



Town of Londonderry, New Hampshire

Planning & Economic Development Department 603-432-1100
268B Mammoth Road 603-432-1128
Town Hall – 2nd Floor www.londonderrynh.org

Planning – Zoning – Economic Development – Conservation

MEMORANDUM

TO: Planning Board

FROM: Kristan Farr, Town Planner

DATE: March 11, 2026

RE: The Planning Board will hold a public hearing on an application for formal review of a subdivision to subdivide one parcel into two. The property is located at 162 Litchfield Road (Map 14 Lot 39). Zoned Gateway Business (GB), PurposeEnergy-Londonderry, LLC (applicant), Nicholas F Codner Trust 2012 (owner).

The application before the Board is a proposal to subdivide one lot (162 Litchfield Road) into two lots. The proposed lot located to the north in close proximity to N. Wentworth Ave, is intended to be used to construct an organic waste processing facility along with associated site improvements which is under separate site plan application. The property is located at 162 Litchfield, in close proximity to Stonyfield Farm. The Board will need to consider action on completeness, waiver requests, and the subdivision plan application.

Completeness: There are seven outstanding checklist items. The applicant has also submitted waivers for some of these items. If the Board decides to accept the application as complete, these items should be waived for ***acceptance only***.

1. Checklist item X.3
The Applicant has not provided a stormwater analysis/report per section 3.08 of the Subdivision Regulations and item X.3 of the Subdivision Application & Checklist for the off-site improvements necessary for the extension of North Wentworth Avenue to the proposed new lot and to demonstrate the proposed improvements comply with section 3.08.A of no increase in runoff. *The Applicant has submitted a written waiver request for this requirement for Planning Board consideration.*
2. Checklist item X.1
The Applicant's submission does not include a Topographic/High Intensity Soil Survey (HISS) or lot sizing calculations per sections 3.10 and 4.17 of the Subdivision Regulations and item VI.33 and X.1 of the Subdivision Application & Checklist. *The Applicant has submitted a written waiver request for this requirement for Planning Board consideration.*

3. Checklist item V.14
The Applicant's revised plans do not indicate the proposed monuments for the limits of the CO District and the associated buffers on the plans per sections 3.02.C and 4.12.c.14 of the regulations and item V.14 of the checklist. *The Applicant has submitted a written waiver request for this requirement to provide only some of the monuments for Planning Board consideration.*
4. Checklist item VII.2.a
The revised submission is now absent of the information relative to the proposed sewer line to serve the proposed new lot at the end of North Wentworth Avenue per sections 3.07 and 4.16.B.2 of the Subdivision Regulation and items VII.2.a and b of the checklist and is incomplete. In addition, the revised plan set is absent of the appropriate construction details for the proposed sewer utilities per sections, 4.16.B.2 and 4.16.D.13-18 of the Subdivision Regulation and items VII.2.b and VIII.13-18 of the checklist. *The Applicant has submitted a written waiver request for these requirements for Planning Board Consideration.*
5. Checklist item VII.2.c
The revised submission is now absent of the proposed water line to serve the proposed new lot at the end of North Wentworth Avenue per sections 3.06 and 4.16.B.3 and 4 of the Subdivision Regulation and items VII.2. c and d of the checklist and is incomplete. In addition, the revised plan set is absent of the appropriate construction details for the proposed water utilities per sections, 4.16.B. 4 and 4.16.D.19-22 of the Subdivision Regulation and items VII.2.d and VIII.19-22 of the checklist. *The Applicant has submitted a written waiver request for these requirements for Planning Board Consideration.*
6. Checklist item VII.2.e,f,g
The revised submission is now absent of the proposed electric, communications and gas utilities to serve the proposed new lot at the end of North Wentworth Avenue per sections 3.05 and 4.16.B.5, 6, and 7 of the Subdivision Regulation and items VII.2. e, f, and g of the checklist and is incomplete. In addition, the revised plan set is absent of the appropriate construction details for the proposed utilities per sections, 4.16.B.6 and 7 and 4.16.D.13 of the Subdivision Regulation and items VII.2.f and g and VIII.13 of the checklist. *The Applicant has submitted a written waiver request for these requirements for Planning Board Consideration.*
7. Checklist item VII.1.f ; VII.3.a.11
The Applicant's revised submission does not include a driveway to serve the proposed new lot at the end of North Wentworth Avenue per section 3.09.F, 4.16.A.6 and 4.16.C.1.xi. of the Subdivision Regulation and items VII.1.f and VII.3.a.11 of the checklist and is incomplete.

