



Town of Londonderry, New Hampshire

Planning & Economic Development Department
268B Mammoth Road
Town Hall – 2nd Floor

603-432-1100
603-432-1128

www.londonderrynh.org

Planning – Zoning – Economic Development – Conservation

MEMORANDUM

TO: Planning Board

FROM: Kristan Farr, Town Planner

DATE: April 1, 2026

RE: Public hearing of an application for a formal review of a site plan and conditional use permit for a 12-unit townhome development and associated site improvements, and a condominium conversion permit, lot consolidation and a conditional use permit for 1,400 square feet of wetland buffer impact in the Commercial II (C-II) District. 3 Page Road and 556 Mammoth Road, Tax Map 15, Lots 235 and 236, Page Rock, LLC (Owner/Applicant).

The application before the Board is a proposal to consolidate two parcels, 3 Page Road and 556 Mammoth Road (Map 15, Lots 235 & 236) into a 2.999-acre site and develop a 12-unit townhouse project consisting of two 6-unit buildings, internal driveway, associated parking, utilities, and related site improvements. The site is split-zoned Commercial II (C-II) and Agricultural-Residential I (AR-I). Multifamily housing is permitted in C-II only with a Conditional Use Permit (CUP). Portions of the site lie within the Conservation Overlay District (COD), requiring a second CUP. The proposal includes building demolition, driveway relocation, tree clearing, retaining walls, drainage infrastructure, two detention ponds, and new landscaping. The project is located between Rockingham Road and Mammoth Road in the north end of town.

The applicant recently received variances from the Zoning Board of Adjustment for driveway and parking to be located within the 50-foot landscape buffer and allow a driveway and parking to be located within the 50-foot landscape buffer without permanently planting and maintaining the buffer (Case 03-18-2026-06 and Case 03-18-2026-7).

The Board will need to consider action on completeness, one waiver request, two conditional use permits, condominium conversion and the site plan application.

Completeness: There are three (3) outstanding checklist items. If the Board decides to accept the application as complete, these items should be waived for ***acceptance only***.

1. Site Plan Regulation 4.12.c.19.viii and Checklist item VI.1.v-Identification of Trees \geq 15" Diameter. The applicant seeks to waive the requirement to identify all trees greater than 15 inches in diameter (DBH) and their species on the site. *The Applicant has submitted a written waiver request for these requirements for Planning Board consideration.*

2. *Site Plan Regulation 2.05.a.9 & 4.18 and Checklist Item II.5 – Required Legal Documents (easements, rights, declarations) -The submission does not include the required legal documents, including proposed easement deeds, rights documents, protective covenants, and condominium legal documents. These documents must accompany applications involving site design features and condominium conversions.*

Site Plan Regulation 3.06 & 4.18.B and Checklist Item XI.5.f – Sewer Utility Clearance Letter-The Applicant has not provided the required sewer utility clearance letter confirming acceptance and capacity for sewer service. Please provide this clearance documentation in accordance with the regulations.

Waivers:

1. Waiver from Site Plan Regulation 4.12.c.19.viii – Identification of Trees \geq 15" Diameter. The applicant seeks to waive the requirement to identify all trees greater than 15 inches in diameter (DBH) and their species on the site.

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

4.3.1.4.A. Uses permitted by conditional use permit

1. *The following uses may be permitted by conditional use permit: roads and other access ways; drainage ways; pipelines, power lines and other transmission lines; docks, boat launches, and piers; domestic water wells (and associated ancillary pipes and equipment); replacement septic tanks and leach fields where evidence is submitted that no alternative location is available on the property; provided that all of the following conditions are found to exist:*

- a. The proposed construction is essential to the productive use of land not within the CO District.*
- b. Design and construction methods will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.*
- c. There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact on the wetlands. Nothing in this Section shall limit the applicant from exploring alternatives with abutting property owners.*

d. Economic advantage is not the sole reason for the proposed location of the construction.

