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3 **LONDONDERRY, NH PLANNING BOARD**
4 **MINUTES OF THE MEETING OF JULY 12, 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; Ann Chiampa, member; Jeff Penta, member; Ted Combes, Ex-Officio –
11 Town Council; Bruce Hallowell, Ex-Officio; Giovanni Verani, Ex-Officio; Tony
12 DeFrancesco, alternate 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 T.
18 DeFrancesco to vote for A. Sypek.
19

20 **II. ADMINISTRATIVE BOARD WORK**
21

22 A. APPROVAL OF MINUTES:
23

24 **Member J. Butler made a motion to approve the minutes of June 7,**
25 **2023, as presented.**
26

27 **T. Combes seconded the motion.**
28

29 **The motion was granted, 7-0-2, with J. Penta and B. Hallowell**
30 **abstaining. The Chair voted in the affirmative.**
31

32 **Member A. Sypek made a motion to approve the minutes of June 14,**
33 **2023, as presented.**
34

35 **L. Wiles seconded the motion.**
36

37 **The motion was granted, 8-0-1, with J. Penta abstaining. The Chair**
38 **voted in the affirmative.**
39

40 B. REGIONAL IMPACT DETERMINATIONS:
41

42 J. Trottier informed the Board that there were no regional impact
43 determinations.
44

45 C. DISCUSSION WITH TOWN STAFF:
46

47 J. Trotter reported that he had nothing to present to the Board.
48

49 **III. Old Business**

50

51 Chairman Rugg reminded the Board of the joint meeting with the Heritage
52 Commission on July 27, 2023.

53

54 A. Public hearing on application for formal review of a lot line adjustment and
55 consolidation plan to adjust the lot line of Map 28 Lot 29-2 and consolidate
56 with Map 17 Lot 2 and Map 28 Lot 31-6. 52 Grenier Field Road, Map 28 Lot
57 29-2 and 104 Grenier Field Road, Map 17, Lot 2, Zoned Industrial II (Ind-II),
58 Londonderry Holdings, LLC and Woodhaven Limited Partnership (owners) and
59 Ken Solinsky (applicant).

60

61 The applicant has requested a continuance to August 2, 2023.

62

63 **Member J. Butler made a motion to continue the public hearing on**
64 **application for formal review of a lot line adjustment and**
65 **consolidation plan to adjust the lot line of Map 28 Lot 29-2 and**
66 **consolidate with Map 17 Lot 2 and Map 28 Lot 31-6. 52 Grenier Field**
67 **Road, Map 28 Lot 29-2 and 104 Grenier Field Road, Map 17, Lot 2,**
68 **Zoned Industrial II (Ind-II), Londonderry Holdings, LLC and**
69 **Woodhaven Limited Partnership (owners) and Ken Solinsky**
70 **(applicant) to August 2, 2023.**

71

72 **T. Combes seconded the motion.**

73

74 **The motion was granted, 9-0-0. The Chair voted in the affirmative.**

75

76 **Chairman Rugg announced that the lot line adjustment plan will be**
77 **continued to July 12, 2023 at 7 PM in Town Hall. This is your only**
78 **public notice."**

79

80 B. Public hearing on an application for Conditional Use Permit (CUP) for
81 approximately 2,150 square feet of temporary wetland impact (2,700 square
82 feet temporary disturbance) and 16,025 square feet of temporary wetland
83 buffer impact to construct the proposed sewer main extension from Sanborn
84 Road northerly to Page Road. 14 Page Road, Map 17 Lot 45 and 11 Sanborn
85 Road, Map 15 Lot 164. Evans Family Limited Partnership/CJE Nominee Trust
86 (Owner/Applicant).

87

88 Chairman Rugg read the application into the record.

89

90 G. Verani recused himself from the discussion.

91

92 Earle Blatchford of Hayner/Swanson Inc. appeared before the Board, representing
93 the applicants. He said 11 Sanborn Road was purchased to allow the connection to
94 Sanborn Road to run northerly onto Lot 45 and continue through to Page Road.