Waivers:

1. LSPR 3.08 relating to stormwater analysis report.
The Applicant has not provided a stormwater analysis/report per section 3.08 of the Subdivision Regulations and item X.3 of the Subdivision Application & Checklist for the off-site improvements necessary for the extension of North Wentworth Avenue to the proposed new lot and to demonstrate the proposed improvements comply with section 3.08.A of no increase in runoff. The Applicant has submitted a written waiver request for this requirement for Planning Board consideration.
2. LSPR 3.10 and 4/17 relating to HISS/ TOPO

The Applicant's submission does not include a Topographic/High Intensity Soil Survey (HISS) or lot sizing calculations per sections 3.10 and 4.17 of the Subdivision Regulations and item VI.33 and X.1 of the Subdivision Application & Checklist. The Applicant has submitted a written waiver request for this requirement for Planning Board consideration.

3. LSPR 3.02.C and 4.12.c.14 relating to monumentation in the CO District
The Applicant's revised plans do not indicate the proposed monuments for the limits of the CO District and the associated buffers on the plans per sections 3.02.C and 4.12.c.14 of the regulations and item V.14 of the checklist. The Applicant has submitted a written waiver request for this requirement to provide only some of the monuments for Planning Board consideration.
4. LSPR 4.16.B.2 relating to sewer utilities
The revised submission is now absent of the information relative to the proposed sewer line to serve the proposed new lot at the end of North Wentworth Avenue per sections 3.07 and 4.16.B.2 of the Subdivision Regulation and items VII.2.a and b of the checklist and is incomplete. In addition, the revised plan set is absent of the appropriate construction details for the proposed sewer utilities per sections, 4.16.B.2 and 4.16.D.13-18 of the Subdivision Regulation and items VII.2.b and VIII.13-18 of the checklist. The Applicant has submitted a written waiver request for these requirements for Planning Board Consideration.
5. LSPR 4.16.B.3-4 relating to water utilities details
The revised submission is now absent of the proposed water line to serve the proposed new lot at the end of North Wentworth Avenue per sections 3.06 and 4.16.B.3 and 4 of the Subdivision Regulation and items VII.2. c and d of the checklist and is incomplete. In addition, the revised plan set is absent of the appropriate construction details for the proposed water utilities per sections, 4.16.B. 4 and 4.16.D.19-22 of the Subdivision Regulation and items VII.2.d and VIII.19-22 of the checklist. The Applicant has submitted a written waiver request for these requirements for Planning Board Consideration.
6. LSPR 4.16.B.6-7 relating to construction details for proposed utilities
The revised submission is now absent of the proposed electric, communications and gas utilities to serve the proposed new lot at the end of North Wentworth Avenue per sections 3.05 and 4.16.B.5, 6, and 7 of the Subdivision Regulation and items VII.2. e, f, and g of the checklist and is incomplete. In addition, the revised plan set is absent of the appropriate construction details for the proposed utilities per sections, 4.16.B.6 and 7 and 4.16.D.13 of the Subdivision Regulation and items VII.2.f and g and VIII.13 of the checklist. The Applicant has submitted a written waiver request for these requirements for Planning Board Consideration.

Staff recommends that that the Board vote with respect to any requested waivers utilizing the criteria from RSA 674:36 and Londonderry Subdivision and Site Plan Regulations Section 6.04 and 7.04 as noted below:

In a case when the strict application of these regulations would:

- a. Result in peculiar and exceptional practical difficulties or exceptional and undue hardship upon the owner of the affected property; or
- b. An alternative site planning and building design approach meets the design objectives as stated in the regulations, equally well or better than would compliance with the regulations; and

- c. In either of the foregoing circumstances, the waiver may be granted without substantial detriment to the public good;

SUBDIVISION APPLICATION Recommendation:

Conditional approval is appropriate when the project reaches the point at which Board involvement is no longer required, and outstanding items can be resolved with staff. Once the Board has made these decisions, there is no reason to require the Applicant to return to the Board next month.

If the Board CONTINUES the application, it should be continued to April 8, 2026.