1. The Applicant has requested a Conditional Use Permit to allow 1,400 square feet of permanent wetland buffer impacts in the Conservation Overlay District to construct stormwater management improvements. ***The Conservation Commission reviewed and had no objection to the CUP as presented at their March 10, 2026 meeting.***

CUP COD 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 APPROVE a Conditional Use Permit (CUP) per LZO Section 4.6.1 to allow *approximately 1,400 square feet of permanent wetlands buffer impact for the construction of stormwater management improvements, consistent with the Conservation Commission’s March 10, 2026 recommendation and as shown on the plan set.*

Conditional Use Permit (Multifamily Residential Use in Commercial II Zoning District): The applicant is requesting a Conditional Use Permit (CUP) per Londonderry Zoning Ordinance Section 4.1.2 Use Table by Zoning District to allow a Multifamily Residential Use on a parcel in the underlying in the Commercial II (C-II) Zoning District.

6.2 General Criteria for CUP

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.*
- B. Granting of the application is in the public interest.*
- C. The property in question is reasonably suited for the use requested.*
- D. The use requested 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.*
- 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.*

6.3.4.B Multifamily Housing Criteria for CUP

In addition to the General Criteria of Section 6.2, the following specific criteria must be met in order to increase the maximum number of units in a multi-family building in the R-III District from 16 to not more than 20.

- 1. The proposed use is consistent with the Objectives and Characteristics of the R-III district, Section 4.2.2.1;*
- 2. Granting of the application is in the public interest;*
- 3. The property in question is reasonably suited for the larger buildings 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.*
- 4. The application demonstrates that the 20-unit buildings 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 will all requirements of the Zoning Ordinance, Site Plan Regulations, and Subdivision Regulations, as applicable to the proposed project.

5. There exist on the property limitations (steep slopes, wetlands, CO District areas, flood hazard areas, or other natural constraints on the subject parcel) that reduce the buildable area of the parcel such that the parcel is limited to less than 60% of the permitted density allowed by Section 4.2.2.3(B)(1) utilizing 16 units per building. Such calculation must be demonstrated to the Planning Board by a NH licensed professional engineer (and other related professionals as applicable, such as certified wetland scientists or soil scientists).

CUP (Multifamily Residential Use in Commercial II Zoning District) 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 APPROVE a Conditional Use Permit (CUP) per LZO Section 4.1.2 to allow multifamily residential use on a parcel in the Commercial II Zoning District.

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.

Based on the information available to date, Staff recommends that the Planning Board **CONDITIONALLY APPROVE** this application.

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 the application for a formal review of a site plan and conditional use permit for a 12-unit multifamily residential townhome development and associated site improvements, and a condominium conversion permit, lot consolidation and a conditional use permit for 1,400 square feet of wetland buffer impact in the Commercial II (C-II) District. 3 Page Road and 556 Mammoth Road, Tax Map 15, Lots 235 and 236, Page Rock, LLC (Owner/Applicant), 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.

CONDOMINIUM CONVERSION

CONDOMINIUM CONVERSION APPLICATION Recommendation: Based on the information available to date, Staff recommends that the Planning Board CONDITIONALLY APPROVE this application with the Notice of Decision to read substantially as follows:

Board Action Required: Motion to grant conditional approval of a condominium conversion. 3 Page Road and 556 Mammoth Road, Map 15, Lots 235 and 236, zoned Agricultural Residential (AR-1) and Commercial II (C-II), Page Rock LLC (Owner & Applicant). In accordance with plans prepared by Keach-Nordstrom Associates, Inc., dated March 20, 2025, last revised February

20, 2026 with the precedent conditions to be fulfilled within two years and prior to plan signature and general and subsequent conditions of approval to be fulfilled as noted in the Staff Recommendation Memorandum, dated April 1, 2026.

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 Engineering and Environmental Services/Stantec Review Memo and Traffic Impact Assessment dated April 1, 2026.
2. The Applicant shall obtain and note any and all applicable state, local, or other permitting on the plans.
3. Owner’s signature shall be provided on the plans.
4. The Applicant shall execute a voluntary lot merger for Map 15, Lots 235 and 236. The executed voluntary lot merger document shall be recorded, and the recording information including book and page numbers shall be added to the notes on the lot consolidation prior to plan signature.
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 be submitted to the Public Works Department prior to the release of the applicant's financial guaranty.

