



Town of Londonderry Planning Board
268B Mammoth Road - Moose Hill Conference
Agenda
April 1, 2026
7:00 p.m.

I. Call to Order

II. Administrative Board Work

- A. Approval of Minutes
- B. Regional Impact Determinations
- C. Discussions with Town Staff

III. Old Business

- A. Public hearing for an application for formal review of a subdivision of Map 10 Lot 41 to create a new 12- acre lot on Pillsbury and Gilcreast Road. 15 Pillsbury Road, Map 10, Lot 41 zoned Agricultural Residential (AR-1) and Woodmont Commons Planned Unit Development (PUD). Procopio Companies (Applicant) & Pillsbury Realty Development, LLC (Owner).

(Continued from December 3, 2025, January 7, 2026, and April 1, 2026)
Applicant has requested continuance to April 8, 2026

Documents:

[15 Pillsbury Rd Proposed Subdivision Application and Checklist_Redacted.pdf](#)
[15 Pillsbury Subdiv - Endorsed.pdf](#)

- B. Public hearing for an application for formal review of a site plan and conditional use permit for 250 single family cottage court style dwellings along with associated site improvements. 36 Pillsbury Road (Map 10, Lot 42) zoned Agricultural Residential (AR-1) and Woodmont Commons Planned Unit Development (PUD). Procopio Companies (Applicant) & Pillsbury Realty Development, LLC (Owner). Public hearing for an application for formal review of a site plan and conditional use permit for 250 single family cottage court style dwellings along with associated site improvements. 36 Pillsbury Road (Map 10, Lot 42) zoned Agricultural Residential (AR-1) and Woodmont Commons Planned Unit Development (PUD). Procopio Companies (Applicant) & Pillsbury Realty Development, LLC (Owner).

**(Continued from December 3, 2025, January 7, 2026, and April 1, 2026)
Applicant has requested continuance to April 8, 2026**

Documents:

[Thornton Hill - Site Plan Review Set - Planning Board Submission.pdf](#)
[Thornton Hill - Site Plan - Drainage Report - Planning Board Submission.pdf](#)
[Thornton Hill - Site Plan Application and Checklist_Redacted.pdf](#)

- C. Public hearing on an application for a formal review of a site plan to construct 60 single family condominiums along with associated site plan improvements. 44 Pillsbury Road (Map 10, Lot 15) Zoned Woodmont Commons PUD (PUD-1) and Agricultural Residential (AR-1), Pillsbury Realty Development, LLC (owner) and Procopio Enterprises, Inc. (applicant).

**(Continued from March 4, 2026 and April 1, 2026) Applicant has
requested continuance to April 8, 2026**

Documents:

[Rosecrans Drive - 44 Pillsbury - Site Plans.pdf](#)
[Rosecrans Drive - 44 Pillsbury - Sewer Calculations.pdf](#)

IV. New Plans/Conceptual Plans

- A. Public hearing of an application for a formal review of a site plan for a retail car dealership and associated site improvements in the Commercial II (C-II) Zoning District. 6 Dickey Street, Tax Map 10, Lot 109, Leon & Tamara Lampes (Owner/Applicant).

Documents:

[6 dickey st plan set.pdf](#)
[6 dickey st Stormwater Report_R1 \(1\).pdf](#)

- B. Public hearing of an application for a formal review of a site plan and conditional use permit for a 12-unit townhome development and associated site improvements, and a condominium conversion permit, lot consolidation and a conditional use permit for 1,400 square feet of wetland buffer impact in the Commercial II (C-II) District. 3 Page Road, Tax Map 15, Lot 235, Page Rock, LLC (Owner/Applicant).

Documents:

[Page Rock Traffic Impact Analysis.pdf](#)
[Page Rock Site Plan.pdf](#)
[Page Rock Stormwater Management Report.pdf](#)

- C. Public hearing of an application for formal review of a site plan and conditional use permit for a 12-unit townhome development and associated site improvements, a condominium conversion permit, and a conditional use permit for 1,522 square feet of wetland buffer impact in the Commercial II (C-II) District. 295 Rockingham Road, Tax Map 17, Lot 25, Page Rock, LLC

(Owner/Applicant).

Documents:

[Rock Road Architectural Plans.pdf](#)
[Rock Road Site Plan.pdf](#)
[Rock Road Stormwater Management Report.pdf](#)
[Rock Road Traffic Impact Analysis.pdf](#)

- D. Non-binding review and discussion will be conducted in accordance with RSA 674:54 regarding a proposed governmental land use project. The project consists of the construction of a 5,000-square-foot addition and associated parking expansion to the existing Town Hall (SAU 25), as well as a 5,300-square-foot addition to the Police Department impound storage area. Additional site improvements include stormwater management upgrades, installation of sidewalks, and ADA accessibility enhancements. The proposal further includes a request for a Conditional Use Permit for permanent wetland impacts totaling 5,614 square feet and temporary wetland impacts totaling 916 square feet. 268B Mammoth Road, Map 9 Lot 45, Zoned AR-1, Town of Londonderry (Owner/Applicant)

Documents:

[6-12434-04 Drainage Memo_2026-03-12.pdf](#)
[7c-Aerial Overview.pdf](#)
[7a-Conditional Use Permit Application - CO District - Form A \(PDF\).pdf](#)
[7b-CUP Narrative_revised.pdf](#)
[4-12434-03 SAU25_SitePlans_2026-03-12.pdf](#)
[SAU Staff Memo_04.01.26.pdf](#)

V. Other Business

- A. Woodmont PUD Annual Update

Documents:

[WM Annual Update Memo_04.01.26.pdf](#)

VI. Adjournment