If the Board CONDITIONALLY APPROVES this application the Notice of Decision should read substantially as follows:

Board Action Required: Motion to grant conditional approval of application for formal review of a subdivision plan to subdivide one parcel into two. The property is located at 162 Litchfield Road (Map 14 Lot 39). Zoned Gateway Business (GB), PurposeEnergy-Londonderry, LLC (applicant), Nicholas F Codner Trust 2012 (owner) in accordance with plans dated September 8, 2025, last revised February 19, 2026, with the precedent conditions to be fulfilled within 120 days of approval and prior to plan signature and general and subsequent conditions of approval to be fulfilled as noted in the Engineering Memo.

“Applicant”, herein, refers to the property owner, business owner, or organization submitting this application and to his/its agents, successors, and assigns.

PRECEDENT CONDITIONS

All of the precedent conditions below must be met by the Applicant, at the expense of the Applicant, prior to certification of the plans by the Planning Board. Certification of the plans is required prior to commencement of any site work, any construction on the site or issuance of a building permit.

1. The Applicant shall address all appropriate items from the Planning & Economic Development Department/Department of Public Works & Engineering/Stantec Review Memo and Traffic Impact Assessment dated March 11, 2026 and January 14, 2026 respectively.
2. The Applicant shall work with the Town to finalize the sale and recordable deed for the proposed conveyance of approximately 0.871 acres per the Town Council vote on March 2, 2026.
 1. The Owner’s signature shall be provided on the plans.
 2. The proposed Map and Lot numbers be verified with Assessing and updated on the plan, if necessary.
 3. Draft easements shall be provided to the Town, reviewed for acceptance by the Town and shall be recorded at the Rockingham County Registry of Deeds, concurrent with the recording of the plans.
 4. The Applicant shall provide a digital copy of the complete final plan to the Town prior to plan signature by the Planning Board in accordance with Section 2.05.n of the Subdivision Regulations.

5. The Applicant shall provide checks for LCHIP and recording fees, made payable to the Rockingham County Registry of Deeds.
6. The Applicant shall note all general and subsequent conditions on a plan sheet to be recorded.
7. The Applicant shall note the approval of all waivers on the plans.
8. Outstanding third-party review fees, if any, shall be paid within 30 days of conditional approval.
9. Financial guarantee to be provided to the satisfaction of the Department of Engineering & Environmental Services.
10. Final planning and engineering review.

PLEASE NOTE – If these conditions are not met within two (2) years of the meeting at which the Planning Board grants approval, the Board's approval will be considered to have lapsed and re-submission of the application will be required. See RSA 674:39 on vesting.

GENERAL AND SUBSEQUENT CONDITIONS

1. All of the conditions below are attached to this approval.
2. No construction or site work for the subdivision may be undertaken until a pre-construction meeting with Town staff has taken place, filing of an NPDES – EPA Permit (if required), and posting of the appropriate financial guaranty with the Town. Contact the Department of Public Works to arrange the pre-construction meeting.
3. The project must be built and executed as specified in the approved application package unless modifications are approved by the Planning Department & Department of Public Works, or, if Staff deems applicable, the Planning Board.
4. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.
5. It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals which may be required as part of this project (that were not received prior to certification of the plans). Contact the Building Division at extension 115 regarding building permits.



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Planners

February 18, 2026

Kellie Caron, Assistant Town Manager & Director of Economic Development
Town of Londonderry Planning & Economic Development
268B Mammoth Road
Londonderry, NH 03053

**Re: Waiver Request – Section 3.10, 4.17 & checklist item VI.33 & X1
Proposed Subdivision
Tax Map 14, Lot 39**

Dear Kellie,

On behalf of our client, PurposeEnergy Londonderry - LLC, we respectfully request a waiver from Section 3.10 and 4.17 of the Londonderry Subdivision Regulation & checklist items VI.33 & X1 to provide site specific soil mapping in lieu of HISS mapping requirements.

The proposed lot and the parent lot exceed the 5-acre threshold for State Subdivision, proposed lot (15.3+/- acres) and parent lot (34.2+/- acres). The parent lot has an existing onsite sewer disposal system which will be maintained and the proposed lot will connect to municipal sewer. In that the size of the lots will exceed the 5-acre minimum for State subdivision and there is no change to the parent lot (existing septic will be maintained), lot sizing calculations utilizing HISS mapping would provide no public value.

