

LONDONDERRY, NH PLANNING BOARD

MINUTES OF THE MEETING OF JUNE 9, 2010 AT THE MOOSE HILL COUNCIL CHAMBERS

Members Present: Mary Soares; Charles Tilgner, P.E.; Lynn Wiles; Laura El-Azem; John Farrell, Ex-Officio; Rick Brideau, CNHA, Ex-Officio; Dana Coons, alternate member

Also Present: André Garron, AICP; Tim Thompson, AICP; John Trottier, P.E.; Cathy Dirsra, Planning Division Secretary; Jodie Levandowski, Planning Division Intern

M. Soares called the meeting to order at 7:02 PM.

Administrative Board Work

A. Plans to Sign – Wire Belt Minor Site Plan, Map 28, Lot 31-30

J. Trottier said all precedent conditions for approval have been met and the staff recommends signing the plans.

J. Farrell made a motion to authorize the Chair and Secretary to sign the plans. R. Brideau seconded the motion. No discussion. Vote on the motion: 6-0-0. M. Soares said the plans will be signed at the conclusion of the meeting.

M. Soares appointed D. Coons to vote for A. Rugg.

B. Plans to Sign – Merrill-Smith Lot Line Adjustment, Map 17, Lots 10 & 11

J. Trottier said all precedent conditions for approval have been met and the staff recommends signing the plans.

J. Farrell made a motion to authorize the Chair and Secretary to sign the plans. R. Brideau seconded the motion. No discussion. Vote on the motion: 7-0-0. M. Soares said the plans will be signed at the conclusion of the meeting.

C. Plans to Sign – Falcon Road Subdivision, Map 1, Lot 71-4

J. Trottier said all precedent conditions for approval have been met and the staff recommends signing the plans.

J. Farrell made a motion to authorize the Chair and Secretary to sign the plans. R. Brideau seconded the motion. No discussion. Vote on the motion: 7-0-0. M. Soares said the plans will be signed at the conclusion of the meeting.

1
2 D. Discussions with Town Staff
3

4 A. Garron summarized the Southern NH Planning Commission (SNHPC)
5 housing needs assessment status, which was put together by the SNHPC staff
6 & steering committee and presented in draft form to the Planning Board at
7 the May 12 meeting. The SNHPC did not accept the housing needs
8 assessment at their most recent meeting and wants the feedback from
9 member communities on a couple items. A, Garron asked that the Board send
10 him any questions and feedback, which he would relay to the SNHPC.
11

12 A. Garron said he attended the Rockingham Economic Development
13 Commission meeting, in which they finalized the comprehensive economic
14 development strategies. One of the top projects in the region is the Pettengill
15 Road project, which includes the roadway & pump station. The significance of
16 this project being a top priority is that it increases the viability of receiving
17 grant funding. He stated that the Town has applied for an Economic
18 Development Administration (EDA) grant for the pump station.
19

20 J. Farrell said he received a message from Elderly Affairs and asked if item E
21 could be moved up on the agenda, following item C. The Board agreed to the
22 request.
23

24 J. Farrell said the motion that went to the Town Council regarding Crowell's
25 Corner issues was discussed at the Town Council meeting on Monday. The
26 Town Council directed the Town Manager to look into what happened and
27 who may have been involved with Crowell's Corner, 2 Litchfield Rd. In
28 addition the Town Council voted to take responsibility for whatever actions
29 did happen, take a positive move forward and put this issue behind us.
30

31 M. Soares asked if staff has any information regarding the Woodmont
32 Orchards development. T. Thompson said that there has been no submission
33 of anything at this point from the property owner that has purchased the
34 orchards, but we expect something in the coming months. He said they are
35 looking at utilizing our Planned Unit Development (PUD) ordinance, which will
36 require a significant amount of public input, public hearings and public
37 involvement.
38

39 **Public Hearings**
40

41 A. CTAP Buildout Introduction - Linda Madorma & Amy Kizak, Southern NH
42 Planning Commission
43

44 Linda Madorma, SNHPC, gave the Board an introduction to the Community
45 Technical Assistance Program (CTAP). (See attachment #1)
46

47 B. Rich Fixler - Manchester Airport Project Update
48

49 R. Fixler said the residential sound insulation program is suspended. They
50 have sound insulated all the homes that were eligible under the 1999

1 contours. The new noise contours are being developed as part of the master
2 plan update are significantly smaller than the old contours, so there won't be
3 any additional homes that are eligible. Those contours will be submitted to
4 the FAA very soon for approval. In summary, the project included 1238 units.
5 In Londonderry there were 69 units. A total of 54 million dollars was spent on
6 the program. It was a 17 year program that started back in 1993.
7 The FAA funded 46 million, the state funded about 2 million and the airport
8 funded about 6 million dollars. The noise contours are shrinking and things
9 are slowing down at the airport.

10
11 The Airport is currently doing a master plan update. They are doing a base
12 forecast and a high forecast for passenger enplanements, based on a 20 yr
13 planning forecast. They show the master plan as growing very slowly,
14 continuing to decline for the next couple years and then grow at a very slow
15 rate for the next 20 years.

16
17 The airport is completing a year long study on stormwater and they are
18 working with the EPA and the state. Two issues they will have to address
19 related to from icing fluids are odor and foaming. The master plan is about
20 75-80% complete and they expect the final draft to be completed by
21 September.

22
23 R. Fixler said there are three projects they are planning to do: replacing all
24 the glass on the pedestrian bridge that connects the garage to the terminal;
25 snow melter replacements; garage maintenance project

26
27 One other project is the Slusser Aviation Center, being built at the airport. It
28 is a project of the NH Aviation Historical Society and Dick Ledders, Board
29 member of the NH Aviation Historical Society, gave the Board a presentation
30 on the addition of the Slusser Aviation Learning Center (See attachment #2).
31 They will be under construction by end of this month, opening spring of 2011.

32
33 C. PSNH - 32W4 Line Project Status Update

34
35 Representing PSNH was Nicholas Golon, TFM Civil Engineers, Jim Mayo,
36 project manager for PSNH for this project and Elizabeth Larocca, local
37 community relations manager and resident of Londonderry.

38
39 N. Golan defined the project area and said that this project is one piece of a
40 number of regional projects, with the purpose to improve reliability and load
41 capacity, specifically for the Londonderry and Derry areas. The intent of this
42 project is to switch the load throughout the network, in part to reduce the
43 potential of service outages. They identified: limits of the PSNH Right of
44 Ways (ROWs), the delineated wetlands and looked for vertipools in the
45 project area to pursue permits if necessary. They have met with the planning
46 staff in Londonderry and Derry. They worked with NH Fish & Game as well as
47 their consultant (Mark West of West Environmental) to address the most
48 appropriate ways to limit impacts to that area. They met with the
49 conservation commission and they approved the wetlands dredge and fill
50 permit that is pending with DES. PSNH will start construction late July or

1 early August (clearing the trees). The line will be installed shortly after the
2 trees are cleared.

3
4 M. Soares said item E would be heard next.

5
6 E. Public Hearing- Multifamily buildings - Number of Units per building reduction
7 in Inclusionary Housing, R-III, and Elderly Housing as requested by Town
8 Council

9
10 T. Thompson gave the Board an overview of the proposed amendments (See
11 attachment #3).

12
13 [J. Farrell left the meeting at 8:08 PM]

14
15 M. Soares asked for public comment.

16
17 Sara Landry, director of senior affairs and Stacy Thrall, chair of elder affairs
18 committee had some questions for the Board.

19
20 S. Landry said the proposed changes will impact the work that this committee
21 has done in trying to get low cost housing for the elderly. The committee has
22 worked hard to get developers for low cost housing. They were hoping to put
23 90 units for low cost housing and with the recent change to 16 units, the
24 maximum units would be 60. If this amendment goes through it will bring it
25 down to 48 units. They are requesting the Planning Board to move it up to
26 20, to maximize the lot for more housing.

27
28 S. Thrall asked if some language could be added so that a developer could
29 ask for a conditional use permit to change the number of units.

30
31 A. Garron said that on July 13, 2009 the Town Council addressed the Sanborn
32 Road site, authorizing the Elder Affairs Committee to seek development
33 proposals. He said the site is highly constrained and density matters more
34 now than it did a year ago.

35
36 The Planning Board was charged by the Town Council to look at lowering the
37 amount of units across the board. He said that right now there is no cap on
38 the amount of units, but if this zoning amendment goes through it will have
39 an affect on it. T. Thompson clarified that if a condition was changed for
40 elderly housing, town legal counsel has stated that it would have to be
41 changed across the board (in R-III and Inclusionary Housing).

42
43 D. Coons asked if elderly housing is included in the calculations for the
44 number of affordable units for rental. T. Thompson said that the statute
45 specifies that elderly can't be utilized to satisfy the requirements of the
46 statute. A. Garron said in that case the answer is no.

47
48 [J. Farrell returned to the meeting at 8:22 PM]

49

1 A. Garron said it's a 13.6 acre site. L. El-Azem asked what the timeframe is.

2 S. Landry said that 2011 is when they will go for the grant.

3 L. Wiles asked A. Garron if there were any options.

4 A. Garron said the Board went with the direction given by the Town Council at
5 the workshop on May 12.

6
7 J. Farrell said he spoke with T. Thompson and asked him to consult with town
8 legal counsel. T. Thompson said that if we make a change for elderly, we
9 need to make the change across the board.

10
11 J. Farrell said that the state mandated us to adopt an ordinance, which went
12 to the Town Council, then back to the Planning Board.

13
14 Al Baldasaro, 41 Hall Rd, vice chair of elder affairs committee, said he saw
15 the meeting in which a resident stood up and asked for 16 units. He said that
16 he never believed it would affect elderly housing. He said that many seniors
17 have been forced out of our town and he hopes that we can do something to
18 help our seniors. He's hoping that the Board will go back to the Town Council
19 and ask that the number of units be changed to 20. He said that Southern NH
20 Services will own the buildings. T. Thompson said they will need a variance
21 due to the lot being 13.6 acres, and that a variance for the number of units
22 per building could also be considered if the ordinance tonight is adopted. J.
23 Farrell said that due to the work that needs to be done to this site, it might
24 qualify for a hardship.