95

96 He noted they are conducting infrastructure improvements and improvements to
97 Page Road. He reviewed the wetland and buffer impacts. There will be a buffer
98 disturbance and temporary wetland disturbance. One of the stormwater basins was
99 originally adjacent to and discharging into the wetland. There are three permanent
100 wetland impacts due to Page Road pushing closer to the wetlands to comply with
101 design requirements. A dredge and fill application has been filed with the state.
102

103 The Conservation Commission conducted a site walk and requested a change in the
104 sewer alignment and the location of one of the stormwater basins to reduce the
105 buffer impact. E. Blatchford presented the plan that incorporated these changes to
106 the Board. The Conservation Commission also asked if a conservation easement
107 could be placed on the southerly seven-acre "dogleg" on the property. The
108 applicant feels this is premature to discuss at this point but is willing to consider it
109 at a later time. There is an existing conservation easement area at the easterly
110 portion of the parcel; the state will not require any mitigation, as this area is more
111 than what was required for mitigation for wetland impacts for the site preparation
112 plan.
113

114 **Member J. Butler made a motion to accept the application as**
115 **complete per Staff Recommendation Memorandum dated July 12,**
116 **2023.**

117 **T. Combes seconded the motion.**

118 **The motion was granted, 8-0-0. The Chair voted in the affirmative.**
119

120
121
122 Chairman Rugg asked for staff input. K. Caron said the Conservation Commission
123 recommended approval of the CUP and the conditions of relocating the stormwater
124 management area further from the buffer, straightening the sewer line to reduce
125 the buffer impact, and the easement consideration.
126

127 Chairman Rugg asked for Board input.
128

129 The Board clarified the location of the sewer extension and the requested
130 conservation easement.
131

132 Chairman Rugg asked for public input.
133

134 Robin Dame, 2 Wyndmere Drive, asked for an explanation of what was going on. J.
135 Trottier explained why she had been invited as an abutter. She asked if there are
136 animals in the affected wetlands. E. Blatchford said they requested that the New
137 Hampshire Heritage Bureau check their database. The only hit in the area was
138 Blanding's turtles and there are none on this property. A wildlife study was also
139 done.
140

141 Ray Breslin, 3 Gary Drive, said this property is a watershed for Little Cohas Brook
142 and it is being impacted. He noted the sewer line will run parallel to Rockingham
143 Road. He verified that the cost of installing the sewer extension will be borne by the

144 applicant. He suggested the Board carefully read the application and be more aware
145 of the details of this and other projects.

146
147 Giovanni Verani, 73 Page Road, asked if others can hook into the sewer extension
148 at Page Road at their own expense. E. Blatchford explained there will be an 8-inch
149 stub facing east for future tie-in. The Town could opt to take it over at a later date
150 but for now, it is a private line. G. Verani said he believes it would benefit the Town
151 for others to be able to tap into this line. J. Trottier said it is sized for this specific
152 use. G. Verani suggested this project should be completed keeping future growth in
153 mind.

154
155 Bob Merrill, 555 Mammoth Road, said there was a tanker spill in this location. He
156 asked if any existing fuel contaminants will be exposed during excavation. E.
157 Blatchford noted there will be procedures in place to avoid this. B. Merrill also asked
158 if they had considered running the sewer east from Mammoth Road in the existing
159 sleeves. E. Blatchford said that would require a pump station and that they are
160 using one of the sleeves to extend the water main.

161
162 L. Wiles asked if it made sense to utilize a public/private partnership and resize the
163 sewer line with future development in mind. J. Trottier said the necessary cleansing
164 velocities might not be present in a pipe of a larger size with the predicted use.

165
166 There was no further public input.

