

**LONDONDERRY, NH PLANNING BOARD
MINUTES OF THE MEETING OF JANUARY 10, 2024
AT THE MOOSE HILL COUNCIL CHAMBERS**

Meeting Link: <http://173.166.17.35/CablecastPublicSite/show/12480?channel=4>

Members Present: Art Rugg, Chair; Jake Butler, Secretary; Lynn Wiles, Assistant Secretary; Ann Chiampa, member; Jeff Penta, member; Giovanni Verani, ex-officio; Tony DeFrancesco, alternate member; Roger Fillio, alternate member; Jason Knights, alternate member

Also Present: Kellie Caron, Assistant Town Manager/Director of Economic Development; John Trottier, Director of Engineering & Environmental Services

I. CALL TO ORDER

Chair Rugg called the meeting to order at 7:00 p.m., explained the exit and emergency procedures, and began with the Pledge of Allegiance. T. DeFrancesco was appointed to vote for A. Sypek.

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES

Member J. Butler made a motion to approve the minutes of January 3, 2024, as presented.

J. Penta seconded the motion.

The motion was granted, 7-0-0. The Chair voted in the affirmative.

B. REGIONAL IMPACT DETERMINATIONS

There were no developments of regional impact.

C. DISCUSSION WITH TOWN STAFF

Town Staff had no comments.

III. OLD BUSINESS

IV. NEW PLANS/CONCEPTUAL PLANS

A. Public hearing on an application for formal review of a site plan to construct a 58,432 square foot warehouse and storage facility and associated site improvements, 88A Harvey Road (Planeview Drive), Map

14, Lot 17, Zoned IND-II, Patriot Holdings, LLC (Applicant) and VAB Properties, LLC (Owner). Continued from December 13, 2023.

Chair Rugg announced a continuance has been requested to February 14, 2024.

Member J. Butler moved to continue the public hearing on an application for formal review of a site plan to construct a 58,432 square foot warehouse and storage facility and associated site improvements, 88A Harvey Road (Planeview Drive), Map 14, Lot 17, Zoned IND-II, Patriot Holdings, LLC (Applicant) and VAB Properties, LLC (Owner) to February 14, 2024.

L. Wiles seconded the motion.

The motion was granted, 7-0-0. The Chair voted in the affirmative.

Chair Rugg announced a continuance has been granted to February 14, 2024. This is the only public notice of this hearing.

G. Verani recused himself from the following discussions.

- B. Public hearing on an application for formal review of a site plan and conditional use permit for 130 town houses and associated site improvements at 71 Perkins Road (Map 15 Lot 51, Zoned MUC), 171 Rockingham Road (Map 15 Lot 59, Zoned MUC), 179 Rockingham Road (Map 15 Lot 60, Zoned MUC), 175 Rockingham Road (Map 15 Lot 60-2, Zoned MUC) and 191 Rockingham Road (Map 15 Lot 64, Zoned MUC), Jean Gagnon (Owner & Applicant). Continued from December 13, 2023.

Jason Lopez of Keach-Nordstrom Associates appeared before the Board to present an update on this application. They have addressed the issues noted in the staff report. They have submitted the traffic summary, a revised landscape plan, and updated architectural renderings. He reviewed the changes made to the landscape plan. J. Butler requested a species replacement from white pine to Serbian or Norway spruce, and J. Lopez will investigate this.

J. Lopez reviewed the architectural renderings and noted belly band trim, additional dormers, and stairs from the decks were added as requested. The Board thanked him for the aesthetic improvements.

J. Lopez reviewed the traffic summary, which reviewed improvements needed to intersections in the area, replacement and improvement of signs, and vegetation cutting. L. Wiles noted the presence of trees blocking the sightline distance at the northwest corner of the intersection

of Bartley Hill Road and Perkins Road. J. Lopez said they will be clearing trees in the right-of-way and asked J. Trottier for assistance working with the property owner for any trees located on private property. J. Trottier said he believes there is additional right-of-way in this location. L. Wiles suggested replanting trees on private property outside of the right-of-way, if any trees are removed. J. Lopez said planting on abutting properties incurs the responsibility of maintenance and replacement of dead trees, and he is loathe to place this burden on the developer. J. Butler noted the landowner should be responsible for maintaining any trees planted outside the right-of-way on their property.

Chair Rugg asked for Staff comment.

J. Trottier asked if revised plans had been submitted and J. Lopez clarified that the plans reviewed at this meeting have been submitted. J. Lopez agreed they had no verbal responses to the Staff comments. J. Trottier noted the landscaping added to the inside of Vista Ridge cannot be put into a slope easement. J. Lopez said they are outside the easement.

J. Trottier asked if there will be additional work done on the exterior of the pump station. J. Lopez explained it is all internal work. He noted a dividing valve near the Vista West entrance will need to be relocated.

J. Trottier asked about the sprinklers and the road width. Division Chief Brian Johnson explained the NFPA allowance to choose either a 28-foot wide roadway or to install sprinklers. J. Lopez said Vista West will need sprinklers, as there is only one point of access for emergency equipment. Vista East does not need sprinklers, as there are two points of access for emergency equipment.

Chair Rugg asked for public input.

Donald Turner, 16 Crestview Circle, asked to respond to a comment directed toward him at the December 13, 2023, meeting by Mr. Lopez. Chair Rugg noted comments should be directed to the site plan review, not the engineer.

There being no further public input, Chair Rugg closed public comment.

