



# Town of Londonderry, New Hampshire

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Planning & Economic Development Department  
268B Mammoth Road  
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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 site plan and conditional use permits to permit an organic waste processing facility in the Gateway Business (GB) district at 162 Litchfield Road (Map 14 Lot 39-2). Zoned Gateway Business (GB), PurposeEnergy-Londonderry, LLC (applicant), Nicholas F Codner Trust 2012 (owner).

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The application before the Board is a proposal to construct an organic waste processing facility along with associated site improvements. The project requires a conditional use permit for wetland buffer impacts associated with the development and a conditional use permit relating to dimensional relief for access to the site. The property is located at 162 Litchfield, in close proximity to Stonyfield Farm.

The Board will need to consider action on completeness, three waiver requests, two conditional use permits and the site plan application.

Completeness: There are three outstanding checklist items. If the Board decides to accept the application as complete, these items should be waived for ***acceptance only***.

1. Checklist item VI.1.v  
The Applicant's existing conditions plans do not indicate the trees greater than 15" in diameter and species per section 4.12.c.19.viii of the Site Plan Regulations and item VI.1.v of the Site Plan Application & Checklist. *The Applicant has submitted a written waiver request for these requirements for Planning Board Consideration.*
2. Checklist item XI.4  
The Applicant's revised submission includes partial information for the off-site improvements for the separate "Feedstock" sewer force main to serve the site including the associated off-site layout within and crossing North Wentworth Avenue and upon and within the Stonyfield Yogurt facility on sheet C-11. However, the submission does not include design information for the proposed sewer per sections 3.06 and 4.14.b.1 and 2 of the Site Plan Regulations and item XI.4 of the Site Plan Application & Checklist.
3. Checklist item XI.1

The Applicant did not provide an updated traffic report with this submission per section 3.14 of the regulations and item XI.1 of the checklist.

Waivers:

1. LSPR 3.10.g relating to internal landscaping.  
The Applicant's project site design does not provide the minimum internal landscaping per section 3.10.g of the Site Plan Regulations and item VII.2 of the checklist. *The Applicant has submitted a written waiver request for these requirements for Planning Board Consideration.*
2. LSPR 3.09.d.9 and Table B relating to parking spaces.  
The Applicant's design does not comply with or provide the minimum parking spaces of 64 spaces per section 3.09.d.9 and Table B of the Site Plan Regulations and item IV.1.g of the checklist. *The Applicant indicates 23 parking spaces are to be provided. The Applicant has submitted a written waiver request for these requirements for Planning Board Consideration.*
3. LSPR 4.12.c.19.viii relating to trees greater than 15".  
The Applicant's existing conditions plans do not indicate the trees greater than 15" in diameter and species per section 4.12.c.19.viii of the Site Plan Regulations and item VI.1.v of the Site Plan Application & 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;

**Conditional Use Permit (COD):** The applicant is requesting a Conditional Use Permit (CUP) per Londonderry Zoning Ordinance Section 4.6.1.4.A.

1. The Applicant has requested a Conditional Use Permit to allow a permitted use in the Conservation Overlay District. *The Conservation Commission reviewed the CUP* at their June 2025 meeting recommended approval of the CO district buffer.

**COD CUP Recommendation:** Based on the information available to date, Staff recommends that the Planning Board APPROVE the CUP with the Notice of Decision to read substantially as follows:

**Board Action Required:** Motion to grant approval of the Conditional Use Permit (CUP) for a Conservation Overlay District Buffer Reduction (LZO 4.6.1.A) approximately 8,937 square feet of permanent and 348 square feet of temporary wetlands impact and 117,210 square feet of buffer impacts for the construction of an approximately 11.23-acre organic waste processing facility along with associated site improvements.

**Conditional Use Permit GB District:** The applicant is requesting a CUP per LZO Section 4.5.2.B-Gateway Business District relating to dimensional relief.

1. The Applicant has requested a Conditional Use Permit for dimensional relief from the minimum required 150-ft of frontage per LZO Section 4.5.2.B.

The Planning Board may through the granting of a CUP adjust standards of any dimensional requirement of the district (including but not limited to: setback, density, green space, or frontage) for projects that are truly supportive of the goals of the GB District as noted above, and where such adjustments would allow the developer to more fully meet these goals and objectives.

Conditional Use Permits in the GB District must meet the general criteria of LZO Section 6.2 and the specific criteria of LZO 6.3.7. The applicant has provided a letter with justification for each of these criteria.

***4.5.1 Objectives and Characteristics*** *The Gateway Business District (GB) is intended to allow for the development of gateways to the Town of Londonderry, centers of commerce, and employment centers for the Southern NH region. It is the desire of the Town of Londonderry that all of these activities be developed in a manner that both serves the business interests contained in the district, and in a manner that that conveys a campus atmosphere to those arriving here. Traffic circulation and alternate modes of transportation need to be provided for, as does parking for employees and visitors alike. A wide variety of industrial, supporting commercial development, and open space & recreational amenities are desired, in accordance with the various planning efforts undertaken by the Town in recent years (primarily the 2004 Master Plan which includes the 2003 Londonderry Business Park Design Charrette, and any other planning efforts as completed and applicable). All of these activities are envisioned as being developed in a manner that involves quality design of landscaping, a high level of quality in individual building and site design which takes into account the context of the site in its natural environment, and flexibility on the part of the Town so as to achieve the design suggested in those documents.*

**CUP GB District Recommendation:** Based on the information available to date, Staff recommends that the Planning Board APPROVE the CUP for dimensional relief from LZO Section 4.5.2.B with the Notice of Decision to read substantially as follows:  
follows:

**Board Action Required:** Motion to grant approval of the Conditional Use Permit (CUP) for dimensional relief from LZO Section 4.5.2.B to allow less than the required 150 feet of frontage for the construction of an approximately 11.23-acre organic waste processing facility along with associated site improvements.

**SITE PLAN 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 site plan and conditional use permits to permit an organic waste processing facility in the Gateway

Business (GB) district at 162 Litchfield Road (Map 14 Lot 39-2). 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.