25
26 S. O'Keefe, Town Council, said the reason they decided on 16 units because it
27 appeared to be a best case scenario. The residents that approached the Town
28 Council were worried that buildings would look like Vista Ridge.

29
30 Phil Grandmason, Southern NH Services, is a private non-profit organization.
31 They provide housing for seniors 62+. Their typical housing is one bedroom,
32 550 s.f. per unit. They submit applications to the federal government every
33 year. HUD scores applications higher if senior housing is already a permitted
34 use. He pointed out that they have a 34 unit development in progress in
35 Manchester and would be willing to provide tours for any town employees or
36 Board members. The housing is about \$350 per month.

37
38 M. Soares read a letter from Kathy Wagner into the record.

39
40 L. Wiles asked if we could limit the square footage of the building. He asked if
41 a 16 unit building could be built larger than a 24 unit building. T. Thompson
42 said yes it could. L. El-Azem asked if we could ask for a special exception
43 and limit the square footage. A. Garron said that any change would have to
44 be made across the board.

45
46 Pauline Caron, 369 Mammoth Road, said she doesn't know when this plan
47 when done, but to her understanding there is new floodplain data that's been
48 presented. She asked if that changed the amount of acreage available for
49 building. A. Garron said the acreage did change and that it actually
50 decreased. He said that it's a 13.6 acre site and the amount of buildable land

1 is between 5 and 7 acres. T. Thompson said the FEMA flood maps were
2 updated in 2005.

3 P. Caron said she feels that some town departments dropped the ball by not
4 letting the seniors know about this.

5
6 A. Garron said he takes full responsibility for that because he is the liaison
7 with the Elders Affairs Committee. He said that in defense of staff, at the time
8 it was still being debated whether or not we were going to move forward with
9 it. At the May 12 meeting it was determined that the incremental difference
10 between moving from a 24 unit to a 16 unit was determined inconsequential,
11 so the Board directed us to go with 16 units and move forward. That's why at
12 the next meeting he made the committee aware and that they should let the
13 Board know of the ramifications of that decision.

14
15 A. Baldasaro said that any units under 600 square feet would be a win for the
16 town and the seniors.

17
18 J. Farrell asked the Board which members would have voted for 20 units vs
19 16 units based on this input from the elder affairs. The majority of Board
20 members present said they would have voted for 20 units. R. Brideau
21 reminded the Board that he had voted for 24 units.

22
23 Martin Srugis, 17 Wimbledon Dr, said this has been in the papers for quite a
24 while. He said that we chose the 16 units because of the concern to keep the
25 rural character of the town.

26
27 S. Landry asked how many parcels would be suitable for multi-family. T.
28 Thompson said any vacant parcel zoned AR-1 greater than 15 acres would
29 qualify for Elderly Housing.

30
31 S. Landry said they are happy with the parcel of land and they really want it
32 to work for the seniors.

33
34 M. Soares asked the Board what option they would prefer:

- 35 1) Recommend that this go forward to the Town Council
36 2) Send this forward to the Town Council with a recommendation that they
37 change it to 20 units and that way we don't have to have another public
38 hearing at this level and the Town Council has a public hearing at that
39 level and it could change there
40 3) Direct staff to hold another public hearing with the Board to change the
41 ordinance to 20 units.

42
43 T. Thompson recommended that if they want to go with 20 units, that they
44 have another public hearing.

45
46 The majority of Board members present said they would like to change the
47 ordinance to 20 units and hold another public hearing.

48
49 M. Srugis, 17 Wimbledon Dr, said he feels that we should let the Town
50 Council decide.

1
2 D. Coons asked T. Thompson if we can legally put limits on the size of the
3 units. T. Thompson said he would have to discuss that with legal counsel.
4

5 **D. Coons made a motion to modify the ordinance to 20 units and at**
6 **the same time ask staff to look into the ramifications of putting limits**
7 **on the square footage of the units.** T. Thompson asked him to hold that
8 motion because it doesn't give staff direction. **D. Coons withdrew his**
9 **motion.**

10
11 J. Farrell asked T. Thompson to check with legal counsel about leaving the
12 ordinance at 16 units, yet for the elderly push it up to 20 units and ask how
13 he would defend it.
14

15 T. Thompson suggested tabling this hearing and to re-notice this as a new
16 public hearing once the new ordinance is written and then to hold a workshop
17 next month for further discussion outside of a public hearing.
18

19 **J. Farrell made a motion to table this hearing. L. Wiles seconded the**
20 **motion.** No discussion. **Vote on the motion: 7-0-0.**

21
22 T. Thompson said the public workshop will be at the next Planning Board
23 meeting on July 14 at 7PM. M. Soares said this will be the only public notice.
24

25 D. Public Hearing - Zoning Ordinance Amendments - Building Code Amendments
26 (update to 2009 Code from 2006 Code)
27

28 T. Thompson presented the proposed amendments (See attachment #4)
29

30 [M. Soares left the meeting at 9:14 PM, C. Tilgner assumed the position of
31 Chair]
32

33 C. Tilgner asked for public input, but there was none
34

35 **J. Farrell made a motion that we recommend to the Town Council**
36 **adopting the amendments to Section 5 of the Zoning Ordinance.**
37 **D. Coons seconded the motion.** No discussion. **Vote on the motion: 6-0-**
38 **0.** This recommendation will be sent to the Town Council.
39

40 [M. Soares returned to the meeting at 9:20 PM]
41

42 F. Public Hearing - Rezoning of 15, Lot 187 - From C-I to AR-I
43

44 T. Thompson summarized the rezoning request:
45

46 The applicant requests the rezoning the above referenced lot from C-
47 I to AR-I. The parcel is located at on Weymouth Road.
48

49 As presented to the Planning Board conceptually May 12, 2010, the
50 applicant seeks to develop the property as a single family home. The

1 parcel is bounded by both I-II and AR-I zoning districts. The Board
2 agreed in May that the rezoning was appropriate given the
3 surrounding residential neighborhood.
4

5 This parcel was apparently used in the 1960's for a commercial use,
6 and has been zoned commercial since Londonderry adopted its first
7 Zoning Ordinance. The commercial use has long been abandoned
8 from the parcel, and it currently is vacant land.
9

10 In summary, the rezoning is consistent with the Master Plan (this
11 parcel or area was not specifically called out in the Master Plan) and
12 with the surrounding residential neighborhood. As such, staff
13 recommends that the Planning Board **RECOMMEND** this rezoning
14 from C-I to AR-I to the Town Council.
15

16 M. Soares asked for public comment, but there was none.
17

18 [J. Farrell and R. Brideau were absent from the room.]
19

20 **D. Coons made a motion to recommend this rezoning request to the**
21 **Town Council, as recommended by staff. C. Tilgner seconded the**
22 **motion.** No discussion. **Vote on the motion: 5-0-0.** Recommendation will
23 be sent to Town Council.
24

25 [R. Brideau returned to the meeting at 9:22 PM]
26

27 G. Public Hearing - Rezoning of Map 16, Lot 38 - From AR-I/I-II to AR-I
28

29 T. Thompson summarized the rezoning request:
30

31 The applicant requests the rezoning the above referenced lot from
32 split AR-I/I-II to AR-I. The parcel is located at on Old Derry Road.
33 (See below map and picture).
34

35 As presented to the Planning Board conceptually May 12, 2010, the
36 applicant seeks to develop a conservation subdivision on this large
37 parcel. The Planning Board was generally supportive of the
38 development proposal. Because the lot is currently split by both AR-I
39 and I-II, the industrial portion of the parcel needs to be rezoned to
40 residential for the development of the parcel to commence.
41

42 Typically staff is very wary of "downzoning" industrial property to
43 residential. In this case, however, existing development patterns,
44 lack of access, and existence of a conservation easement to the south
45 of the subject parcel make industrial development of this parcel
46 extremely unlikely, if not impossible.
47

48 We understand that an additional lot line adjustment with the Waste
49 Management parcel to the west is also part of this project, to allow
50 for a sewer connection to the parcel. This portion of land to be

1 transferred to the Waste Management parcel would remain zoned I-
2 II.

3
4 In summary, the rezoning is consistent with the Master Plan (this
5 parcel or area was not specifically called out in the Master Plan, and
6 development of large residential parcels using the conservation
7 subdivision ordinance is consistent with the land use
8 recommendations of the plan) and was supported conceptually by the
9 Planning Board in May. As such, staff recommends that the Planning
10 Board **RECOMMEND** this rezoning from split zoned AR-I/I-II to AR-I
11 to the Town Council with the following conditions:

12
13 ***The rezoning of the parcel not become effective until:***

- 14
15 ***1. Planning Board approval of a lot line adjustment with the***
16 ***Waste Management parcel to the west, and that the***
17 ***zoning of that land transferred to Waste Management***
18 ***remain zoned I-II;***
19 ***2. Planning Board approval for a conservation subdivision of***
20 ***the parcel reasonably consistent with that which was***
21 ***presented conceptually to the Planning Board on May 12,***
22 ***2010.***

23
24 [J. Farrell returned to the meeting at 9:20 PM]

25
26 M. Soares asked for public comment.

27
28 Bill Gardocki, 10 Sharden Dr, asked if there is a minimum lot size.

29 R. Brideau said the minimum lot size is 1 acre with 150' frontage depending
30 soils. T. Thompson said that because this particular proposal is for a
31 conservation subdivision with sewer, they are allowed ½ acre lots with 50'
32 frontage.

33
34 Jonathan Ring from Jones and Beach Engineers (applicant's engineer) and
35 Dave Losie from Chinburg Builders were present to answer questions.

36
37 B. Gardocki asked how many buildable acres are planned for this subdivision.

38 J. Ring said the property is about 211 acres and they have done some
39 wetland mapping on the site. He said there is about 30-40 acres of wetlands.
40 At this time the plan is for about 100 acres of open space. They did present
41 these plans in May for 159 lots, but have since reduced that amount to 134
42 lots.

