

## PLANNING BOARD

The Planning Board is constituted by the State of New Hampshire Revised Statutes Annotated (RSA) 672- 678 and the Town of Londonderry Charter. The Planning Board effects site plan and subdivision regulations, and along with the Town Council, zoning ordinances. These tools allow our municipal government to meet the demands of evolving growth as well as enhancing the public health, safety and general welfare. They also encourage the appropriate and wise use of land.

The membership is governed by RSA 673:2 and the Town of Londonderry Charter and consists of nine members and three alternate members. The members must be residents of Londonderry. Of the nine full members, one is a Town Council ex-officio member, one is the Town Manager ex-officio member or designee and one is a Town administrative official, selected by the Town Manager. Other than the ex-officio members, all members have three year staggered terms and are appointed by the Town Council. The alternate members vote when appointed by the Chair for an absent full member. This excludes the ex-officio members.

The year 2017 was another busy year for the Planning Board. Site plans, subdivision plans and signed plans have increased in number as noted below, as well as regional impact determinations and voluntary lot mergers.

### **2017 Projects Reviewed by the Planning Board:**

<b>Projects Reviewed by the Planning Board:</b>	<b>2017</b>	<b>2016</b>
Subdivision/Lot Line Adjustment Plans	12	5
Site Plans	13	9
Conceptual Discussions	5	8
Conditional Use Permits (only)	1	0
Extension Requests Granted	2	2
Withdrawal	0	0
Amended Conditions	0	3
Request for Exemption	0	0
Plans Signed	31	10
Ordinance/Regulation Workshops	1	5
Ordinance/Regulation/Rezoning Public Hearings	1	3
Regional Impact Determinations	23	19
Voluntary Mergers	4	1
Special Studies	0	0

### **Major 2017 Site Plans Approved or Conditionally Approved by the Planning Board:**

<b>Projects Reviewed by the Planning Board:</b>	<b>2017</b>
Poultry Products Northeast, Inc.	102,398 ft <sup>2</sup> distribution facility
Bluebird Londonderry, LLC	35,134 ft <sup>2</sup> storage facility

## PLANNING AND ECONOMIC DEVELOPMENT

Lymo Construction Company, Inc.

26,608 ft<sup>2</sup> office and manufacturing facility

After over twenty years of planning and hard work, Londonderry's Gateway Business District (the Pettengill Road area surrounding the southerly part of the Manchester-Boston Regional Airport) is now a reality with the completion of Pettengill Road from the intersection with Harvey Road to Raymond Wieczorek Drive. This is an important connection that is positive for further development on Pettengill Road. Businesses that are now operating there are the 300K ft<sup>2</sup> FedEx Ground facility, 600K ft<sup>2</sup> Prologis (UPS/Pratt and Whitney) facility, 84K ft<sup>2</sup> Milton CAT facility, 300K ft<sup>2</sup> EIS facility and 1,000K ft<sup>2</sup> FW Webb facility.

Woodmont Commons Planned Unit Development (PUD) has an a signed site plan for Phase 1 (in 2016), involving Woodmont Commons Master Plan sub areas WC-1- GL, WC-1 and WC-2. This first phase encompasses 60 acres with a five year build out. It has a roadway (Michels Way) from Garden Lane to Pillsbury Road, that has opened (12/17). There will be 174,600 ft<sup>2</sup> of retail space, 119,000 ft<sup>2</sup> of office space, a brew pub of 10,000 ft<sup>2</sup> for production/brewing space, 286 residential dwelling units and a 135 room hotel. All are in a walkable area with common green spaces.

A site plan for 288 apartment units (50% workforce housing) on Stonehenge Road was approved May 3, 2017, after a total of four contentious public hearings (approximately a total of 12 hours of public testimony). This was heard under the old workforce housing ordinance. We approved site plans for 21 units (phase 1) of age 55+ elderly housing on Nashua Road/Route 102, Adams Road and Cross Road (Cross Farm) and 102 units of affordable elderly housing (age 62+) on Sanborn Road (Sanborn Crossing). This has involved nearly two years of development time after being initiated by the Town.

Our Zoning Ordinances, Planning Board Site Plan and Subdivision Regulations are still being reviewed by Staff and the Planning Board, as recommended by the zoning audit that was performed three years ago. The entire zoning update is a major implementation of the majority of the goals and objectives of our 2013 Comprehensive Master Plan. An amendment to our Zoning Ordinances concerning storage and use of travel trailers was recommended for passage to the Town Council on July 12, 2017 and passed by the Town Council on September 11, 2017. The Board is looking at commercial building design requirements, a commercial performance zone and elderly age 55+ housing density. This is for review next year along with a reorganization of the Zoning Ordinances.