MEMORANDUM

To: Planning Board

Date: April 1, 2026

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

Re: Page Rock Townhomes Site Plan
Map 15 Lots 235 & 236
3 Page Road

Owner/Applicant: Page Rock, LLC

Keach-Nordstrom Associates, 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 Applicant's site design includes proposed easements and a condominium conversion but the submission did 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.
3. The Applicant has not provided a utility clearance letter for the project sewer services under this application per sections 3.06 and 4.18.B of the Site Plan Regulation and items XI.5. f of the checklist. We recommend the Applicant provide a utility clearance letter in accordance with the regulations.

Design Review Items:

1. The Applicant indicates the NHDES Sewer Discharge Permit, and Londonderry Sewer Discharge Permit are submitted on the checklist. In addition, a Town of Londonderry Stormwater Permit is needed for the proposed development. The Applicant should submit for and obtain all project permits, indicate the permit approval numbers in the permit table in note 14 on sheet 1 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.
2. The project design has been revised to include lot 236 and consolidates the lot with the subject lot 235. With this new property site configuration, the site driveway has been relocated to Mammoth Road and now the development does not access Page Road as implied by the project title and application. We note the address for lot 236 was 556 Mammoth Road and note the site entrance sign detail on sheet 15 states the address as 3 Page Road. We recommend the plans and information be corrected to represent the project access address. Our understanding is this revision would affect the address of the proposed condominiums relative to the Assessing Department and for emergency purposes under 911. We recommend the Applicant update the plans and project information to an appropriate address as acceptable to the Town.

3. We recommend the Applicant address the following relative to the **Project Drainage Analysis**:
 - a. The post development analysis diagram indicates subcatchment 8S (which includes detention basin 2) flowing through Reach 4R to the detention basin, but the swale is located wholly within the subcatchment and the analysis and diagram are incorrect. In addition, the post development analysis diagram indicates subcatchment 12S (which includes detention basin 1) flowing through Reach 5R to the detention basin, but the swale is located wholly within the subcatchment and the analysis and diagram are incorrect. Please review and revise the analysis accordingly and verify compliance is achieved – no increase in runoff.
 - b. The post development calculations for subcatchment 2S, 8S and 12S do not include the riprap areas. In addition, the post development calculations for subcatchment 2S does not appear to include the dumpster shown within the subcatchment delineation on the post development drainage plan. Please review and update accordingly.
 - c. Please revise the subcatchment areas listed on the revised predevelopment and post development drainage area plans to indicate square feet consistent with the calculations.
4. The Applicant has submitted a voluntary merger form. We recommend the document be recorded and the recording number be listed in the notes on the lot consolidation plan prior to Planning Board signature.
5. The Applicant provided updated traffic report information as noted in Stantec's letter dated April 1, 2026.
6. 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 Building Department have been adequately addressed with the Building Department
 - d. Please provide documentation to support the comments of Fire Department have been adequately addressed with the Fire 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 one (1) waiver request letters relative to the requirements of the Site Plan Regulations as noted in the letter dated November 11, 2025. The Board should carefully review and consider the waiver request as part of the project review.
2. The Applicant is proposing impacts within the buffer areas of 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.

3. The Applicant requires a Conditional Use Permit for the proposed residential use in a Commercial Zone per section 4.1.1 and Table 4-1 of the Londonderry Zoning Ordinance. The Planning Board will need to consider the CUP application as part of the project review.

To: Ms. Kellie Caron & Ms. Kristan Farr From: Evan Drew PE PTOE RSP₁
Community Development Department Michael Leach
Londonderry, NH

CC: Mr. John Trottier, PE Stantec
Director of Engineering and 5 Dartmouth Drive Suite 200
Environmental Services Auburn, NH 03032-3984
Londonderry, NH

Project/File: 179451067 Date: April 1, 2026

Reference: Proposed Multi-Family Development - 3 Page Road - Page Rock Townhomes – Traffic Resubmittal – Peer Review

Stantec Consulting Services, Inc. (“Stantec”) had previously reviewed the Traffic Impact Analysis - Trip Generation Memo for the Page Rock Townhomes relative to the proposed multi-family development on Page Road dated March 20, 2025 prepared by Keach-Nordstrom Associates, Inc. (“KNA”) and submitted to the Town of Londonderry. The proposed development is served by a single 24-foot wide driveway access from Mammoth Road for two multifamily buildings with six (6) townhouse units in each building with associated parking, underground utilities, and stormwater facilities to be constructed upon the subject lot. Stantec reviewed this memorandum following a “Short” analysis per the Town’s Site Plan Regulations Section 3.14 with minor comments and general acceptance of findings.

