

LONDONDERRY, NH PLANNING BOARD MINUTES OF THE MEETING OF AUGUST 12, 2020, VIA A ZOOM REMOTE MEETING

I. CALL TO ORDER

Members Present via a ZOOM remote meeting: Art Rugg, Chair; Chris Davies, Vice Chair; Rick Brideau, Ex-Officio – Town Employee; Jake Butler, member; Ann Chiampa, alternate member; Roger Fillio, alternate member; and Deb Paul, Town Council Ex-Officio

Also Present: John Trottier, P.E., Assistant Director of Public Works & Engineering; Associate Planner Laura Gandia and Beth Morrison, Recording Secretary

Chairman Rugg called the meeting to order at 7:00, and noted as Chair of the Londonderry Planning Board, due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically. He started the meeting by taking roll call attendance. He said that when a member states their presence, please also state whether there is anyone in the room with you during this meeting, which is required under Right to Know Law. He appointed A. Chiampa to vote for M. Soares vacant position and R. Fillio for S. Benson's vacant position.

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES: N/A

B. REGIONAL IMPACT DETERMINATIONS: N/A

C. Discussion with Town Staff: None

III. Old Business

IV. Conceptual Discussions

A. Non-binding review and discussion of a proposed patio expansion at 103 Nashua Road, Map 6 Lot 035 17, Zoned C-I, Rivard Pizza, LLC (Owner) and Renegade's Pub (Applicant)

Chairman Rugg read the case into the record noting this is for discussion purposes only this evening. Gregg Ryan, 30 Cherub's Way, Hampstead, NH addressed the Board. G. Ryan reviewed the picture with the Board noting that he would like to cover the existing concrete patio with a lean-to type of roof coming off the building that would fit the Renegade's brand. He commented that they are here because they would like to expand the existing concrete patio. Chairman Rugg asked for the dimensions. G. Ryan replied it was about 30-feet. He pointed out that right now they have a 30-feet by 50-feet tent due to the COVID-19 regulations, which is costing a lot of money every month. He mentioned that they would like to put the

bollards across the front right up tight to the parking spaces noting that right now there are bushes, rocks and an old fence. He stated that Brian Johnson from the Fire Department had been out to the site recently and was supportive of putting the bollards in the proposed location. He said that the land is wasted in his opinion and they would like to try and capitalize on it now. He told the Board that they would like to use the space on the drawing where it says refrigeration unit, as this is not used for anything but some employees that park there when they can. He mentioned that with the COVID-19 situation, consumers and employees are more comfortable being outside. Chairman Rugg asked if the pictures that were submitted are a representation of what it might look like. G. Ryan noted that the post and beam picture would be what he is envisioning. Chairman Rugg asked if they would lose any parking spaces. G. Ryan replied that they would not, even with the bollards.

Chairman Rugg opened up the discussion for questions from the Board. J. Trottier explained that any expansion, such as the concrete patio, would mean that the applicant would have to comply with the current site plan regulations, as this is a non-conforming site currently. He noted that the current plan shows 44 parking spaces, but only the 22 parking spaces out front would meet the current standards. He said that where people are parking today are on the state right-of-way, which is not allowed. He noted that where they currently have eight parking spaces on the north and northeast corner of the site are on gravel and access to them is very unsafe. He said that there are five parking spaces to the south of the building, but the applicant would need some type of cross access easement from the abutter in order to use them. He commented that there are sight distance issues as well at the site, which would need Zoning Board of Adjustment (ZBA) action. He mentioned that the Board should give feedback on granting waivers, and he cannot tell you the actual waivers that are needed, but they will have them if they go forward. C. Davies asked for J. Trottier to review the parking space numbers again. J. Trottier reviewed the parking requirements with the Board again. C. Davies asked if there was parking along where the tire company was. J. Trottier responded that would need some type of joint use agreement to use the other spaces. C. Davies noted that they are about 15 parking spaces short of the parking requirement. He asked if there were any other places for parking on the site. G. Ryan commented that the tire place is no longer there, and he believes that Freightliner might take over, noting he is friendly with the owners. C. Davies remarked that this would trigger a site plan amendment process, and the parking seems to be a big issue for the applicant. J. Butler asked J. Trottier if there was any way to put parallel parking on the state right-of-way. J. Trottier replied that there was not. J. Butler mentioned that the applicant should talk to the neighbors regarding parking. A. Chiampa asked how far north they want to extend the patio. G. Ryan reviewed the plan with her. A. Chiampa voiced her opinion, that she does not feel comfortable with the applicant expanding the concrete patio due to safety concerns with a structure being so close to a roadway. R. Fillio commented that first the applicant has to work on the parking issue and then the Board might be willing to work with them. Chairman Rugg discussed that he always encourages applicants to work with their abutters, and noted that this really applies here in relation to trying to work out possible parking situations. G. Ryan thanked the Board for listening.