43
44 B. Gardocki asked what the philosophy is for doing a conservation subdivision
45 vs a standard subdivision on 1 acre lots. T. Thompson explained the
46 conservation subdivision ordinance was put together to come up with a way
47 to preserve open space without having to either purchase an easement or
48 title for the property. It allows for more efficient use of our infrastructure, to
49 cluster the homes on smaller lots with less roadway infrastructure, in turn
50 preserving large portions of open space.

1
2 No further public comment.

3
4 **D. Coons made a motion to recommend this rezoning request to the**
5 **Town Council, as recommended by staff with conditions. C. Tilgner**
6 **seconded the motion. No discussion. Vote on the motion: 7-0-0.**
7 Recommendation will be sent to Town Council.

8
9 J. Ring asked the Board about phasing the development and the manner in
10 which they plan to approach phasing.

11
12 M. Soares asked if bonding would be required for the entire project if it is
13 phased. J. Trottier said that is why he has concerns about the phasing and
14 how it will all tie in together.

15
16 A. Garron explained that staff is supporting the rezoning because there is no
17 way to access the industrial portion.

18
19 Dexter Pierce, 5 Shelley Dr., asked about the buffers. J. Ring said the buffers
20 abutting his property would be anywhere from 20-50 feet. He also said that
21 the homes will be located at the front of the lots, therefore leaving more of a
22 buffer at the back part of the lots.

23
24 Don Maxim, 14 Old Derry Rd., asked about the access road to his property.
25 J. Ring said that the proposed easterly driveway is about 100 feet to the left
26 (north) of the existing driveway to the house that is out back on our side of
27 the road.

28
29 No further public comment.

30
31 The Board was comfortable with phasing.

32
33 **Other Business**

34
35 None.

36
37 **Adjournment:**

38
39 **C. Tilgner made a motion to adjourn the meeting. R. Brideau seconded the**
40 **motion. No discussion. Vote on the motion: 7-0-0. Meeting adjourned at 9:40**
41 **PM.**

42
43
44 These minutes prepared by Cathy Dirsra, Planning Division Secretary.

45
46
47 Respectfully Submitted,

48
49
50 Charles Tilgner, Secretary

CTAP Buildout Analysis



June 9, 2010

Linda Madorma, GIS Analyst

1



Community Technical Assistance Program (CTAP)

What is CTAP?

Five-year initiative designed to assist communities that will be affected by the Rebuilding of I-93.

PURPOSE:

Promote beneficial growth patterns and development practices that manage the impacts of growth on community services, remaining open space, schools, traffic patterns, environmental quality, and existing residential and commercial development.



Community Technical Assistance Program (CTAP) Buildout Project

Goal:

To view the pressures of growth expected to occur from the widening of I-93. This will be done by:

- Analysis of multiple growth scenarios for the CTAP communities
- Standardized procedures and data inputs from each RPC conducting the buildout analyses



GIS Data

- CTAP land use digitized by each RPC for their towns
- Zoning
- Current Buildings
- Community Centers
- Road Centerlines
- Sewer Service Areas
- Natural Services Network (NSN)
- National Wetlands Inventory (NWI)
- 100-Year Floodplain
- Conservation Lands



Buildable Lands

- Created from the CTAP land use layer
- Land uses that make up the buildable lands include
 - Vacant
 - Agricultural
 - Brush/transitional between open and forested
 - Forested
 - Barren (except strip mine/quarry and gravel pits)
- Areas of new development were also removed



1. Base Buildout

- Determines maximum development under current regulations
- Buildable lands determined by CTAP land use and zoning overlays
- Constraints:
 - Wetlands (NWI)
 - 100-year flood plan
 - Conservation lands (including public and state owned lands)



2. Standard Alternative Buildout

- NSN added to constraints from base buildout
- Adjustments to allowable densities will ensure equal numbers of new dwelling units and non-residential floor area
- Increasing density concentric rings around the community center
 - Within 1 mile
 - Within ½ mile
 - Within ¼ mile



3. Community Scenario

- Factors and issues from the community can be addressed
- Issues identified in the CTAP Community Assessments can be implemented
- Examples:
 - New community centers
 - Zoning or land use changes to density rules or allowable uses
 - Additional constraint layers



Indicators

- **Buildout**
 - Developed Residential Acres
 - Developed Non-Residential Acres
 - Residential Dwelling Units
 - Commercial Floor Area
- **Demographics & Employment**
 - Population
 - School Age Population
 - Labor Force Population
 - Commercial Jobs
 - Jobs to Housing Ratio
- **Municipal Demands**
 - Fire & Ambulance Services
 - Police Service
 - Solid Waste Demand
- **Water & Energy Use**
 - Total Energy Use
 - Residential Energy Use
 - Commercial Energy Use
 - Residential Water Use
- **Land Use Characteristics**
 - Total Density
 - Residential Housing Density
 - Residential Development Footprint
 - Recreation Density
 - Housing Proximity to Recreation
 - Housing Proximity to Community Centers
 - Housing Proximity to Amenities
 - Walkability
 - Housing Proximity to Transit
 - Employment Proximity to Transit
- **Transportation**
 - Vehicles
 - Vehicle Trips per Day
 - Annual CO Auto Emissions
 - Annual CO2 Auto Emissions
 - Annual NOx Auto Emissions
 - Annual Hydrocarbon Auto Emissions
- **Environmental & Open Space**
 - Open Space Supply
 - Impervious Surfaces



Questions???



AVIATION MUSEUM OF NEW HAMPSHIRE

PROGRAMS AND OBJECTIVES

FEB 2010

Revision A 04/13/2010



WHO WE ARE

THE NEW HAMPSHIRE AVIATION HISTORICAL SOCIETY

Founded in 1995

A non profit, 501(c)3 Organization

Run primarily by volunteers

OUR MISSION

Is to preserve New Hampshire aviation history and to

promote the advancement and dissemination of aviation

knowledge



WHERE WE ARE NOW

SINCE 2005 WE HAVE BEEN OPERATING THE AVIATION MUSEUM OF NEW HAMPSHIRE, LOCATED IN THE RESTORED AND RELOCATED 1937 ART DECO BUILDING THAT ONCE SERVED AS THE MANCHESTER AIRPORT AIRLINE TERMINAL



WHERE WE ARE GOING

ADDITION OF THE SLUSSER AVIATION LEARNING CENTER

A 4,000 SQUARE FOOT ADDITION TO OUR CURRENT FACILITY MADE POSSIBLE BY A GIFT OF ONE MILLION

DOLLARS FROM ANNE AND GENE SLUSSER

CONSTRUCTION WILL GET UNDERWAY - SPRING OF 2010

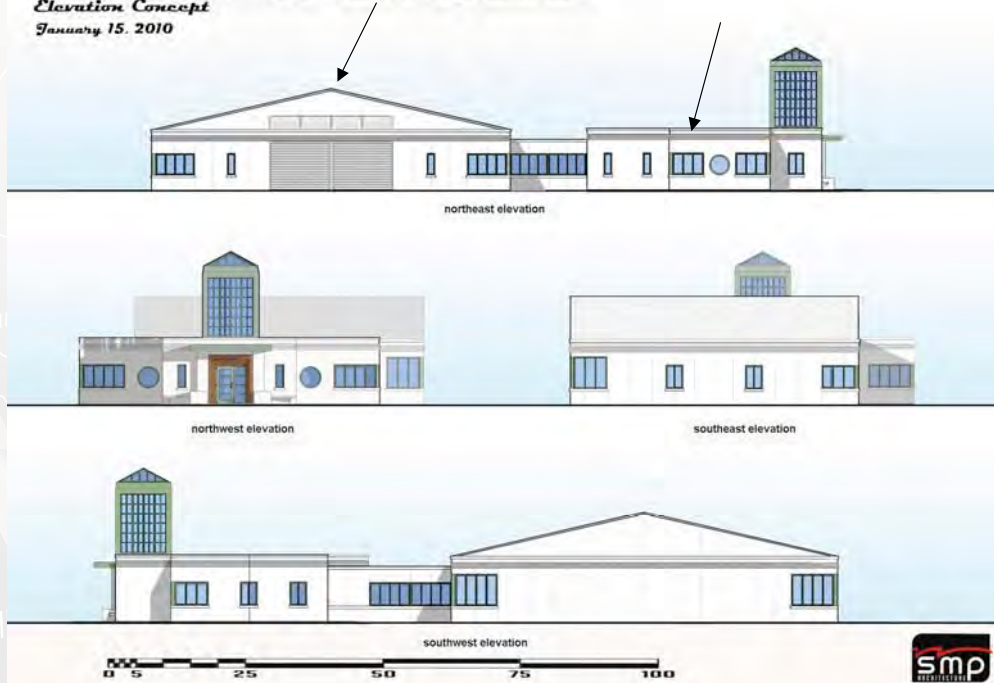
OPENING IN LATE SPRING 2011



THE FUTURE IS JOINED TO THE PAST

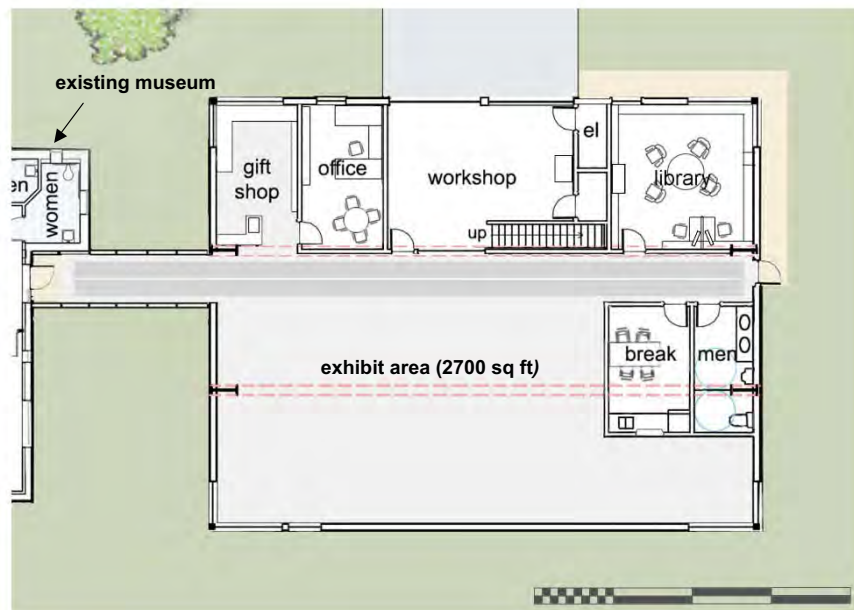
Slusser Aviation Learning Center Elevation Concept January 15, 2010

