

LONDONDERRY, NH PLANNING BOARD MINUTES OF THE SPECIAL MEETING OF MAY 26, 2021, Via a Zoom remote meeting

I. CALL TO ORDER

Members Present via a ZOOM remote meeting: Art Rugg, Chair; Chris Davies, Vice Chair; Al Sypek, Secretary; Jake Butler, Assistant Secretary; Ann Chiampa, member; Jeff Penta, member; Giovanni Verani, Ex-Officio – Town Manager ; Deb Paul, Town Council Ex-officio; Bruce Hallowell, Administrative Official Ex-officio; Roger Fillio; alternate member; Lynn Wiles, alternate member and Jason Knights, alternate member

Also Present: Town Planner Colleen Mailloux; Associate Planner Laura Gandia; Jose' Lovell, Assistant Director of Public Works and Engineering; John Farrell, Town Council Chair; 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.

II. ADMINISTRATIVE BOARD WORK

- A. APPROVAL OF MINUTES: N/A
- B. REGIONAL IMPACT DETERMINATIONS: N/A
- C. Discussion with Town Staff: N/A

III. Old Business

IV. Conceptual Discussions

- A. Conceptual review and non-binding discussion of a proposed Application for design review of a site plan amendment for Block 2 of Woodmont Commons to construct a 19,792 SF two story medical office building, Map 10 Lot 41, Pillsbury Road & Michels Way, Map 10 Lot 41, Zoned C-I & PUD, Woodmont Commons Planned Unit Development, Pillsbury Realty Development, LLC (Owner) and LD 2020 LLC (Applicant)

Chairman Rugg informed the Board that a conceptual discussion is a nonbinding review and comments. He explained that Town Planner Mailloux has reviewed the

documents sent by the applicant and has given the Board an excellent synopsis of the proposal. Chris Nickerson, on behalf of Derry Medical, addressed the Board. C. Nickerson told the Board that the memo that was prepared for staff was in regard to block type, lot type, building type, the allowable uses for the site and a high level landscaping analysis. He thanked the Board for holding a special meeting this evening and staff for their time and effort. He noted that they have gone through several architectural variants and several site selections with the hope to get some general information from the Board this evening in relation to the building layout, landscaping and architectural selection.

Chairman Rugg asked the Board for their input. He asked for the renderings to be put up on the computer screen for the Board to review. Jeff Kevan, P.E., from TF Moran Inc., 48 Constitution Drive, Bedford, NH, addressed the Board. J. Kevan reviewed the proposed layout on the screen with the Board. He said that there are two previously approved buildings, specifically Building 201 and Building 202, which have frontage on Main Street. He went on noting that Building 201 is a two-story building with retail and office use and Building 202 is a one-story retail use. He explained that they are proposing running a two-foot wall with some columns and a black decorative fence that would give a total of six-feet in height that would run off the corners of the building, which would help to screen the parking lot. He pointed out that they have placed small half-circles along the proposed wall to place a curbed sitting area inside. L. Wiles asked if J. Kevan was representing the applicant or Pillsbury Realty this evening. J. Kevan replied that he is representing the applicant. L. Wiles asked if there was anyone from Pillsbury Realty at the meeting this evening. Ari Pollack, Esq., from Gallagher, Callahan & Gartrell, PC, 214 North Street, Concord, NH, addressed the Board. L. Wiles asked how this proposal fits into the Woodmont Commons development as a whole. A. Pollack replied that they are excited about having a medical facility into the Woodmont Commons development. He said that the proposal the Board has in front of them this evening is certainly acceptable to Pillsbury Realty. C. Davies said that he has no questions, as the staff memo really helped piece this together. A. Sypek echoed C. Davies comments. J. Butler said that he thinks the layout is fine. He asked A. Pollack if there were proposals for businesses in the other two buildings along Main Street. A. Pollack replied that they do not have anything immediately, but noted that there is a lot happening around this particular pad that is consistent with the PUD. A. Chiampa voiced her concern that she is worried about setting a precedent in the development by granting a variance for the parking. She mentioned that she worked on the PUD Master Plan and does not think that this fits into what was originally planned, especially along Michels Way. She asked if there are other projects lined up on Michels Way or Main Street. A. Pollack replied that he does not believe they need a variance for the parking this evening, as the conceptual proposal tonight complies with the PUD Master Plan. He stated that other uses are all over the project, noting they are close to agreements along Michels Way, Pillsbury Road and Main Street. He added that they always have the intention of sticking to the PUD Master Plan and feel that they are compliant with tonight's proposal. A. Chiampa commented that at the last meeting, it was stated that they would have to come back for a variance for the parking on the side of the building. A. Pollack replied that there was the question if the applicant was complying with

