek waivers from the Planning Board for trees that might interfere with security cameras surrounding this facility. The applicant submitted a security-focused lighting plan. Some low-level shrubs will be added to enhance the entryway.

Action: Recommended for approval as submitted.

- D. Application for design review of a site plan to construct a natural gas metering and regulating station along with site improvements. 104 Harvey Rd (Map 14 Lot 12) zoned industrial II (IND II), City of Manchester-Manchester – Boston Regional Airport owner and Liberty Utilities applicant.**

Steven Keach, President, Keach-Norstrom and Brian Frost, Engineer, Liberty Utilities presenting. This is a planned unmanned facility on a small lot on Harvey Road. Signage will consist of a gate placard. Landscaping consists largely of filling in gaps along Harvey Road and retaining existing foliage. Chain-link fencing will surround the aggregate surface that encircles three small buildings on this site. Lighting will consist of wall packs. The buildings will be prefabricated metal and grey-colored. As a precaution, the applicant will preserve a 25-foot distance when excavating from a small marker discovered at the rear of the property. This marker, inscribed with the letters "VET," is of unknown origin so the applicant decided to maintain the legally prescribed distance of 25 feet for a potential grave.

Action: Recommended for approval as submitted.

- E. Application for design review of a site plan to construct a 6,250 square foot warehouse building with 1,965 square feet of office space and associated site improvements. 39 Rockingham Road (Map 13, Lot 65-1) zoned commercial II (C-II), AK Investments, LLC. (owner & applicant)**

Dan Page, Jones and Beach Engineers presenting. This is a 1.2-acre site on Rockingham Road and the current location for Southern NH Plumbing and Heating. Three stonewalls on site will not be disturbed. An existing sign will remain unchanged. Minimal dark-sky compliant lighting will be added. Minimal additional landscaping is planned. This is described as a metal "garage-type" building, gray in color. The Commission voiced a preference for a "real" stone base to the building. The Commission requested that a purple lilac be added to the landscape plan. J. Mahon suggested that, should the applicant decide to upgrade their entry signage, the Commission prefers stone bases to match stone base on the new building.

Action: Recommended for approval as submitted with a suggestion to change white lilacs to purple lilacs and to include a stone base if applicant updates entry signage.

IV. Other business:

- A. Election of officers** – D. Colglazier motioned for the reappointment of existing officers for an additional year; J. Butler seconded. The motion passed, 6-0, and the Commission elected the following for one year:
- a. Krys Kenney – Chairman
 - b. Art Rugg – Vice Chairman
 - c. John Mahon - Secretary

V. Public input: None

- VI. Adjournment:** At about 8:30 PM, D. Colglazier made a motion to adjourn; J. Mahon seconded. The motion passed, 6-0.