167
168 **Member J. Butler made a motion to grant the approval of the**
169 **Conditional Use Permit (CUP) for approximately 2,150 square feet of**
170 **temporary wetland impact (2,700 square feet temporary**
171 **disturbance) and 16,025 square feet of temporary wetland buffer**
172 **impact to construct the proposed sewer main extension from**
173 **Sanborn Road northerly to Page Road. 14 Page Road, Map 17 Lot 45**
174 **and 11 Sanborn Road, Map 15 Lot 164. Evans Family Limited**
175 **Partnership/CJE Nominee Trust (Owner/Applicant).**

176
177 **T. Combes seconded the motion.**

178
179 Chairman Rugg noted this motion addresses conditions 1 and 2 from the
180 Conservation Commission.

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

183
184 The Board discussed the impact of the Conservation Commission's condition 3. E.
185 Blatchford noted it will restrict further building on this portion of the parcel. The
186 Board agreed they should not limit the landowner's opportunity for future
187 development.

188
189 C. Public hearing on an application for formal review of a site plan for a
190 proposed 100,000 SF warehouse building and associated site improvements,

191 13 Page Road (Map 17 Lot 27, Zoned C-II), Charles Evans (Owner) and
192 Rhino Capital Advisors, LLC (Applicant).

193
194 Chairman Rugg noted this public hearing is continued from June 7, 2023.

195
196 Michael Cavanaugh of Rhino Capital Advisors noted in the earlier meeting, there
197 were issues to be addressed relating to the offsite improvements and 13 Page
198 Road. He reviewed the details of the project as previously presented.

199
200 Rich Whitehouse of VHB reviewed the key points of the project as previously
201 presented. They have worked to address comments from the Town and peer review
202 consultants, including adding a fully enclosed dumpster enclosure, stormwater
203 system design, and grading of the loading dock retaining wall.

204
205 Chairman Rugg asked for staff input. J. Trottier noted the revised plans were
206 received from VHB. He presented the design review items:

- 207
208 1. Design items 1-4 are repeated items. There has been significant progress
209 made with the offsite improvements.
210 2. Design item 5, clarification regarding the grading of the slopes curving at
211 the entrance, and test pit and boring information associated with the
212 subsurface drainage system.
213 3. Design item 6, clarification of the construction details associated with the
214 sediment forebay and the outlet control structure.
215 4. Design item 7, address comments relative to the project drainage analysis,
216 those being impacts to the abutters, the outlet control structure,
217 modifications to the existing pond, and provide pond routing analysis
218 associated with the project.
219 5. Design item 8, address the traffic review comments.
220 6. Design item 9, verify the DRC comments from Planning, Conservation, and
221 Fire Departments and the Sewer Division.

222
223 Pertaining to the traffic impact studies, it is recommended that the applicant:

- 224
225 1. Update the site plan to be provided in the report based on the subsequent
226 revisions.
227 2. Provided an updated traffic impact study to incorporate the final Page Road
228 improvements.
229 3. Coordinate the preparation of the NHDOT permit for Page Road with the
230 Town.

231
232 The wetlands and AOT permits have been submitted. Staff is confident the owner
233 and applicant understand the Town's expectations, so they are recommending
234 conditional approval of the plan.

235
236 For the offsite improvements plan, the existing portion of Page Road is currently at
237 a 10 percent grade. They will reduce this to a 6.44 percent slope. The Town's
238 maximum is 6 percent, but up to 8 percent is allowed.

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J. Trottier presented the waiver:

1. The Applicant has requested a waiver from Section 3.09.R (Table 1 – Note 3 Maximum Grade on Local Streets) to allow a 6.44% maximum road grade for 193.39 feet. The regulation requires a maximum roadway slope of 6.0% outright, with the ability to grant approval for a maximum road grade of 8.0% for a maximum length of 500 feet. Staff supports granting the waiver. Per the improvements being proposed, it is about 800 feet in length and they are adjusting the horizontal and vertical alignment. These will be significant improvements to a substandard road.

Chairman Rugg asked for Board input; there was none.

Chairman Rugg asked for public input; there was none.

Chairman Rugg told the applicant they could proceed with the offsite improvements.

