

## **LONDONDERRY, NH PLANNING BOARD MINUTES OF THE MEETING OF October 12, 2022, AT THE MOOSE HILL COUNCIL CHAMBERS**

### **I. CALL TO ORDER**

Members Present: Art Rugg, Chair; Jake Butler, Secretary; Lynn Wiles, Assistant Secretary; Giovanni Verani, Town Manager- Ex-Officio; Ann Chiampa, member; Deb Paul, Ex-Officio – Town Council; Jeff Penta, member; Roger Fillio, alternate member; and Jason Knights, alternate member

Also Present: Kellie Walsh, Town Planner; Laura Gandia, Associate Planner; Amy Kizak, GIS Manager/Comprehensive Planner; 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 to vote for J. Knights to vote for A. Sypek.

### **II. ADMINISTRATIVE BOARD WORK**

#### **A. APPROVAL OF MINUTES: N/A**

#### **B. REGIONAL IMPACT DETERMINATIONS: Town Planner Walsh informed the Board that she had two projects for their consideration this evening.**

1. Application for design review of a subdivision and lot consolidation plan for 71 Perkins Road (Map 15 Lot 51, Zoned Mixed Use Commercial), 171 Rockingham Road (Map 15 Lot 59, Zoned Mixed Use Commercial ), 179 Rockingham Road (Map 15 Lot 60, Zoned Mixed Use Commercial ), 175 Rockingham Road (Map 15 Lot 60-2, Zoned Mixed Use Commercial) and 191 Rockingham Road (Map 15 Lot 64, Zoned Mixed Use Commercial), Jean Gagnon (Owner & Applicant)

2. Application for design review of a site plan for 130 town houses and associated site improvements at 71 Perkins Road (Map 15 Lot 51, Zoned Mixed Use Commercial), 171 Rockingham Road (Map 15 Lot 59, Zoned Mixed Use Commercial ), 179 Rockingham Road (Map 15 Lot 60, Zoned Mixed Use Commercial ), 175 Rockingham Road (Map 15 Lot 60-2, Zoned Mixed Use Commercial) and 191 Rockingham Road (Map 15 Lot 64, Zoned Mixed Use Commercial), Jean Gagnon (Owner & Applicant)

**J. Butler made a motion that these are not regional impacts.**

**L. Wiles seconded the motion.**

**The motion was granted, 7-0-1, with G. Verani abstaining. The Chair voted in the affirmative.**

C. Discussion with Town Staff:

Town Planner Walsh mentioned that she is trying to schedule a training for the Board through the New Hampshire Municipal Association (NHMA). Chairman Rugg noted that A. Chiampa spoke to Bob Slater, School Board member, about touring the schools. He told the Board to email Kellie with time availability. He asked if B. Slater had a particular time in mind. B. Slater replied that he thought early evening or on a Saturday and would like a list of the four top priority schools, as they will not be able to get all the schools done at once. Chairman Rugg pointed out that five members would signify a meeting.

**III. Old Business**

A. Public hearing on an application for formal review of a site plan for a trucking terminal and associated site improvements, 15 Rockingham Road, Map 13 Lot 99, Zoned C-II, Alfred, Jr. & Nicole Pittore (Owners) and Pittore Bros. Paving (Applicant) – continued from the September 14, 2022, meeting

Chairman Rugg read the case into the record noting the applicant is requesting a continuance until November 9, 2022.

**J. Butler made a motion to continue the public hearing on an application for formal review of a site plan for a trucking terminal and associated site improvements, 15 Rockingham Road, Map 13 Lot 99, Zoned C-II, Alfred, Jr. & Nicole Pittore (Owners) and Pittore Bros. Paving (Applicant) until November 9, 2022.**

**J. Penta seconded the motion.**

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

Chairman Rugg noted that the application is continued until November 9, 2022, at 7 p.m., and this would be the only formal public notice.

**IV. New Plans/Conceptual – N/A**

**V. Other**

A. Capital Improvement Plan (CIP) workshop

Chairman Rugg reviewed that at the last meeting, Bob Slater, School Board member, would be back this evening to inform the Board on the School Board's meeting regarding the CIP plan. Bob Slater told the Board that they reviewed the CIP plan and the three projects they discussed in depth were Moose Hill 1A, Moose

Hill 1B and the SAU project, as they are in the very near future. He added that the high school would be next according to priority. He noted that the elementary schools can be broken out separately, but those are way beyond the six-year plan. He commented that the School Board agreed with the CIP scoring process on those four projects he spoke about before.

