

Heritage Commission Meeting Minutes
Londonderry, New Hampshire
May 28, 2009

In attendance: Chairman Commissioner Arthur Rugg, Vice-Chairman Jim Schwalbe (7:17) Commissioners David Colglazier, John Dahlfred, Sue Joudrey Debra Paul, Alternate Commissioner Pauline Caron and Lara McIntyre (7:03), Councilor Michael Brown, and Town Planner Tim Thompson.

Absent: Alternate Commissioner Tom Bianchi.

The meeting was called to order by Chairman Arthur Rugg at 7:00 PM in the Sunnycrest Meeting Room of the Town Hall.

Chairman Rugg appointed Alternate Caron to vote for Commissioner Schwalbe.

Commissioner Dahlfred moved and Alternate Caron seconded a motion to accept the meeting minutes of March 26, 2009, as corrected. Motion passed 6-0-1. Commissioner Joudrey was not present at that meeting.

Joseph M. Wichert, of Wichert L.L.S., Inc, Manchester, made a presentation for the applicants William and June Puglisi with regards to the subdivision of land at 41 Page Road, map 17, lots 30 & 30-1. The plan calls for the removal of about 40 feet of stonewall to accommodate a road that serve the lots to be created by the subdivision. They may need to rebuild some smaller sections of stonewall, if needed as the project progresses and Page Road is rebuilt. Wichert is seeking general permission to rebuild stonewalls as needed during the project without having to come back to the Commission for permission and guidance on every change of a stonewall section.

Commissioner Dahlfred had some concerns about the ability of a contractor to rebuild the stonewalls to look like an old stonewall.

Commissioner Joudrey wants to make sure that the stonewalls were rebuilt well and preserved as much as possible.

Alternate Caron was also concerned about saving as much as possible. Caron also wondered what would happen to the stone that was planned for removal. Wichert said that it would be used to rebuild other sections of stonewalls and that more stone would likely be needed to rebuild the walls in the project.

Commissioner Colglazier asked for the staff recommendation. Planner Thompson said that as needed the walls would be rebuilt following Londonderry stonewall regulations. Colglazier said that he would go along with that plan.

Alternate Caron moved and Commissioner Colglazier seconded a motion to have the work in the project follow the Londonderry Stonewall regulations. The motion passed 7-0-0.

Commissioners Dahlfred moved and Joudrey seconded a motion to continue the terms of office for the present Commission officers for another year. Those officers are: Chair Arthur Rugg, Vice-Chair James Schwalbe and Secretary David Colglazier. The motion passed 4-0-3. The officers abstained.

Jennifer McCourt, of McCourt Engineering Associates in Henniker, presented plans for the MacGregor Cut project, map 12, lots 119, 120-1, 131. The builder, Joseph DeCarolis, also presented some materials for consideration.

Jennifer noted that the project focus has moved from low-income elderly housing to affordable workforce housing since their presentation to the Commission in July 2008.

McCourt noted that a couple of buildings had been eliminated because more parking spaces were required for the change to workforce housing. The current plan calls for 140 garden style rental units and 56 town house condominiums. McCourt provided a small plan showing the new layout where buildings one through six were the rentals units and seven through sixteen were the condominiums.

Joe DeCarolis presented some elevations of the different types of units and had samples of roof and siding materials. The Commission liked samples with the exception of one bright yellow sample, which DeCarolis said he did not like either.

Commissioner Paul was concerned about the large expanse of wall and windows on the ends of the 30 unit buildings which did not have any breaks. McCourt noted that the end closest to Stonehenge Road would be partially behind a berm. DeCarolis said that there was going to be a hip roof on the ends that would also break up the large wall area.

Commissioner Joudrey would like to see the plans for lighting and signage. McCourt said that no signage was proposed.

Alternate Caron wanted to know how entrances were planned. McCourt said that there were two off of Stonehenge.

Councilor Brown wanted to know how many townhouses there were. McCourt said that there were 56 townhouses and that they were condominium only, no rentals of these units.

The Commission by consensus accepted the plans at this point in the process.

In a question about the height of the units, Planner Thompson noted that they were too high at this point in time according to zoning restrictions. There are plans to change this by an overlay zoning district. This zoning change is going through the adoption process.

Deb Lievens of the Conservation Commission came in to talk to the Commission about the Town Forest land stewardship project. She addressed the concerns about the bittersweet plant removal process. These plants are in the course of killing trees in the forest by their excessive growth. Ms Lievens noted that any herbicide process would need to be done by a licensed applicator since it is public land. She also noted that there are other invasive species that need to be controlled in the forest and on other town lands. She said that non-herbicide processes take several years of work to be effective.

Commissioner Paul said that she would like to have another person, Paul Doolittle from Derry, speak to the Commission about organic methods for plant control. She will try to schedule this person for the July Commission meeting.

Design Reviews:

Gulf South Addition, map 14, lot 25: No Comment.

PSNH Scobie Pond, map 13, lot 111: No Comment.

After a brief discussion the Commission decide to repeat last year's Capital Improvement Project request for this year's application process.

Planner Thompson provided some copies of signs for the Poor Boys restaurant project previously reviewed by the Commission. The Commission chose the sign sample with the black background.

Commissioners Schwalbe moved and Dahlfred seconded the motion to adjourn at 8:50. Motion approved 7-0-0.

David Lee Colglazier

Secretary

The following is a note from Alternate Tom Bianchi who could not attend this meeting.

“I go by the common often. I see the deep banking and how it needs to have the grade changed.

One idea for that issue was to possibly offer some signage to a contractor or contractors that would fix the landscape and structure.

The idea for the signs would be in the idea of an old type wooden sign maybe 3'x3', about 8 feet off the ground, with an old fashioned light.

Something like a sign from the 1890's. It would have thanks to that company, with possibly their address or phone. I do not know what type of compensation that would give the town in terms of a financial deal. So, there may a sign off to the side for the landscaper, and one near the gazebo for the mason.

The second idea I thought about was after the grade was set around the gazebo, to lay a brick 'patio' around the structure. These bricks would actually be used to allow townspeople or businesses to have their names engraved on the bricks for a fee. Upon looking, the cost of the bricks is about \$60.00 from what I first looked at, only over the internet. With more research, I can see if this idea is even feasible to make a profit for the committee and see if local companies also do this engraving.”

End