

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF June 12, 2019 AT THE MOOSE HILL**
3 **COUNCIL CHAMBERS**

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5 **I. CALL TO ORDER**

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7 Members Present: Art Rugg, Chair; Chris Davies, Secretary; Ted Combes, Town
8 Council Ex-Officio; Jake Butler, member; Ann Chiampa (alternate member); Peter
9 Commerford (alternate member) and Roger Fillio (alternate member)

10
11 Also Present: John R. Trottier, P.E., Assistant Director of Public Works and
12 Engineering; Colleen Mailloux, Town Planner; Laura Gandia, Associate Planner and
13 Beth Morrison, Recording Secretary

14
15 Chairman Rugg called the meeting to order at 7:00 PM, explained the exit and
16 emergency procedures, and began with the Pledge of Allegiance. He appointed A.
17 Chiampa to vote for M. Soares and P. Commerford to vote for S. Benson and R.
18 Fillio to vote for A. Sypek.

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20 **II. ADMINISTRATIVE BOARD WORK**

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22 A. APPROVAL OF MINUTES: N/A

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24 B. REGIONAL IMPACT DETERMINATIONS: N/A

25
26 C. DISCUSSIONS WITH TOWN STAFF: Land Transfer – 104 Rockingham Road,
27 Map 16 Lot 97, Zoned AR-1

28
29 Town Planner Mailloux informed the Board that this has been requested by the
30 Assistant Town Solicitor to be continued.

31
32 **III. Old Business/Continued Plans**

33
34 A. Application for formal review a lot line adjustment between 23 Wilson
35 Road, Map 16 Lot 9, Zoned AR-1/IND-I, Evans Family Limited Partnership
36 (Owner) and 55 Wilson Road, Map 18 Lot 24-5, Zoned AR-1, Douglas B. &
37 Maria F. Jones (Owners) AND subdivision to create 9 residential lots, 23 Wilson
38 Road, Map 16 Lot 9, Zoned AR-1/IND-I, Evans Family Limited Partnership
39 (Owner and Applicant) continued from May 8, 2019

40
41 Chairman Rugg read the case into the record noting it was continued from May 8,
42 2019. J. Trottier stated that there is no outstanding checklist items and Staff
43 recommends accepting the application as complete.

44
45 **Member C. Davies motion to accept the application as complete per**
46 **Staff's recommendation memorandum dated June 12, 2019.**

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48 **Member T. Combes seconded the motion.**

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The motion was granted, 7-0-0. The Chair voted in the affirmative.

Chairman Rugg noted that the 65-day time clock had started.

Paul DeCarolis, Esq. from Gottesman & Hollis, P.A., 39 East Pearl St, Nashua NH, addressed the Board. P. DeCarolis told the Board that the last time he was before them there were issues regarding off-site improvements, particularly to the Wilson Road area. He said that the New Hampshire Supreme Court has indicated with the need for improvements bears no reason or relationship to the proposed development, the town is prohibited from requiring the sub-divider to pay a portion of the cost of the improvements. He said that Wilson Road is a Class V road and north of Lance Road it is a one-way street, since 2006, that has had problems for many years. He said the road is very narrow with sharp curves and ledge areas. He reviewed old minutes from January 2009 where the problems with Wilson Road started, noting that the needs for off-site improvements to Wilson Road were long before any subdivision by the Evans family. He reviewed an Exhibit from the last time he was before the Board talking about eliminating Wilson Road as a cut through road to reduce the traffic on it. He noted that there were other issues addressed in 2015, north of Lance road with sub-standard sections, which were reviewed by J. Trottier suggesting a local use only sign. He told the Board that the traffic study has been updated, noting that on May 6, 2019 that traffic would increase by 5.6% as a result of this development. He said that they are proposing certain improvements are made to the property, such as road widening with a minimum of 25 feet from the center line. He summarized by stating that the applicant should not pay for the improvements to Wilson Road as it is unconstitutional. Tom Hewitt, S & H Land Services, LLC, 16 Candia Road, Suite 5, Manchester, NH introduced himself to the Board. T Hewitt said that parcel is 188 acres that is proposed to be subdivided into 8 new residential building lots with a remainder parcel of approximately 172 acres. He said there are no flood plain issues for the house lots and they will be serviced by private septic and wells. He reviewed the waiver requests with the Board. He said that they would like to do a lot line adjustment at the far end of the property, which would allow the existing deck to become compliant with the setbacks they currently have a variance for. Bernie Temple introduced himself to the Board. B. Temple told the Board that after the last meeting, they met on site with J. Trottier to try and resolve the road and land taking issues. He reviewed the proposed road improvements with the Board.

Chairman Rugg opened it up to questions from the Board. J. Trottier told the Board that he did meet with them after the last meeting and as a result there are numerous design review items that will have to be recalculated and reviewed. Town Planner Mailloux noted that after consulting with the Town Attorney the burden is not on the applicant to complete 100% of the improvements, but believe and agree that the applicant should contribute his fair proportional share of the improvements. She said that Staff feels the improvements need to be completed before allowing the applicant to build the subdivision on a sub-standard road. She reviewed what needs to happen before Staff is comfortable recommending conditional approval of the plan. She said that the next step would be for the town to allocate funding, which is not a function

97 of the Planning Board, so Staff recommends the applicant put forth a request for town
98 funding to the Town Council. She said that Staff recommends the application should
99 be continued to allow the applicant to address the concerns or the applicant could
100 consider withdrawing the application from formal review so Staff can continue to have
101 dialogue with the applicant. P. Commerford said that he likes to see the applicant and
102 Staff working together and feels the applicant should address the Town Council to
103 see what will happen before the Board acts on anything. C. Davies asked Town
104 Planner Mailloux what the next step would be if the applicant did withdraw the
105 application. Town Planner Mailloux said that Staff should work with the applicant to
106 come to an agreement on the improvements to understand the scope of work and
107 what the proportional share will be for the applicant before presenting to the Town
108 Council.

109
110 Chairman Rugg opened it up to the public.

111
112 Debra Stuart, 40 Wilson Road, addressed the Board. D Stuart said she is one of the
113 abutters who has lived on the road for a very long time and her biggest concern is
114 the speed of the traffic that travels down the road. She said that any increase in the
115 traffic on this road would be very dangerous to her. She said one of her other
116 concerns is about adding 8 more wells to this area, as it could affect her water supply.
117 C. Davies said the Town should consider putting up a local traffic only sign to help
118 reduce the traffic.

119
120 _____, _____, addressed the Board. He said that there is a sign at the end of
121 Wilson that says No Trucks Allowed, but there are a lot of trucks that go down the
122 road. He feels that no one will enforce the sign, even if a sign goes up. Chairman
123 Rugg said that he would pass this information along to the police.