**Should the planning board decide to conditionally approve the application, the following conditions should be included:**

“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.
3. The Applicant shall obtain and note any and all applicable state, local, or other permitting on the plans.
4. Owner’s signature shall be provided on the plans.
5. 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 the Site Plan Regulations.
6. Third-party review fees shall be paid within 30 days of conditional site plan approval.
7. Financial guarantees be provided to the satisfaction of the Department of Public Works and Engineering.
8. Final engineering review.

**PLEASE NOTE** – If these conditions are not met within 120 days 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.

**GENERAL AND SUBSEQUENT CONDITIONS**

All of the conditions below are attached to this approval.

1. **No construction or site work 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 site-restoration financial guaranty with the Town.** Contact the Department of Public Works to arrange the pre-construction meeting.
2. 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.
3. 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.
4. Fire department access roads shall be provided at the start of the project and maintained throughout construction. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface.
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.
6. Prior to issuance of a certificate of occupancy, all site improvements and off-site improvements shall be completed in accordance with the plan approved by the Planning Board. In accordance with Section 6.01.d of the Site Plan Regulations, in circumstances that prevent landscaping to be completed (due to weather conditions or other unique circumstance), the Building Division may issue a certificate of occupancy prior to the completion of landscaping improvements, if agreed upon by the Planning Division & Public Works Department, when a financial guaranty (see forms available from the Public Works Department) and agreement to complete improvements are placed with the Town. The landscaping shall be completed within 6 months from the issuance of the certificate of occupancy, or the Town shall utilize the financial guaranty to contract out the work to complete the improvements as stipulated in the agreement to complete landscaping improvements. **No other improvements shall be permitted to use a financial guaranty for their completion for purposes of receiving a certificate of occupancy.**
7. As built site plans must to be submitted to the Public Works Department prior to the release of the applicant's financial guaranty.



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Planners

September 12, 2025

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

**Re: Waiver Request – 3.10.g.1.  
Southern New Hampshire Green Energy Campus  
Tax Map 14, Lot 39**

Dear Kellie,

On behalf of our client, PurposeEnergy Londonderry - LLC, we respectfully request a waiver from Section 3.10.g.1 of the Londonderry Site Plan Regulations to waive the internal parking landscape area requirement.

Internal parking landscaping areas are impractical for this industrial facility due to the follow;

- No centralized parking for the facility is provided and site parking is dispersed throughout the campus in limited quantities.
- This site is unique in that it does not have a traditional street presence as it is accessed at the end of a Town ROW. There will be insignificant visibility to the site from the road.
- The inclusion of additional internal landscape area would necessitate a larger project footprint which increases the area of disturbance, limits of clearing, and increase retaining wall heights to avoid unnecessary wetland impacts.
- The site has been meticulously engineered to utilize the best technologies and efficient routing of waste and process piping. Internal landscape islands would be limited to shrubs which is not practical for this type of facility.

We feel this request is appropriate and consistent with the expectations of the Planning Board and that this landscape design associated with the Southern New Hampshire Green Energy Campus 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.g.1.

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



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September 12, 2025

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

**RE: Waiver Request – 3.09.d.(Table B)  
Southern New Hampshire Green Energy Campus  
Tax Map 14, Lot 39**

Dear Kellie,

On behalf of our client, PurposeEnergy Londonderry - LLC, we respectfully request a waiver from Section 3.09(d)(Table B) of the Site Plan Regulations to allow an alternate method of parking demand calculation.

The applicant requests the use of the Parking Generation Manual by the Institute of Transportation Engineers (ITE), 6th edition, October 2023 as an alternative to the Town of Londonderry Site Plan Regulations, Section 3.09 Table B. The ITE Parking generation manual provides for a more specific evaluation of the parking needs of this specific type of facility, which is more so predicated on employee count than building square footage as it has large floor areas with unmanned process equipment. The end users have provided forecasted employee counts for their maximum buildout which has been used to define the proposed required parking. PurposeEnergy and Recycleworks have similar facilities and evaluated the employee demand for this site at 30 employees.

Using the Institute for Transportation Engineers land use code (luc) 110 - general light industrial:  
avg. rate = 0.76 spaces/employee  
 $30 \text{ employees} \times 0.76 \text{ spaces/employees} = 23 \text{ spaces}$

We feel this request is appropriate and consistent with the expectations of the Planning Board and that this Site Plan the Southern New Hampshire Green Energy Campus 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 3.07.g.2.

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

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Nicholas Golon, P.E.  
Principal, Civil Department Manager

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December 23, 2025

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

**Re: Waiver Request – 4.12.c.19.viii.  
Southern New Hampshire Green Energy Campus  
Tax Map 14, Lot 39-2**

Dear Kellie,

On behalf of our client, PurposeEnergy Londonderry - LLC, we respectfully request a waiver from Section 4.12.c.19.viii of the Londonderry Site Plan Regulations to waive the requirement to show trees with greater than 15” diameter and specify their species on the subdivision plans.

Given the size of the parent property (49.473-acres), it would not be practical to request the applicant to locate trees greater than 15” in diameter and specify their species over such a large area. The majority of the remainder lot (34.157-acres) is under a conservation easement, and the proposed development lot (15.316-acres) is surrounded by the same conservation easement which limits sight lines from immediately adjacent areas for which preserving large specimen trees would potentially provide a benefit. As such, we feel locating trees as suggested is not necessary and would not provide a substantial benefit to the public and may be waived accordingly.

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 4.12.c.19.viii.

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

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December 23, 2025

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

**Re: Waiver Request – Section 3.10, 4.17 & checklist item 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 item X1 to provide site specific soil mapping in lieu of HISS mapping requirements.

The subject lots exceed the 5-acre threshold for State Subdivision, proposed lot (15.3+/- acres) and existing lot (49.5+/- acres) with both having municipal sewer available. Due to the size of the lots and the availability of municipal service, lot sizing calculations 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 3.02.C & 4.12.c.14 of the Londonderry Subdivision Regulation & checklist item V.14.

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

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**Re: Waiver Request – 3.10.g.1.  
Southern New Hampshire Green Energy Campus  
Tax Map 14, Lot 39-2**

Dear Kellie,

On behalf of our client, PurposeEnergy Londonderry - LLC, we respectfully request a waiver from Section 3.10.g.1 of the Londonderry Site Plan Regulations to waive the internal parking landscape area requirement.