Jason Plourde of VHB addressed the Board and reviewed the results of the traffic study. There is no need for a independent review on behalf of the NHDOT. The applicant is willing to provide support to the Town through the DOT process. He reviewed the upgrades to Page Road, which meet the applicable NHDOT guidelines. They have ensured there is sufficient opportunity to provide more capacity at the Rockingham Road and Page Road intersection to accommodate future development.

Chairman Rugg asked for staff input. The staff noted everything had been covered previously.

Chairman Rugg asked for Board input. The Board asked for clarification regarding the upgrades to Page Road and discussed the need to post it regarding trucks accessing the road.

Chairman Rugg asked for public input.

G. Verani expressed his concern that the curve being realigned in the road is a blind corner with an elevation change. The improved road will meet the 35 mph design specifications. He asked why the grade was not adjusted to 6 percent to meet Town regulations. E. Blatchford explained that due to the number of elements being corrected, they were only able to achieve a 6.44 grade. G. Verani expressed his concern that there is no forward thinking regarding future development on Page Road.

There was no further public input

Member J. Butler made a motion to grant the waiver request from Section 3.09.R in that this waiver can be granted without substantial detriment to the public good.

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T. Combes seconded the motion.

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

Chairman Rugg noted that the waiver request was granted.

Member J. Butler made a motion to grant conditional approval for the application for formal review of a site plan for a proposed 100,000 SF warehouse building and associated site improvements, 13 Page Road (Map 17 Lot 27, Zoned C-II), Charles Evans (Owner) and Rhino Capital Advisors, LLC (Applicant) in accordance with plans prepared by VHB dated October 13, 2022, last revised June 21, 2023, with the precedent conditions to be fulfilled within 120 days of the approval and prior to plan signature and general and subsequent conditions of approval to be fulfilled as noted in the Staff Recommendation Memorandum dated July 12, 2023. A no-through trucking sign will be erected just after the entrance to the facility as well as a no left turn sign at the exit of the facility.

B. Hallowell seconded the motion.

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

IV. New/Conceptual Plans

A. Conceptual site plan discussion for a proposed 175,000 SF "high cube" warehouse at 60 Pettengill Road (Map 14 Lot 49-2). One Pettengill Road Realty, owner, and Lansing Melbourne Group (LMG), applicant.

G. Verani rejoined the Board.

Bob Duval of TFMoran appeared before the Board. He noted this project and the following agenda item are being developed simultaneously, as one is a cut project and the other is a fill project. He described the characteristics of a "high cube" warehouse and the specifics of this project. It is an industrial use building that fits well with the intent of the Gateway Business zone. These facilities do not generate much truck traffic and seek to avoid peak traffic times. There are existing provisions for utilities to the site. There is an existing detention pond. There are wetland impacts. The wetlands are artificial ponds left behind from the previous use of the property as a gravel pit and will be completely filled. They will be seeking a wetland permit from the DES. A traffic study will be done on the impact of this project.

Chairman Rugg asked for staff input.

K. Caron noted this is a prime example of the Town being forward thinking. The

335 Town is working on a comprehensive traffic study for the Pettengill Road area and
336 beyond, as far as Page Road.

337
338 Chairman Rugg asked for Board input.

339
340 The Board discussed the type of trucks that would access the site and expressed
341 concern over the access not being signalized. The New Balance trucks will be
342 accessing Pettengill at roughly the same location. B. Duval said they are working
343 with the Town to address the traffic issue. They do not have a user yet, so could
344 not answer specific questions related to that. The access point might not be ideal,
345 due to stacking issues. The number of parking spaces is planned to accommodate
346 shift overlap.

347
348 The Board suggested building a warehouse with an attractive exterior. They
349 expressed their belief that this project is a perfect fit for the Town.

350
351 B. Conceptual site plan discussion for two "high cube" warehouses sized
352 114,400 SF and 104,500 SF at 60 Pettengill Road (Map 14 Lot 49-2).
353 Pepperidge Holdings, LLC, owner, and Lansing Melbourne Group (LMG),
354 applicant.