124
125 Charlie Evans, Evans Family Limited Partnership, addressed the Board. C. Evans said
126 that the police do know about this issue, but it is an issue with enforcement. He said
127 that there should be two signs that say one way to make sure everyone is aware. He
128 said that he feels he has been working with Staff, but that Staff's position has been
129 to make this road amenable to town standards or nothing else. Chairman Rugg said
130 that Staff is willing to work with him. C. Evans said that Staff is not and this has been
131 talked about since 2015. Chairman Rugg stated that he feels there has been an
132 improvement and engineering needs to be worked out to know what everyone's fair
133 share in this will be. J. Trottier said that by submitting the plans a big step was
134 accomplished and he is moving in the right direction. Chairman Rugg said that his
135 recommendation would be to withdraw the application and go back to design review
136 to work with Staff and come up with a plan. C. Evans asked why the plan would not
137 be conditionally approved. Chairman Rugg said that the plan would be continued
138 every time he came before the Board, which could waste C. Evans time, the
139 engineers, etc. Town Planner Mailloux explained that once an applicant proceeds with
140 a formal application, the comments are submitted to the Planning Board and the
141 applicant at the Planning Board meeting, but by suggesting taking a step backwards
142 by withdrawing the formal application, the applicant and Staff can work together
143 directly without coming to Planning Board meetings. She said that if he does not
144 withdraw the application, she believes he will not be able to address all the comments

145 by next Thursday for the July Planning Board meeting, and the application will be
146 continued until August. C. Evans asked for the Planning Board and Staff to negotiate
147 with him on this. J. Trottier told C. Evans he cannot negotiate with him, as there are
148 rules and regulations to follow. He said when he met with B. Temple and there was
149 geometry applied to the roadway that is a starting point to coming to an agreement.
150 C. Evans asked if the Board could act on the waiver request. J. Trottier said that the
151 waiver request may change if the lot lines change and the roadway is moved. Town
152 Planner Mailloux explained that there are still some questions regarding the plans
153 that need to be addressed before any waivers can be acted upon.

154
155 Peter _____, Wedgewood Drive addressed the Board. He said that he heard Town
156 Planner Mailloux say that she cannot approve a sub-division plan on an approved
157 road. Chairman Rugg said that Wilson Road is a Class V road, but does not meet town
158 specification. He said that the cost of improving the road has to be worked out
159 between the Town and the developer. P asked if the applicant could have an approved
160 sub-division on the condition that the building department would issue the permits.

161
162 Chairman Rugg brought it back to the Board as there was no further public input. J.
163 Butler said that he feels this will go around in circles as he understands that the road
164 is not okay now as it is, but the Town does not have any specifications for a one-way
165 road, which sounds like what needs to happen. P. Commerford said that he feels this
166 is the best way, as you can look into all the options of how to better the road.
167 Chairman Rugg said this would not be the first time the Board has been at odds with
168 town specifications.

169
170 **Member C. Davies made a motion to continue the application for formal**
171 **review a lot line adjustment between 23 Wilson Road, Map 16 Lot 9,**
172 **Zoned AR-1/IND-I, Evans Family Limited Partnership (Owner) and 55**
173 **Wilson Road, Map 18 Lot 24-5, Zoned AR-1, Douglas B. & Maria F. Jones**
174 **(Owners) AND subdivision to create 9 residential lots, 23 Wilson Road,**
175 **Map 16 Lot 9, Zoned AR-1/IND-I, Evans Family Limited Partnership**
176 **(Owner and Applicant) until August 7, 2019**

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

179
180 **The motion was granted, 7-0-0. The Chair voted in the affirmative.**

181
182 B. Application for formal review of a site plan amendment for modifications to
183 Block 9 and extension of First Avenue to Pillsbury Road, Woodmont
184 Commons Planned Unit Development, Garden Lane, Pillsbury Road & Michels
185 Way, Map 10 Lots 41, 52, 54-1, Zoned C-I & PUD, Pillsbury Realty
186 Development, LLC, Demoulas Super Markets, Inc., and Robert D. & Stephen
187 R. Lievens (Owners) and Pillsbury Realty Development, LLC (Applicant)
188 continued from May 8, 2019

189
190 Chairman Rugg read the case into the record noting it was continued from May 8,
191 2019 and the applicant has requested it to be continued again until July 10, 2019.

192

193 **Member C. Davies made a motion to continue the application for formal**
 194 **review of a site plan amendment for modifications to Block 9 and**
 195 **extension of First Avenue to Pillsbury Road, Woodmont Commons**
 196 **Planned Unit Development, Garden Lane, Pillsbury Road & Michels**
 197 **Way, Map 10 Lots 41, 52, 54-1, Zoned C-I & PUD, Pillsbury Realty**
 198 **Development, LLC, Demoulas Super Markets, Inc., and Robert D. &**
 199 **Stephen R. Lievens (Owners) and Pillsbury Realty Development, LLC**
 200 **(Applicant) until July 10, 2019**

201
 202 **Member T. Combes seconded the motion.**

203
 204 **The motion was granted, 7-0-0. The Chair voted in the affirmative.**

205
 206 Chairman Rugg noted that the plan is continued until July 10, 2019, at 7 p.m. at the
 207 Town Hall and this would be the only formal public notice.

208
 209 **IV. Conceptual**

210 A. Conceptual review and non-binding discussion of a site plan for the
 211 construction of a water tank, 7 Rear Gordon Drive, Map 10 Lot 142,
 212 Zoned AR1, Pennichuck Water Works (Owner & Applicant)

213
 214 Chairman Rugg read the case into the record noting this a conceptual discussion
 215 between the applicant and the Board where no decisions are made.

216
 217 Ken Clinton, Meridian Land Services, 31 Old Nashua Road, #2, Amherst, NH
 218 addressed the Board noting he was here representing Pennichuck Water Works. K.
 219 Clinton explained that the location of the proposed site is Map 10 Lot 142 that has
 220 been reserved for water supply by Pennichuck Water Works (PWW). He said the
 221 property is largely vacant, wooded and has wetlands. He noted that the property is
 222 surrounded by Gordon Drive (north), Hardy Road (west) and Hovey Road (east). He
 223 said that a large amount of land to the south is part of the Woodmont project. Don
 224 Ware, Chief Operating Officer of PWW, introduced himself to the Board. D. Ware told
 225 the Board that Pennichuck acquired the customers in Londonderry from the Southern
 226 New Hampshire Water Company in 1988, with about 875 customers using about
 227 230,000 gallons of water a day with a pumping station in Derry being the source of
 228 the water. He said that there were no tanks, just a pumping station that would meet
 229 the demands. He noted that when Home Depot came to Londonderry, the pumping
 230 station in Derry could no longer meet the needs and an agreement was reached
 231 between Pennichuck, Home Depot and Manchester Water Works (MWW) to extend a
 232 line down Mammoth Road and build a new pumping station. He said Londonderry
 233 currently has two zones, a low pressure zone and a high pressure zone that services
 234 about 1350 customers using an average of about 410,000 gallons of water a day. He
 235 noted that all this water is still pumped today to meet these needs. He explained that
 236 a couple years ago they started to investigate where to construct a water tank on
 237 their property and then Woodmont began to come to fruition and the size of the tank
 238 needed to be doubled in size. He said there is a roughly 50/50 split between PWW
 239 and Woodmont in the cost of the tank if they are given permission to build it. He said