Internal parking landscape areas are impractical for this industrial facility due to the follow;

- No centralized parking for the facility is provided, and site parking is dispersed throughout the campus in limited quantities.
- This site is unique in that it does not have a traditional street presence as it is accessed at the end of a Town ROW. There will be insignificant visibility to the site from the road.
- The inclusion of additional internal landscape area would necessitate a larger project footprint which increases the area of disturbance, limits of clearing, and increase retaining wall heights to avoid unnecessary wetland impacts.
- The site has been meticulously engineered to utilize the best technologies and efficient routing of waste and process piping. Internal landscape islands would be limited to shrubs which is not practical for this type of facility.

We feel this request is appropriate and consistent with the expectations of the Planning Board and that this landscape design associated with the Southern New Hampshire Green Energy Campus 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.g.1.

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

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December 23, 2025

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**RE: Waiver Request – 3.09.d.(Table B)  
Southern New Hampshire Green Energy Campus  
Tax Map 14, Lot 39-2**

Dear Kellie,

On behalf of our client, PurposeEnergy Londonderry - LLC, we respectfully request a waiver from Section 3.09(d)(Table B) of the Site Plan Regulations to allow an alternate method of parking demand calculation.

The applicant requests the use of the Parking Generation Manual by the Institute of Transportation Engineers (ITE), 6th edition, October 2023 as an alternative to the Town of Londonderry Site Plan Regulations, Section 3.09 Table B. The ITE Parking generation manual provides for a more specific evaluation of the parking needs of this specific type of facility, which is more so predicated on employee count than building square footage as it has large floor areas with unmanned process equipment. The end users have provided forecasted employee counts for their maximum buildout which has been used to define the proposed required parking. PurposeEnergy and Recycleworks have similar facilities and evaluated the employee demand for this site at 30 employees.

Using the Institute for Transportation Engineers land use code (luc) 110 - general light industrial:  
avg. rate = 0.76 spaces/employee  
 $30 \text{ employees} \times 0.76 \text{ spaces/employees} = 23 \text{ spaces}$

We feel this request is appropriate and consistent with the expectations of the Planning Board and that this Site Plan the Southern New Hampshire Green Energy Campus 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 3.09(d)(Table B).

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

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December 23, 2025

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268B Mammoth Road  
Londonderry, NH 03053

**Re: Waiver Request – Subdivision regulation(s) Section 3.05, 3.06, 3.07, 3.08, 4.16 and check list items X.3, VII.2a-b, VIII.13-18 & 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 of the Londonderry Subdivision Regulations and check list items X.3, VII.2a-b, VIII.13-18 & 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. The Driveway Plan and Profile and Sight Distance Plan and Profile have been provided in the Subdivision plans for coordination/verification of access. 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.
- 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](mailto:ngolon@tfmoran.com).

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Town of Londonderry Planning & Economic Development  
268B Mammoth Road  
Londonderry, NH 03053

**Re: Waiver Request – Section 3.02.C & 4.12.c.14 & checklist item V.14  
Proposed Subdivision  
Tax Map 14, Lot 39**

Dear Kellie,

On behalf of our client, PurposeEnergy Londonderry - LLC, we respectfully request a waiver from Section 3.02.C & 4.12.c.14 of the Londonderry Subdivision Regulation & checklist item V.14 3.02.C to partially waive the requirement to install markers along the conservation overlay district for the remainder parcel.

The majority of the remainder lot is already under conservation easement and further signage would provide no public benefit. Signage on the development lot will be provided in accordance with the regulations. This is consistent with what was presented and recommended for approval by the conservation commission.

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 3.02.C & 4.12.c.14 of the Londonderry Subdivision Regulation & checklist item V.14.

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

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Scientists

September 12, 2025

**RE: Conditional Use Permit – Frontage Dimensional Relief  
Southern New Hampshire Green Energy Campus  
162 Litchfield Road, Londonderry, NH 03053  
Tax Map 14, Lot 39**

On behalf of our Client, PurposeEnergy - Londonderry, LLC, a conditional use permit for dimensional relief of the minimum lot frontage requirement of 150-feet per Section 4.5.2.B. of the Londonderry Zoning Ordinance is requested. Relief is requested in consideration of a proposed subdivision of tax map 14, lot 39 whereby the lot would be subdivided along the limits of the existing conservation easement established as the Airport Access Road Mitigation Area, an initiative implemented to mitigate the environmental impact of the Airport Access Road project. The subdivision would result in a remainder lot of 34.157-acres and new lot of 15.316-acres. The remainder lot, which consists of an existing single-family home will retain frontage on Litchfield Road totaling approximately 560.74-feet, with the new lot to retain frontage along North Wentworth Avenue consisting of approximately 62.96-feet. The subdivision will facilitate the development of the portion of the lot outside of the conservation easement to serve as the Southern New Hampshire Green Energy Campus. The Energy Campus will reduce the waste management burden on New Hampshire by addressing the food waste problem with two connected resource recovery facilities.

- The first, RecycleWorks, will receive food waste that normally goes to landfill, including food that has passed its sell-by date or is out of specification but is wrapped in glass, plastic or metal packaging. RecycleWorks will remove the organic waste from that packaging and send it to the second facility on the campus,
- PurposeEnergy – Londonderry. PurposeEnergy will pump the food waste into tanks that digest it in a process similar to a human stomach. The tanks will also receive dairy waste directly by pipe from a local business, Stonyfield Yogurt. The digester tanks will produce renewable biogas that will be cleaned to pipeline quality and injected into the local natural gas network.

The Green Energy Campus is not a landfill; all of the material that comes to the campus will leave it either as recyclable material, renewable biogas, clean water, or biosolids (the residuals from digestion which will be sent to a compost facility for use as fertilizer). The net impact of the Southern New Hampshire Green Energy Campus is to;

- Divert 90% of solid waste away from New Hampshire landfills;
- Reduce the escape of environmentally damaging methane gas resulting from decomposition of organic matter;
- Support local business in the cost-effective and environmentally beneficial management of food manufacturing waste.

Per the Londonderry Zoning Ordinance Section 4.5.3 Conditional Use Permits, subsection B - Dimensional Relief by Conditional Use Permit, states: “The Planning Board may through the

granting of a Conditional Use Permit adjust standards of any dimensional requirement of the district (including but not limited to: setback, density, green space, or frontage) for projects that are truly supportive of the goals of the GB District as noted above, and where such adjustments would allow the developer to more fully meet these goals and objectives.”.