KNA has subsequently submitted a revised traffic memorandum, with a revised date of November 5, 2025, as a response to these comments.

Stantec reviewed this memorandum following Section 3.14 of the most current Town of Londonderry’s Site Plan Regulations (Revised June 11th, 2025), the 12th Edition Trip Generation Manual by the Institute of Transportation Engineers (ITE), and industry best practices. As noted in the initial traffic memorandum review. It is our understanding that a scoping meeting between KNA and the Town did not occur. The memorandum provided covers a “short” analysis level of assessment per the Town’s Site Plan Regulations (Section 3.14.c.)

Stantec has confirmed the revised traffic memorandum has been stamped by a New Hampshire licensed professional engineer as required for Site Plan Regulations Section 3.14.c.6.

The outstanding comment Stantec had in the initial review was questioning KNA’s use of Land Use Code (LUC) 220, representing multi-family housing (low-rise) developments, and not LUC 215 single-family attached housing, as proposed. Stantec had noted that the trip estimated between the two was nominal and did not result in questioning the final results and conclusion by KNA that the project was of low traffic impact.

Stantec has confirmed that the LUC has been revised from LUC 220 to LUC 215 and Stantec has confirmed the estimated trip volumes and their impact of background volumes are relatively nominal (less than four percent increase) to background volumes along Page Road, Mammoth Road, and Rockingham Road. Stantec finds the resubmittal complete and acceptable for this development proposed.



November 11, 2025

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

Subject: **Page Rock Townhomes**
Tax Map 15; Lot 235
3 Page Road - Londonderry, New Hampshire 03053
KNA Project No. 21-0113-1

CONDITIONAL USE PERMIT NARRATIVE

The proposed project is seeking a Conditional Use Permit (CUP) for both the use and wetland buffer impacts. The Applicant is proposing a Townhome development (multi-family) in the C-II Zoning District, which requires a CUP per Section 4.1.2 of the Londonderry Zoning Ordinance. Additionally, the project proposal is expected to impact approximately 683 square feet of wetland buffer for the necessary stormwater management provisions. The proposal meets the following conditions as noted below:

1. Granting the application would meet some public need or convenience.

The project is proposing a housing development during a statewide housing shortage. The public needs more housing, especially potentially lower cost options such as townhomes. Additionally, the location of the parcel in relation to both Mammoth Road and Rockingham Road (RT 28), would provide a convenient commuter location for its residents.

2. Granting the application is in the public interest.

Developing properties with suitable uses is in the public's best interest. This is an appropriate location for the proposed project and provides necessary housing during a housing crisis.

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

The parcel is located at the corner of Page Road and Mammoth Road. It is surrounded by a variety of uses including industrial and residential as it abuts both the Industrial I and Agricultural-Residential Zoning Districts. A multi-family townhouse development

would be appropriate for this area as it is consistent with the mixed-use character of the surrounding neighborhood.

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

The proposal is not expected to adversely affect the rights of the owners of the surrounding properties. The project was designed with consideration given to the health, safety, and welfare of the community.

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

The proposed project is not expected to adversely impact local traffic operations. The Applicant has provided a Traffic Impact Analysis: Short Trip Generation Memo for the proposed project. Refer to this report for more detail regarding traffic.

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

The project was designed with consideration given to traffic and public safety. The Applicant has provided a Traffic Impact Analysis: Short Trip Generation Memo for the proposed project. In summation of the report, it was determined that the minor increase in traffic from the proposed development is not expected to adversely impact local traffic operations. Additionally, the proposed driveway meets the required all season safe sight distance provisions.

Design Review Committee

Assessing Department Comment Sheet

Project: Page Rock Townhouses

Location: 3 Page Road, Tax Map 15, Lot 235

Date: 4/22/2025

Please return comments by 5/6/2025

Please Return Comments to Alecia LaFlamme alaflamme@londonderrynh.org 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: 015-235-0, 3 Page Rd.

Proposed Map and Lot/Street Address: 015-235C-1 = 2

015-235C-2 = 4

015-235C-3 = 6, cont.