240 the tank will provide increased fire protection, if the singular line coming from
241 Manchester breaks, they lose the ability to serve anything to the west of the
242 interstate. Devin Smith, a Senior Project Engineer with Underwood Engineers, 99 N
243 State Street, Concord, NH addressed the Board. He said that the tank will be a
244 composite water tank, which means the tank itself is constructed out of steel and the
245 pedestal is out of concrete. He noted that the storage volume of the tank is 1.25
246 million gallons. He stated that no lettering or logos are proposed on the tank. He told
247 the Board that antennas are proposed on the top of the tank for Pennichuck and the
248 local fire department. He said that no cell phone antennas are proposed on the tank.
249 He said that the tank height from the grade to the top of the antennas is
250 approximately 153 feet and the pedestal diameter is 38 feet. He said that they have
251 asked if a red beacon light will be needed at the top of the tank for the airport, but it
252 has been confirmed that it is not within any critical flight paths. K. Clinton showed
253 the Board an example of a water tank that was constructed in Exeter that is taller
254 than the one being proposed tonight. He noted that the closest house to the Gordon
255 Drive site is about 350 feet and there is about 150 feet of natural trees and foliage
256 between the house and proposed tank. He said that they are proposing to have
257 temporary access off Hovey Road so that all the truck traffic during the construction
258 of the tank would go through there to limit traffic through the Gordon Drive
259 neighborhood. He said that they will have some wetland buffer impact and will be
260 filing for a Conditional Use Permit (CUP), going before the Conservation Commission
261 and a variance with the Zoning Board of Adjustment (ZBA).

262
263 Chairman Rugg opened it up to questions from the Board. R. Fillio asked how long
264 this will provide services. D. Ware said that this is designed for the complete build
265 out of Londonderry. He said the tank has a life cycle of 100 years and will need to be
266 painted every 15-20 years. C. Davies asked if there would be any pump equipment
267 here. D. Ware said all the pumping would be through the Mountain Home Estates
268 pumping station. C. Davies recommended doing balloon tests to show residents what
269 will be seen. D. Ware said that is very standard and would be done in this case. C.
270 Davies asked why the tank needed to be on a tower. D. Ware said that pressure
271 comes from the height of the water, and now the pressure generated in the current
272 system is generated by pumps, so for a tank to work by gravity alone the water has
273 to sit high enough to create the pressure that is needed. T. Combes asked if it was
274 known how thick the foliage is for the abutters. K. Clinton said that would be part of
275 the design review process. T. Combes said he would like to see the tank colored to
276 try and blend into the background. A. Chiampa said that last year MWW proposed an
277 extra 3 million gallon tank on Josephine Drive site, where they had an existing 2
278 million gallon tank. She reviewed the specifications for the tank on Josephine Drive.
279 She asked what the base level they are proposing for this tank. K. Clinton said the
280 base level of the ground itself is 472 feet. A. Chiampa said that was similar to the
281 tank on Josephine Drive. She said that she looked at the infrastructure memorandum
282 of the Planned Urban Development (PUD) for Woodmont where it stated that
283 "Pennichuck confirmed that MWW has adequate supply capacity to meet the needs
284 of the Woodmont Commons PUD" that was documented in 2013. She read further
285 noting "Pennichuck Water will review the potential to participate in the capital costs
286 for adding a water storage tank within the PUD because of the benefits of all their
287 Londonderry customers would realize." She read that "if a storage tank was not

288 constructed the Mountain Homes pump station and the water main north of the pump
289 station would need to be upgraded." J. Trottier explained that A. Chiampa is quoting
290 a third party memorandum that was an independent study done on the behalf of
291 Woodmont. A. Chiampa said that this was part of the Master Plan. Town Planner
292 Mailloux said that this is outside of the PUD and is a separate standalone project that
293 is not subject to the PUD requirements. A. Chiampa said that this states that the
294 town has enough capacity. J. Trottier said that he would refer back to Pennichuck to
295 determine if they have enough capacity. D. Ware said that they were being
296 encouraged by New Hampshire Department of Environmental Services (NHDES) to
297 put a storage tank in Town, because of the current daily usage as it exists without
298 Woodmont of 400,000 gallons a day, which is at the outer limits of what they could
299 get from Manchester without having to rebuild a suction line all the way down Route
300 128 into Mountain Home Estates. He noted that if that line breaks, all service is lost
301 into the Town and storage is the next logical step, which is where they were when
302 Woodmont came along with the opportunity to work with them. He said that if
303 Woodmont never came along, they would be before the Board with a smaller tank of
304 the same height because they need that pressure. A. Chiampa asked if he worked
305 with Woodmont to develop this information. D. Ware said that they did and asked A.
306 Chiampa what her question was. A. Chiampa asked why the tower could not be
307 moved out of Woodmont to a private development. D. Ware said this is where the
308 tank was always anticipated to go. A. Chiampa asked what time period this was. D.
309 Ware said it was in 2015. Town Planner Mailloux said that in a non-binding discussion,
310 they present their project and then hear comments or concerns regarding the design
311 that they have laid out. A. Chiampa asked if they would need to do any blasting. K.
312 Clinton said that there would be no blasting. A. Chiampa asked if this would interfere
313 with the long-eared bat population, as the water tank on Josephine did. Town Planner
314 Mailloux told A. Chiampa that the Josephine location was specific to that endangered
315 species. A. Chiampa asked about the overflow pipe. D. Smith told the Board that
316 there is an overflow pipe that is a failsafe and the tank will be monitored by a sensor,
317 so when it reaches the high level, the pumps will stop. A. Chiampa asked if there
318 would ever be leakage coming out of the overflow. D. Smith said that typically it will
319 not because the level will never be higher than the overflow during normal operation.
320 A. Chiampa asked Town Planner Mailloux what the maximum height is in the AR-I
321 zone. Town Planner Mailloux said that they will have to go before the ZBA for a
322 variance for the height of the structure as it is 35 feet in the AR-I district. Chairman
323 Rugg urged them to work with the abutters and have a meeting to inform them about
324 the project. A. Chiampa asked about fencing. K. Clinton said the fencing would be in
325 the work area for the equipment. Chairman Rugg asked for the material they
326 presented tonight to be available to the public. Town Planner Mailloux said that they
327 will put it up on Map Geo or website. She said that right now this is just a conceptual
328 discussion and if this does become a public hearing abutters will have a chance to
329 ask questions. A. Chiampa asked if improvements to the pump would be better than
330 the tank. D. Ware told the Board that fixing the pumps would be twice as expensive,
331 there would be no reduction in pricing from MWW and if this line is lost west of the
332 interstate, most of the town would lose water with the pumps, but with the tank there
333 would be no loss of water service if the line breaks. A. Chiampa asked who would be
334 paying for the tank. D. Ware said that the cost of the tank would be split with
335 Woodmont paying 51% and Pennichuck paying 49%. A resident asked if there would

336 be notices in the future. Chairman Rugg said that this is just a conceptual discussion,
337 so no abutter notices were sent out. Another resident asked if they would anticipate
338 a rate increase to offset their capital expense. Chairman Rugg said that he should
339 speak directly to the presenters tonight about this.