The site at the end of North Wentworth Avenue in Londonderry is zoned Gateway Business District and is located directly adjacent to the Londonderry Ecological Industrial Park which represents similar land uses already prominent in the surrounding area whereby the existing occupants enable industrial facilities to more efficiently utilize materials, and both reduce and recycle waste.

Per Section 4.5.3.B. of the Londonderry Zoning Ordinance, Conditional Use permits may be granted under the circumstance that the proposed frontage meets the following conditions:

## **6.2 General Criteria**

The following criteria must be satisfied in order for the Planning Board to grant a conditional use permit:

- A. Granting of the application would meet some public need or convenience.

Granting of the application would allow significant reductions in solid waste being discharged to New Hampshire landfills which in turn reduces the escape of environmentally damaging methane gas resulting from decomposition of organic matter and supports local business in the cost-effective and environmentally beneficial management of food manufacturing waste.

- B. Granting of the application is in the public interest.

As similarly stated above, granting the application is in the public interest. The intended use of the lot is consistency with the Town 2013 Comprehensive Master Plan that states “...Londonderry should promote and build upon its’s existing eco-park and use this area to generate competitive advantages that attract sustainable industries to Town.”. This conformity with the Master Plan demonstrates the proposed development would not alter the essential character of the locality and would be in the public interest.

- C. The property in question is reasonably suited for the use requested.

The property is zoned Gateway Business District which provides a permitted by right location and is located directly adjacent to the Londonderry Ecological Industrial Park which represents similar land uses already prominent in the surrounding area whereby the existing occupants enable industrial facilities to more efficiently utilize materials, and both reduce and recycle waste.

- D. The use requested would not have a substantial adverse effect on the rights of the owners of surrounding properties.

In that the use is allowed by right, is co-located with similar uses in the immediate vicinity, and consistent with the expectations expressed by the Master Plan, the request would not have a substantial adverse effect on the rights of the owners of surrounding properties.

- E. The traffic generated by the proposed use is consistent with the identified function, capacity, and level of service of transportation facilities serving the community.

Traffic from this proposal generates less than 100 trips, only 44 am trips and 77 pm trips, or one new trip every 1-2 minutes. Traffic will be distributed in several directions so there is not a concentration of trips impacting a single movement or intersection. This level of traffic falls within the allowance for ordinary background growth and can be safely accommodated without need for improvements.

- F. There must be appropriate provision for access facilities adequate for the estimated traffic from public streets and sidewalks, so as to assure public safety and to avoid traffic congestion.

North Wentworth Avenue provides frontage to the lot with a private driveway to be installed to serve as the means of access from the current cu-de-sac at the end of this dead-end Class V Town road. There are no other conflicting access points, and the center of the cul-de-sac is grass with no visual obstruction, so there is adequate sightline available for the proposed driveway. North Wentworth Avenue connects to Harvey Road less than half a mile south of Pettengill Road. The roadway generally provides one travel lane in each direction with a default speed limit of 30 mph. This roadway configuration is appropriate for the intended use, assures public safety and avoids traffic congestion.

### **6.3.9 Gateway Business District**

Applications for a Conditional Use Permit within the Gateway Business district must demonstrate compliance with the general criteria of Section 6.2 and this section.

- A. The following criteria must be satisfied in order for the Planning Board to grant a conditional use permit in the Gateway Business District. The applicant shall demonstrate that:

1. The application demonstrates that the alternative design for which the Conditional Use Permit is sought does not impact the general health, safety, and general welfare of the Town, and is otherwise in compliance with all requirements of the Zoning Ordinance, Site Plan Regulations, and Subdivision Regulations, as applicable to the proposed project.

The alternative frontage is consistent with the intent of the frontage requirements in that it ensures adequate access for the intended users/emergency responders, provides access to utilities and services, and ensures public safety and welfare by preventing overcrowding of the land and appropriately manages traffic flow. The frontage provided accommodates turning movements associated with oversized vehicles as well as the largest emergency responder vehicle, and its special condition as a dead-end lot surrounded by a conservation easement on three sides furthers the purpose of not overcrowding the land and managing traffic flow. These elements demonstrate that the CUP sought will not adversely impact the general health, safety, and general welfare of the Town as it upholds the spirit and intent of the frontage requirements.

2. The applicant has demonstrated that the alternative design for which the Conditional Use Permit is sought better achieves the Objectives and Characteristics of the district, while not diminishing surrounding property values or the ability of nearby parcels to develop in accordance with the Objectives and Characteristics of the district; and

In that the use is allowed by right, is co-located with similar uses in the immediate vicinity, and consistent with the expectations expressed by the Master Plan, the request would not diminish property values or the ability of nearby parcels to develop in accordance with the objective and characteristics of the district.

3. The property in question is reasonably suited for the use requested, and the design of the site represents to the extent practicable preservation of natural resources, open space, and does not create a hazard to surface or underground water resources.

The Project Team took great care to select a site not only designated for industrial development, but where appropriate protections for the local environment have already been provided to preserve the ecology of the surrounding area. The site at the end of North Wentworth Avenue in Londonderry is zoned Gateway Business District which provides a permitted by right location for the use and the portion of the property intended for development was excluded from the adjacent Conservation Easement established as the Airport Access Road Mitigation Area, an initiative implemented to mitigate the environmental impact of the Airport Access Road project. The location of the mitigation area along the properties east, south and west property lines preserve valuable wildlife habitat and passageway through this portion of Londonderry. The subject property is also located directly adjacent to the Londonderry Ecological Industrial Park and represents similar land uses already prominent in the surrounding area whereby the existing occupants enable industrial facilities to more efficiently utilize materials, and both reduce and recycle waste. Appropriate controls will be put in place to ensure the facility does not create a hazard to surface or underground water resources.

4. Granting of the application is in the public interest;

Granting of the application would allow significant reductions in solid waste being discharged to New Hampshire landfills which in turn reduces the escape of environmentally damaging methane gas resulting from decomposition of organic matter and supports local business in the cost-effective and environmentally beneficial management of food manufacturing waste. The intended use of the lot is consistency with the Town 2013 Comprehensive Master Plan that states "...Londonderry should promote and build upon its' existing eco-park and use this area to generate competitive advantages that attract sustainable industries to Town.". This conformity with the Master Plan demonstrates the proposed development would not alter the essential character of the locality and would be in the public interest.