We feel this request is appropriate and consistent with the expectations of the Planning Board and that waiving this requirement relative to this specific lot upholds the spirit of the regulations and public convenience, and welfare will not be adversely affected. As such, we respectfully request a waiver from Section 3.10 and 4.17 of the Londonderry Subdivision Regulation & checklist item VI.33 & X1.

If you have any questions or comments, please do not hesitate to contact the undersigned at (603) 472-4488 or email ngolon@tfmoran.com.

Sincerely,
TFMoran, Inc.

A handwritten signature in black ink that reads 'Nicholas Golon'.

Nicholas Golon, PE
Civil Department Manager/Principal

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com



Civil Engineers
Structural Engineers
Traffic Engineers
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Landscape Architects
Planners

February 18, 2026

Kellie Caron, Assistant Town Manager & Director of Economic Development
Town of Londonderry Planning & Economic Development
268B Mammoth Road
Londonderry, NH 03053

**Re: Waiver Request – Subdivision regulation(s) Section 3.05, 3.06, 3.07, 3.08, 4.16, 5, and check list items X.3, VII, VIII, IX, X & Exhibit D2.
Proposed Subdivision
Tax Map 14, Lot 39**

Dear Kellie,

On behalf of our client, PurposeEnergy Londonderry - LLC, we respectfully request a waiver from Sections 3.05, 3.06, 3.07, 3.08, 4.16, & 5 of the Londonderry Subdivision Regulations and check list items X.3, VII, VIII, IX, X & Exhibit D2 to waive the requirement to provide all technical design elements and improvement plan related information associated with the development on the proposed subdivision plans and instead provide within the corresponding site plans. All access considerations provided in the site plans for coordination purposes. Waivers are supported by the following facts:

- The Subdivision plans provide the necessary information to convey the ownership rights of the property consistent with the regulations. There are no physical improvements associated with this plan.
- The technical design elements, reports, and improvement plan items required by the above sections/check list items have been sufficiently provided within the site plans to meet the regulation requirements.
- Revisions to the technical documents to specifically limit them to the subdivision elements is not practical and would be an unnecessary burden to the applicant.
- The provision to provide duplicative information within the subdivision plans is not of benefit to project or the public.

We feel this request is appropriate and consistent with the expectations of the Planning Board and that waiving this requirement relative to this specific subdivision upholds the spirit of the regulations and public convenience, and welfare will not be adversely affected. As such, we respectfully request a waiver from the above sections of the subdivision regulations.

If you have any questions or comments, please do not hesitate to contact the undersigned at (603) 472-4488 or email ngolon@tfmoran.com.

Sincerely,
TFMoran, Inc.

A handwritten signature in black ink that reads 'Nicholas Golon'.

Nicholas Golon, PE
Civil Department Manager/Principal

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Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

MEMORANDUM

To: Planning Board

Date: March 11, 2026

From: Planning and Economic Development
Department of Public Works & Engineering
Stantec Consulting Services, Inc.

Re: Proposed Subdivision
Map 14 Lot 39
162 Litchfield Road and North
Wentworth Avenue

Owner: Nicholas F. Codner Trust of 2012
Applicant: PurposeEnergy-Londonderry

This project is continued from the January 14, 2026 Planning Board meeting at which the Planning Board did not accept the application as complete. TF Moran, Inc. submitted plans and supporting information for the above-referenced project. DRC and the Town's engineering consultant, Stantec Consulting Services Inc. reviewed the submitted plans and information, and review comments were forwarded to the Applicant's engineer. The Applicant submitted revised plans and information and we offer the following comments:

Checklist Items:

