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2  
3 **LONDONDERRY, NH PLANNING BOARD**  
4 **MINUTES OF THE MEETING OF AUGUST 2, 2023,**  
5 **AT THE MOOSE HILL COUNCIL CHAMBERS**  
6

7 **I. CALL TO ORDER**  
8

9 **Members Present:** Art Rugg, Chair; Jake Butler, Secretary; Lynn Wiles, Assistant  
10 Secretary; Jeff Penta, member; Ted Combes, Ex-Officio – Town Council; Giovanni  
11 Verani, Ex-Officio; Jason Knights, alternate member; Roger Fillio, alternate  
12 member.  
13

14 **Also Present:** John Trottier, Director of Public Works and Engineering  
15

16 Chairman Rugg called the meeting to order at 7:00 p.m., explained the exit and  
17 emergency procedures, and began with the Pledge of Allegiance. He appointed J.  
18 Knights to vote for A. Sypek and R. Fillio for A. Chiampa.  
19

20 **II. ADMINISTRATIVE BOARD WORK**  
21

22 **A. APPROVAL OF MINUTES:**  
23

24 Approval of the draft minutes for July 5, 2023, and July 12, 2023, were  
25 tabled until the next meeting.  
26

27 **B. REGIONAL IMPACT DETERMINATIONS:**  
28

29 J. Trottier informed the Board there were two regional impact  
30 determinations:  
31

- 32 1. Review of a condominium conversion at 244 Nashua Road, Map 3 Lot 135,  
33 Zoned C-III and Route 102 Performance Overlay District, Woodland RNC,  
34 LLC (Owner & Applicant).  
35
- 36 2. Review of a site plan to construct a 58,432 square foot warehouse and  
37 storage facility and associated site improvements, 88A Harvey Road  
38 (Planeview Drive), Map 14, Lot 17, Zoned IND-II, Patriot Holdings, LLC  
39 (Applicant) and VAB Properties, LLC (Owner).  
40

41 Staff is recommending that these are not developments of regional impact.  
42

43 **Member J. Butler made a motion to accept that neither of these**  
44 **projects are developments of regional impact.**  
45

46 **R. Fillio seconded the motion.**  
47

48 **The motion was granted, 8-0-0. The Chair voted in the**  
49 **affirmative.**

50  
51 C. DISCUSSION WITH TOWN STAFF:

52  
53 J. Trotter reported that he had two extension requests.

54  
55 1. Pennichuck East Utility requested a 60-day extension to allow the  
56 applicant to meet the precedent conditions for the Water Tank Site Plan  
57 (Map 10 Lot 142) and the Booster Station Site Plan (Map 10 Lot 41). The  
58 extension would be until October 12, 2023.

59  
60 **Member J. Butler made a motion to grant the 60-day extension**  
61 **request to October 12, 2023.**

62  
63 **J. Knights seconded the motion.**

64  
65 **The motion was granted, 8-0-0. The Chair voted in the**  
66 **affirmative.**

67  
68 2. A 120-day extension request has been received regarding 26 Jack's Bridge  
69 Road (Map 15 Lot 103), zoned IND-I. This was conditionally approved on  
70 April 5, 2023, for a proposed 100,000-square foot warehouse at 26 Jack's  
71 Bridge Road. They have requested an extension to December 1, 2023.

72  
73 **Member J. Butler made a motion to grant the 120-day**  
74 **extension request to December 1, 2023.**

75  
76 **R. Fillio seconded the motion.**

77  
78 **The motion was granted, 8-0-0. The Chair voted in the**  
79 **affirmative.**

80  
81 **III. Old Business**

82  
83 Chairman Rugg asked for an update on the CIP Committee meeting held on July 31,  
84 2023. J. Butler reported the meeting went well. There are a number of items on the  
85 Moose Hill School side, including improvements at the high school and the SAU  
86 building. On the Town side, there are items on the Lions Hall. These items have  
87 been prioritized. There will be a workshop on September 13, 2023, and a public  
88 hearing on October 11, 2023.

89  
90 Chairman Rugg reminded the Board that there is a non-meeting with Town counsel  
91 on October 11, 2023, at 5:30 p.m.

92  
93 **IV. New/Conceptual Plans**

94  
95

96 A. Public hearing on an application for conditional use permit (CUP) for 3,000  
97 square feet of temporary wetland buffer impact for the construction of a  
98 sewer line providing sanitary sewer to the subject property, 88A Harvey Road  
99 (Planeview Drive), Map 14, Lot 17, Zoned IND-II, Patriot Holdings, LLC  
100 (Applicant) and VAB Properties, LLC (Owner).

