

Londonderry Heritage/Historic District Commission Meeting

November 19, 2020 - 7:00 P.M.

LONDONDERRY TOWN HALL – MOOSEHILL CONFERENCE ROOM

MINUTES

- I. Chairman Krys Kenney called the meeting to order at 7 p.m. The following Commissioners were present: Krys Kenney, David Colglazier, John Mahon, Jim Butler, Sue Joudrey. Commissioner Art Rugg participated via telephone.
- II. Approval of minutes from prior meeting: D. Colglazier made a motion to accept the minutes of Sept. 24, 2020 as presented. J. Mahon seconded the motion. The motion passed, 4-0-1 with Commissioner J. Butler arriving after the vote.
- III. Design/Formal Review Applications:
 - A. Application for design review for a site plan for the construction of a proposed one story 40,521 SF trucking terminal, a proposed one story 50,000 SF warehouse building and associated site improvements, Five Aviation Park Drive, Map 14 Lots 29-11 and 29-20, Zoned IND-II, R.J. Kelly Company, Inc. (Applicant) and BURNDY, LLC (Owner) – continued from the September 24, 2020 meeting. Earle Blatchford, Hayner Swanson, Inc. presented for the applicant RJ Kelly. With him were Shawn Smith, Vice President of Development, RJ Kelley, Co., Inc. and Gregory Smith, AIA of GSD Associates, LLC. AS at the 9/24/meeting, E. Blatchford informed the Commission that they would only be discussing renderings on the trucking terminal building (LOOMIS) and will come back before the Board to discuss the warehouse building at a future date. E. Blatchford noted the following changes:
 - a. 10 Parking spaces removed.
 - b. Additional rear buffer plantings.
 - c. Monument sign on right side of entrance with colors similar to that of the building.
 - d. Muted grey color scheme with red panels removed from all sides of the building.

Discussion:

S. Joudrey asked about potential removal of the grey highlight stripe around the building. The Commission consensus was that this might make the structure too monolithic.

J. Butler was advised that there were no changes in the fence planned.

D. Colglazier was advised that while no rooftop solar panels were currently planned, the capacity to add rooftop panels in the future existed by code.

S. Joudrey asked about the potential for a peak to be added to the rooftop. J. Butler suggested that this might not be appropriate in an industrial facility removed from the main thoroughfare such as this.

J. Butler advised the applicant that there was a high probability that the traffic pattern would change and that only right turns would be allowed in the future for trucks exiting this facility. S. Smith was aware of this and included this possibility in his tenant's (Loomis) lease without objection.

The application was accepted as submitted.

- B. Application for design review for the construction of an elderly housing development with 45 townhouse units and associated site improvements, Eight Gilcreast Road, Map 7 Lot 105, Zoned AR-1, 81.5 Kendall Pond Road, Derry Tax Map 0217-6, Zoned LMDR, and 83.5 Kendall Pond Road, Derry Tax Map 0217-7, Zoned LMDR, N.H. Sustainable Communities, LLC (Applicant) and Property Possible, Inc. (Owner). Nathan Chamberlin, Fieldstone Land Consultants, presented for the

applicant. This site was previously a gravel pit used by the state. Townhouses are organized in building with 2, 3, or 5 units. Each unit has a 1-car garage and two additional spaces with no other separate visitor parking area planned. Each building has a double septic system. Gas and water from Pennichuck Water is available.

Discussion:

J. Butler asked about runoff from the site and was advised that multiple detention areas would meet the needs of this complex. J. Butler also expressed dissatisfaction with the lack of a landscaped strip between the asphalt parking lot and the buildings. The consensus of the Commission was that a strip should be added to each building to include both grass and shorter bushes.

N. Chamberlin advised that building color schemes would be “neutral browns or beiges”. No color rendition of the buildings was available at his meeting.

J. Mahon asked about signage details in follow-up to an earlier query. No specific signage information was available at this meeting.

K. Kenney asked about the walking trail around the perimeter of the property. This is a 5’ wide compacted path maintained on a seasonal basis with some lighting for residents only.