Chairman Rugg asked the Board for questions. J. Penta thanked Bob Slater for bringing this information to the Board. He mentioned that transparency, in his opinion, is how the town should be operating especially with the CIP. He noted that the elementary schools have been marked by the CIP Committee as a three, which means they are desirable projects in the next four to six years, and if the School Board is not going to commit to any elementary projects, he feels the scoring should change. B. Slater voiced his opinion that the elementary schools are way beyond the six-year mark and could possibly be changed to be determined (TBD). J. Penta asked if the Planning Board has the authority to change the scoring from a three to a four. Chairman Rugg replied that the Planning Board does have the authority. A. Kizak explained that all these projects will be revisited next year and will be rescored next year, as all projects are resubmitted every year. J. Penta voiced his understanding, but felt that the elementary school projects are not accurately scored for this CIP plan, and should be scored either a four or five. D. Paul agreed with J. Penta regarding the changing of the scoring for the elementary schools, pointing out that people in the future can understand where the CIP Committee was coming from. She added that breaking out the three elementary schools would be important as well. A. Chiampa commented that she has questions about the high school plan, as residents have objected to improvements in the past. She wondered if they could separate out the wants from the needs and prioritize the most important sections of this, such as structural needs. A. Kizak remarked that her understanding is the project is mostly the needs and not the wants, which was based on the 10-year facilities master plan. She added that this can be discussed further with the School Board and how they will divide up the money. A. Chiampa asked if this included the auditorium. B. Slater replied that the auditorium and the gym are included as well. L. Wiles voiced his agreement with J. Penta to update the scoring for the elementary projects. He went on stating that A. Chiampa brought up a good point with high school projects, and the auditorium and the gym should be looked at separately. J. Knights commented that he believes the high school should be one budget item versus splitting up the projects. R. Fillio asked if full-day kindergarten would be implemented sooner than five years. B. Slater replied that they are still gathering information on full-day kindergarten, noting that public forums will be starting to take place. He explained that Moose Hill Phase 1A is the six classrooms at the end of the corridor, stating that Moose Hill is at maximum capacity right now. He added that if there is any increase in enrollment, they will have to look at adding more portables, which they are trying to avoid. He pointed out that this plan has taken two and a half years to come together. He stated that if Moose Hill Phase 2A happens with full-day kindergarten, the portables will be gone. R. Fillio mentioned that Moose Hill was originally built to have a second floor, but this cannot be used with kindergarten and asked if kindergarten could go anywhere else. B. Slater replied that they have looked at adding kindergarten classrooms to the elementary schools, but this was not recommended.

He commented that the plan they have come up with is the most practical plan right now. J. Butler expressed his opinion that he agrees with J. Penta to change the scoring of the elementary. He said that logistically he agrees with what other Board members have said about the high school. He wondered if the high school should be more of a priority 2 for safety issues.

John Farrell, Town Councilor, addressed the Board. J. Farrell told the Board that he was the Chair of the CIP Committee for 15 years and this is the first year he is not on it. He said that this document was created for transparency, so the residents can see what may be coming for future projects, and also the banks can see their future financial needs. He said that if they were to move this out of the four to six year time period, it takes away the visibility. He recommended not pushing projects down the road based on experience.