5. The proposed use is consistent with the Objectives and Characteristics of the Gateway Business District, Section 4.5.1;

See below response.

#### **4.5.1 Gateway Business District**

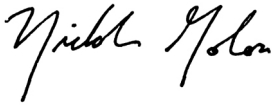
The Gateway Business District (GB) is intended to allow for the development of gateways to the Town of Londonderry, centers of commerce, and employment centers for the Southern NH region. It is the desire of the Town of Londonderry that all of these activities be developed in a manner that both serves the business interests contained in the district, and in a manner that that conveys a campus atmosphere to those arriving here. Traffic circulation and alternate modes of transportation

need to be provided for, as does parking for employees and visitors alike. A wide variety of industrial, supporting commercial development, and open space & recreational amenities are desired, in accordance with the various planning efforts undertaken by the Town in recent years (primarily the 2004 Master Plan which includes the 2003 Londonderry Business Park Design Charrette, and any other planning efforts as completed and applicable). All of these activities are envisioned as being developed in a manner that involves quality design of landscaping, a high level of quality in individual building and site design which takes into account the context of the site in its natural environment, and flexibility on the part of the Town so as to achieve the design suggested in those documents.

As identified in the above responses the project embodies the intent of the Gateway Business District and the expectations expressed in the Town Master Plan specific to enhancing the Londonderry Ecological Park. This specific parcel has the advantage of being located at the end of North Wentworth Avenue and surrounded by conservation land that is protected in perpetuity such that the alternate frontage proposed satisfies its intended purpose and will not impact the general health, safety and general welfare of the Town.

Should there be any questions or concerns regarding this submittal or the project in general please do not hesitate to contact the undersigned at 472-4488 or [ngolon@tfmoran.com](mailto:ngolon@tfmoran.com).

Sincerely,  
TFMoran, Inc.



Nicholas Golon, P.E.  
Civil Department Manager, Principal

**FW: Purpose Energy Industrial Pretreatment and Sewer Service Connection Permit Applications**

**From** Nick Golon <ngolon@tfmoran.com>  
**Date** Wed 3/11/2026 1:21 PM  
**To** Kellie Caron <kcaron@londonderrynh.gov>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Kellie,

Appears Bob isn't quite there yet on approval for the sewer discharge permit but that they will conduct additional detailed review to determine final recommendations, see below. Feels like this is something we can verify with him outside of the planning board venue, are we comfortable addressing this as a condition of approval, acknowledging that should an offsite improvement be determined necessary it would be the applicant's responsibility.

Best,  
Nick

**Nicholas Golon, P.E.**  
**Civil Department Manager/Principal**



TFMoran, INC. | (603) 472-4488  
48 Constitution Drive, Bedford, NH 03110  
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Land Surveyors  
Landscape Architects  
Scientists

2025 BOB AWARDS  
NEW HAMPSHIRE 200  
BEST 2025 COMPANIES TO WORK FOR

**From:** Nick Golon  
**Sent:** Wednesday, March 11, 2026 12:46 PM  
**To:** Robert Kerry <rkerry@londonderrynh.gov>  
**Cc:** John Trottier <jrtrottier@londonderrynh.gov>; Ari Pollack (pollack@gcglaw.com) <pollack@gcglaw.com>  
**Subject:** RE: Purpose Energy Industrial Pretreatment and Sewer Service Connection Permit Applications

Hello Bob,

Thank you for the update and very good to hear that the review is progressing. Reading the below it sounds like there are tools in the toolbelt to resolve the potential concerns and that the more detailed analysis you suggest should bring light to how that can be accomplished. Look forward to the results of that work!

Best,  
Nick

**Nicholas Golon, P.E.**  
**Civil Department Manager/Principal**



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Scientists

2025 BOB AWARDS  
NEW HAMPSHIRE 200  
BEST 2025 COMPANIES TO WORK FOR

**From:** Robert Kerry <rkerry@londonderrynh.gov>  
**Sent:** Wednesday, March 11, 2026 12:37 PM  
**To:** Nick Golon <ngolon@tfmoran.com>  
**Cc:** John Trottier <jrtrottier@londonderrynh.gov>; Ari Pollack (pollack@gcglaw.com) <pollack@gcglaw.com>  
**Subject:** Re: Purpose Energy Industrial Pretreatment and Sewer Service Connection Permit Applications

[EXTERNAL EMAIL] Proceed with caution.

Good Afternoon, Nick:

Here is an update as of 12:30 on Wednesday, 3-11-26 regarding the sewer flow monitoring and assessment and IDP review:

Continuous flow monitoring: The field data collection has been completed. Initial review of the flow trends within the receiving sewer lines has been performed. This review identified potential concerns regarding the effect of the peak discharges to be introduced by the proposed facility's pump station into the receiving sewer lines. As a result, a more detailed analysis is in process to evaluate what, if any, modifications will be required to the facility's proposed discharge method.

Industrial Discharge Permit: A submittal of responses to questions raised during the Department's initial review was received late in the day on Monday, 3-9-26. Those responses are currently being reviewed. Several responses remain pending.

While the review process is certainly progressing, this Department is not yet able to issue a final determination at this time.

Please recall our stated concern during our last meeting with you and Ari that providing definitive answers by 3-11-26 was questionable. With that being said, please be assured that providing a definitive determination as soon as possible has been and will continue to be a high priority for this Department.

