

**LONDONDERRY, NH PLANNING BOARD
MINUTES OF THE MEETING OF FEBRUARY 14, 2024
AT THE MOOSE HILL COUNCIL CHAMBERS**

Meeting Link: <http://173.166.17.35/CablecastPublicSite/show/12480?channel=4>

Members Present: Art Rugg, Chair; Jake Butler, Secretary; Lynn Wiles, Assistant Secretary; Ann Chiampa, member; Jeff Penta, member; Giovanni Verani, ex-officio; Tony DeFrancesco, alternate member; Roger Fillio, alternate member; Jason Knights, alternate member

Also Present: Kellie Caron, Assistant Town Manager/Director of Economic Development; John Trottier, Director of Engineering & Environmental Services

I. CALL TO ORDER

Chair Rugg called the meeting to order at 7:00 p.m.. He announced that A. Sypek's position is open and appointed T. DeFrancesco to vote for him.

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES

Member J. Butler made a motion to approve the minutes of January 10, 2024, as presented.

L. Wiles seconded the motion.

The motion was granted, 7-0-0. The Chair voted in the affirmative.

B. REGIONAL IMPACT DETERMINATIONS

There were no developments of regional impact.

C. DISCUSSION WITH TOWN STAFF

- K. Caron reported there were two extension requests:

1. Pettore site plan (Map 13 Lot 99). The work they need to do is on hold due to the winter season. An extension until April 10, 2024, was requested.

Member J. Butler made a motion to approve the Pettore brothers' request to extend to April 10, 2024.

L. Wiles seconded the motion.

The motion was granted, 7-0-0. The Chair voted in the affirmative.

2. Wood Partners project, the Alta at Woodmont, 264-unit multifamily development. An extension to April 3, 2024, was requested.

Member J. Butler made a motion to approve the Wood Partners project, the Alta at Woodmont, to April 3, 2024.

L. Wiles seconded the motion.

The motion was granted, 7-0-0. The Chair voted in the affirmative.

- Chair Rugg reported that Al Sypek has tendered his resignation effective February 12, 2024, and read the letter of resignation. Chair Rugg noted that Town Council needs to accept the resignation; however, the Board can make a recommendation to fill this position. J. Butler thanked A. Sypek for his service to the Town.

Member L. Wiles moved that the Planning Board recommend Jason Knights be appointed by the Town Council as a full Planning Board member to serve out the term of Mr. Sypek.

J. Butler seconded the motion.

The motion was granted, 7-0-0. The Chair voted in the affirmative.

III. OLD BUSINESS

- A. Public hearing on an application for formal review of a site plan to construct a 58,432 square foot warehouse and storage facility and associated site improvements, 88A Harvey Road (Planeview Drive), Map 14, Lot 17, Zoned IND-II, Patriot Holdings, LLC (Applicant) and VAB Properties, LLC (Owner). Continued from January 10, 2024.

Chair Rugg announced a continuance has been requested to April 3, 2024.

Member J. Butler moved to continue the public hearing on an application for formal review of a site plan to construct a 58,432 square foot warehouse and storage facility and associated site improvements, 88A Harvey Road (Planeview Drive), Map 14, Lot 17, Zoned IND-II, Patriot Holdings, LLC (Applicant) and VAB Properties, LLC (Owner) to April 3, 2024.

97 **L. Wiles seconded the motion.**

98
99 **The motion was granted, 7-0-0. The Chair voted in the**
100 **affirmative.**

101
102 Chair Rugg announced a continuance has been granted to April 3, 2024.
103 This is the only public notice.

104
105 **IV. NEW PLANS/CONCEPTUAL PLANS**

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107 A. Public Hearing on a request for start of construction and site work
108 relating to the conditionally approved site plan for 36 Industrial Drive
109 Map 28, Lot 18-3. Gateway Business District, Scannell Properties
110 (Applicant) and Ballinger Properties LLC and Five N Associates, G.P.
111 (Owners).

112
113 Chair Rugg read the application into the record. He reported that the
114 application has been withdrawn, as they have a signed site plan. K.
115 Caron explained there were timing issues related to receiving the DOT
116 driveway permit, but it has now been issued.

117
118 **V. OTHER BUSINESS**

119
120 Sylvia von Aulock, Executive Director, and Zachary Swick, Senior GIS
121 Analyst, of the Southern New Hampshire Planning Commission appeared
122 before the Board to discuss the Regional Housing Needs Assessment. There
123 are 14 communities in the Greater Manchester region, which encompasses an
124 area from Windham to Hooksett to Chester to Francestown.

125
126 S. von Aulock reviewed the outreach efforts that were undertaken, including
127 surveys and community focus groups, to obtain a wide perspective. She
128 shared the results of surveys about housing diversity, the availability of
129 housing, and the affordability of housing.

130
131 Z. Swick reviewed data obtained during the assessment on topics such as
132 population growth, type of occupied housing units, household makeup, school
133 enrollment, and housing costs and availability. He shared information on
134 Section 8 and income-restricted housing. He discussed rental and home
135 ownership affordability statistics.

136
137 He shared the Workforce Housing RSA and explained the Fair Share Housing
138 Production Model. S. von Aulock pointed out that Londonderry is open to
139 various types of housing and is meeting the Fair Share Housing numbers in
140 terms of units. Z. Swick reviewed assessing data and value per acre/gross
141 return on investment figures.

142
143 S. von Aulock presented recommendations, including conducting
144 assessments to identify roadblocks, updating the Master Plan and ensuring it

is in sync with zoning and regulations, allowing flexibility in regulations, supporting community businesses with employee housing, make ADU development easier, allow for tiny homes, communicate the type of growth wanted, and invite community input.

She shared the New Hampshire housing toolkit that offers guidance and resources, and invited the Board to contact them with additional questions.

The Board thanked the representatives for the presentation and said it was very informative. Chair Rugg noted the Board is interested in changing the negatives to positives and said this information can be utilized as the Master Plan is updated. The Board said they feel the Town is in good shape.

VI. COMMENTS FROM THE BOARD

VII. MISCELLANEOUS

K. Caron said they are actively seeking a Town Planner.

The next meeting is March 6, 2024. Chair Rugg noted two Board members are needed for the CIP Committee and one for the Heritage Commission.

VIII. ADJOURNMENT

Member J. Butler made a motion to adjourn the meeting.

L. Wiles seconded the motion.

The motion was granted, 7-0-0.

The meeting adjourned at approximately 8:38 p.m.

These minutes were prepared by Beth Hanggeli.

Respectfully submitted,

Name: Jake Butler
Title: Secretary

These minutes were accepted and approved on _____ by a motion made by _____ and seconded by _____.

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Name: Jake Butler

Title: Secretary

These minutes were accepted and approved on 3/6/24 by a motion made by Jake Butler and seconded by Lynne Wiles