340
341 **V. Other**

342 **A. Elderly Housing Update**

343 Town Planner Mailloux said that the town is currently at 841 approved elderly
344 housing units, which makes up about 10.9% of the current supply of housing in the
345 Town. She said that under the ordinance, they would restrict the number of units if
346 the percentage exceeds the number of elderly persons, which is 28.3%, noting that
347 currently the number of units is still below the percentage of the elderly population.
348 She said that they recognize this is not the best way of measuring for this. She
349 explained that the Town has adopted the AARP age friendly's program, which looks
350 at how to make the community more age friendly. She stated that AARP has
351 provided the Town with technical assistance roundtable with a consultant in the fall
352 who is going to be reviewing the regulations and give ideas on best management
353 practices. She said that the Planning Board, Senior Resource Committee and the
354 Town Council will be included in the roundtable and it will be a public session. A.
355 Chiampa asked what the AARP age friendly group is about. Town Planner Mailloux
356 said that it is focused on finding ways to make communities better or more
357 accessible for people of all ages with things such as affordability of housing and
358 accessibility for transportation for seniors.

359

360 **B. Residential Growth Update**

361 Town Planner Mailloux said that there is not a growth management ordinance
362 currently in Town any longer, but had some new numbers for the Board. She said
363 that last year in Londonderry 135 building permits were issued for new residential
364 units that include single family, multifamily and accessory dwelling units, which was
365 an increase since last year of 1.5%. She said that 96 of the units came from
366 MacGregor Court. She noted that the average growth rate of the abutting
367 communities is about .6%., which is less than Londonderry. She noted that
368 communities such as Windham and Auburn have a higher percentage of growth
369 rate, but it is all single family growth. She said that 2.0% is the percentage that is
370 set under the growth management ordinance noting that Londonderry is still within
371 a reasonable growth. She said that there will be anywhere from 135 to 150 permits
372 in this year and next year with Woodmont and other phases of MacGregor Court
373 and Cross Farm. P. Commerford said that he thinks it is scary that Londonderry is
374 doing large density projects versus single family homes. T. Combes said that there
375 is no land left for single family homes. Town Planner Mailloux agreed with T.
376 Combes. She noted that this information would be put on the town website.
377 Chairman Rugg said that last growth management ordinance was in 2008 or 2009.
378 T. Combes explained that the Town Council looked at this and noted that
379 Londonderry would never hit the threshold for another ordinance. Chairman Rugg
380 pointed out that the growth management ordinance by statute is temporary and he
381 believes the Town to be in much better shape than the 1980s where there were

382 over 400 permits issued for single family houses.

383

384 **VI. Adjournment**

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386

Member C. Davies made a motion to adjourn the meeting at approximately 9:07 p.m. Seconded by T. Combes

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The motion was granted, 7-0-0.

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The meeting adjourned at approximately 9:07 PM.

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These minutes were prepared by Beth Morrison.

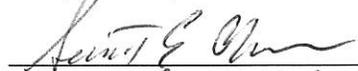
394

395

Respectfully Submitted,

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397



398

Name: Scott E. Benson

399

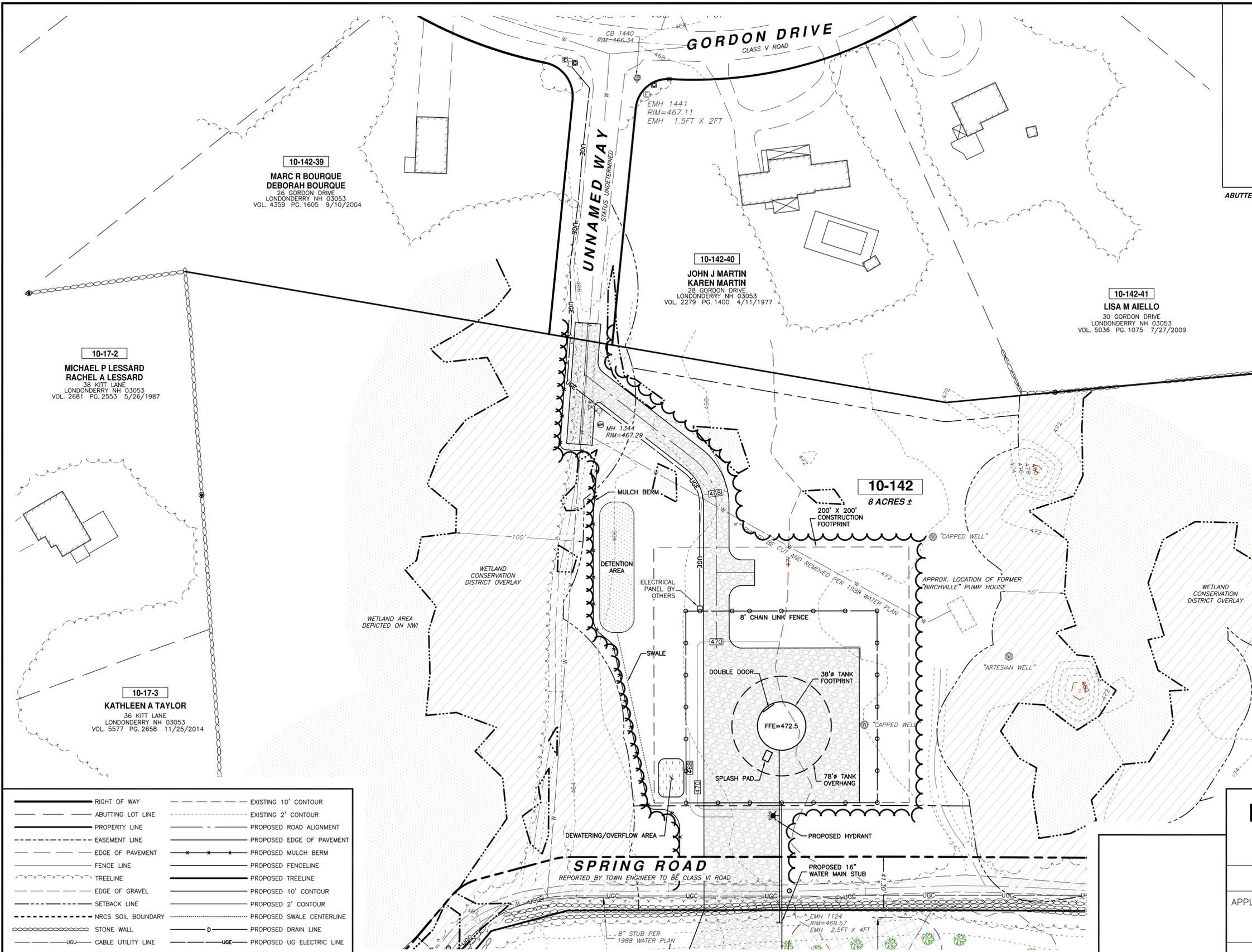
Title: Assistant Secretary

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401

These minutes were accepted and approved on July 10, 2019, by a motion made by M. Soares and seconded by R. Briedau.