355
356 Peter Flotz of LMG described potential users for these buildings. There is an existing
357 right-of-way (Old Pettengill Road) that has no use as a public road but has not been
358 discontinued. The abutter has expressed his support for this project. The location of
359 the driveway is a deeded location agreed to by the DOT. There are wetlands similar
360 to the ones in the previous parcel, as a result of the former gravel pit operation.
361 The wetlands adjacent to Little Cohas Brook will be left alone.

362
363 J. Trottier noted the utilities will be brought up according to plan. K. Caron said the
364 Town continues to work with applicants and consultant on a comprehensive traffic
365 study for this area. The site design shows compliance with Town zoning ordinances
366 and site plan regulations.

367
368 The Board thanked the applicant for his presentation.

369
370 C. Conceptual site plan discussion for proposed 67-unit multifamily residential
371 project at 50-52 Gilcreast Road (Map 7 Lots 74 and 75). Ann M. Perry Trust,
372 owner, Genex Construction Group, applicant.

373
374 Tony Marcotte (ph) of Genex Construction Group appeared before the Board and
375 presented the details of this project. They are proposing constructing 67 two-story,
376 two-bedroom townhomes approximately 1600 square feet per floor. It is zoned C-1,
377 so there are three 16-unit buildings in the first phase and 19 units in Phase 2. After
378 meeting with the Fire Department, they have increased the turning radiuses to
379 accommodate a ladder truck around the buildings. They will approach Hannaford to
380 request gated emergency egress. There is no wetland buffer impact. He described
381 the exterior appearance of the buildings and the landscaping. The developer will be

382 maintaining the building, so it will be well kept. It will be on public water and
383 sewer.

384
385 J. Trottier said the staff has been working with Mr. Marcotte on the sanitary sewer
386 system and drainage. He noted traffic will be a big issue, considering the proposed
387 project across the street. He advised the Board to offer direction to avoid future
388 problems.

389
390 K. Caron said multi-family is permitted in the C-1 zone by conditional use permit.
391 There is a 50-foot buffer requirement, as this is commercial zoning. It abuts an AR-
392 1 district. There is a 50-foot wetland buffer on the site. She strongly recommends
393 the two projects in this area have a scoping meeting with staff so as to be on the
394 same page regarding expectations and potential mitigation measures that will need
395 to be made to Gilcreast Road.

396
397 Chairman Rugg asked for Board input.

398
399 The Board discussed possible resident amenities. They discussed sharing the
400 private drive with Hannaford. They expressed that this type of community and price
401 point is important in order to support the manufacturing and industrial the Town is
402 trying to drive to have that valuation increase for tax stabilization purposes. The
403 Board asked if there were local projects from this developer that they could look at.
404 Mr. Marcotte noted that in spite of the traffic concerns, this use produces less traffic
405 than a commercial entity. A suggestion was made to provide a shelter for children
406 to wait for the school bus, as the buses will not come onto the property. They
407 recommended speaking with the abutters. They thanked the developer for offering
408 housing that is sorely needed.

409
410 **V. Other**

411
412 L. Wiles asked what the homework assignment was for the joint meeting with the
413 Heritage Commission on July 27. Chair Rugg explained each member is to take
414 pictures of five commercial/industrial buildings they like in Londonderry and send
415 them to K. Caron.

416
417 **VI. Adjournment**

418
419 **Member J. Penta made a motion to adjourn the meeting at**
420 **approximately 10:27 p.m. Seconded by J. Butler.**

421
422 **The motion was granted, 9-0-0.**

423
424 **The meeting adjourned at approximately 10:27 p.m.**

425
426 These minutes were prepared by Beth Hanggeli.

427
428 Respectfully submitted,

429

430 _____

431 _____

432 Name: Jake Butler

433 Title: Secretary

434 _____

435 These minutes were accepted and approved on _____ by a motion made by

436 _____ and seconded by _____.