1. The Applicant has not provided a stormwater analysis/report per section 3.08 of the Subdivision Regulations and item X.3 of the Subdivision Application & Checklist for the off-site improvements necessary for the extension of North Wentworth Avenue to the proposed new lot and to demonstrate the proposed improvements comply with section 3.08.A of no increase in runoff. The Applicant has submitted a written **waiver request** for this requirement for Planning Board consideration.
2. The Applicant's submission does not include a Topographic/High Intensity Soil Survey (HISS) or lot sizing calculations per sections 3.10 and 4.17 of the Subdivision Regulations and item VI.33 and X.1 of the Subdivision Application & Checklist. The Applicant has submitted a written **waiver request** for this requirement for Planning Board consideration.
3. The Applicant's revised plans do not indicate the proposed monuments for the limits of the CO District and the associated buffers on the plans per sections 3.02.C and 4.12.c.14 of the regulations and item V.14 of the checklist. The Applicant has submitted a written **waiver request** for this requirement to provide only some of the monuments for Planning Board consideration.
4. The revised submission is now absent of the information relative to the proposed sewer line to serve the proposed new lot at the end of North Wentworth Avenue per sections 3.07 and 4.16.B.2 of the Subdivision Regulation and items VII.2.a and b of the checklist and is incomplete. In addition, the revised plan set is absent of the appropriate construction details for the proposed sewer utilities per sections, 4.16.B.2 and 4.16.D.13-18 of the Subdivision Regulation and items VII.2.b and VIII.13-18 of the checklist. The Applicant has submitted a written **waiver request** for these requirements for Planning Board Consideration.
5. The revised submission is now absent of the proposed water line to serve the proposed new lot at the end of North Wentworth Avenue per sections 3.06 and 4.16.B.3 and 4 of the Subdivision Regulation and items VII.2. c and d of the checklist and is incomplete. In addition, the revised plan set is absent of the appropriate construction details for the proposed water utilities per sections, 4.16.B. 4 and 4.16.D.19-22 of the Subdivision Regulation and items VII.2.d and VIII.19-22 of the checklist. The Applicant has submitted a written **waiver request** for these requirements for Planning Board Consideration.

6. The revised submission is now absent of the proposed electric, communications and gas utilities to serve the proposed new lot at the end of North Wentworth Avenue per sections 3.05 and 4.16.B.5, 6, and 7 of the Subdivision Regulation and items VII.2. e, f, and g of the checklist and is incomplete. In addition, the revised plan set is absent of the appropriate construction details for the proposed utilities per sections, 4.16.B.6 and 7 and 4.16.D.13 of the Subdivision Regulation and items VII.2.f and g and VIII.13 of the checklist. The Applicant has submitted a written **waiver request** for these requirements for Planning Board Consideration.
7. The Applicant's revised submission does not include a driveway to serve the proposed new lot at the end of North Wentworth Avenue per section 3.09.F, 4.16.A.6 and 4.16.C.1.xi. of the Subdivision Regulation and items VII.1.f and VII.3.a.11 of the checklist and is incomplete.
8. The revised design includes notes stating "Rights to build and maintain access, utilities and wayfinding signage..." relative to North Wentworth Avenue, but the submission was absent of copies of the proposed rights, easement deeds, protective covenants, or other legal documents per section 2.06.A.9 and 4.18 of the Subdivision Regulations and item II.6 of the Subdivision Application & Checklist. The Applicant's response notes "*Through coordination with the Town Manager's office it has been determined it would be in the best interests of the Town to sell this portion of land to the Applicant. A quitclaim deed and purchase offer has been submitted to the Town to address this issue.*"

The Applicant's submission did not include the deed at this time. The easterly limits of the proposed roadway lot to be conveyed in proximity of constructed portion of North Wentworth Avenue is not identified in the revised plan submission. In addition, it is unknown if the Town would grant the deed for the proposed roadway lot to the Applicant since no documentation has been provided as noted in the Applicant's response. Also, the Applicant states the deed would be granted to the Applicant and not to the Owner. It appears at this time that the subdivision application information is premature and incomplete since the Owner has not demonstrated ownership of all land under this submission for consideration by the Planning Board for granting a proper subdivision approval.

Design Review Items:

1. The revised submission information indicates the new proposed consolidated lot 14-39-2 to be created at the end of the constructed portion of North Wentworth Avenue at the limits of the temporary cul-de-sac right of way, but the proposed consolidated lot does not have the minimum linear frontage of 150 feet on a class V or better roadway as required per section 4.5.2.B of the Zoning Ordinance. The revised submission implies conveyance of a portion of the Town's right-of-way that has not occurred at this time and ownership of the land by the Owner has not been demonstrated to create the consolidated lot. As presented, the lot frontage location for the proposed new lot, in the area of the limits of the North Wentworth Avenue temporary cul-de-sac right of way, is unclear and is not labeled on the plans. We note the width of existing right-of-way along the current lot 39 property line totaling to 62.96 feet and is less than one half of the minimum required by the Ordinance. The Applicant has submitted a conditional use permit document for the lot frontage length requirement for Planning Board Consideration.