101  
102 B. Public hearing on an application for formal review of a site plan to construct a  
103 58,432 square foot warehouse and storage facility and associated site  
104 improvements, 88A Harvey Road (Planeview Drive), Map 14, Lot 17, Zoned  
105 IND-II, Patriot Holdings, LLC (Applicant) and VAB Properties, LLC (Owner).

106  
107 There is a continuance request to September 13, 2023, for both of these public  
108 hearings.

109  
110 **Member J. Butler made a motion to grant the continuance**  
111 **request for the above-referenced applications.**

112  
113 **J. Penta seconded the motion.**

114  
115 **The motion was granted, 8-0-0. The Chair voted in the**  
116 **affirmative.**

117  
118 The CUP and site plan public hearings have been continued to September 13, 2023,  
119 at 7:00 p.m.

120  
121 This is the only public notice of this hearing.

122  
123 C. Public hearing on an application for formal review of a condominium  
124 conversion at 244 Nashua Road, Map 3 Lot 135, Zoned C-III and Route 102  
125 Performance Overlay District, Woodland RNC, LLC (Owner & Applicant)

126  
127 J. Trottier stated there are no outstanding checklist items. Staff recommends that  
128 the application be accepted as complete.

129  
130 **Member J. Butler made a motion to accept the application as**  
131 **complete per Staff Recommendation Memorandum dated**  
132 **August 2, 2023.**

133  
134 **T. Combes seconded the motion.**

135  
136 **The motion was granted, 8-0-0. The Chair voted in the**  
137 **affirmative.**

138  
139 Chairman Rugg noted that the 65-day time clock has started. Allison Lewis of  
140 Keach-Nordstrom Associates addressed the Board representing Rob Crowley, the  
141 owner and applicant. She noted the Board approved a ten-unit multi-family  
142 development on this property in 2021. In 2022, Mr. Crowley purchased the  
143 property and decided to convert these units into individual condominiums. They

144 have submitted state subdivision and are awaiting approval. They have gone  
145 through design review and she reviewed how they have addressed the Town's  
146 comments.

147  
148 Chairman Rugg asked for Staff comment; there was none.

149  
150 Chairman Rugg asked for Board comment. J. Butler suggested checking with the  
151 Fire Department to ensure there is no confusion over the name of the association.  
152 J. Trottier noted this will be added as a condition of approval. The Board clarified  
153 the number and location of wells servicing the units.

154  
155 Chairman Rugg asked for public comment.

156  
157 Abutter David Matthey (ph), 11 Apollo Road, asked if there is a plan to erect a  
158 barrier of any kind between the condominiums and the property line, as his home is  
159 close to the building. Chairman Rugg clarified this would have already been  
160 approved on the initial plan and explained how these plans could be obtained from  
161 the Town.

162  
163 There was no further public comment.

164  
165 **Member J. Butler made a motion to grant conditional approval**  
166 **of the condominium conversion at 244 Nashua Road, Map 3 Lot**  
167 **135, Zoned C-III and Route 102 Performance Overlay District,**  
168 **Woodland RNC, LLC (Owner & Applicant) in accordance with**  
169 **plans prepared by Keach-Nordstrom Associates dated February**  
170 **15, 2023, last revised July 11, 2023, with the precedent**  
171 **conditions to be fulfilled within two years of the approval and**  
172 **prior to plan signature and general and subsequent conditions**  
173 **of approval to be fulfilled as noted in the Staff**  
174 **Recommendation Memorandum dated August 2, 2023. The**  
175 **applicant will check with Fire and Police regarding the name of**  
176 **the association.**

177  
178 **T. Combes seconded the motion.**

179  
180 **The motion was granted, 8-0-0. The Chair voted in the**  
181 **affirmative.**

182  
183 **V. Other**

184  
185 Lynn Wiles and Jeff Penta are currently on the Southern New Hampshire Planning  
186 Commission. Their terms will expire at the end of the year. A request will need to  
187 be submitted to the Board, K. Caron, and M. Malaguti. The Board makes a  
188 recommendation to the Town Council, who appoints the representatives.

189  
190 **VI. Adjournment**

191

192           **Member J. Penta made a motion to adjourn the meeting at**  
193           **approximately 7:22 p.m. Seconded by J. Butler.**

194  
195           **The motion was granted, 8-0-0.**

196  
197           **The meeting adjourned at approximately 7:22 p.m.**

198  
199           These minutes were prepared by Beth Haggeli.

200  
201           Respectfully submitted,

202  
203           \_\_\_\_\_

204  
205           Name:   Jake Butler  

206           Title:   Secretary  

207  
208           These minutes were accepted and approved on \_\_\_\_\_ by a motion made by  
209           \_\_\_\_\_ and seconded by \_\_\_\_\_.