the PUD Master Plan at the last meeting, which has been found to be in compliance from staff, so no special relief is required. Town Planner Mailloux clarified that they demonstrate compliance with block type, lot type, building type and use analysis. G. Verani thanked staff for the excellent memo and said that the elevations look attractive. D. Paul asked about ambulance drop off. J. Kevan replied that the ambulance drop off would be on the left hand side of the building. B. Hallowell said that he is very happy with the presentation. J. Knights asked if the median along Michels Way would get filled in to prevent people from taking U-turns. J. Kevan responded that they would talk to staff about this and if it needs to be filled in, they will. John Farrell, Town Council Chair, addressed the Board. J. Farrell commented that he led the negotiations at the direction of the Town Council for the Woodmont agreement, along with the Town Attorney and Ari Pollack. He noted that he believes this is in the spirit of the agreement as these are the types of things that they want to see in Woodmont. A. Chiampa asked about parking standards in flex block and read from her copy of the PUD Master Plan stating "except for subareas WC-1-GL, WC-12 and on side streets surface parking lots should generally not abut any streets other than the lane and should generally be located behind buildings." She said that she has an issue as the parking is not behind the buildings. Town Planner Mailloux pointed out that in the PUD Master plan the wording stating that "parking shall generally be located behind the building" with the exception of WC-1-GL, WC-12 and flex blocks. She explained that they have demonstrated they meet the requirements of a flex block; therefore, they are exempt from the strict requirement that parking must be located behind the building. A. Chiampa stated that in her copy, it does not read flex block after WC-12, but instead side streets, which is on page 145 regarding off-street loading and parking standards of the PUD Master Plan. Town Planner Mailloux said that page 147 of the PUD Master Plan is regarding off-street parking and loading standards in her copy. She asked A. Chiampa what version of the PUD Master Plan she is reading from. A. Chiampa replied that her copy has a date of August 2013. Town Planner Mailloux clarified that the final PUD Master Plan has a date of September 2013. A. Chiampa asked if she could get a copy of the final PUD Master Plan. Town Planner Mailloux replied that she would print copies of the final PUD Master Plan and leave them in the Planning Department for any Board member that needs one.

Chairman Rugg asked for the architectural and landscaping discussion to begin. C. Nickerson reviewed a rendering on the screen with the Board. He noted that the building is the same footprint, but the tweaks were made with the materials. He noted that they tried to incorporate much more of a masonry feature on the building. He stated that they have added brick on the building, some glass and switched out the window type to comply with a flex building. He mentioned that they have two distinct entrances, with one on Main Street, which will be the common atrium entrance, and another on Governor Bell, which would be for patient drop off. J. Kevan reviewed the other views of the building with the Board. C. Davies asked if the wall and landscaping had not been included in the renderings. J. Kevan replied that was correct as they wanted to show the building to the Board noting where the proposed landscaping would be located. A. Sypek asked if staff can comment on if the architectural guidelines have been met. Town Planner Mailloux replied that based upon the information they have; the standards and