Existing Museum Building



THE FUTURE IS JOINED TO THE PAST

SALC - Feb 15 Floor Plan

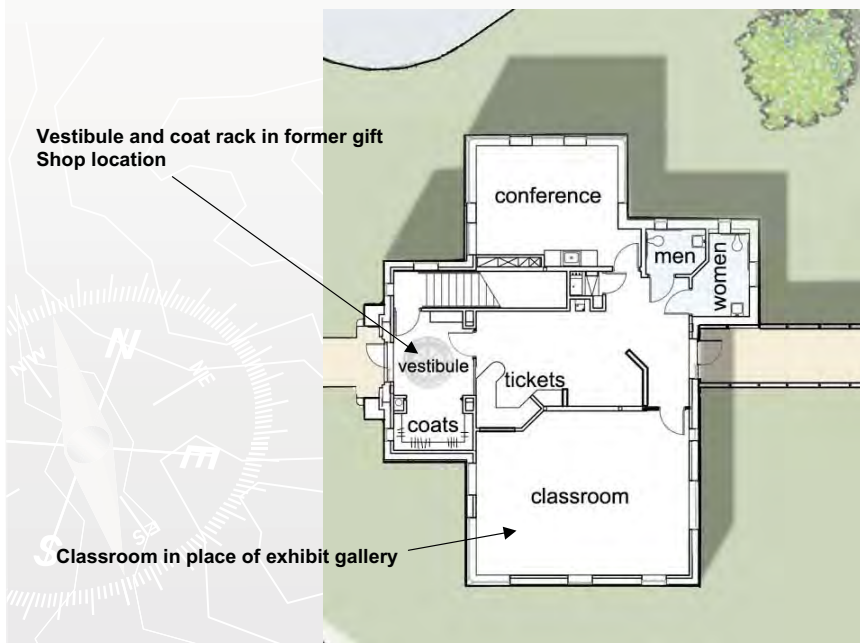


Courtesy of SMP Architects



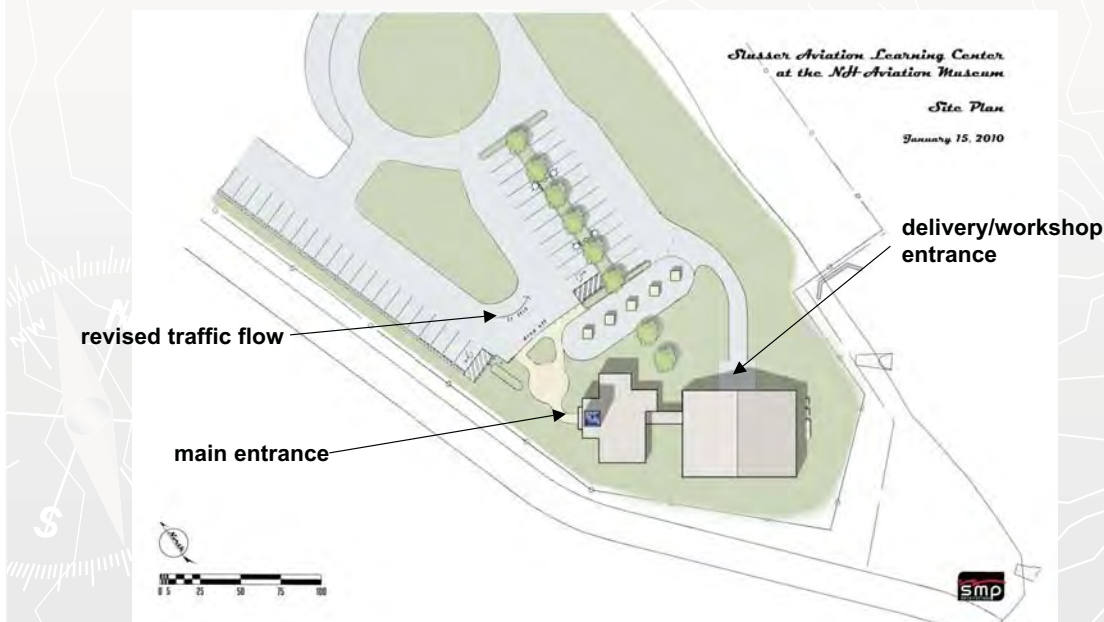
THE FUTURE IS JOINED TO THE PAST

Changes to the existing museum building



THE FUTURE IS JOINED TO THE PAST

Site Plan





THE FUTURE IS JOINED TO THE PAST

An aerial view



HOW THESE FACILITIES WILL BE USED





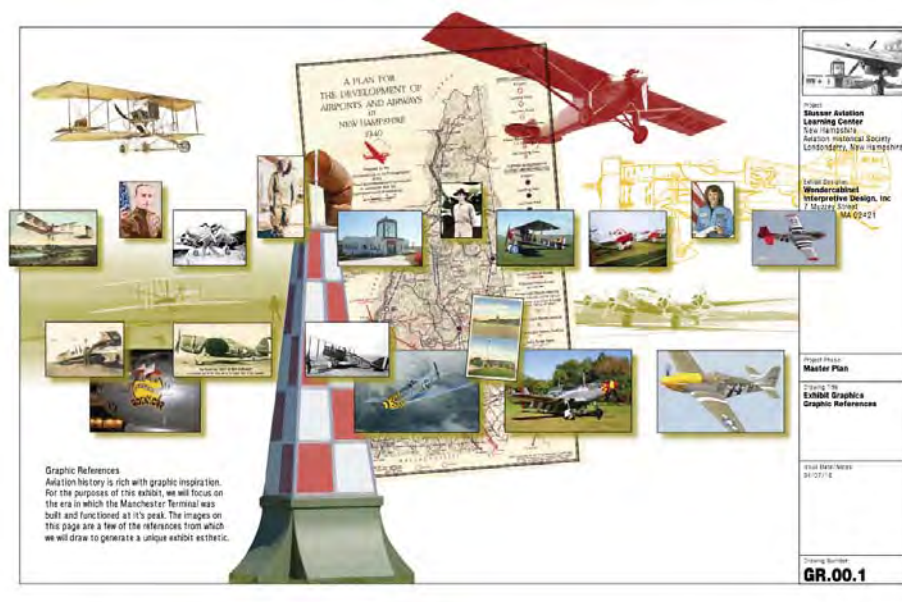
EDUCATIONAL OUTREACH

OBJECTIVES :

- 1. To assist the education community with educational efforts in Science Technology Engineering and Mathematics (STEM) by developing and disseminating programs that illustrate the application of science and math to the solution of real world problems in an engaging and entertaining manner.**
- 2. To inform students and the public at large about the history, function , benefits and career possibilities in all aspects of aviation**



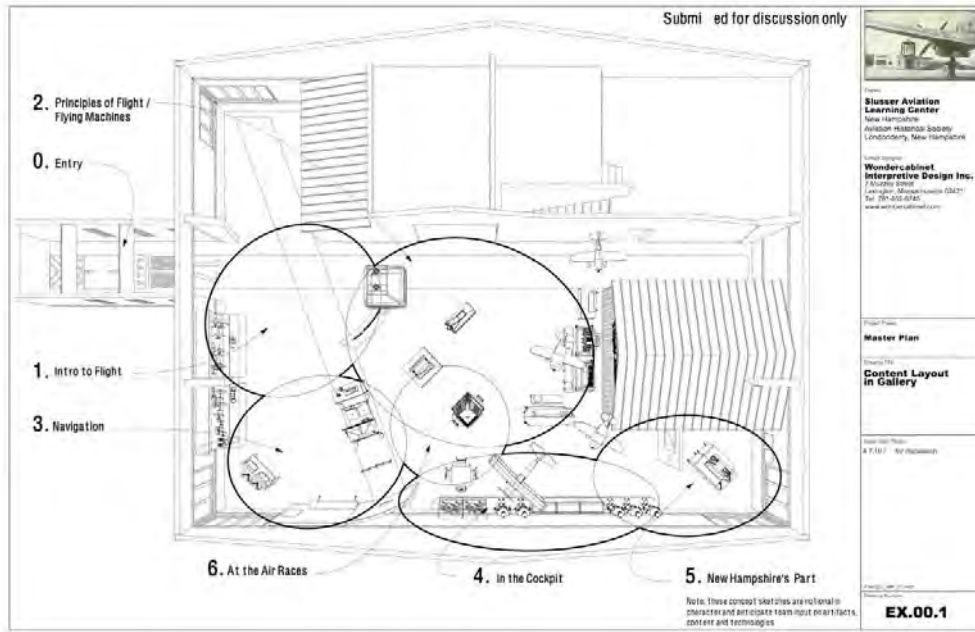
PLANNED EXHIBITS



COURTESY OF WONDERCABINET



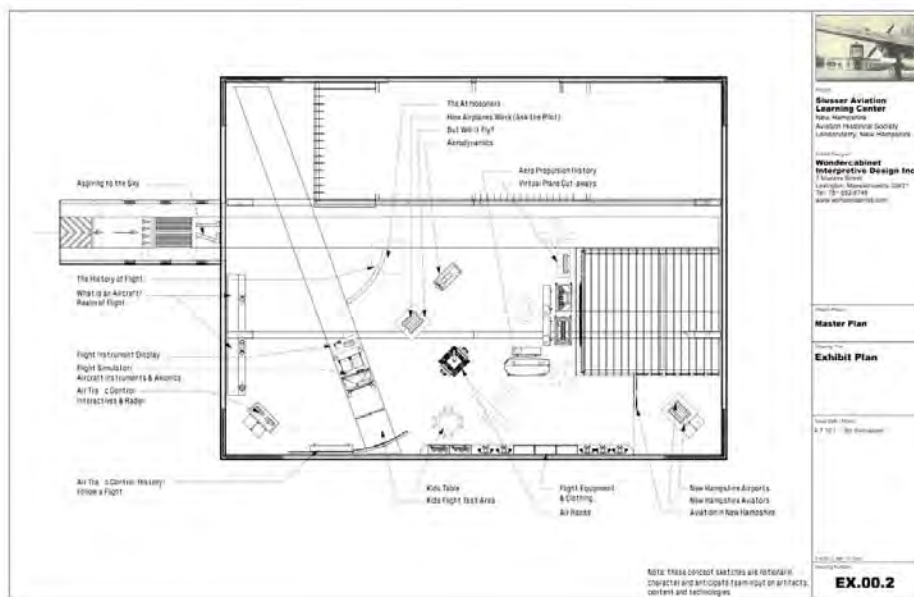
PLANNED EXHIBITS



COURTESY OF WONDERCABINET



PLANNED EXHIBITS



COURTESY OF WONDERCABINET



PLANNED EXHIBITS

Entry Video

The History of Flight

Flight Instrument Display

What is an Aircraft / Realm of Flight

Note: These concept sketches are optional in character and anticipate team input on artifacts, content and technologies.

