

LONDONDERRY, NH PLANNING BOARD MINUTES OF THE MEETING OF JULY 14, 2021, AT THE MOOSE HILL COUNCIL CHAMBERS

I. CALL TO ORDER

Members Present: Art Rugg, Chair; Chris Davies, Vice Chair; Al Sypek, Secretary; Giovanni Verani, Ex-officio – Town Manager; Deb Paul, Town Council Ex-officio; Jeff Pena, member; Roger Fillio; alternate member; Lynn Wiles, alternate member; Jason Knights, alternate member; and Bruce Hallowell, Administrative Official Ex-Officio (arrived at 7:05 p.m.)

Also Present: Town Planner Colleen Mailloux; Associate Planner Laura Gandia; and Beth Morrison, Recording Secretary

Chairman Rugg called the meeting to order at 7:00 PM, explained the exit and emergency procedures, and began with the Pledge of Allegiance. He appointed R. Fillio to vote for J. Butler and L. Wiles to vote for A. Chiampa.

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES: N/A

B. REGIONAL IMPACT DETERMINATIONS: Town Planner Mailloux informed the Board that she has one project for their consideration this evening:

1. Application for design of site plan amendment for the construction of a building addition and other associated site improvements, Three Mohawk Drive, Map 6 Lot 35-19, Zoned C-I and RTE 102 POD, Daigle Pool Service Co., Inc. 9Applicant) and Jennco Realty, LLC (Owner)

Member C. Davies made a motion to find this project is not of regional impact.

A. Sypek seconded the motion.

The motion was granted, 8-0-0, by a roll call vote. The Chair voted in the affirmative.

C. Discussion with Town Staff

Chairman Rugg informed the Board that two members of the Board discussed the waiver to allow gravel instead of paving, that was granted on June 9, 2021, with him and town staff. He said that the Town Attorney is going to review the meeting and get back to the Board.

III. Old Business – N/A

IV. New Plans/Public Hearings/Conceptual Discussions -N/A

V. Other

A. Zoning discussion/work session

Town Planner Mailloux informed the Board that they will be discussing two separate issues this evening. She noted the first is regarding the water supply and the second will be on the aquifer protection ordinance. She pointed out that the Board has a red line copy of the site plan regulations and subdivision regulations this evening. She stated that for the site plan regulations they are recommending the language read as follows: "Where municipal water supply is available, all proposed non-residential or multi-family residential sites shall be expected to connect to the same. In areas where municipal water is not available, on-site wells may be used to develop and appropriate supply." She commented that an available water supply for the site plan regulations would default to the plumbing code. She went on stating that the plumbing code states that when the water supply is within 100 feet of the proposed building, they must connect to that water supply. C. Davies asked if there should be language to reference the plumbing code. Town Planner Mailloux replied that she is working on this with Nick Codner, Chief Building Inspector and John Trottier, Director of Department of Public Works and Engineering. She discussed some other changes to the site plan regulations were to reference the New Hampshire Code of Administrative Rules and regarding fire protection the language should read as follows: "hydrants shall be located where required by the Londonderry Fire Department as applicable." She added that she is also working with Brian Johnson, Chief of Fire Prevention, to incorporate the NFPA reference as well. Chairman Rugg opened up the discussion to the Board.

VI. Adjournment

Member J. Butler made a motion to adjourn the meeting at approximately p.m. Seconded by A. Chiampa .

The motion was granted by a unanimous roll call vote, 9-0-0.

The meeting adjourned at approximately PM.

These minutes were prepared by Beth Morrison.

Respectfully Submitted,

Name: Al Sypek
Title: Secretary

These minutes were accepted and approved on August 4, 2021, by a motion made by J. Butler and seconded by J. Knight R. Fillion.