

Londonderry Heritage/Historic District Commission Meeting

January 28, 2021

LONDONDERRY TOWN HALL – MOOSEHILL CONFERENCE ROOM

APPROVED 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. Commissioner Art Rugg participated via telephone. Alternate Snehal Patel's resignation was announced. There are openings on the Commission for one full-time and three alternate members.
- II. Approval of minutes from prior meeting: A. Rugg made a motion to accept the minutes of Nov. 19, 2020 as presented. J. Butler seconded the motion. The motion passed, 5-0.
- III. Design/Formal Review Applications:
 - A. 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) – continued from the November meeting. Chris Guida, Soil & Wetlands Engineer of Fieldstone Land Consultants, PLLC, presented.

Discussion:

Chris Guida primarily addressed the Commissions questions from the previous meeting.

- Grass Strips and plantings added to the front of each unit as requested by the Commission.
- Color and material renderings for the buildings submitted and reviewed with the Commission.
- Approximately 10 lilacs were added to the greenery plan for the site.
- Signage color, material, and design rendering reviewed with Commission. Question as to the size of the sign will be reviewed by town staff to determine compliance with town requirements per L. Gandia. There were questions as to the lighting of the sign. D. Colglazier noted the presence of a lamp post in the vicinity of the sign but C. Guida was unsure if there was other lighting including any up-lighting. K. Kenney determined that if there is no additional lighting, including up lighting, for the sign than no further action by the applicant is required. If there is additional lighting, the applicant will respond back to the Commission to advise. Lighting of the sign would also be subject to review by staff and the Planning Board.

Action: Conditioned on compliance with town ordinance as to the size and lighting of the sign, accepted without further Commission comment.

- B. Application for design review for a site plan amendment for outdoor storage, changes to the parking layout and associated site improvements, 15 Independence Drive, Map 16 Lot 81-3, Zoned IND-II, Worden Limited Partnership (Owner & Applicant). George Chadwick, Engineer with Bedford Design Consultants, presented.

Discussion:

Existing business site for CSI, a manufacturer of large heavy items including tunnel parts. CSI has excessive on-hand storage of these bulky tunnel parts resulting in their storing parts in the right-of-way on Independence Drive. The town of Londonderry required CSI to remove their tunnel parts from the road, which they did, and, in follow-up, noted that part of CSI's building, expanded in 1999, lacked a signed site plan. CSI's purpose for appearing before the Commission was to obtain its' acceptance of the site plan for their existing facility.

The CSI site plan removes storage on the south side of the building and from the conservation overlay. Twelve trees were added to the plan as a screen to the building coming down Independence Drive. CSI plans on asking the Planning Board for several waivers including landscaping, lighting, and drainage for this existing building. Required striped parking spots in the rear of the building will be used for storage if the Planning Board agrees to this additional waiver. J. Butler and J. Mahon commented about the lack of lighting beyond the existing security lights on the building on this unfenced property. Follow-up on lighting concerns was appropriately left to the Planning Board.

Action: Accepted as submitted.

IV. Staff Reports:

- A. Application for design review of a consolidation and subdivision plan to consolidate and subdivide two lots into three, Five Greeley Road, Map 3 Lot 163, Zoned AR-1, Zachary Whitten (Owner) and Nine Greeley Road, Map 3, Lot 163-1, Zoned AR-1, Scott & Louise Whitten (Owners) and Adam Cole (Applicant). L. Gandia presented.

Discussion: Access points reviewed at the request of J. Butler. No stone walls or historical sites.

Action: Accepted as submitted.

- B. Application for design review of a condominium conversion at Two Button Drive, Map 7 Lot 132-3, Zoned C-I & RTE 102 POD, Button Woods, LLC (Owner) and DHB Homes, LLC (Applicant). L. Gandia presented.

Discussion: No changes in the site plan. Changes in ownership as this rental property converts to condominiums.

Action: Accepted as submitted without comment.

- C. L. Gandia advised the Commission of the receipt of a petition to rezone 4 parcels on Nashua Road which will ultimately go to the Planning Board and the Town Council for approval.

