Heritage Commission Meeting Minutes
Londonderry, New Hampshire
November 21, 2019

I. The meeting was called to order at 7 p.m. In attendance: Chairman Krystopher Kenney; Vice Chairman Art Rugg, Commissioners, Victoria Gorveatt and Sue Joudrey, Alternate Commissioner Jason Knights, and Associate Planner Laura Gandia.

Chair Kenney appointed Alternate Commissioner Jason Knights to vote for Commissioner David Colglazier.

II. Vice-Chairman Rugg moved and Alternate Commissioner Knights seconded a motion to approve the minutes of the September 26, 2019 meeting minutes. The motion was granted, 4-0-1.

III. Design/Formal Review Applications:

A. Application for design review of a site plan for a gas station and convenience store with drive through, and a bank with a drive through, 174 Rockingham Road (Map 15 Lot 61, Zoned C-II & RTE 28 POD) and 178 Rockingham Road (Map 15 Lot 61-7, Zoned C-II & RTE 28 POD), 2V Londonderry, LLC (Owners and Applicant)

Jeff Kevan, TFMoran, 48 Constitution Drive, Bedford, New Hampshire and Alex Vailas, owner, appeared before the Commission. J. Kevan described the site with its wetlands, driveway locations, etc. and stated that he is here on a preliminary basis recognizing that he will need to return with more information. At this point, he was hoping to obtain some input from the Commission on building design, material and color. He provided the Commission with a list of proposed plantings, proposed architectural renderings pointing out that these renderings are subject to change depending on which tenants are acquired and any branding required by those tenants. A. Vailas offered suggestions for materials for the building such as barn board, corrugated materials and materials that would reflect a rustic/colonial type of décor. A. Rugg favored the old barn style and expressed concerns over the look of the canopy preferring to have it of a colonial style with peaked roofs. K. Keeney also expressed the same desire pointing out that the site should encompass a small town feel and questioned the location and screening of the roof equipment. V. Gorveatt expressed concern over the competing styles between the gas station and the bank and how the two buildings should complement each other and have a colonial feel. The consensus of the commissioners were to have the site appear as a little village and favored the look and feel of the renderings presented at the meeting. J. Knights asked for signage details and J. Kevan stated that he would have those at the next meeting. K. Kenney also asked for al lighting plan. J. Kevan briefly described the lighting of consisting of 20 ft. poles. K. Kenney asked that lilacs be incorporated into the
landscaping plan. A. Vailas briefly discussed the possibility of the bank being finished with brick and clapboard.

J. Knights made a motion that the review be continued until January 23, 2020 and the applicant return with the requested materials as outlined on the DRC comment review sheet. A. Rugg seconded the motion. The motion was granted, 5-0-0.

B. Application for design review for the construction of an accessory outbuilding and associated site improvements, 11 Liberty Drive, Map 16 Lot 60-9, Zoned IND-II, AmeriGas Propane, LP (Owner & Applicant)

Michael Malynowski, P.E., Allen & Major, Associates, Inc., 400 Harvey Road, Manchester, NH addressed the Commission. He briefly described the project which consists of replacing an elevated loading dock with a cross dock/metal building. He noted that there are some storage areas that need to be cleaned up and materials removed from buffers on the property which will happen as part of the site plan review process. He stated that the building will be enclosed on three side and open on the fourth to allow the propane trucks to back in and load/unload tanks and to provide service to those tanks. He noted that the proposed building is about 300 feet from the road and will be a brown color. The commissioners had no concerns with the project as presented and K. Kenney stated that the application was accepted as presented.

IV. Staff Reports:

A. Application for design review of a subdivision plan for a lot line adjustment between 174 Rockingham Road (Map 15 Lot 61, Zoned C-II & RTE 28 POD) and 178 Rockingham Road (Map 15 Lot 61-7, Zoned C-II & RTE 28 POD), 2V Londonderry, LLC (Owners and Applicant)

Associate Planner L. Gandia reviewed the lot line adjustment and consolidation plan with the Commission and there were no objections.

B. Application for design review of a condominium conversion at 53 Chase Road, Map 1 Lot 74, Zoned AR-1, Tyler Builders, Inc. (Owner & Applicant)

Associate Planner L. Gandia reviewed the conversion of an existing duplex to a condominium with the Commission and there were no objections.

V. Other business: New Hampshire Division of Historical Resources Intent to Apply
The Commission reviewed the intent to apply application and will proceed with filing it with the NH Division of Historical Resources for a priority one grant for a historical survey/inventory of properties in Town.

The Commission also discussed the Town annual report, the demolition delay hearing scheduled for November 26, 2019 and the new land use board which was created by statute with the passing of the state budget.

VI. Public input - None

VII. Adjournment - Vice-Chairman Rugg moved and Commissioner Gorveatt seconded a motion to adjourn. The motion carried 5-0-0 at 8:15 PM.

These minutes were prepared by Laura Gandia, Associate Planner.