Member J. Butler moved to grant conditional approval of the site plan for 130 town houses and associated site improvements at 71 Perkins Road (Map 15 Lot 51, Zoned MUC), 171 Rockingham Road (Map 15 Lot 59, Zoned MUC), 179 Rockingham Road (Map 15 Lot 60, Zoned MUC), 175 Rockingham Road (Map 15 Lot 60-2, Zoned MUC) and 191 Rockingham Road (Map 15 Lot 64, Zoned MUC), Jean Gagnon (Owner & Applicant) in accordance with the plans prepared by

Keach-Nordstrom Associates, Inc., dated August 12, 2022, last revised August 29, 2023, with the precedent conditions to be fulfilled within two years and prior to plan signature and in general and subsequent conditions of approval to be fulfilled as noted in the Staff Recommendation Memorandum dated December 13, 2023, with the condition to change white pine to either a Serbian or a Norway spruce, and to work with the property owner on Bartley Hill regarding any potential replacement of vegetation.

L. Wiles seconded the motion.

The motion was granted, 6-0-0, with G. Verani recused. The Chair voted in the affirmative.

- C. Public hearing on an application for formal review of a site plan and conditional use permit to construct a 12,000 square foot medical building and a 3,000 square foot bank and associated site improvements. Map 15, Lot 60-2, zoned MUC, Jean Gagnon (owner), Bill Greiner (applicant). Continued from December 13, 2023.

Sam Foisie of Meridian Land Services, Inc., Jason Plourde of VHB, and Bill Greiner (applicant/developer) appeared before the Board to address concerns raised in the December 2023 Board meeting, including traffic generation, construction of the bank, and emergency equipment access.

S. Foisie distributed samples of the exterior materials to illustrate the colors being proposed for the bank. He reviewed the two phases of the project, noting if there is no tenant for the bank, it will be built separately. They have met with the Heritage Commission to discuss the architecture, landscaping, and signage. He said the landscaping is code compliant and appropriate.

He said the plans are compliant with Fire Department fire hydrant requirements, canopy heights, and emergency equipment access. Division Chief Johnson noted a concern regarding the 10-foot width of the road at the bank. He said attempting to drive a 10-foot fire truck down a 10-foot road with granite curbs could damage the tires, which are over \$1,000 each. He requested the road be widened to 12 feet. S. Foisie agreed and said there are no curbs on the road currently. J. Butler asked S. Foisie to confirm with District Chief Johnson that the modeling used can handle the Town's longest truck and he agreed to do so. K. Caron noted she will add this to the conditions of approval.

J. Plourde explained that the potential Phase 2 development was included in the traffic study he presented previously. He said no additional improvements would be required, if there is a wash on traffic volumes. He noted the proposed development for Phase 2, which includes a

medical office space and bank, differs from the original development, which included a retail plaza and drive-thru fast-food restaurant.

He shared the results of the current traffic evaluation, stating the change in traffic between the two proposed developments should be negligible. He noted the Town will have to apply to the DOT for the increase in traffic from the local roadway system onto the state highway system as part of a driveway permit application, even though there will not be a driveway on the state highway system.

Chair Rugg asked for Staff comment.

J. Trottier said they have not received revised plans. He noted concerns regarding fire/emergency access to the site and cue lengths. J. Plourde clarified the cue lengths.

K. Caron said the Board granted a waiver regarding the bank renderings, so the applicant has to meet with the Heritage Commission and the Board again, when the renderings are ready to be presented.

Chair Rugg asked for Board comment. Members expressed concern regarding the turning radiuses, the width of the lanes, and the length of parking spaces. J. Butler repeated his earlier concerns regarding emergency equipment access. He asked if the three islands could be changed from raised structures to a rollover curb to avoid issues with the emergency equipment. He also asked that the trees in the island be relocated.

Chair Rugg asked for public comment; there was none. Chair Rugg closed public comment.

Member J. Butler moved to grant conditional approval of a 12,000 square foot medical building and a 3,000 square foot bank and associated site improvements. Map 15, Lot 60-2, zoned MUC, Jean Gagnon (owner), Bill Greiner (applicant) in accordance with the plans prepared by Meridian Land Services dated July 13, 2023, last revised November 16, 2023, adding the conditions that were discussed regarding a study that satisfies the Fire Department with the appropriate-sized truck, adjusting the islands, relocating any trees that need to be removed from the islands, and increasing the road width from 10 feet to 12 feet on the back side of the bank.

L. Wiles seconded the motion.

The motion was granted, 6-0-0, with G. Verani recused. The Chair voted in the affirmative.

G. Verani returned to the discussion.

V. OTHER BUSINESS

K. Caron noted that adjusted rules of procedures would be reviewed at the next Board meeting.

Chair Rugg announced:

- Sylvia from the Southern New Hampshire Planning Commission will review the SNHPC housing needs assessment at the February 14, 2024, Board meeting.
- J. Trotter will present the long-term facility plan to the Board at some point in the future.
- Election of officers will occur on March 6, 2024.

VI. COMMENTS FROM THE BOARD

VII. ADJOURNMENT

Member J. Butler made a motion to adjourn the meeting.

L. Wiles seconded the motion.

The motion was granted, 7-0-0.

The meeting adjourned at approximately 8:13 p.m.

These minutes were prepared by Beth Hanggeli.

Respectfully submitted,

Name: Jake Butler

Title: Secretary

These minutes were accepted and approved on 2/14/24 by a motion made by Jake Butler and seconded by Lynn Wiles