Steve Breault, CIP Chair, cautioned breaking the elementary schools apart, as he would think residents would vote on what school their child went to, and this might not be affective. J. Penta asked if all the elementary schools need a scoring of a priority three. S. Breault replied that he was more interested in not breaking out the three elementary schools. J. Penta reiterated that he did not believe the CIP plan has the transparency it needs. He added that the bond issue raised by J. Farrell was a good point. He asked J. Farrell if there was any harm done, if the scoring was changed. J. Farrell replied that in the past if the school submitted any projects to the CIP it lacked in documentation, therefore, they were carried with a scoring of four or five. He went on stating that in this case, the school has invested money and came up with a plan that J. Penta may not agree with, but they gave them a plan that they have never gotten before. He stated that this plan is the best school planning that he has seen in his 15 years on the CIP Committee. J. Penta agreed that this is a great plan, but what he is not seeing is the actual submission form that was used. J. Farrell asked if J. Penta was saying it does not tie together. J. Penta replied that was correct. He wanted to hear about moving the scoring and how it would affect going to the bank for the bond. J. Farrell replied that he would ask Staff for this input. A. Kizak explained that Staff has no control over what is submitted to them on the project forms, noting that they included the presentation on the school projects in the appendix to try and make this more transparent. B. Slater reiterated that the elementary school's construction date of 2028 should be TBD, but this is a document to get the long-range plan out to the community. He noted that this is going to change year to year or a possible emergency situation might change the plan. He mentioned that this is his first time on the CIP Committee and he is not sure if the town has ever seen a project of this magnitude. He said that he believes this is a good start and the School Board had a lot of discussion to come up with their top three projects. J. Penta reviewed the top three School Board projects as follows: Moose Hill 1A, Moose Hill 1B, and the SAU project. B. Slater replied that is correct. J. Penta asked if the elementary school projects could come back as a priority two next year. B. Slater replied that he cannot answer that question with certainty.

**J. Penta made a motion to change the elementary school project from priority three, desirable to a five, needs more research,**

**planning and coordination.**

**A. Chiampa seconded the motion.**

D. Paul remarked that she understands where J. Penta is coming from, but in her opinion, she does not want something to not get fixed if it was all lumped together for the high school project. B. Slater explained that they are not anywhere near that for the high school, so he cannot answer that. He added that the high school is okay right now for safety issues. D. Paul asked for B. Slater to bring her points to whomever needs to hear it. B. Slater replied that he would. A. Chiampa asked if preschool means LEEP and special education in the school document. B. Slater replied that it would be full-day kindergarten students, LEEP and special education. A. Chiampa asked if he meant that regular ability students went to preschool in town. B. Slater replied that it did. Dan Black, Interim Superintendent, explained that LEEP is a half day program, so even if kindergarten was full day, LEEP would only be half day. A. Chiampa asked if children three and four years of age would be going to preschool in town. D. Black replied that the three-year old and four-year old program would stay as is, no matter what happens to the kindergarten program. Chairman Rugg noted that the CIP Committee put a great deal of work into this and the Planning Board usually goes along with their recommendation.

**The motion was granted, 6-2-0.**

Chairman Rugg said that the public hearing will be on November 9, 2022, at 7 p.m. in the Moose Hill Conference Room. He thanked everyone involved for all their hard work.

**B. Site and subdivision regulations workshop**

Chairman Rugg noted that Town Planner Walsh sent these out to the Board after the last meeting. Town Planner Walsh reiterated that these are a number of housekeeping items, such as grammar, spelling and the number of copies that are required for a submission. She noted that the lot line adjustment definition is the most substantive change to the regulations. She asked if anyone had any questions.

Chairman Rugg opened up the discussion to the Board. D. Paul asked the reason why it changed from four copies to two copies. Town Planner Walsh replied that all the additional copies were sent to other departments and now they have electronic. Chairman Rugg noted that this will go to a public hearing as well on November 9, 2022, at 7 p.m. in the Moose Hill Conference room.

**VI. Adjournment**

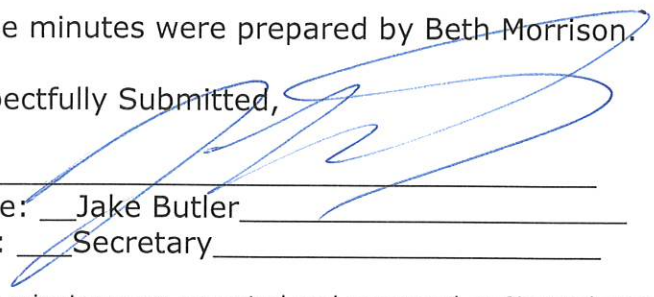
**Member J. Butler made a motion to adjourn the meeting at approximately 7:52 p.m. Seconded by J. Penta.**

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

**The meeting adjourned at approximately 7:52 PM.**

These minutes were prepared by Beth Morrison.

Respectfully Submitted,

  
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Name: Jake Butler  
Title: Secretary

These minutes were accepted and approved on November 2, 2022, by a motion made by A. Sypek and seconded by J. Butler.