402



SCALE: N.T.S. SCALE: 1"=2500'±

ABUTTERS MAP: LOCUS MAP:

10-142-39
MARC R BOURQUE
DEBORAH BOURQUE
 25 GORDON DRIVE
 LONDONDERRY NH 03053
 VOL. 4359 PG. 1605 9/10/2004

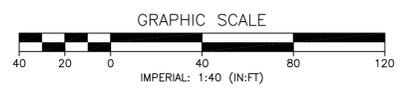
10-142-40
JOHN J MARTIN
KAREN MARTIN
 28 GORDON DRIVE
 LONDONDERRY NH 03053
 VOL. 2279 PG. 1400 4/11/1977

10-142-41
LISA M AIELLO
 30 GORDON DRIVE
 LONDONDERRY NH 03053
 VOL. 5036 PG. 1075 7/27/2009

10-17-2
MICHAEL P LESSARD
RACHEL A LESSARD
 38 KITT LANE
 LONDONDERRY NH 03053
 VOL. 2681 PG. 2553 5/26/1987

10-17-3
KATHLEEN A TAYLOR
 36 KITT LANE
 LONDONDERRY NH 03053
 VOL. 5577 PG. 2658 11/25/2014

—	RIGHT OF WAY	- - - - -	EXISTING 10' CONTOUR
- - - - -	ABUTTING LOT LINE	- - - - -	EXISTING 2' CONTOUR
—	PROPERTY LINE	- - - - -	PROPOSED ROAD ALIGNMENT
- - - - -	EASEMENT LINE	- - - - -	PROPOSED EDGE OF PAVEMENT
- - - - -	EDGE OF PAVEMENT	- - - - -	PROPOSED MULCH BERM
- - - - -	FENCE LINE	- - - - -	PROPOSED FENCELINE
- - - - -	TREELINE	- - - - -	PROPOSED TREELINE
- - - - -	EDGE OF GRAVEL	- - - - -	PROPOSED 10' CONTOUR
- - - - -	SETBACK LINE	- - - - -	PROPOSED 2' CONTOUR
- - - - -	NRCS SOIL BOUNDARY	- - - - -	PROPOSED SWALE CENTERLINE
- - - - -	STONE WALL	- - - - -	PROPOSED DRAIN LINE
- - - - -	UGU CABLE UTILITY LINE	- - - - -	PROPOSED UG ELECTRIC LINE
- - - - -	DRAIN LINE	- - - - -	PROPOSED WATER LINE
- - - - -	OH OH ELECTRIC LINE	- - - - -	EDGE OF WETLAND
- - - - -	UGU UG ELECTRIC LINE		
- - - - -	G GAS LINE		
- - - - -	S SEWER LINE		
- - - - -	UGU UG TELEPHONE LINE		
- - - - -	W WATER LINE		
- - - - -	EDGE OF WATER		



REV	DATE	DESCRIPTION	BY	CHK
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C				
B				
A				

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE _____

ON DATE: _____

CERTIFIED BY: _____

PENNICHUCK WATER WORKS

GORDON AND SPRING ROAD LONDONDERRY, NEW HAMPSHIRE

UTILITY PLAN - MAP 10 LOT 142

APPLICANT/OWNER: PENNICHUCK WATER WORKS
 P.O. BOX 1947
 MERRIMACK, NH 03054

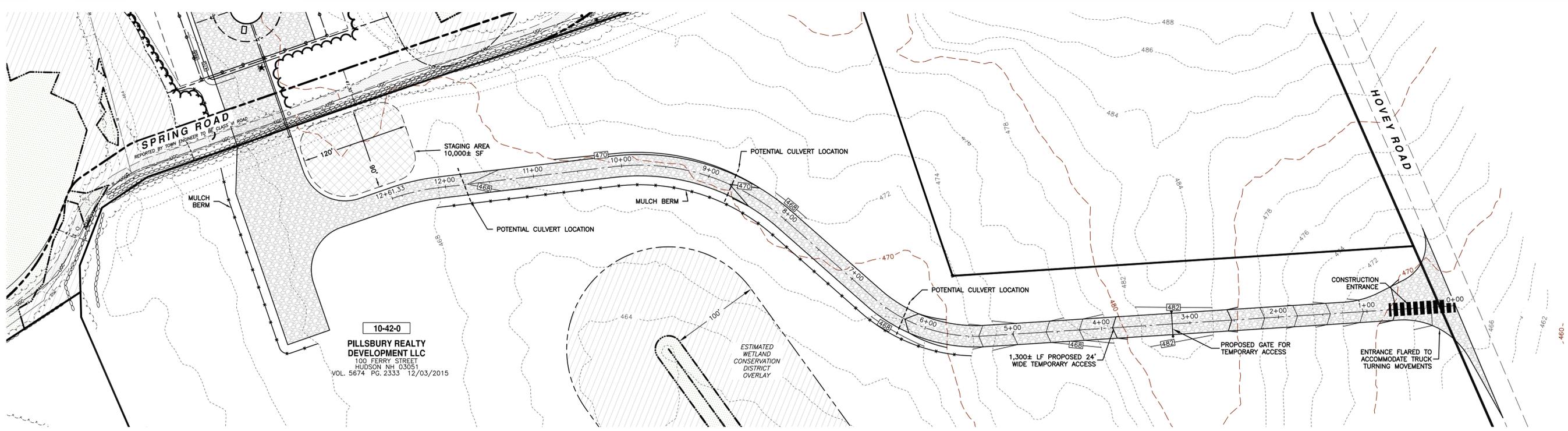
SCALE: 1"= 40' MAY 15, 2019

MERIDIAN
LAND SERVICES, INC.
 ENGINEERING | SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | SEPTIC DESIGN
 31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
 MERIDIANLANDSERVICES.COM FAX 603-673-1584