The 2019-2024 Capital Improvement Plan (CIP) was adopted on October 11, 2017. This CIP Report can be found on the Town's website under the Planning Board. This plan is for use by the Town Council and School Board as they so desire in their budget preparations and is a planning tool for determining and measuring infrastructure needs. The purpose is to spread costs over a six year period so tax rates can be controlled and stabilized. We want to thank the CIP Committee, led by Chair John Farrell, for their hard work in addition to our Town Manager and Staff for the preparation of the 2019-2024 CIP.

After nine years of sustainable growth as defined by our former Growth Management Ordinance (GMO), the GMO was allowed to lapse at the end of 2015. If the GMO was in effect in 2016 and 2017, we would be in a period of unsustainable growth, allowing building permit limits. The Planning Board is carefully following the GMO statistics annually to maintain a handle on Town growth and infrastructure needs (by the CIP – see the above paragraph) for reporting to the Town

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Council and School Board. Due to public concern about Londonderry's growth this past year and noted for being New Hampshire's fastest growing municipality, the Town Council held two growth management information sessions that were presented by the Town Manager and Town Planner. It was noted that in New Hampshire, a Growth Management Ordinance is only a temporary ordinance (RSA 674:22), allowing a municipality to address its infrastructure needs to accommodate growth. Londonderry has accomplished this to date through the CIP (see the above paragraph). Also noted, Londonderry's tax rate has remained stable, an indicator that growth has been well managed.

We thank alternate members Ted Combes and Kyle D'Urso for their service on the Planning Board. Ted won election to the Town Council and Kyle has moved from Town. We welcome new alternate members Peter Commerford and Roger Fillio.

We are very sorry to see John Vogl, GIS Manager/Comprehensive Planner leave after 13 years with the Town of Londonderry. Our loss is the Town of Salem's gain. We welcome our new GIS Manager/Comprehensive Planner Amy Kizak. Amy previously was the Senior GIS Analyst at the Southern New Hampshire Planning Commission.

We thank the staff of the Planning and Economic Development Department: Colleen Mailloux, Town Planner, Laura Gandia, Associate Planner, John Vogl, GIS Manager/Comprehensive Planner, Amy Kizak, GIS Manager/Comprehensive Planner and Casey Wolfe, Department Secretary. Also, we thank Janusz Czyzowski, Director of Public Works and Engineering and John Trottier, Assistant Director of Public Works and Engineering.

The Planning Board meets the first two Wednesdays of each month at 7:00 PM in the Moose Hill Town Council Chambers at Town Hall, 268B Mammoth Road. The first Wednesday is public hearings for new subdivision and site plans, and the second Wednesday is continued public hearings for new subdivision and site plans, conceptual plans, workshop sessions, and public hearings for proposed zoning ordinances and subdivision and site plan regulations. Projects under review are posted on the Town's website, and legal notices are on the Town's website and in local newspapers. The public is always welcomed and encouraged to attend these meetings.

Respectfully submitted,

Arthur E. Rugg, Chair

Mary Wing Soares, Vice Chair

Chris Davies, Secretary

Scott Benson, Assistant Secretary

Leitha Reilly

Al Sypek

Jim Butler, Town Council Ex-officio (Town Council appointed 3/2017)

Tom Dolan, Town Council alternate Ex-officio (Town Council appointed 3/2017)

Giovanni Verani, Town Manager Ex-officio (Town Manager appointed 6/2015)

Tony DeFrancesco, Town Manager alternate Ex-officio (Town Manager appointed 12/2017)

Rick Brideau, Administrative Official Ex-officio (Town Manager appointed 2004)

Ann Chiampa, alternate member

Ted Combes, alternate member (resigned 3/2017)

Kyle D'Urso, alternate member (resigned 4/2017)

Peter Commerford, alternate member (appointed 5/2017)

## PLANNING AND ECONOMIC DEVELOPMENT

Roger Fillio, alternate member (appointed 5/2017)

### Town Staff:

Colleen Mailloux, AICP, Town Planner

Laura Gandia, Associate Planner

John Vogl, GIS Manager/Comprehensive Planner (resigned 6/2017)

Amy Kizak, GIS Manager/Comprehensive Planner (appointed 8/2017)

Casey Wolfe, Department Secretary

Janusz Czyzowski, PE, Director of Public Works and Engineering

John Trottier, PE, Assistant Director of Public Works and Engineering