V. Other

A. Elderly housing discussion & workshop

Chairman Rugg informed the Board that they are just discussing elderly housing tonight, not workforce or multifamily housing. L. Gandia informed the Board that Town Planner Mailloux prepared a memo regarding the elderly housing ordinance, noting that they removed any reference to elderly housing from the ordinance. She added they made minor changes to the existing nursing home and assisted living language in the ordinance as well. She reviewed the new language for nursing home and assisted living facilities noting the requirement of municipal water and sewer. She commented that Amy Kizak, GIS Manager, provided a map illustrating what parcels are currently serviced by water and sewer. She reviewed the map with the Board. She discussed the potential for upcoming legislation in Concord as it relates to elderly and workforce housing. Chairman Rugg asked L. Gandia to reach out to Board members not present this evening for their input on the matter. C. Davies asked what is driving the removal of the elderly housing ordinance, as he was not present at the last meeting. Chairman Rugg replied that the original intent of the ordinance was to provide high density bonuses to keep the cost of housing down, but it has not worked out as it was intended to do. He said that he has received complaints that many people in town cannot afford to live here once they wish to retire. D. Paul voiced her opinion, that she is glad that the Board is looking at taking steps to slow the development of elderly housing down. She expressed her concern about over developing parts of the town where municipal water and sewer already are, as this would increase the traffic that is already a problem in those areas. A. Chiampa commented that she voted to eliminate the ordinance at the last meeting, but now is suggesting amending the density instead of eliminating it. She pointed out that Londonderry is lacking in the continuum of care housing spectrum. She wondered if they eliminate the ordinance, would they be missing on some continuum of care development that might be needed. She asked if a map could be produced that would show where the undeveloped parcels are in town in relation to sewer and water connections. She asked if Buttrick Village and Nevins are zoned R-3. L. Gandia replied that they are. C. Davies expressed his opinion that the ordinance is not doing what the Board hoped it would do and needs to change. He added that he would also like a map with the available parcels in Londonderry that could be developed. R. Fillio commented that there is a need for affordable elderly housing in Londonderry. Chairman Rugg asked if the Board was ready for a public hearing on this issue. L. Gandia explained that the Board could have another work session or go straight to a public hearing. A. Chiampa voiced her concern that she would like another work session. She asked if anyone knew the status of the bill. Chairman Rugg replied that the bill died in the Senate and would be brought up again once they are in session. A. Chiampa remarked that she did not think many people would speak up at the public hearing because the meeting will be remote and not in person. The consensus of the Board was to have a public hearing on September 9, 2020. Chairman Rugg went over what maps they would like for the public meeting with L. Gandia.

Chairman Rugg informed the Board that Scott Benson is resigning and asked the

Board if they would recommend R. Fillio for the vacant full-time member position.

Member C. Davies made a motion to recommend Roger Fillio as a full voting member to the Town Council.

R. Brideau seconded the motion.

The motion was granted by a unanimous roll call vote, 7-0-0. The Chair voted in the affirmative.

VI. Adjournment


Member R. Brideau made a motion to adjourn the meeting at approximately 8:13 p.m. Seconded by C. Davies.

The motion was granted by a unanimous roll call vote, 7-0-0.

The meeting adjourned at approximately 8:13 PM.

These minutes were prepared by Beth Morrison.

Respectfully Submitted,


Name: Alden J. Sypek
Title: Secretary

These minutes were accepted and approved on September 2, 2020, by a motion made by A. Sypek and seconded by J. Butler, 4-0-3.