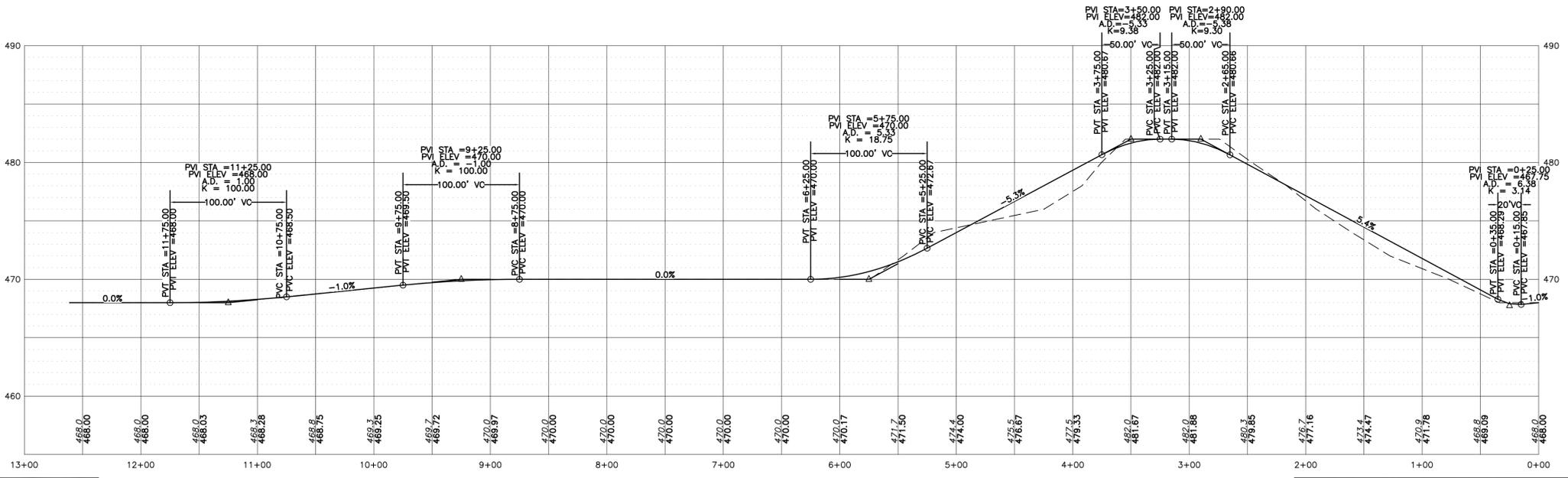
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 PROJECT 10787.00
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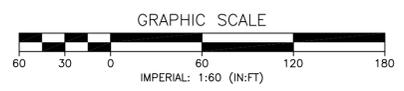
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10-42-0
PILLSBURY REALTY DEVELOPMENT LLC
 100 FERRY STREET
 HUDSON NH 03051
 VOL. 5674 PG. 2333 12/03/2015



—	RIGHT OF WAY	- - - - -	EXISTING 10' CONTOUR
- - - - -	ABUTTING LOT LINE	- - - - -	EXISTING 2' CONTOUR
—	PROPERTY LINE	- - - - -	PROPOSED ROAD ALIGNMENT
- - - - -	EASEMENT LINE	- - - - -	PROPOSED EDGE OF PAVEMENT
- - - - -	EDGE OF PAVEMENT	* * * * *	PROPOSED MULCH BERM
- - - - -	FENCE LINE	- - - - -	PROPOSED FENCELINE
- - - - -	TREELINE	- - - - -	PROPOSED TREELINE
- - - - -	EDGE OF GRAVEL	- - - - -	PROPOSED 10' CONTOUR
- - - - -	SETBACK LINE	- - - - -	PROPOSED 2' CONTOUR
- - - - -	NRCS SOIL BOUNDARY	- - - - -	PROPOSED SWALE CENTERLINE
○ ○ ○ ○ ○	STONE WALL	- - - - -	PROPOSED DRAIN LINE
- - - - -	UGU CABLE UTILITY LINE	- - - - -	PROPOSED UG ELECTRIC LINE
- - - - -	DRAIN LINE	- - - - -	PROPOSED WATER LINE
- - - - -	OH ELECTRIC LINE	- - - - -	EDGE OF WETLAND
- - - - -	UGU UG ELECTRIC LINE		
- - - - -	GAS LINE		
- - - - -	SEWER LINE		
- - - - -	UGU TELEPHONE LINE		
- - - - -	WATER LINE		
- - - - -	EDGE OF WATER		