V. Other Business:

- Election of Officers postponed until the next meeting.
- CLG Grant – Lynn Emerson is working on an estimate. This will be an update to the 1995 survey.
- Kent Allen Forest – A. Rugg reviewed a proposed Eagle scout project to map the Town Common. This would be to scale and would identify the structures, features, electric boxes, trees, plants, and bushes. Mapping to be done through GIS system. J. Mahon suggested sharing the Town Common master plan from 5 years ago with whoever ends up doing this mapping.

VI. Public Input: None

VII. Adjournment – D. Colglazer made a motion to adjourn. J. Butler seconded the motion. The motion passed -5-0. The meeting was adjourned at approximately 8:30 p.m.

These minutes were approved on March 25, 2021 by a motion made by A. Rugg and seconded by Jim Butler.

01/28/21
Heritage
Commission
presentation

FAUX GRANITE CAP:
10X10X3.5"

STEEL HANGING BRACKET

AS SHOWN

- PMS 280 C
- PMS 103 C
or Metallic Gold Cut Vinyl
- PMS 75% 103 C
or Champagne Cut Vinyl
- 10% BLACK

60.00"

36.00"

78.00"

6X6" GRANITE POSTS.
NATURAL 3 SIDES.
(Thermal Cut, Interior Side)

STONE WALL BY OTHER

ONE (1) S/S 1.5" THICK HDU ENTRY SIGN.
SIGN CAN BE,
OPTION 1: ROUTED (CARVED)
OPTION 2: ROUTED TO SHAPE (VINYL ON FACE)



66 Gold Ledge Avenue,
Auburn, NH 03032

603.437.1200

FAX 603.437.1222

www.nhsigns.com

- DESIGN
- MANUFACTURE
- INSTALL
- SERVICE 

CLIENT:

SHEFFIELD ESTATES

LOCATION:

LONDONDERRY, NH

DATE:

1.26.21

ACCT. REP

D. Hutchins

DESIGN

J. Sanville

DATE:

0.0.20

REV. NOTES

0.0.20

0.0.20

0.0.20

☒ DESIGN APPROVED

BY DATE

☐ MORE INFORMATION
REQUIRED

SURVEY NEEDED FOR:

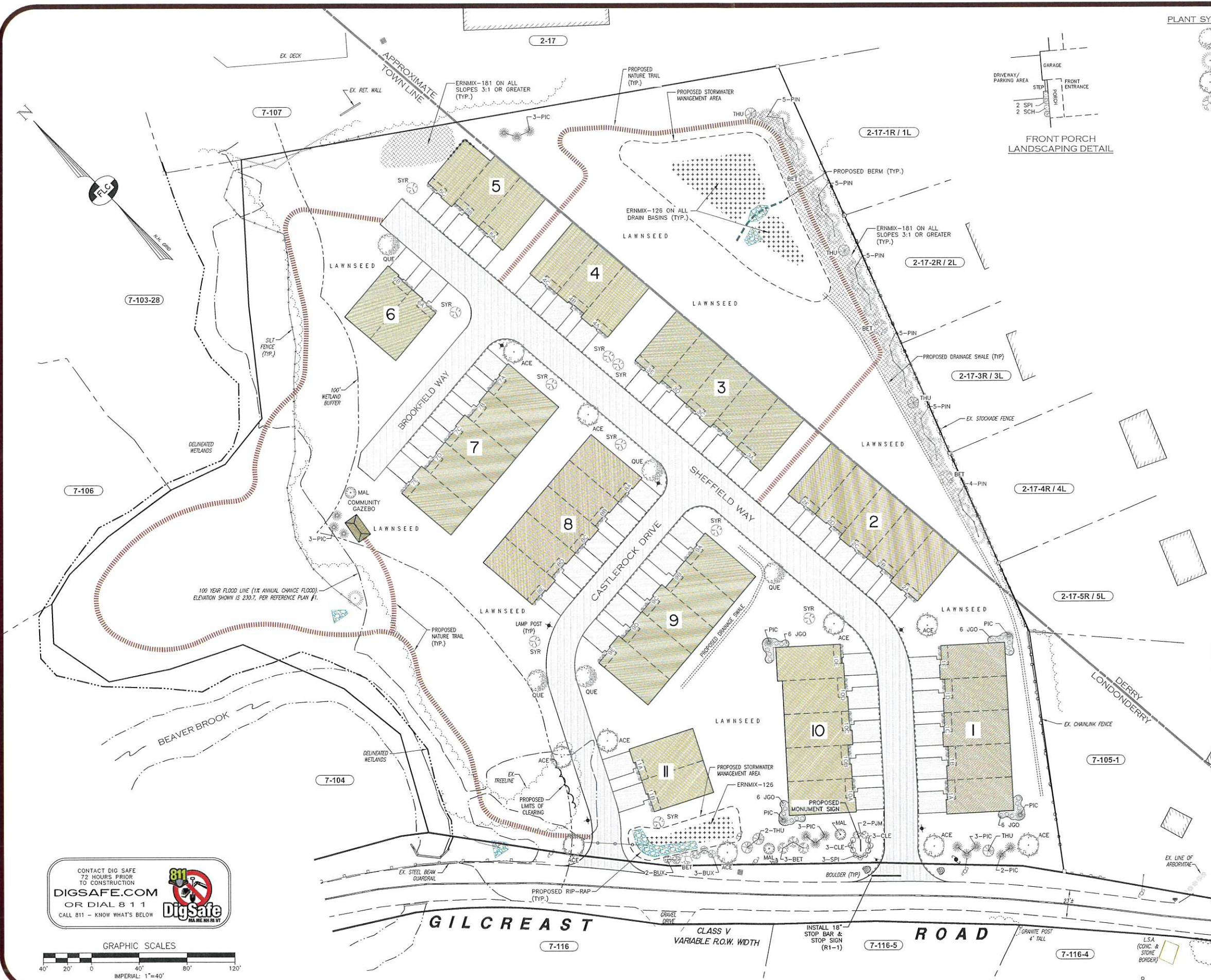
☐ FINAL DRAWING
AND PRICING

☐ PERITS / PRODUCTION

Please Note: it is the customer's
responsibility to provide
primary electrical service
(including ground wiring)
directly from panel box, to within
six feet of sign(s).
Installation to comply with N.E.C. 600

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PLANT SYMBOLS		PLANT LIST	QTY.
	QUE	QUERCUS COCCINEA (SCARLET OAK)	(5) 2.5'-3' CAL.
	THU	THUJA PLICATA 'ATROVIRENS' (ARBOREVITAE)	(8) 5'-6'
	PIN	PINUS STROBUS (WHITE PINE)	(29) 5'-6'
	PIC	PICEA ABIES (NORWAY SPRUCE)	(16) 6'-7'
	ACE	ACER SACCHARUM 'LEGACY' (SUGAR MAPLE)	(10) 2.5'-3' CAL.
	MAL	MALUS TRANSITORIA 'ROYAL RAINDROPS' (FLOWERING CRAB)	(3) 2.5'-3' CAL.
	BET	BETULA NIGRA 'HERITAGE' (RIVER BIRCH)	(7) 7'-8' MULTI
	BUX	BUXUS 'GREEN VELVET' (BOXWOOD MOUND)	(5) 18"-24"
	PJM	RHOD. 'P.J.M.' COMP. CLONE (COMPACT RHODODENDRON)	(2) 18"-24"
	CLE	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES' (SUMMERSWEET)	(6) 18"-24"
	SPI	SPIRAEA JAPONICA 'LITTLE PRINCESS' (PINK MOUND SPIREA)	(93) 3 GAL.
	JOO	JUNIPERUS CHINENSIS (GREY OIL JUNIPER)	(16) 3 GAL.
	SCH	SCHIZACHYRIUM SCOPARIUM (PRAIRIE BLUES BLUESTEM)	(90) 2 GAL.
	SYR	SYRINGA VULGARIS CHARLES JOLY OR LUDWIG SPAETH LILAC	(10) 5'-6' B&B