Thanks,

Bob

Robert (Bob) Kerry  
Environmental Engineer  
Londonderry Department of Engineering and Environmental Services  
268B Mammoth Rd.  
Londonderry, NH 03053  
P (603) 432-1100 ext.132  
C (603) 548-4858  
F (603) 432-1128  
[rkerry@londonderrynh.gov](mailto:rkerry@londonderrynh.gov)

Please note my new email address: [rkerry@londonderrynh.gov](mailto:rkerry@londonderrynh.gov)

---

**From:** Nick Golon <[ngolon@tfmoran.com](mailto:ngolon@tfmoran.com)>  
**Sent:** Monday, March 9, 2026 10:27 AM  
**To:** Robert Kerry <[rkerry@londonderrynh.gov](mailto:rkerry@londonderrynh.gov)>  
**Cc:** John Trottier <[jrtrottier@londonderrynh.gov](mailto:jrtrottier@londonderrynh.gov)>  
**Subject:** RE: Purpose Energy Industrial Pretreatment and Sewer Service Connection Permit Applications

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning Bob,

Speaking with project team members it sounds like there has been some progress on the offsite sewer evaluation. Do you expect to be providing a more formal update in the near future? If so could you please update me on it so I can update the Planning Board as part of our upcoming meeting with them.

Thank you,  
Nick

**Nicholas Golon, P.E.**  
**Civil Department Manager/Principal**



---

**From:** Robert Kerry <[rkerry@londonderrynh.gov](mailto:rkerry@londonderrynh.gov)>  
**Sent:** Monday, January 12, 2026 11:21 AM  
**To:** Nick Golon <[ngolon@tfmoran.com](mailto:ngolon@tfmoran.com)>  
**Cc:** John Trottier <[jrtrottier@londonderrynh.gov](mailto:jrtrottier@londonderrynh.gov)>  
**Subject:** Fw: Purpose Energy Industrial Pretreatment and Sewer Service Connection Permit Applications

Good Morning Nick:

This email preceded the correspondence included in today's email that you were copied on. I did not realize until today that you were not copied on this email. As you can see, progress is being made on these items.

Bob

Robert (Bob) Kerry  
Environmental Engineer  
Londonderry Department of Engineering and Environmental Services  
268B Mammoth Rd.  
Londonderry, NH 03053  
P (603) 432-1100 ext.132  
C (603) 548-4858  
F (603) 432-1128  
[rkerry@londonderrynh.gov](mailto:rkerry@londonderrynh.gov)

Please note my new email address: [rkerry@londonderrynh.gov](mailto:rkerry@londonderrynh.gov)

---

**From:** Robert Kerry

**Sent:** Friday, December 19, 2025 9:34 PM

**To:** Sean O'Neill <[oneill@purposeenergy.com](mailto:oneill@purposeenergy.com)>

**Cc:** Hersh Kshetry <[hersh@purposeenergy.com](mailto:hersh@purposeenergy.com)>; Zachary Zweifler <[zachary@purposeenergy.com](mailto:zachary@purposeenergy.com)>; John Trottier <[jrtrottier@londonderrynh.gov](mailto:jrtrottier@londonderrynh.gov)>; Marc Sexton <[msexton@tetonenv.com](mailto:msexton@tetonenv.com)>

**Subject:** Purpose Energy Industrial Pretreatment and Sewer Service Connection Permit Applications

Sean:

As our staff and consultant are reviewing what information will need to be addressed in both the IDP application and sewer connection application, an item that stands out is the need for a current estimation of the anticipated flow expected to be discharged from each facility. This will include flow estimates for each phase of development, and also a confirmation that the flow from each facility will be continuously discharged vs. batch discharged.

As a heads up, there will be a requirement for the applicant to arrange for simultaneous continuous flow monitoring for 2-4 weeks at 2-3 strategic manholes in the existing collection system located downstream of the proposed facility's discharge points. This information, along with your flow estimates, will assist us in determining the hydraulic effect of the proposed flows on the existing system and the possible requirement for modifications to the existing system.

More will be coming shortly, but wanted to get these initial points out to you ASAP.

Bob

Robert (Bob) Kerry  
Environmental Engineer  
Londonderry Department of Engineering and Environmental Services  
268B Mammoth Rd.  
Londonderry, NH 03053  
P (603) 432-1100 ext.132  
C (603) 548-4858  
F (603) 432-1128  
[rkerry@londonderrynh.gov](mailto:rkerry@londonderrynh.gov)

Please note my new email address: [rkerry@londonderrynh.gov](mailto:rkerry@londonderrynh.gov)

Design Review Committee  
**Assessing Department  
Comment Sheet**

Project: Southern New Hampshire Green Energy Campus Site  
Location: Tax Map 14 Lot 39 162 Litchfield Road  
Date: 09/22/2025

**Please return comments by October 6, 2025**

Please Return Comments to Alecia LaFlamme [alaflamme@londonderrynh.gov](mailto:alaflamme@londonderrynh.gov) Thank you.

Is any of the subject property in Current Use:  Yes  No

Are there any particular concerns regarding the following items?  
(Check item of concern, explain below)

Street Numbering  Street Naming  
 Lot Numbers  Fiscal Impact

Please fill out the following for all subdivision applications creating new lots:

Existing Map and Lot/Street Address: 14-39/162 Litchfield Rd.

Proposed Map and Lot/Street Address: 14-39-1, 25? North Wentworth Ave.

Comments:

1. Address will be on North Wentworth Ave., #25, subject to 911/Address Committee approval.
2. How many board feet of logs, cords of wood, and tons of whole tree chips will be cut?
3. Estimate cubic yards of earth to be excavated. If greater than 1000 cu yds/tax year, an excavation intent needs to be filed.

Submitted by: Laura Keeley

Date: 9-25-25

Design Review Committee

**Fire Department  
Comment Sheet**

**Project:** Southern New Hampshire Green Energy Campus Site  
**Location:** Tax Map 14 Lot 39 162 Litchfield Road  
**Date:** 09/22/2025

**Please return comments by October 6, 2025**

**Please Return Comments to Alecia LaFlamme [alaflamme@londonderrynh.gov](mailto:alaflamme@londonderrynh.gov) Thank you.**

Are there any particular concerns regarding the following items? (Check item of concern, explain below)

- |   |   |
|---|---|
| <input type="checkbox"/> Access into the site         | <input type="checkbox"/> Water lines                      |
| <input type="checkbox"/> Circulation within the site  | <input type="checkbox"/> Fire Hydrants                    |
| <input type="checkbox"/> Road/Driveway design         | <input type="checkbox"/> Lighting of site                 |
| <input type="checkbox"/> Availability of water        | <input type="checkbox"/> Access to sides/rear of building |
| <input type="checkbox"/> Other issues (explain below) |   |

Comments:

- Per Londonderry Fire Regulation - There shall be a fire hydrant located within 100 feet of the fire department connection (FDC) on both buildings.
- Per Londonderry Fire Regulations - General purpose hydrants shall be spaces every 500 feet.
- Per 2021 NFPA 1 Fire Code - The gravel drive shall be 20 feet wide and shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface.