Comments: 015-235C-4 = 8, 015-235C-5=10, 015-235C-6=12, 015-235C-7=1, 015-235C-8=3, 015-235C-9=5, 015-235C-10=7,
015-235C-11=9, 015-235C-12=11

Need name of Road

Submitted by: Laura Keeley

Date: 5-2-25

Design Review Committee

Building Department Comment Sheet

Project: Page Rock Townhouses

Location: 3 Page Road, Tax Map 15, Lot 235

Date: 4/22/2025

Please return comments by 5/6/2025

Please Return Comments to Alecia LaFlamme alaflamme@londonderrynh.org Thank you.

Does the proposed development conform with zoning requirements for the following (please explain any "no" or n/a" answers below or on an additional sheet):

	Yes	No	N/A		Yes	No	N/A
Use of Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building Setbacks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot Dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Coverage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any special requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Zoning/Code Violations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flood Zone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Signage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

Comments:

Slight encroachment by utility room into landscape buffer, left side of north building

Platforms/steps and bulkheads on South building and end unit of North building will encroach into building setbacks

Submitted by: Mitch Coakley

Date: 4/25/25

Design Review Committee

Conservation Commission Comment Sheet

Project: Page Rock townhouses
Location: 3 Page Rd Map 15 lot 235
Date: 3/10/26

Please return comments by

Please return comments to Michael Bazegian mbazegian@londonderrynh.org Thank You.

	Yes	No	N/A
Are there wetlands on the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are they high quality wetlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will they be impacted?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Could the impacts be mitigated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are there other important natural resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will they be impacted?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Could the impacts be mitigated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

No Objections

Submitted by: *M. Bados*

Date: *3/10/26*

Design Review Committee

Fire Department Comment Sheet

Project: Page Rock Townhouses

Location: 3 Page Road, Tax Map 15, Lot 235

Date: 4/22/2025

Please return comments by **5/6/2025**

Please Return Comments to Alecia LaFlamme alaflamme@londonderrynh.org 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 checked="" type="checkbox"/> | Road/Driveway design | <input checked="" 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) | <input type="checkbox"/> | |
| <input type="checkbox"/> | | | |

Comments:

Submitted by: Brian Johnson, Division Chief

Date: 04/28/2025

RE: 3 Page Road - Townhouse Application

From Chabot, Guy <GCHABOT@manchesternh.gov>

Date Tue 4/29/2025 2:12 PM

To Alecia LaFlamme <alaflamme@londonderrynh.gov>; Paul Chisholm <pchisholm@keachnordstrom.com>

Cc John Trottier <jrtrottier@londonderrynh.gov>; Kristan Farr <kfarr@londonderrynh.gov>; 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.

Good Afternoon,

I have reviewed the plans for the above referenced project and I offer the following comments:

Sheet 7: a. The water main feeding the development is shown as 6" diameter yet the fire services are shown as 8" diameter. It is very unusual to have a smaller main (6") feeding a larger main (8").

 b. Delineate the bends, tees, plugs etc. on the plan sheet.

 c. Each building is allowed only one domestic water service line and **not** one service line per unit. Delineate the size of the domestic service line. Be aware that a service line that is less than 4" diameter shall be Type K copper tubing.

 d. Is a hydrant proposed on site?

Sheet 16: "Typical Water Line Trench Detail" shall show that the water main is to be wrapped in 8 mil thick polyethylene pipe wrap.

Please forward revised plans when they become available.

Regards,

*Guy R. Chabot, P.E.
Deputy Director
Water Distribution*

*Manchester Water Works
281 Lincoln Street
Manchester, NH 03103*

Direct Phone – (603) 792-2801

From: Alecia LaFlamme <alaflamme@londonderrynh.gov>

Sent: Wednesday, April 23, 2025 10:18 AM

To: Paul Chisholm <pchisholm@keachnordstrom.com>

Cc: John Trottier <jrtrottier@londonderrynh.gov>; Kristan Farr <kfarr@londonderrynh.gov>; Kellie Caron <kcaron@londonderrynh.gov>

Subject: [External Email] 3 Page Road - Townhouse Application

Good Morning Paul,

Guy Chabot from Manchester Water Works would like a paper copy of the plan set for review.

Could you send him a paper copy of the 3 Page Road plan set?

I have included his contact information and address below.