MISCELLANEOUS PLANTING NOTES:

GENERAL LAWN SEED (BLUE SEAL LAWN MIX 11-A) OR EQUAL

RESTORATION SEED MIX: ERNMIX-181: NATIVE STEEP SLOPE MIX w/ ANNUAL RYEGRASS (OR EQUAL), ERNST SEEDS, 8884 Mercer Pike, Meadville PA 16335 (800) 873-3321

DETENTION SEED MIXTURE: ERNMIX-126: RETENTION FLOOR MIX (OR EQUAL), ERNST SEEDS, 8884 Mercer Pike, Meadville PA 16335 (800) 873-3321

PREMIUM BLEND PINE/HEMLOCK BARK MULCH

- LANDSCAPING NOTES:**
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG-SAFE AND FOR VERIFICATION OF ALL UTILITIES AND SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS PRIOR TO COMMENCING.
 - EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION.
 - UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE AREA NO PLANT MATERIAL SHALL BE INSTALLED.
 - UNLESS OTHERWISE NOTED OR APPROVED, ALL TREES MUST BE BALLED AND BURLAPPED.
 - ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF "THE AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSESMEN.
 - ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE INSTALLER FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
 - IN AREAS OF STONE MULCH LAY 6 MIL SHEETS OF "VISOQUEEN" TYPE POLYETHYLENE ON COMPACTED SUBGRADE BEFORE PLACING STONE, MINIMUM 6" OVERLAP. PERFORATE SHEETING IN PLANTING BEDS BEFORE PLACING STONE.
 - UNLESS OTHERWISE NOTED LOAM AND SEED ALL DISTURBED AREAS WITH A MINIMUM 4" OF SUITABLE LOAM. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. SEE SITE PLAN.
 - WHERE APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
 - PLANTS SHALL BE INSTALLED WITHIN ONE YEAR OF COMMENCEMENT OF CONSTRUCTION.
 - ALL LANDSCAPING SHALL BE LOCATED AND MAINTAINED SO AS NOT TO IMPACT THE LINES OF SIGHT AT THE ENTRANCE AND INTERNAL INTERSECTIONS.
 - ALL LANDSCAPED AREAS WILL BE MAINTAINED TO HAVE A SUFFICIENT AMOUNT OF WATER TO MAINTAIN VIABILITY EITHER BY IRRIGATION OR BY OTHER MEANS.
 - PROPOSED PLANTINGS SHALL NOT CONFLICT WITH SNOW STORAGE AREAS, LIGHT FIXTURES OR UNDERGROUND UTILITIES.

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE: _____

CERTIFIED BY: _____

A	1/27/21	GARAGE/PORCHES, DRIVEWAYS & LANDSCAPING	NRC	CEB
REV.	DATE	DESCRIPTION	C/O	DR

LANDSCAPING PLAN

SHEFFIELD ESTATES CONDOMINIUM

LONDONDERRY TAX MAP 7-105 & DERRY TAX MAP 2-17-6 (GILCREAST ROAD)

LONDONDERRY AND DERRY, NEW HAMPSHIRE

LAND OF:

PROPERTY POSSIBLE INC.

243 STONEBRIDGE DRIVE - NASHUA, NEW HAMPSHIRE 03063

PREPARED FOR:

N.H. SUSTAINABLE COMMUNITIES, LLC

P.O. BOX 185, DEERFIELD, NH 03037

SCALE: 1" = 40' SEPTEMBER 18, 2020

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
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www.FieldstoneLandConsultants.com

FILE: 2374LT01A.dwg PROJ. NO. 2374.01 SHEET: LS-1 PAGE NO. 11 OF 20



1 FRONT ELEVATION
A1 SCALE: 3/8" = 1'-0"

Sheffield Estates - Londonderry Product Selections

Roof

Weathered Wood - Asphalt shingles



Stone veneer - Coronado



Siding - Cedar Shakes

Castle Stone - cedar shakes



Siding - 4" clapboards

Desert Tan - Horizontal siding