EX.00.3

Project: **Blusser Aviation Learning Center**
New Hampshire
Aviation Historical Society
Londonderry, New Hampshire

Client/Owner: **Wondercabinet Interpretive Design Inc.**
1 Northley Street
Lewiston, Massachusetts 02421
Tel: 603-853-8100
www.wondercabinet.com

Phase: **Master Plan**

Category: **Exhibit Sketches**

Scale: 1/8" = 1'-0"

Date: 2.7.18 | 30' Allocation

File: 03_003_01.rvt

COURTESY OF WONDERCABINET



PLANNED EXHIBITS

Virtual Plane Cut-aways

Aero Propulsion History

At the Air Races

Aerodynamics

The Atmosphere

Kids Table & Flight Test Area

Flight Simulator / Instruments & Avionics

Note: These concept sketches are optional in character and anticipate team input on artifacts, content and technologies.

EX.00.4

Project: **Blusser Aviation Learning Center**
New Hampshire
Aviation Historical Society
Londonderry, New Hampshire

Client/Owner: **Wondercabinet Interpretive Design Inc.**
1 Northley Street
Lewiston, Massachusetts 02421
Tel: 603-853-8100
www.wondercabinet.com

Phase: **Master Plan**

Category: **Exhibit Sketches**

Scale: 1/8" = 1'-0"

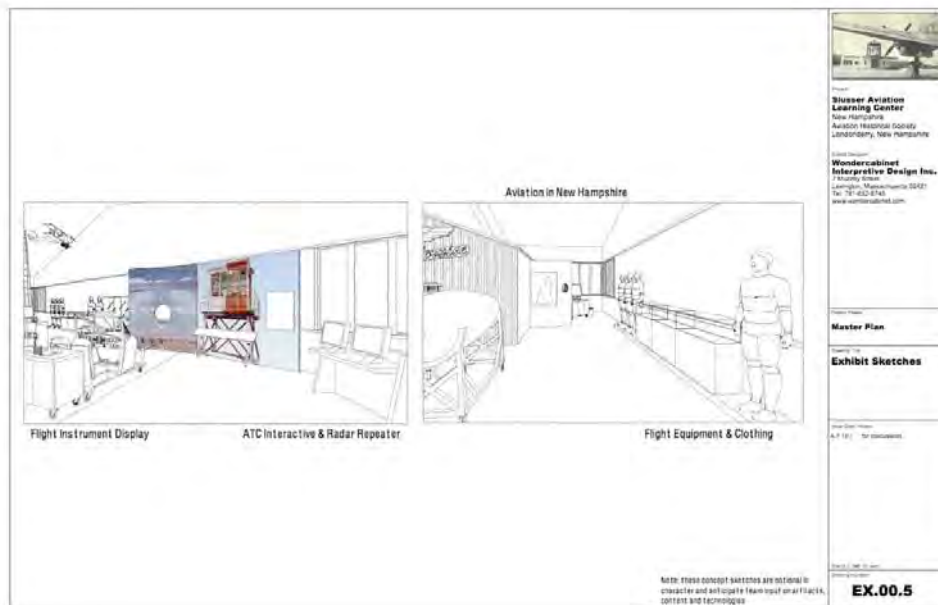
Date: 2.7.18 | 30' Allocation

File: 03_004_01.rvt

COURTESY OF WONDERCABINET



PLANNED EXHIBITS



COURTESY OF WONDERCABINET



PROGRAMS TO DATE

SATURDAYS AT THE MUSEUM:

Conducted once a month. Topics include a wide range of subjects covering the people, significant events, inventions, technical achievements and flight operations in aviation's past, present and future.

More than 15 programs produced in the past two years

Attendees of all ages

All offerings are free of charge



PROGRAMS TO DATE

Exhibits:

Present:

History of Manchester Airport
Hall of Fame Mural
History of the NH Air National Guard
WWII NH Aviators
NE Women in Aviation
Fighter planes From WWI to the F-22
NE Airports
NE Airlines
Flight Simulator

Recent Past:

Grenier Field in WWII
Famous NH Aviators in WWII



Currently in Work

Boy Scout Aviation Merit Badge Program

***Status: Curriculum completed in cooperation
with Londonderry Scout Troops.
Sessions expected to start in March***

Aeronautics Program: (Collaboration with DWC)

***Illustrating the application of the laws of
physics to the design of an airplane.
Using the knowledge gained students will be
challenged to design a flying model airplane
that will meet set performance criteria.***

Status: Two grants received to date.

***Syllabus completed
Lesson plans and text materials in work***



To Go

Configure Current and Future Facilities to support program objectives:

Exhibits - Informative, and interactive.

Venue - Improved presentation space and associated audio-visual capabilities.

Contact and engage schools in our programs.

Improve and Promote community awareness of museum offerings: educational, informative and entertaining.

Obtain the funding to support it all.



WHAT WE NEED

NEAR TERM

FUNDING FOR:

- **SUSTAINING MUSEUM OPERATIONS**
 - Increased paid Staff
 - higher utility and maintenance costs
- **EXHIBITS**
 - Initial procurement and upkeep/replacement costs

FAR TERM : (One to two years)

ASSISTANCE WITH OUTREACH

- **Technical Expertise and Mentoring**
- **Corporate sponsorship for school visits to the museum**
- **Sponsorship of and technical assistance with teachers workshops**



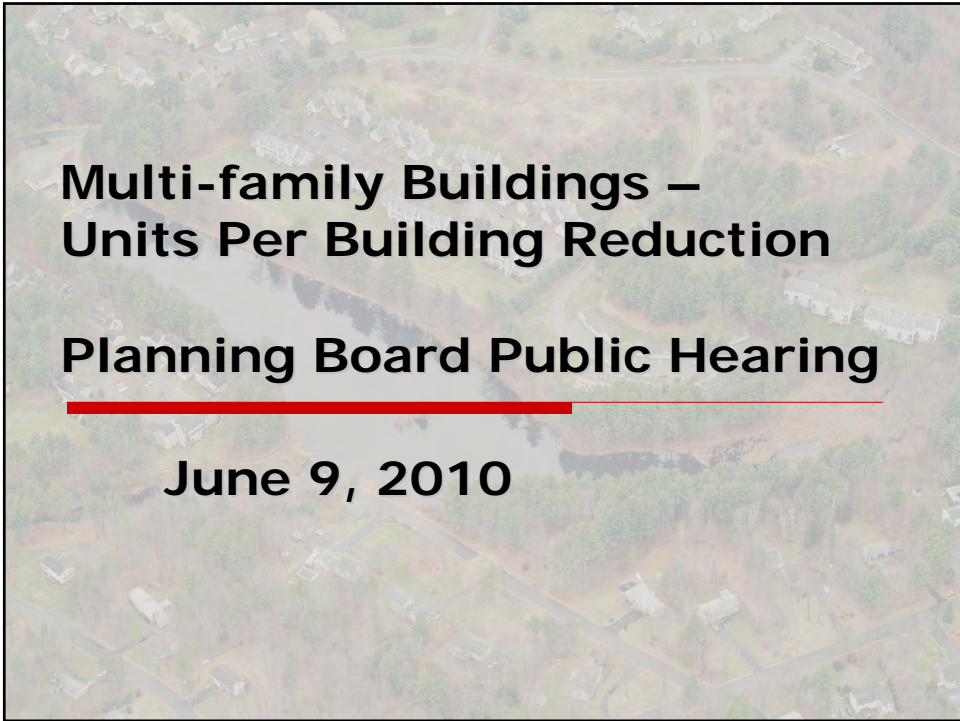
FUNDING SOURCES

- **Corporate and Charitable Foundation Grants.**
- **Corporate and business sponsorships**
- **Gifting**
- **Membership dues**
- **Annual Fund**
- **“Walk” in donations (Museum admission is free)**