REV	DATE	DESCRIPTION	BY	CHK
I				
H				
G				
F				
E				
D				
C				
B				
A				

PENNICHUCK WATER WORKS

GORDON AND SPRING ROAD LONDONDERRY, NEW HAMPSHIRE

TEMPORARY ACCESS ROAD PLAN - MAP 10 LOT 142

APPLICANT/OWNER: PENNICHUCK WATER WORKS
 P.O. BOX 1947
 MERRIMACK, NH 03054

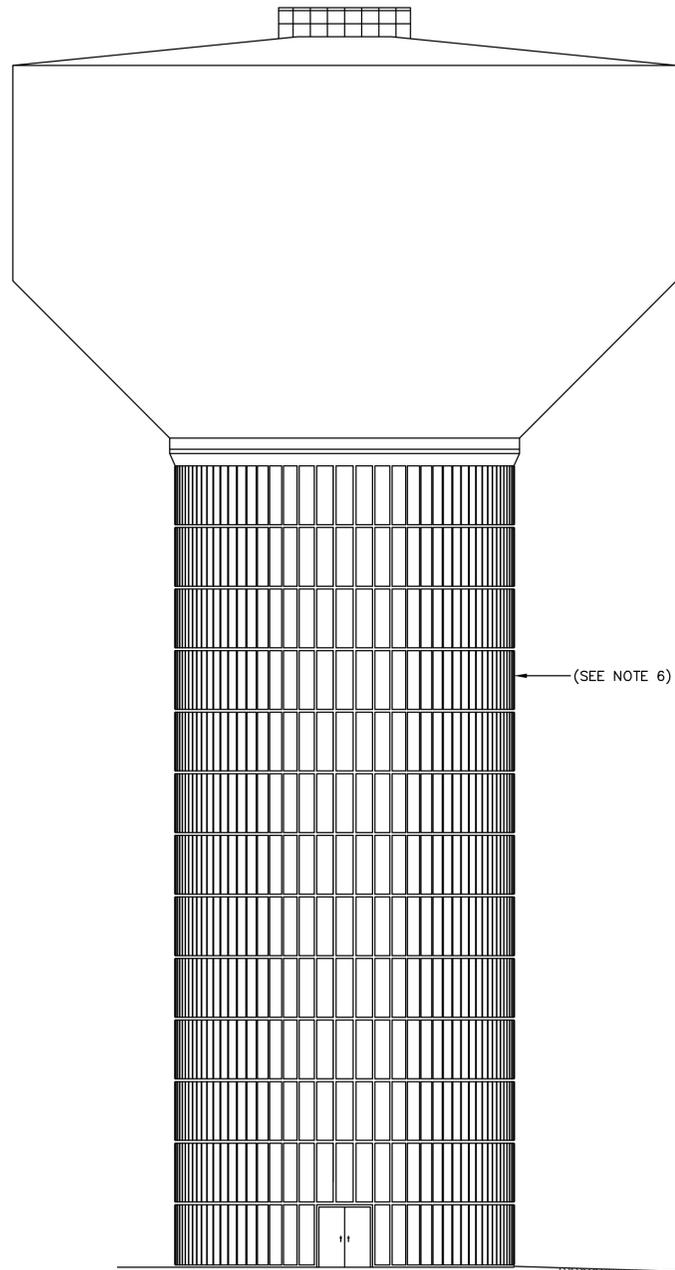
SCALE: 1" = 60' MAY 15, 2019

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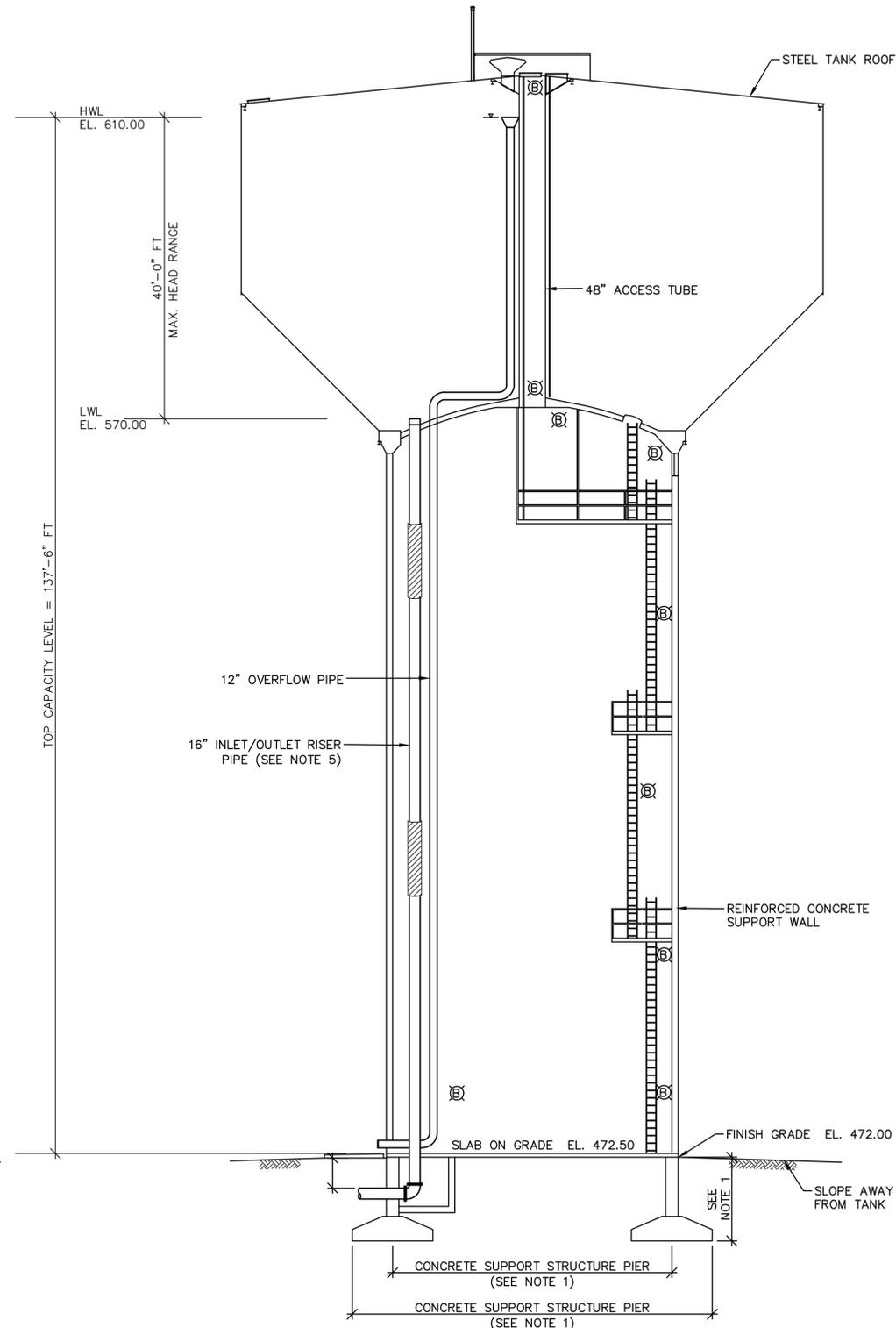
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 SHEET X OF X

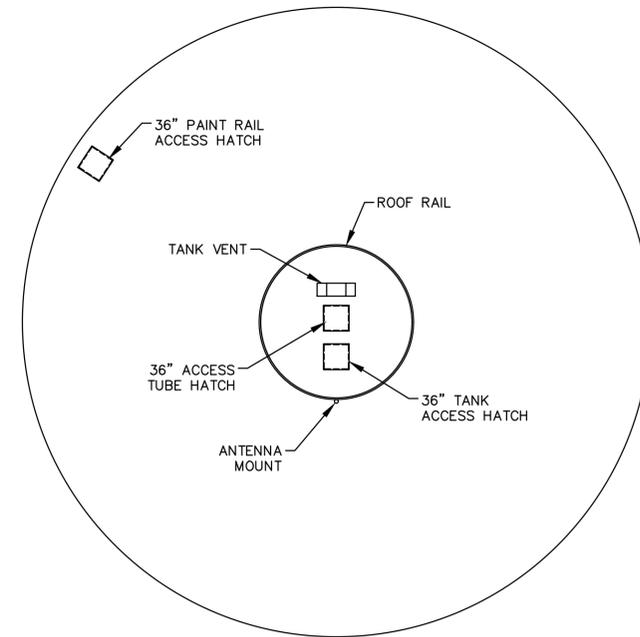
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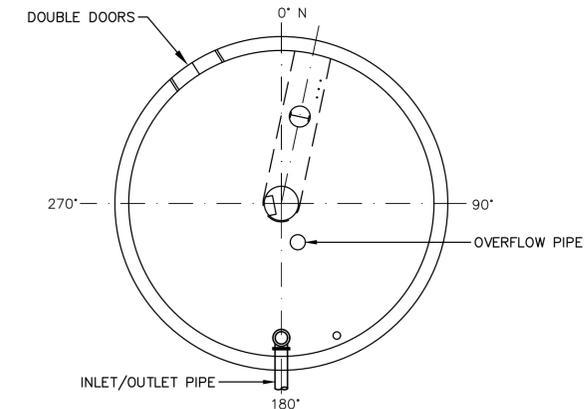
ELEVATION
NOT TO SCALE



SECTION
NOT TO SCALE



ORIENTATION PLAN @ TANK ROOF
NOT TO SCALE



ORIENTATION PLAN @ TANK BOTTOM
NOT TO SCALE

NOTES:

1. CONCRETE SUPPORT STRUCTURE DIAMETER AND DIMENSIONS OF FOUNDATION SHALL BE DETERMINED BY THE TANK CONTRACTOR BASED UPON THE SOIL BEARING SPECIFIED AND THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
2. AN ALUMINUM LADDER SAFETY DEVICE MEETING OSHA STANDARDS SHALL BE PROVIDED.
3. SEE SPECIFICATIONS FOR OPTIONAL ACCESSORIES AND ALTERNATE ITEMS.
4. ALL LADDERS, LANDINGS, AND ASSOCIATED COMPONENTS INSTALLED INSIDE THE CONCRETE SUPPORT STRUCTURE SHALL BE ALUMINUM W/ STAINLESS STEEL FASTENERS.
5. INLET/OUTLET PIPE SHALL BE STAINLESS STEEL.
6. CONCRETE PEDESTAL EXTERIOR SHALL INCORPORATE HORIZONTAL AND VERTICAL RUSTIFICATIONS TO CREATE A SYMMETRICAL ARCHITECTURAL PATTERN. SEE CONTRACT SPECIFICATIONS.