guidelines have been met. J. Butler thanked the applicant for getting this information to the Board to make sure that this is done right. He commented that it has a true New England feel with some modern design as well. He asked if the brick color would match the other buildings in Woodmont. C. Nickerson replied that they would utilize most of the pallet that is already on Main Street to keep consistency. J. Penta asked if there are going to be bike racks. Town Planner Mailloux replied that those would be included in the plan and would check to make sure it would. A. Chiampa asked about the material over the doors. C. Nickerson replied that is aluminum composite material (ACM), which is essentially a metal cladding. He noted that they are going to bring the materials to the Heritage Commission meeting tomorrow. He added that if A. Chiampa wanted to see what this looks like on a building, she could go to 15 Tsienneto Drive, Derry, NH. A. Chiampa asked if the red color of the metal in the windows could be changed to something more muted, such as black or white. C. Nickerson replied that is what they are here for tonight as far as feedback from the Board. A. Chiampa asked if the applicant would consider a bench or two at the entrances for people using the facility when they are waiting for a ride. C. Nickerson replied that they have benches both inside and outside the entrances for this reason. She asked if the fence is six-feet high and what it is made of. J. Kevan replied that the thought is to create a two-foot brick area with a four-foot black decorative fence on top of this for six-foot height in total. He noted that there is about 20-feet from the walkway to the fence, which would be screened. Chairman Rugg informed the public that the Heritage Commission meeting is going to be tomorrow night at 7 p.m. at the Cable Studio and she can attend if she would like. A. Chiampa asked where the applicant would be on the Heritage Commission's agenda. Chairman Rugg replied that he did not have the agenda at this disposal right now, but to check with Associate Planner Gandia. G. Verani asked if the HVAC units will be visible on the roof. C. Nickerson replied that they will be disguised. G. Verani asked if there was anything at ground level, such as an MRI machine that they are not seeing tonight. C. Nickerson replied that he does not know the needs for a ground mount building transformer or if this is provided on site, but all the other equipment is located on the roof. G. Verani asked if they would need to bring in an MRI trailer at this site. C. Nickerson responded that this facility would only be designed for fixed equipment. G. Verani asked why they did not go in front of the building with the fencing, as he really thinks it makes the site look very good. J. Kevan replied that they do not want to take away from the front of the building. D. Paul asked if they have thought about putting up solar panels on the roof. C. Nickerson replied that they are always looking into this, but could not commit to this today. D. Paul asked if there would be any lighting on the building. C. Nickerson replied that they have not gotten quite into that level of design, but will comply with the PUD. D. Paul asked if there are going to be entrance cuts around the proposed seating area along the fence. J. Kevan replied that they have also not gotten to this level of detail and will look at leaving a break in the wall. B. Hallowell voiced his opinion that he likes the red around the windows as it accentuates the building. R. Fillio stated that he also likes the red around the windows. L. Wiles commented that in general he likes the project and also likes the red around the windows. Chairman Rugg thanked staff for all their hard work on getting this together so quickly. A. Pollack echoed that Pillsbury also appreciates the work that has been done by staff. J. Butler said that

they are looking to match the buildings on Main Street and would like to see more traditional red brick and gave some examples of traditional red bricks in town. C. Nickerson said that it was well noted and he appreciated the input.

Chairman Rugg asked if there was anyone in the public and there was none.

Chairman Rugg asked if the applicant had any other questions. C. Nickerson commented that he got the feedback that they were looking for from the Board and would ask the Heritage Commission about the red color in the window tomorrow. B. Hallowell asked if they would have a standby generator. C. Nickerson replied that they are still evaluating this. L. Gandia said that the applicant is the first on the agenda for the Heritage Commission meeting tomorrow.

V. Other

VI. Adjournment


Member C. Davies made a motion to adjourn the meeting at approximately 8:18 p.m. Seconded by J. Butler .

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

The meeting adjourned at approximately 8:18 PM.

These minutes were prepared by Beth Morrison.

Respectfully Submitted,



Name: Allen Sypek
Title: Secretary

These minutes were accepted and approved on July 7, 2021, by a motion made by A. Sypek and seconded by L. Wilk.