THE END

OF THE

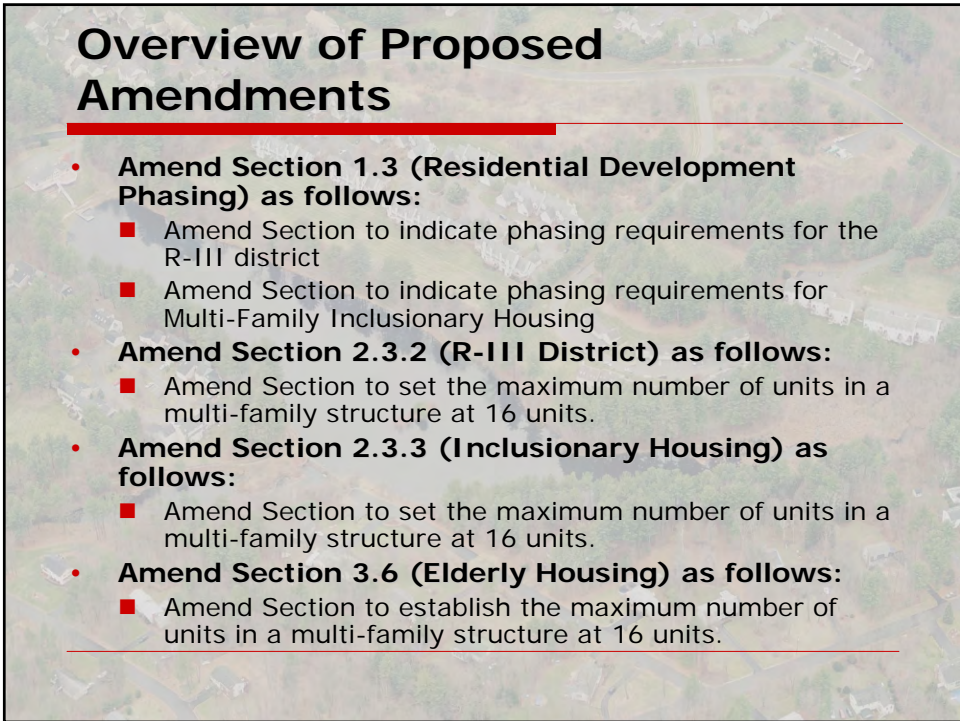
BEGINNING



**Multi-family Buildings –
Units Per Building Reduction**

Planning Board Public Hearing

June 9, 2010



**Overview of Proposed
Amendments**

- **Amend Section 1.3 (Residential Development Phasing) as follows:**
 - Amend Section to indicate phasing requirements for the R-III district
 - Amend Section to indicate phasing requirements for Multi-Family Inclusionary Housing
- **Amend Section 2.3.2 (R-III District) as follows:**
 - Amend Section to set the maximum number of units in a multi-family structure at 16 units.
- **Amend Section 2.3.3 (Inclusionary Housing) as follows:**
 - Amend Section to set the maximum number of units in a multi-family structure at 16 units.
- **Amend Section 3.6 (Elderly Housing) as follows:**
 - Amend Section to establish the maximum number of units in a multi-family structure at 16 units.

Background/Legal Counsel Advice

- Town Council requested Planning Board reduce number of multi-family units per building at time Workforce Housing Ordinances were adopted (February).
 - Planning Board spent the last several months examining the implications of the change.
 - Legal Counsel advice at start of process was that requirement must be consistent across the board (that is for any ordinance that allows for multi-family buildings).
 - Because multi-family allowed in **R-III District, Inclusionary Housing** (in AR-I and R-III) and **Elderly Housing** Section (permitted in AR-I, R-III, C-I, C-II, C-III, C-IV and PUD) unit reduction applies to all of these sections of the Zoning Ordinance.
-

Residential Development Phasing Amendments

- Section 1.3.3.2:
 - Current Language:
 - For development located in the R-III district: Two (2) multi-family buildings, the total number of dwelling units not to exceed forty eight (48) per year from the date of final approval;
 - Proposed Language:
 - For development located in the R-III district: **Three (3)** multi-family buildings, the total number of dwelling units not to exceed forty eight (48) per year from the date of final approval;
-

Residential Development Phasing Amendments (cont'd)

- Section 1.3.3.3:
 - Current Language:
 - For multi-family development meeting the definition of "workforce housing" as defined by RSA 674:58, and approved by the Planning Board per the procedures outlined in RSA 674:60: Two (2) multi-family buildings, the total number of dwelling units not to exceed forty eight (48) per year from the date of final approval;
 - Proposed Language:
 - For multi-family development meeting the definition of "workforce housing" as defined by RSA 674:58, and approved by the Planning Board per the procedures outlined in RSA 674:60: **Three (3)** multi-family buildings, the total number of dwelling units not to exceed forty eight (48) per year from the date of final approval;
-

R-III District Amendment

- Under Section 2.3.2.3.2: ***Density, Design and Dimensional Standard for Development Lot***
 - Section 2.3.2.3.2.1.3:
 - Current Language:
 - The maximum number of dwelling units per dwelling shall be twenty-four (24).
 - Proposed Language:
 - The maximum number of dwelling units per dwelling shall be **sixteen (16)**.
-

Inclusionary Housing Amendment

- Under Section 2.3.3.7: ***Standards and Requirements for Multi-Family Workforce Housing***
- Section 2.3.3.7.3.1.2:
 - **Current Language:**
 - The maximum number of dwelling units per multi-family building in an inclusionary development shall be twenty-four (24).
 - **Proposed Language:**
 - The maximum number of dwelling units per multi-family building in an inclusionary development shall be **sixteen (16)**.

Elderly Housing Amendment

- Under Section 3.6.4: ***Regulations and Design Criteria***
- Section 3.6.4.7:
 - **Current Language:**
 - Dwelling Units –The base population shall not exceed an average of two persons per unit for the site. A site specific floor plan shall be part of the approval process and all designs shall reflect full time occupancy of no greater than two residents per unit.
 - **Proposed Language:**
 - Dwelling Units – **The maximum number of dwelling units in a single building shall be sixteen (16) units.** The base population shall not exceed an average of two persons per unit for the site. A site specific floor plan shall be part of the approval process and all designs shall reflect full time occupancy of no greater than two residents per unit.

Town of Londonderry, New Hampshire

LEGAL NOTICE OF PUBLIC HEARING ON ZONING ORDINANCE

A public hearing will be held at the Moose Hill Council Chambers, 268B Mammoth Road on the 9th day of June, 2010, at 7:00 PM on proposed amendments to the Londonderry Zoning Ordinance.

The proposed amendments were prepared by the Planning Division of the Community Development Department and Planning Board at the direction of the Town Council to reduce the number of units allowed in multi-family buildings across the Zoning Ordinance.

The proposed changes are summarized as follows:

- Amend Section 1.3 (Residential Development Phasing) as follows:
 - Amend Section 1.3.3.2 to indicate phasing requirements for the R-III district to allow 3 buildings (not more than 48 dwelling units) per year
 - Amend Section 1.3.3.3 to indicate phasing requirements for Multi-Family Inclusionary Housing to allow 3 buildings (not more than 48 dwelling units) per year
- Amend Section 2.3.2 (R-III, Multi-Family Residential) as follows:
 - Amend Section 2.3.2.3.2.1.3 to set the maximum number of units in a multi-family structure at 16 units.
- Amend Section 2.3.3 (Inclusionary Housing) as follows:
 - Amend Section 2.3.3.7.3.1.2 to set the maximum number of units in a multi-family structure at 16 units.
- Amend Section 3.6 (Elderly Housing) as follows:
 - Amend Section 3.6.4.7 to establish the maximum number of units in a multi-family structure at 16 units.

Copies of the full text of the proposed amendments are available at the Planning Division, Second Floor of the Town Hall & on the Town Website www.londonderrynh.org (Click on Boards & Commissions, then Planning Board)



Timothy J. Thompson, AICP
Town Planner

1.3 RESIDENTIAL DEVELOPMENT PHASING

1.3.1 Authority

Pursuant to the provisions of the New Hampshire RSA 674:21, the Town of Londonderry adopts the following phasing standards for residential development, to be administered by the Planning Board in conjunction with the Londonderry Subdivision Regulations.

1.3.2 Purposes

The purposes of this Section of the Zoning Ordinance are as follows:

- 1.3.2.1 To guide efforts by the Town to monitor, evaluate, plan for and guide residential growth in Londonderry that is consistent with the Town's capacity for planned, orderly, and sensible expansion of its services to accommodate such development without establishing absolute limits on the overall growth rate of the community;
- 1.3.2.2 To provide for the current and future housing need of existing residents and their families;
- 1.3.2.3 To phase in or control the implementation and development of tracts of land and future subdivisions thereon, at a rate which will be compatible with the orderly and gradual expansion of community services, including but not limited to education, fire protection, road maintenance, waste disposal, police protection and recreation; and
- 1.3.2.4 To provide a mechanism to allow for phased development of residential projects to manage the impact on municipal services.

1.3.3 Phasing of Developments

A phasing plan shall be submitted for Planning Board approval for all residential developments of more than fifteen (15) lots or dwelling units (unless exempted under §1.3.4), and at the applicant's option may be submitted for smaller developments. Such plans shall comply with the following phasing requirements:

- 1.3.3.1 For development proposed under the provisions of Section 3.3 Conservation Subdivisions: twenty five (25) dwelling units per year from the date of final approval;
- 1.3.3.2 For development located in the R-III district: ~~Three (3)~~ multi-family buildings, the total number of dwelling units not to exceed forty eight (48) per year from the date of final approval;
- 1.3.3.3 For multi-family development meeting the definition of "workforce housing" as defined by RSA 674:58, and approved by the Planning Board per the procedures outlined in RSA 674:60: ~~Three (3)~~ multi-family buildings, the total number of dwelling units not to exceed forty eight (48) per year from the date of final approval;
- 1.3.3.4 For single family development approved under the requirements of "Inclusionary Housing (Section 2.3.3): twenty five (25) dwelling units per year from the date of final approval;
- 1.3.3.5 For conversions of previously approved and unbuilt Elderly Housing developments to "workforce housing" as defined by RSA 674:58, and approved by the Planning Board per the procedures outlined in RSA 674:60: The Phasing shall be one of the following:
 - 1.3.3.5.1 If the project was approved in Phases as part of the Elderly Housing site plan, the phasing shall be consistent with the approved phasing plan approved by the Planning Board for the Elderly Housing site plan. Each phase in such situation shall mean the number of dwelling units permitted in each year subsequent to final approval of the conversion by the Planning Board.

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2.3.2.3.2 Density, Design and Dimensional Standard for Development Lot

2.3.2.3.2.1 Permitted density - the maximum permitted number of dwelling units ("permitted density") allowed in the development lot shall be as follows:

2.3.2.3.2.1.1 For dwellings serviced by municipal sewer, the maximum number of dwelling units permitted on the development lot shall be determined by the following formula: $\text{number of dwelling units} = 0.80 (\text{development lot area} - \text{unusable land area}) / 7000 \text{ square feet}$. "unusable land" is defined as wetlands, excessive slopes (greater than 25%) and land subject to existing utility and drainage easements.