Submitted by: \_\_\_\_\_

Date: \_\_\_\_\_

Design Review Committee

**Tax Collector  
Comment Sheet**

Project: Southern New Hampshire Green Energy Campus Site

Location: Tax Map 14 Lot 39 162 Litchfield Road

Date: 09/22/2025

**Please return comments by October 6, 2025**

**Please Return Comments to Alecia LaFlamme [alaflamme@londonderrynh.gov](mailto:alaflamme@londonderrynh.gov) Thank you.**

Are Taxes Paid to Date?

Yes

No

Comments:

Submitted by: \_\_\_\_\_

Date: \_\_\_\_\_

## MEMORANDUM

To: Planning Board

Date: March 11, 2026

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

Re: Southern NH Green Energy Site  
Map 14 Lot 39-2  
25 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's existing conditions plans do not indicate the trees greater than 15" in diameter and species per section 4.12.c.19.viii of the Site Plan Regulations and item VI.1.v of the Site Plan Application & Checklist. The Applicant has submitted a written **waiver request** for these requirements for Planning Board Consideration.
2. The revised design includes notes stating "Rights to build and maintain access, utilities and wayfinding signage..." relative to undeveloped portion of North Wentworth Avenue, but the submission does not include copies of the proposed rights, easement deeds, protective covenants, or other legal documents per section 2.05.a.9 and 4.18 of the Site Plan Regulations and item II.5 of the Site Plan Application & Checklist. It is unclear if the Town would grant rights as noted on the plan by the Applicant. 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 as noted in the Applicant's response. It is unknown if the Town would grant the deed for the proposed roadway lot to the Applicant to create an appropriate building lot since no documentation has been provided. It is our understanding that approval by the Town Council and Town Manager is needed to convey the roadway portion, but no supporting information was provided in the submission which indicates the Town Council and Town Manager would allow this conveyance of the property. In addition, the Applicant states the deed would be granted to the Applicant and not to the Owner. As presented, the project site plan information appears to be premature since the design submission does not represent the final lot with frontage on a class V roadway. It is our understanding the final lot is currently under consideration by the Planning Board. We recommend the design plans represent the final and complete lot configuration as could be approved under the separate subdivision under consideration.

3. The Applicant's revised submission includes partial information for the off-site improvements for the separate "Feedstock" sewer force main to serve the site including the associated off-site layout within and crossing North Wentworth Avenue and upon and within the Stonyfield Yogurt facility on sheet C-11. However, the submission does not include design information for the proposed sewer per sections 3.06 and 4.14.b.1 and 2 of the Site Plan Regulations and item XI.4 of the Site Plan Application & Checklist. The revised submission indicates impacts to abutting lot 14-44 (Granite Ridge Energy LLC) and lot 14-44-13 (Stonyfield Farms) but does

not include any design information relative to the "Feedstock" force main piping such as the site layout and it is unknown if the proposed sewer system would conflict with site utilities as was noted previously. The submission information indicates the Applicant proposes to construct a separate and private sewer force main within the North Wentworth Avenue roadway that extends beyond the existing sewer manhole and which will cross the roadway and extend to and within the Stonyfield Yogurt facility. It is our understanding private utilities are not allowed in the public roadways. In addition, there is no information in the application from Granite Ridge Energy or Stonyfield Farms Yogurt stating any agreement to work on their properties or agreements to provide processing materials to the proposed facility from Stonyfield Farms as implied per Item II.5 of the checklist. This work would require alteration of the current Stonyfield Farms sewer permit and the submission did not include a separate sewer permit application per section 3.06 of the regulations and items XII.3 and XII.8 of the checklist. The Applicant noted that the feedstock line would be shown as potential "future" construction and will not be constructed as part of this project at this time. We recommend the information for the feedstock be further noted to state "Shown for coordination purposes only" consistent with the Applicant's response. In addition, we recommend the plans further note that this improvement will require a separate review and approval by the Planning Board consistent with the Applicant's response.

4. The Applicant did not provide an updated traffic report with this submission per section 3.14 of the regulations and item XI.1 of the checklist. We recommend the Applicant address the traffic review comments noted in Stantec's letter dated January 14, 2026 as acceptable to the Town.

#### **Design Review Items:**

1. The Applicant's design does not comply with or provide the minimum parking spaces of 64 spaces per section 3.09.d.9 and Table B of the Site Plan Regulations and item IV.1.g of the checklist. The Applicant indicates 23 parking spaces are to be provided. The Applicant has submitted a written **waiver request** for these requirements for Planning Board Consideration.
2. The Applicant's project site design does not provide the minimum internal landscaping per section 3.10.g of the Site Plan Regulations and item VII.2 of the checklist. The Applicant has submitted a written **waiver request** for these requirements for Planning Board Consideration.
3. The revised site development submission information indicates the Applicant's proposed driveway as North Wentworth Avenue, but it is our understanding this portion of the roadway would be extinguished under the pending subdivision application that creates the subject lot - lot 39-2 - with frontage on a class V roadway as required under the Zoning Ordinance. We recommend the Applicant update the lot development plans to remove the roadway name consistent with the intent of the pending subdivision.
4. The Applicant's revised design has modified the Town's typical outlet structure detail to reduce the 1-foot sump and does not comply with exhibit D-108. The Applicant shall revise the design to provide a proper outlet structure in accordance with exhibit D-108.
5. The Applicant indicates the NHDES Sewer Discharge Permit, NHDES Solid Waste Permits, Army Corps of Engineers Permit, Londonderry Sewer Discharge Permit, and Town of Londonderry Stormwater Permit are to be submitted on the checklist. We note the submission includes the

project FAA permits, but the permits are not listed on the cover sheet consistent with the other obtained permits. The Applicant should submit for and obtain all project permits, indicate the permit approval numbers in the permit list on the cover sheet and provide copies of all permits for the Planning Department files per sections 4.13 and 4.18.e of the Site Plan Regulations and Item XII of the Site Plan Application & Checklist.