2. The revised submission information indicates a proposed separate lot to be created for the undeveloped portion of the North Wentworth Avenue right of way and merged with the subject lot to create frontage on a class V or better roadway for new lot 14-39-2 as required per section 4.5.2.B of the Zoning Ordinance and sections 3.09. A and B of the Subdivision Regulations. As presented, the proposed roadway lot is not owned by the Owner at this time to allow the merger to occur and create frontage on a Class V or better roadway. We note that North Wentworth Avenue is not constructed to the property line of the subject parcel - lot 39 - and the class V portion of North Wentworth Avenue is located more than 650 feet from the subject parcel property line. The Applicant's response states: "*Through coordination with the Town Manager's office it has been determined it would be in the best interests of the Town to sell this portion of land to the Applicant. A quitclaim deed and purchase offer has been submitted to the Town to address this item*"

It is our understanding that should the Town decide to sell and convey a portion of the North Wentworth Avenue right-of-way, it would require approval by the Town Council and Town Manager, but no supporting information was provided in the submission which indicates the Town Council and Town Manager would allow this conveyance of deed. We recommend the Applicant provide documentation from the Town Council and Town Manager indicating acknowledgment of the proposed request and general acceptance to convey the deed for consideration by the Planning Board. To comply with this condition, we recommend the conveyance of the North Wentworth Avenue right-of-way deed by the Town to the Owner and the recording number of the deed be noted on the subdivision plan prior to Planning Board signature.

3. The existing conditions plan sheet S-08 indicates a 15" stormwater pipe outlet exists from the stormwater system of Litchfield Road to a swale near the westerly property line on the subject property, but the revised plans do not indicate an existing drainage easement in this location. As noted previously, it is our understanding that the Town typically requests easements or flowage rights for maintenance purposes when existing roadway runoff discharges through adjacent properties.. We recommend a drainage easement or flowage rights be provided for the existing stormwater system as acceptable the Department of Engineering and Environmental Services.
4. Portions of the indicated right of way along Litchfield Road are less than 25 feet from the centerline of the existing roadway pavement. As noted previously, we understand that the Department of Engineering & Environmental Services typically requests that a minimum of 25 feet from the existing roadway centerline be provided along existing roads for future widening and maintenance, but the revised plans do not indicate an easement is provided. We recommend an easement be provided along Litchfield Road as acceptable to the Department.
5. We recommend the Applicant clarify/address the following on the **Subdivision Plans**:
 - A. Please provide proper monuments along the northerly and southeasterly property boundaries that are missing on sheets S-01, S-02, S-03, S-04, and S-06 per sections 3.02.A & B, 4.12.C.4.ii and 4.17.A.4.ii of the regulations and items V.4.b and VI.4.b of the checklist. Please review and update all sheets accordingly.
 - B. The lot area for new lot 14-39-2 on the cover sheet and notes (15.316 Ac.) do not match the area shown on sheet S-01 for the lot with inclusion of the unimproved North Wentworth Avenue right-of-way lot(16.186). Please revise the plans and notes to be representative of the subdivision intent.

- C. Please revise the purpose to include the consolidation of the unimproved North Wentworth Avenue right-of-way with the subject parcel to provide the frontage on a class V or better roadway for new lot 14-39-2 consistent with the latest submission.
6. We recommend the Applicant verify the DRC comments for the project are adequately addressed as applicable:
 - A. Please verify the comments of Planning Department have been adequately addressed with the Planning Department.
 - B. Please verify the comments of Police Department have been adequately addressed with the Fire Department
 - C. Please verify the comments of Fire Department have been adequately addressed with the Police Department.
 - D. Please verify the comments of Conservation Commission have been adequately addressed with the Conservation Commission.
 - E. Please verify the comments of Sewer Division have been adequately addressed with the Sewer Division.

Board Action Items:

1. The Applicant has submitted two (2) separate waiver request letters relative to several separate requirements of the Subdivision Regulations as noted in the letters dated February 18, 2026. The Board should carefully review each letter and consider each of the waiver requests as part of the project review.
2. The Applicant is requesting a Conditional Use Permit (CUP) for the proposed subdivision frontage as noted in the document dated September 12, 2025. The Board will need to consider the Conditional Use Permit request as part of the review.