K. Kenney asked the applicant to return to the next Commission meeting with a landscape plan to include the requested green strip between the buildings and the parking lots, with color samples and a color rendition showing the buildings’ color scheme, and with a signage plan showing the color and materials of the planned sign. It was also suggested that lilacs be integrated into the plantings where practicable.

C. Application for a site plan amendment for the construction of a 3,900 SF garage/storage unit, impound lot and associated site improvements, Four Enterprise Drive, Map 15 Lot 62-1, Zoned C-II, Enterprise Drive Recovery, LLC (Owner) and Bauchman’s Towing, Inc. (Applicant). Jason Lopez, of Keach-Nordstrom Associates, Inc. presented for the applicant. Brian Bauchman, Bauchman’s Towing was also in attendance. J. Lopez advised that the garage would be a metal building for storage of larger towing equipment and that the adjacent parking lot would serve as an impound lot for wrecked vehicles plus storage for various trailers. This property abuts the Rail Trail. The area between the property and the Rail Trail includes both greenery and an elevation change to shield the view of the site from the Trail. Greenery in the front of the building was envisioned as only on either side of the entrance. Slatted fencing around the front of the building is used to secure the property. Due to line of sight concerns for trucks, no greenery was planned for this fence area. At the request of the Conservation Commission, several of the lilac plantings at the rear of the building would be replaced by several trees, subject to a cost-analysis.

Discussion:

J. Butler expressed concern about the long-term potential bad appearance of slatted fencing without some greenery to shield it from view. K. Kenney also asked about the of trees or shrubs to the fenced area. B. Bauchman identified a portion of the fencing in the southwest corner of the property where plantings could be added.

The application was accepted with the addition of the shrubs and trees to the southwest corner of the lot as discussed.

IV. Staff Reports: None

V. Other Business:

A. Rt. 28 & Stonehenge Intersection – NHDOT - Work is planned at this intersection by NHDOT. One property of historic significance is in the area. The consensus of the Commission is that this property is sufficiently removed from the construction site as to be unaffected.

- B. Term Expirations as of 12/31/20 - K. Kenney, D. Colglazier, V. Gorveatt. Laura Gandia will notify Kirby Brown of openings for Commissioners and Alternates so that these may be posted as appropriate.
- C. Inventory Update of historic properties – L. Gandia advised that a letter of intent to apply for a CLG grant for this purpose had been submitted. J. Butler expressed concerns about finances due to the expected revenue shortfall in town. L. Gandia advised that this CLG grant would be 100% funded with no matching money required from the town.
- D. Beautify Londonderry – J. Mahon gave a brief overview of Beautify Londonderry. Beyond the annual clean-up effort in town, Beautify Londonderry also is charged with other beautification to potentially including plantings and other activities to enhance the town's appearance. Beautify Londonderry wanted to gauge the interest of the Heritage Commission in including properties in the Historic District in Beautify Londonderry's effort. J. Butler indicated that the Town Common has two large fir trees that will probably need to be removed and that this might be an area for Beautify Londonderry focus. A. Rugg also indicated that there is a conceptual landscape plan for the Town Common that should be provide to Beautify Londonderry.
- E. Kent Allen Forrest Report – A. Rugg advised that Trimmers Inc. donated 40 manhours and equipment to remove leaves from multiple years. Orchard Christian Fellowship Youth Group donated a morning to pick-up branches forming 16 large piles for removal. 400 Yellow daffodils planted. Several stumps are targeted for potential removal. The area behind the bandstand may require a pine tree harvest to include enough hardwood removal to cover the cost. There is some concern about the mess that can be created by this process but it may be necessary. J. Butler advised that there are several dead trees in this area that should be removed before they cause issues.

VI. Public Input: None

VII. Adjournment – A. Rugg made a motion to adjourn. D. Colglazier seconded the motion. The motion passed 6-0-0. The meeting was adjourned at approximately 8.30 p.m.

Approved on January 27, 2021 by a motion made by A. Rugg and seconded by J. Butler.

Minutes prepared by John Mahon, secretary.