6. The Applicant's submission did not include information to demonstrate the project would meet the performance standards noted in section 5.16 of the Zoning Ordinance per item II.7 of the checklist. We recommend the Applicant provide documentation that the proposed project would meet the Londonderry performance standards for consideration by the Planning Board.
7. We recommend the Applicant clarify/address the following on the **Existing Conditions Plans**:
  - a. Please provide a proper monument along the northerly property boundary that is missing per sections 3.02 and 4.12.c.4.ii of the regulations and items V.3.b of the checklist. Please review and update all sheets accordingly.
  - b. Please correct the typographic error for the Owner's address in the title block on all sheets.
  - c. The revised plans do not include the general notes from the prior submission that include the Owner, plan purpose, zoning, setback, flood zone, survey datum, etc. We recommend the plans be updated accordingly to provide the proper notes.
  - d. We recommend the plan note for the subdivision plan that creates the subject lot be updated to note the registry recording number.
8. We recommend the Applicant clarify/address the following on the **Overall Site Plan, Site Grading Plan, Site Utility Plan, Site Layout Plan, and Erosion Control Plans**:
  - a. The plans identify a Hydrogen Sulfide Media area that would appear to be a hazardous materials concern and likely requires review by the Fire Department. Please provide supporting information that the Fire Department is aware of the proposed Hydrogen Sulfide Media area.
  - b. The revised submission does not indicate or address outside storage in the application or on the plans per section 4.5.2.F of the Zoning Ordinance. It is our understanding that the site will not have outside storage. We recommend notes be provided on the site plan to clarify this and that compliance per section 4.5.2.F.2 of the Zoning Ordinance has been demonstrated.
  - c. We recommend the Applicant provide correspondence from the Fire Department for the fire hydrant and service locations to the buildings to document these are acceptable with the Londonderry Fire Department per item VI.1.2.d.2 of the checklist.
  - d. Please update the utility plan to label the utility lines serving the proposed lights north of the process building for clarity.
  - e. Please update the site sewer plan and profile to label all drop manholes as 5 ft. diameter for proper construction.
  - f. The utility plan indicates two industrial wastewater tanks are proposed as being points of compliance. Please review and verify the tanks are appropriately sized for the intended significant industrial discharge, type of discharge and are appropriately accessible and acceptable to the Sewer Division.
9. Please update the sight distance plan to provide the sight distance certification per Exhibit D2 of the regulations.

10. We recommend the Applicant clarify/address the following on the **Construction Details**:
  - a. Please update the internal drop sewer manhole detail on sheet D-10 to be the current design with an inside drop bowl meeting approval of the Sewer Division.
  - b. We understand the sewer design and details will be reviewed by the Sewer Division and recommend the Applicant coordinate the review with the Sewer Division. Please update acceptable to the Sewer Division.
  - c. Please label all of the proposed embankment slopes shown on the basin details for proper construction on sheets D-23 and D-24.
  
11. We recommend the Applicant address the following relative to the **Project Drainage Analysis**:
  - a. The revised analysis does not include information relative to the subcatchment delineation or the calculations provided for indicated development impacts to lot 44-38 for the proposed sewer easement or the development impact to the North Wentworth Avenue right-of way north of the cul-de-sac as a result of the project development per section 3.07.A of the regulations. The Applicant's response states the proposed development does not change the flow pre to post, and notes information is provided in the revised report. Since a plan of the subcatchment and soil types was absent from the submission, it is unclear whether the calculations are representative for the area. We note the existing conditions calculations do not indicate any grass in the subcatchment that is inconsistent with a google aerial review. Please review, revise, and provide additional supporting information to demonstrate the proposed clearing along the sewer easement is properly addressed and that the design meets compliance with the regulations - no increase in runoff.
  - b. It is unclear that the Applicant has assessed the impacts for the off-site sewer connection or the separate off-site sewer service connection from Stonyfield under this project. Please review and provide additional supporting information to substantiate the existing conditions assumptions of the analysis are complete and representative of the proposed project impacts. Please update the post development analysis as applicable and clarify compliance is achieved – no increase in runoff. The Applicant's response states the revised submission includes the Stonyfield parcel, but the project submission did not include a delineation of the new subcatchment relative to this issue to clarify this issue is addressed. In addition, the Applicant has previously stated that the work relative to the Stonyfield parcel would be submitted under a separate application. Please review and clarify what the project report is intended to address and update accordingly.
  - c. Please update the post subcatchment PS21 calculations to include the riprap area consistent with CN information provided to the Applicant. In addition, please revise the post subcatchment PSP2 calculations to include the riprap area and demonstrate compliance is achieved – no increase in runoff.
  
12. We recommend the Applicant address the following relative to the submitted **SWPPP**:
  - a. The SWPPP submission does not appear to address the off-site utility construction for the sewer force main from Stonyfield to serve the site and it is not part of the project as noted in the response. Please clarify/document that this work is not associated with the project.
  - b. A condition of the Londonderry Stormwater Permit will be the SWPPP reports shall be provided via e-mail to the Town at the same time they are provided to the Contractor and Owner.

13. We recommend the Applicant provide documentation to support/verify the DRC comments for the project are adequately addressed as applicable:
- A. Please provide documentation to support the comments of Planning Department have been adequately addressed with the Planning Department.
  - B. Please provide documentation to support the comments of Assessing Department have been adequately addressed with the Assessing Department.
  - C. Please provide documentation to support the comments of Police Department have been adequately addressed with the Fire Department
  - D. Please provide documentation to support the comments of Fire Department have been adequately addressed with the Police Department.
  - E. Please provide documentation to support the comments of Conservation Commission have been adequately addressed with the Conservation Commission.
  - F. Please provide documentation to support the comments of Sewer Division have been adequately addressed with the Sewer Division.

**Board Action Items:**

- 1. The Applicant has submitted three (3) separate waiver request letters relative to several separate requirements of the Site Plan Regulations as noted in the letters dated December 23, 2025. The Board should carefully review each letter and consider each of the waiver requests as part of the project review.
- 2. The Applicant is proposing to fill wetlands and alter grading within the Conservation Overlay District (COD) for the proposed site development that will require a Conditional Use Permit (CUP) approval by the Planning Board. The Board will need to consider the Conditional Use Permit request as part of the review.