2.3.2.3.2.1.2 For dwellings serviced by onsite septic systems, there shall be at least 14,000 square feet per dwelling unit. In addition, to protect ground water quality and to promote public health and safety, permitted density shall also be subject to such additional density requirements as are required by "minimum lot size by soil type" in Table 2 of Section 2.3.1, with the following modification: one or two bedroom units - lot size x 0.65. Three bedroom units = lot size x 0.85.

2.3.2.3.2.1.3 The maximum number of dwelling units per dwelling shall be ~~sixteen (16)~~.

2.3.2.3.2.1.4 The average number of bedrooms per dwelling unit in a multifamily dwelling shall not exceed two (2).

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2.3.3 INCLUSIONARY HOUSING

<SNIPPED>

2.3.3.7 Standards and Requirements for Multi-Family Workforce Housing

<SNIPPED>

2.3.3.7.3 Density, Design and Dimensional Standards for Development Lot

2.3.3.7.3.1 Permitted density - the maximum permitted number of dwelling units ("permitted density") allowed in the development lot shall be as follows:

2.3.3.7.3.1.1 The maximum number of dwelling units permitted on the development lot shall 10 units per acre.

2.3.3.7.3.1.2 The maximum number of dwelling units per multi-family building in an inclusionary development shall be ~~sixteen~~ (16).

Deleted: twenty-four

2.3.3.7.3.1.3 At least 51% of dwelling units on a development lot in an inclusionary development must contain at least 2 bedrooms.

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3.6 ELDERLY HOUSING

<SNIPPED>

3.6.4 Regulations and Design Criteria

<SNIPPED>

3.6.4.7 Dwelling Units – ~~The maximum number of dwelling units in a single building shall be sixteen (16) units.~~ The base population shall not exceed an average of two persons per unit for the site. A site specific floor plan shall be part of the approval process and all designs shall reflect full time occupancy of no greater than two residents per unit.

Deleted: -

3.6.4.7.1 Elderly – The standard unit will be two (2) bedrooms.

3.6.4.7.2 Elderly Affordable – The majority of standard units shall be one bedroom units. There may also be two bedroom units.

Town of Londonderry, New Hampshire

LEGAL NOTICE OF PUBLIC HEARING ON ZONING ORDINANCE AMENDMENTS

A public hearing will be held at the Moose Hill Council Chambers, 268B Mammoth Road on the 9th day of June, 2010, at 7:00 PM on proposed amendments to the Londonderry Zoning Ordinance.

The proposed amendments were prepared by the Building Department to amend Sections 5.1 and 5.2 of the ordinance (Building Code Amendments) by updating section to reflect the changes to the State Building Code.

Copies of the full text of the proposed amendments are available at the Planning Department, Second Floor of the Town Hall & on the Town Website www.londonderrynh.org (Click on Boards & Commissions, then Planning Board)



Timothy J. Thompson, AICP
Town Planner

5 BUILDING CODE AMENDMENTS

Article No. 14, adopted at the Town Meeting March 9, 1965;
 Article Nos. 19 and 20 March 11, 1969; Special Town Meeting June 14, 1971;
 Article No. 23, Town Meeting March 7, 1972-BOCA;
 Article Nos. 107, 108, and 109 Town Meeting March 2, 1976;
 Article No. 46 Town Meeting 1975;
 Article No. 107-76-1975 BOCA
 Article No. 108-76-Plumbing Code/1975
 Article No. 109-76-NEC 75
 Article No. 110 Town Meeting March 13, 1979).
 Article No. 103 Town Meeting May 14, 1985 - Replaced BOCA Code 1975 Th 1984 Edition
 Article No. 110 Town Meeting March 10, 1992 - Repealed current Building Codes and adopted 1990 BOCA (11th Edition)

Ordinance 99-07	11/01/99	Amend to BOCA Building Code - Fourteenth Edition
Ordinance 03-05		Not yet adopted
Ordinance 2004-4	3/8/04	Update to reflect State Building Code, Add demolition delay provisions.
Ordinance 2007-11	11/5/07	Update to reflect 2006 updates to State Building Code
<u>Ordinance 2010-??</u>	<u>??/??/??</u>	<u>Update to reflect 2009 updates to State Building Code</u>

Comment [tt1]: Ordinance # and date to be determined

5.1 BUILDING CODE AMENDMENTS - PART I

The International Building Code 2009 Edition as recommended and maintained by the voting membership of the International Code Council, Inc., with the following deletions and insertions:

Deleted: 2006

5.1.1 **Section 101.1** Insert name of jurisdiction in section as follows: These regulations shall be known as the Building Code of “the Town of Londonderry, New Hampshire”, hereinafter referred to as “this code”.

5.1.2 **Section 101.4.3 Plumbing:** Delete last sentence of this Section and insert in place thereof the following: “The provisions of the current State of NH Subdivision and Individual Sewage Disposal System Design Rules and the Town of Londonderry Health Ordinance Chapter XX shall apply to private sewage disposal systems.”

Deleted: 4

5.1.3 **Section 103.1 Creation of Enforcement Agency:** Amend Section to read as follows: The department of building safety is hereby created “in accordance with the Town of Londonderry Municipal Code, Title V, Chapter II, Section III”, and the official in charge shall be known as the Building **Official “or Building Inspector where the context so admits or requires.”**

5.1.4 **Section 103.2 Appointment:** Amend Section to read as follows: The building official shall be appointed “in accordance with the Town of Londonderry Municipal Code, Title V, Chapter I, Section IV-A, and in accordance with the provisions of RSA 674:51, III. The building official shall be removed as provided by the Londonderry Town Charter and/or the personnel policies and procedures.”

5.1.5 **Section 103.3 Deputies:** Delete Section 103.3 and insert in place thereof the following: “Section 103.3 Organization: The appointing authority as prescribed by the Charter of the Town of Londonderry shall appoint such number of officers, technical assistants, and other employees as shall be necessary for the administration of this code.”

5.1.6 **Section 107.2.6** Add the following section: ““Section 107.2.6 Soil and Technical Data: All technical and soil data required by the current State of NH Subdivision and Individual Sewage Disposal System Design Rules and the Town of Londonderry Health Ordinance, Chapter XX shall be submitted with the site plan.”

Deleted: 106

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Deleted: 106

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5.1.7 **Section 107.2.7 Driveway Plan:** Add the following section: “Section 107.2.7 Driveway Plan: The driveway plan shall indicate the location and profile of the driveway(s) in accordance with the Public Works design specifications for the Town of Londonderry. The driveway plan shall be reviewed and approved by the Public Works Department prior to the issuance of a building permit.”

Deleted: 106

Deleted: 1.2

Deleted: 106

Deleted: 1.2

5.1.8 **Section 109.2 Schedule of Permit Fees:** Amend Section to read as follows: On buildings, structures, electrical, gas, mechanical, and plumbing systems or alteration requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as “determined by the Londonderry Town Council.”

Deleted: 108

5.1.9 **Section 110.3.1.1 Certified Foundation Footing Plan:** Add the following section: “Section 110.3.1.1 Certified Foundation Footing Plan: Upon completion of foundation footings, a certified plot plan prepared and signed by a surveyor licensed by the State of NH indicating that the improvements shown on said plan are in compliance with the building setback

Deleted: 109

Deleted: 109

requirements of the Town of Londonderry, and a notation of the elevation of the top of the foundation footing shall be submitted to the Building Inspector prior to erecting the foundation walls. This requirement may be waived by the Building Inspector in the case of accessory structures and additions to existing structures.”

- 5.1.10 **Section 110.5 Inspection Requests:** Add the follow sentence to the Section paragraph: “Inspection requests made to the Londonderry building department shall require a minimum one day notice.” Deleted: 109

- 5.1.11 **Section 111.2.1 Approval Signature:** Add the following section: “Section 111.2.1 Approval Signature: All commercial, industrial, residential and other structures and occupancies requiring a certificate of occupancy as mandated by Section 110 of this code will require the following signatures: an authorized Building Department representative; an authorized Fire Department representative; an authorized Engineering Department representative. EXCEPTION: Structures requiring no action by the Fire or Engineering Departments will require only an authorized Building Department representative signature.” Deleted: 110
Deleted: 3
Deleted: 110
Deleted: 3

- 5.1.12 **Section 113.1 General:** Delete Section 113.1 in its entirety, (ie: 113.2 and 113.3) and insert in place thereof the following: “ Board of Appeals: In accordance with the provisions of RSA 673:3, IV., the Londonderry Zoning Board of Adjustment shall act as the building code Board of appeals, with the power as provided by RSA 674:34.” Deleted: 112
Deleted: 112
Deleted: 112
Deleted: 112

- 5.1.13 **Section 114.4 Violation Penalties:** Amend Section to read as follows: Omit at the end of the paragraph “by law”, and insert the following: “by the provisions of RSA 676:15 and 676:17.” Deleted: 113

- 5.1.14 **Section 115.3 Unlawful Continuance:** Amend Section to read as follows: Omit at the end of the paragraph “by law”, and insert the following: “ by the provisions of RSA 676:15 and RSA 676:17.” Deleted: 114

- 5.1.15 **Section 1608.2 Ground Snow Loads:** : Delete section in its entirety and insert in place thereof the following: “It has been determined by a site-specific case study conducted by the Structural Engineers of NH that the ground snow load for the Town of Londonderry is 65 pounds per square foot.”

- 5.1.16 **Section 1809.7 Frost Protection:** Amend section item 1. as follows:
1. Extending below the frost line “for the Town of Londonderry of 48” below finished grade.” Deleted: 1805
Deleted: 2.1

- 5.1.17 **Section 1809.7 Frost Protection:** Amend section exception item 2. as follows:
2. Area of 400 square feet or less for] any accessory structure; Deleted: 1805
Deleted: 2.1
Deleted: 200

- 5.1.18 **Section 2901.1 Scope:** Amend last sentence of paragraph to read as follows: “ Private sewage disposal systems shall conform to the current State of NH Env.-WS1000 Subdivision and Individual Sewage Disposal System Design Rules and the Town of Londonderry Health Ordinance, Chapter XX.”