Approved by the the Londonderry, NH Planning Board for Phase _____
on Date: _____

Certified by:
Chairman _____

Secretary: _____

Drawn/Chk. HAW	ISSUE FOR
Designed DMS	APPROVAL
Checked MM	By _____
Approved MM	Date _____
Date MAY 2019	CONSTRUCTION
Book No. _____	By _____
Project No. 2421	Date _____
Dwg. ID _2421TANK	RECORD DRAWING
Scale AS SHOWN	By _____
	Date _____
	NO.
	REVISIONS
	APP'D

30% SUBMITTAL
MAY 2019
NOT FOR CONSTRUCTION



99 North State Street, Concord, N.H. 03301
Tel. 603-230-9898 Fax. 603-230-9899

COMPOSITE ELEVATED TANK DETAIL

1.25 MG ELEVATED WATER STORAGE TANK

TOWN OF LONDONDERRY
LONDONDERRY, NEW HAMPSHIRE

DWG NO C1	SHEET OF
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Town of Londonderry
Planning and Economic Development Department

268B Mammoth Road
Londonderry, NH 03053
Phone 603.432.1100 x 134
www.londonderrynh.org

To: Art Rugg, Chairman, Londonderry Planning Board
From: Colleen Mailloux, AICP, Town Planner
Date: June 12, 2019
Re: Annual Status Update – Limitation on the Number of Elderly Housing Units

The Town of Londonderry includes 12 over-55 (Elderly Housing) communities, consisting of 647 built and 841 approved units. A breakdown of units by community follows:

Community	Existing Units	Approved Units
Buttrick Village	40	40
Cohas Landing	44	44
Cross Farm	16	108
Forest Hills	65	65
Grand Estate	110	110
Harvest Village	45	45
Hickory Woods	98	98
The Nevins	128	128
Parrish Hills	37	37
Sanborn Crossing	0	102
Sugarplum Lane	36	36
Trail Haven Estates	28	28
Total	647	841

Based on the 2013-2017 US Census American Community Survey (ACS) Demographic and Housing estimates, the Town of Londonderry had a total of 9,166 housing units in 2017. The total (existing and proposed) age restricted units accounted for 10.9% of the current supply.

According to the same reporting, the Town of Londonderry had a total 2017 population of 24,854, of which the population 55 years and older was 7,031 or 28.3% of the total.

Whereas the percentage of elderly housing units (10.9%) is less than the percentage of persons age 55 (28.3%) or older, the limitation on the number of elderly housing units per section 5.6.5 of the Londonderry Zoning Ordinance is not in effect at this time.

Source: ACS Demographic and Housing Estimates, 2013-2017 American Community Survey 5-Year Estimates. Data selected for Londonderry town, Rockingham County, New Hampshire.



Town of Londonderry
Planning and Economic Development Department

268B Mammoth Road
Londonderry, NH 03053
Phone 603.432.1100 x 134
www.londonderrynh.org

To: Planning Board
From: Colleen Mailloux, AICP – Town Planner
Date: June 12, 2019
Re: 2019 Residential Growth Update

This summary serves as the Planning Department's annual analysis of recent residential growth in the Town as an informational item for the Board. This document follows similar methodology used in past growth updates to gauge whether or not the Town is in a period of sustainable growth. The US Census Annual Building Permits survey was utilized as the data source for permit information wherever possible. Where the reported data for Londonderry and abutting communities was incomplete or absent, the Planning Department consulted the Town's Annual Report to determine the number of new units permitted to fill in this information.

In Londonderry, a total of 135 building permits were issued in calendar year 2018 for new residential dwelling units. This figure is the sum of new dwelling units, including accessory dwelling units, less the number of residential demolition permits. The number of permits issued in 2018 is higher than the average rate of dwelling unit authorizations in Londonderry over the six preceding calendar years (average 84.7). Of those permits issued, 96 were for multi-family residential units (MacGregor Cut) and 9 were new accessory dwelling units. 30 new single-family residential units were added in 2018, which is comparable to the number of permits issued in surrounding communities.

In past years, growth in Londonderry was compared to abutting communities, including Windham, Litchfield, Derry, Hudson, Auburn and Manchester. For calendar year 2018, data on the number of residential permits issued in the City of Manchester was not available, so Manchester has been excluded from this analysis. If the City of Manchester provides the requested data, Staff will update this memorandum for consistency with past analysis. The number of housing units authorized by the Londonderry Building Division grew by 1.49% between 2017 to 2018. This also represents an increase in Londonderry's annual growth rate from the preceding period where the number of residential units rose by .90%. Neighboring communities of Windham and Auburn had a higher rate of growth in 2018 than Londonderry, as measured by the number of new residential units, but overall the region saw a significant decrease in residential growth rate in 2018.

2019 Residential Growth Review

The present year number of building permits authorized by the Building Department vs average permits over preceding six years.

Permits Issued by Municipality								Abutting Towns Total
Year	Londonderry	Auburn	Derry	Hudson	Litchfield	Windham		
2018	135	30	43	36	14	78	201	
2017	80	36	52	89	49	69	295	
2016	94	37	71	74	13	39	234	
2015	278	30	39	80	15	35	199	
2014	11	34	30	47	16	95	222	
2013	29	22	46	58	19	68	213	
2012	16	28	22	34	12	46	142	
Avg. Permits Issued Preceding 6 Years	84.7							
# Permits Issued This Year	135							

A percentage increase in housing units over the preceding calendar year vs the rate of increase in housing units for that preceding year summed across the six municipalities which abut Londonderry

Total Housing Units							
Year	Londonderry	Auburn	Derry	Hudson	Litchfield	Windham	Abutters
2017	9,027	1,943	12,675	9,202	2,911	5,030	31,761
2018	9,162	1,973	12,718	9,238	2,925	5,108	31,962
Numeric Increase	135						201
Rate of Increase	1.49551%	1.54400%	0.33925%	0.39122%	0.48093%	1.55070%	0.63285%
Percent Increase for abutting Municipalities	0.63285%						
Percent Increase for Londonderry	1.49551%						

Maximum sustainable Growth

Highest figure that does not exceed a 2.0% increase in Londonderry's housing stock over the preceding calendar year:

2017 Housing Supply	9,027						
Housing Supply plus 2%	9,208						
Difference	180.54						

**Building Permit Source: US Census Bureau Building Permit Data, 2017*

<http://censtats.census.gov/bldg/bldgprmt.shtml>

For communities with incomplete reporting data, annual reports were consulted to provide additional permit statistics.

Figure presented is the sum of new units (including Accessory Dwelling Units) minus demolitions