Guy R. Chabot, P.E.
Deputy Director
Water Distribution

Manchester Water Works
281 Lincoln Street
Manchester, NH 03103

Direct Phone – (603) 792-2801

Thank you

Alecia LaFlamme
Land Use Assistant
Town of Londonderry, New Hampshire
Office: (603) 432-1100, ext. 122

The Right-To-Know Law (RSA 91-A) provides that most e-mail communications, to or from City employees and City volunteers regarding the business of the City of Manchester, are government records available to the public upon request. Therefore, this email communication may be subject to public disclosure.

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Design Review Committee

Tax Collector Comment Sheet

Project: Page Rock Townhouses

Location: 3 Page Road, Tax Map 15, Lot 235

Date: 4/22/2025

Please return comments by 5/6/2025

Please Return Comments to Alecia LaFlamme alaflamme@londonderrynh.org Thank you.

Are Taxes Paid to Date?

Yes

No

Comments: All taxes are paid to date.

Submitted by: Allison Parsons

Date: 05/07/2025



TOWN OF LONDONDERRY

ZONING BOARD OF ADJUSTMENT

268B Mammoth Road, Londonderry, New Hampshire 03053 Phone: 432-1100; ext. 122

March 25, 2026

The following are the results of the Zoning Board of Adjustment hearing held Wednesday, March 18, 2026:

Case No.: 03-18-2026-6

Applicant: Page Rock LLC
5 Hutchins Drive, Suite 5D
Hollis NH 03049

Owner: Page Rock LLC
5 Hutchins Drive, Suite 5D
P.O. Box 1675
Hollis NH 03049

Location of Property: 3 Page Road and 556 Mammoth Road, Map 015, Lots 235-0 and 236-0, Zoned Commercial II (C-II) and Agricultural Residential (AR-I)

Request: Request For Variance from LZO 4.3.3.B.2.A to allow a driveway and parking to be located within the 50-Foot landscape buffer. The parcel is located at 3 Page Road and 556 Mammoth Road in the Commercial II (C-II) Zoning District and Agricultural Residential (AR-1) Zoning District. Tax Map 015, Lots 235-0 and 236-0, Page Rock LLC (Owner/Applicant).

Result: B. O'Brien moved in Case No. 03-18-2026-6 to grant the request for a variance from LZO 4.3.3.B.2.A to allow a driveway and parking to be located within the 50-foot landscape buffer. M. Feig seconded the motion. The motion carried 5-0-0.

NOTE: Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby to request a rehearing within thirty calendar days following a hearing and to the Superior Court in accordance with RSA 677:1-14. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.



TOWN OF LONDONDERRY

ZONING BOARD OF ADJUSTMENT

268B Mammoth Road, Londonderry, New Hampshire 03053 Phone: 432-1100; ext. 122

March 25, 2026

The following are the results of the Zoning Board of Adjustment hearing held Wednesday, March 18, 2026:

Case No.: 03-18-2026-7

Applicant: Page Rock LLC
5 Hutchins Drive, Suite 5D
Hollis NH 03049

Owner: Page Rock LLC
5 Hutchins Drive, Suite 5D
P.O. Box 1675
Hollis NH 03049

Location of Property: 3 Page Road and 556 Mammoth Road, Map 015, Lots 235-0 and 236-0, Zoned Commercial II (C-II) and Agricultural Residential (AR-I)

Request: Request for variance from LZO 4.3.3.B.2.B to allow a driveway and parking to be located within the 50-Foot landscape buffer without permanently planting and maintaining the buffer. The parcel is located At 3 Page Road And 556 Mammoth Road in the Commercial II (C-II) Zoning District and Agricultural Residential (AR-1) Zoning District. Tax Map 015, Lots 235-0 And 236-0, Page Rock LLC (Owner/Applicant).

Result: B. O'Brien moved in Case No. 03-18-2026-07 to grant the request for a variance from LZO 4.3.3.B.2.B to allow a driveway and parking to be located within the 50-foot landscape buffer. M. Feig seconded the motion. The motion carried 4-1-0.

NOTE: Actions of the ZBA, granted or denied, are subject to the rights of any party to the proceedings or person directly affected thereby to request a rehearing within thirty calendar days following a hearing and to the Superior Court in accordance with RSA 677:1-14. Variance shall be valid if exercised within two years from the date of final approval. See RSA 674:33, I-a (a) for further explanation and conditions.