- 5.1.19 **International Plumbing Code 2009 – Section 106.6.2 Fee Schedule:** The fees for plumbing work shall be “in accordance with the schedule as determined by the Londonderry Town Council.” Deleted: 2006

5.1.20 **International Plumbing Code 2009 – Section 106.6.3 Fee refunds:** *Delete sub-section Item 2 and Item 3 entirely.* Deleted: 2006

5.1.21 **International Plumbing Code 2009 - Section 602.3.3 Water Quality:** Insert at the end of the section paragraph, the following sentence: "A water test report shall be submitted to the Building Inspector for review prior to the issuance of a certificate of occupancy. Such test shall include, "standard analysis" as recommended by the NH Department of Environmental Services, as well as volatile organic compounds (VOC) contaminants." Deleted: 2006

5.1.22 **International Mechanical Code 2009 - Section 101.1 Title:** These regulations shall be known as the Mechanical Code of the "Town of Londonderry", hereinafter referred to as "this code" Deleted: 2006

5.1.23 **International Mechanical Code 2009 - Section 106.5.2 Fee schedule:** The fees for mechanical work shall be "in accordance with the schedule as determined by the Londonderry Town Council."

5.1.24 **International Mechanical Code 2009 – Section 106.5.3 Fee refunds:** Delete sub-section Item 2 and Item 3 entirely.

5.1.25 **Appendices:** The following Appendix Chapters are hereby adopted as a part of the Londonderry Building Code:

- "Appendix C Group U - Agricultural Buildings"
- "Appendix E Supplementary Accessibility Requirements"

5.2 BUILDING CODE AMENDMENTS – PART II

The International Residential Code, ~~2009~~ Edition as recommended and maintained by the voting membership of the International Code Council, Inc., with the following deletions and insertions.

Deleted: 2006

- 5.2.1 **Section R101.1 Title:** Insert in “[NAME OF JURISDICTION]” the following: *“the Town of Londonderry”*
- 5.2.2 **Section R103.1 Creation of Enforcement Agency:** *Amend Section to read as follows:* The department of building safety is hereby created “ in accordance with the Town of Londonderry Municipal Code, Title V, Chapter II, Section III”, and the official in charge shall be known as the Building Official “or Building Inspector where the context so admits or requires.”
- 5.2.3 **Section R103.2 Appointment:** Amend Section to read as follows: The building official shall be appointed “in accordance with the Town of Londonderry Municipal Code, Title V, Chapter I, Section IV-A, and in accordance with the provisions of RSA 674:51, III. The building official shall be removed as provided by the Londonderry Town Charter and/or the personnel policies and procedures.”
- 5.2.4 **Section R103.3 Deputies:** Delete Section R103.3 and insert in place thereof the following: “Section R103.3 Organization: The appointing authority as prescribed by the Charter of the Town of Londonderry shall appoint such number of officers, technical assistants, and other employees as shall be necessary for the administration of this code.”
- 5.2.5 **Section R105.2 Work Exempt from Permit:** Amend Section as follows: Omit listed item number “1.” in its entirety. Amend listed item number 3. By replacing “4 feet” with “3 feet”.
- 5.2.6 **Section R106.2.1** Add the following section: “Section R106.2.1 Soil and Technical Data: All technical and soil data required by the current State of NH Subdivision and Individual Sewage Disposal System Design Rules and the Town of Londonderry Health Ordinance, Chapter XX shall be submitted with the site plan.”
- 5.2.7 **Section R106.2.1.2** Add the following section: “Section R106.2.1.2 Driveway Plan: The driveway plan shall indicate the location and profile of the driveway(s) in accordance with the Public Works design specifications for the Town of Londonderry. The driveway plan shall reviewed and approved by the Public Works Department prior to the issuance of a building permit.”
- 5.2.8 **Section R108.2 schedule of permit fees:** Amend Section to read as follows: On buildings, structures, electrical, gas, mechanical, and plumbing systems or alteration requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as “determined by the Londonderry Town Council. This requirement may be waived by the Building Inspector in the case of accessory structures and additions to existing structures. Town owned structures and properties shall be exempt.”
- 5.2.9 **Section R109.1.1.2 Certified Foundation Footing Plan:** add the following section: “Section R109.1.1.2 Certified Foundation Footing Plan: Upon completion of foundation footings, a certified plot plan prepared and signed by a surveyor licensed by the State of NH indicating that the improvements shown on said plan are in compliance with the building setback requirements of the Town of Londonderry, and a notation of the elevation of the top of the

foundation footing shall be submitted to the Building Inspector prior to erecting the foundation walls. This requirement may be waived by the Building Inspector in the case of accessory structures and additions to existing structures.”

- 5.2.10 **Section R109.3 Inspection Requests:** Add the following sentence to the Section paragraph: “Inspection requests made to the Londonderry building department shall be a minimum of one day notice.”
- 5.2.11 **Section R110.3.1 Approval Signature:** Add the following section: “Section R110.3.1 Approval Signature: All commercial, industrial, residential and other structures and occupancies requiring a certificate of occupancy as mandated by Section 110 of this code will require the following signatures: an authorized Building Department representative; an authorized Fire Department representative; an authorized Engineering Department representative; EXCEPTION: Structures requiring no action by the Fire or Engineering departments will require only an authorized Building Department representative signature.”
- 5.2.12 **Section R112 Board of Appeals:** Delete Section R112 in its entirety and insert in place thereof the following: “Section R112 Board of Appeals: In accordance with the provisions of RSA 673:3, IV., the Londonderry Zoning Board of Adjustment shall act as the building code Board of appeals, with power as provided by RSA 674:34.”
- 5.2.13 **Section R113.4 Violation Penalties:** Amend Section to read as follows: Omit at the end of the paragraph “by law”, and insert the following: by the provisions of RSA 674:15 and RSA 674:17.”
- 5.2.14 **Section R114.2 Unlawful Continuance:** amend Section to read as follows: omit at the end of the paragraph “ by law”, and insert the following: by the provisions of RSA 674:15 and RSA 674:17.”
- 5.2.15 **Table R301.2(1) Climatic and Geographic Design Criteria:** Insert design criteria in the Table as follows: Ground Snow Load - “It has been determined by a site-specific study conducted by the Structural Engineers of NH that the ground snow load for Londonderry is 65 pounds per square foot.” ;Wind Speed - “90 mph Exposure B” Seismic Design Category - “C”; Weathering - “Severe”; Frost Depth - “48”; Termite – “Moderate”; Winter Design Temp - “-3F”; Ice Barrier Underlayment – “Yes”; Flood Hazard - “1980”; Air Freezing Index – “1500”; Mean Annual Temperature – “45” Deleted: Roof
- 5.2.16 **Section R403.1.4.1 Frost Protection:** Amend section exception item 1. as follows: 400. Deleted: “200”
Delete section exception item 2. entirely.
- 5.2.17 **International Plumbing Code 2009** - Section 602.3.3 Water Quality: insert at the end of the Section paragraph, the following sentence “A water test report shall be submitted to the Building Inspector for review prior to the issuance of a certificate of occupancy. Such test shall include, “standard analysis” as recommended by the NH Department of Environmental Services, as well as volatile organic compounds (VOC) contaminants.” Deleted: 2006
- 5.2.18 Appendices: The following Appendix Chapters are hereby adopted as part of this code:
“Appendix F – Radon Control Methods”
“Appendix G - Swimming Pools, Spas and Hot Tubs”

From: Arthur Rugg/BOS2/VRTX
To: April Guilmet <msaprilann@mac.com>
Cc: Mary Soares <mjws2000@comcast.net>, chucktilgner1@aol.com, lynnbwiles@myfairpoint.net, lelazem@hotmail.com, chris-davies@att.net, John Farrell <jwfarrelljr@hotmail.com>, "George M. Herrmann" <gherrmann@comcast.net>, rbrideau@londonderrynh.org, de.coons@comcast.net, cole_melendy@hotmail.com, sbenson@bensonslumber.com
Date: 06/24/2010 05:17 PM
Subject: Re: Londonderry Times request under RSA-91-A

Hi April,

Sorry for the delay, but I am currently on vacation. I do check E-mails, but on a very infrequent basis until I return.

In response to your E-mail concerning RSA 91-A, the E-mail was between Lynn Wiles and myself. This is not in violation of RSA 91-A:2. This E-mail was read publicly at the Planning Board meeting of June 2, 2010.

Also, since the subject matter (the four year lapse in the lack of a Certificate of Occupancy for Crowell's Corner, LLC.) does not involve matters that the Planning Board has supervision, control, jurisdiction or advisory power over, this again is not in violation of RSA 91-A:2.

If you have any concerns, I would suggest that you bring it to the New Hampshire Attorney General.

Art

-----April Guilmet <msaprilann@mac.com> wrote: -----

To: Arthur_Rugg@vrtx.com
From: April Guilmet <msaprilann@mac.com>
Date: 06/24/2010 10:29AM
Cc: Mary Soares <mjws2000@comcast.net>, chucktilgner1@aol.com, lynnbwiles@myfairpoint.net, lelazem@hotmail.com, chris-davies@att.net, John Farrell <jwfarrelljr@hotmail.com>, "George M. Herrmann" <gherrmann@comcast.net>, rbrideau@londonderrynh.org, de.coons@comcast.net, cole_melendy@hotmail.com, sbenson@bensonslumber.com
Subject: Londonderry Times request under RSA-91-A Right To Know Request

As per RSA-91-A

June 24, 2010

Chairman Arthur Rugg
Londonderry Planning Board
Londonderry Town Hall, Londonderry New Hampshire

Dear Mr. Rugg:

Under state RSA-91-A, I am requesting copies of all electronic correspondences (emails) pertaining to and sent prior to the June 2 public discussion on Crowell's Corner Properties, LLC, which was held during the June 2 Planning Board meeting.

Thanks in advance for your prompt assistance in this matter.

Respectfully submitted,

April Guilmet
Londonderry Times
603-557-8602