



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

The applicant proposes to develop a 12-unit townhouse project consisting of one 7-unit building and one 5-unit building, with associated driveway, utilities, parking, two stormwater detention ponds, and related site improvements. The parcel is 7.901 acres, located entirely in the Commercial II (C-II) zoning district, where multifamily residential use is permitted only by Conditional Use Permit (CUP). Portions of the site lie within the Conservation Overlay District (COD), requiring a second CUP for permanent wetland buffer impact related to stormwater infrastructure. The application also includes a request for a Condominium Conversion Permit to allow the 12 townhouse units to be sold as individual condominium units. The project is located between Rockingham Road and Mammoth Road in the north end of town.

The applicant recently received two variances from the Zoning Board of Adjustment: one allowing driveway and parking areas to be located within the required 50-foot landscape buffer (LZO §4.3.3.B.2.A), and a second permitting these improvements within the buffer without the requirement to permanently plant and maintain the buffer (LZO §4.3.3.B.2.B) (Cases 03-18-2026-04 and 03-18-2026-05).

The Board will need to consider action on completeness, one waiver request, two conditional use permits, a condominium conversion 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. Site Plan Regulation 2.05.a.9 & 4.18 and Checklist Item II.5-Legal Documents (Easements, Covenants, Rights-of-Way). The applicant has not submitted the required legal documents, including proposed easements, rights, protective covenants, and condominium instruments associated with the project. These documents must accompany the site plan application for review. This item remains outstanding for Planning Board consideration. The project proposes multiple easements (notably

sewer easements onto Lot 235) and condominium conversion documents, none of which were provided.

2. Site Plan Regulation 3.06, 4.18.B and Checklist Items XI.5.e & XI.5.f.- Utility Clearance Letters (Sewer). The applicant has not submitted the required sewer utility clearance letter verifying capacity and acceptance for the proposed development. This documentation must be provided in accordance with the regulations. This item remains outstanding for Planning Board consideration. The project must demonstrate the sewer capacities for adequate for occupant use. Please provide these documents when available.
3. Site Plan Regulation: LSPR 4.13 & 4.18.e and Checklist Item: XII- Town Water Quality Permit/DES Sewer Discharge and Town Sewer Discharge Permits: The applicant must submit for and obtain Town stormwater permit, DES Sewer Discharge, and Town Sewer Discharge, and add the permit numbers to the plan.

Waivers:

1. Waiver from Site Plan Regulation 4.12.c.19.viii – Identification of Trees ≥ 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.*

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 1,522 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 1,522 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 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, and conditional use permit for 1,522 square feet of wetland buffer impact in the Commercial II (C-II) District. 295 Rockingham Road, Tax Map 17, Lot 25, Page Rock, LLC (Owner/Applicant), 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. 295 Rockingham Road, Map 17, Lot 25, zoned Commercial II (C-II), Page Rock LLC (Owner & Applicant). In accordance with plans prepared by Keach-Nordstrom Associates, Inc., dated May 6, 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 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.
5. Third-party review fees shall be paid within 30 days of conditional site plan approval.
6. Financial guarantees be provided to the satisfaction of the Department of Public Works and Engineering.
7. 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: Rock Road Townhomes Site Plan
Map 17 Lot 25
295 Rockingham 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 utility clearance letters for the project water and sewer services under this application per sections 3.05, 3.06 and 4.18.B of the Site Plan Regulation and items XI.5.e and f of the checklist. We recommend the Applicant provide utility clearance letters 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 13 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 stormwater design indicates an increase out flow (pre=10.62 cfs vs post 10.67 cfs) and pond elevation (pre=308.74 vs post =308.75) will occur at Pond 6 (an offsite wetland) as a result of the project development which does not comply with section 3.07.A of the site plan regulation of no increase in runoff. The Applicant shall revise the project design accordingly in compliance with the regulations.
3. The project design indicates the site driveway is located on Page Road and the development does not access Rockingham Road as implied by the project title and application. We recommend the plans and information be corrected to represent the project access address. We note the site entrance sign detail on sheet 13 states the address as 295 Rockingham Road, which may be incorrect. It is our understanding this revision affects

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 provide an appropriate address as acceptable to the Town.

4. Please revise the title block of the existing conditions plan, sheet 1, to provide the proper map, lot number, and address for the subject lot consistent with the other plans in the plan set.
5. We recommend the Applicant clarify/address the following on the **Construction Details**:
 - a. The triple weir outlet structure detail on sheet 14 does not indicate the proper top of grate (A) elevation consistent with the stormwater analysis. In addition, please label weir 1 and weir 2 in the section view consistent with the B and C labels in the Close Up of Pond #2 Weir detail for proper construction. Please also revise the "J" dimension in the close up to properly dimension the width of the weir opening in the plate. Also, please label elevation D on the section detail for proper construction and consistent with Exhibit D108.
 - b. We understand the sewer design and details, including the revised pump station design, will be reviewed by the Sewer Division. We recommend the Applicant coordinate the review with the Sewer Division. Please update acceptable to the Sewer Division.
6. We recommend the Applicant address the following relative to the **Project Drainage Analysis**:
 - a. Please correct the post development drainage area plan to indicate the proper subcatchment labels for the development areas consistent with the revised analysis.
 - b. Please revise the subcatchment areas listed on the revised predevelopment and post development drainage area plans to indicate square feet consistent with the calculations.
7. The revised Condominium Site Plan has not addressed the proposed easements associated with the proposed sewer line on the adjacent property (lot 235) since it is the responsibility of this project developer/owner to operate and maintain this private utility that serves the project. We recommend the plans be revised as necessary to properly address the proposed easements associated with the condominium site plans.
8. The Applicant provided updated traffic report information as noted in Stantec's letter dated April 1, 2026.
9. 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 Fire Department have been adequately addressed with the Fire Department.
 - d. Please provide documentation to support the comments of Conservation Commission have been adequately addressed with the Conservation Commission.
 - e. 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 letter relative to the requirements of the Site Plan Regulations as noted in the letter dated November 22, 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: 179451092 Date: April 1, 2026

Reference: Proposed Multi-Family Development – 295 Rockingham Road – Rock Road Townhomes – Traffic Resubmittal – Peer Review

Stantec Consulting Services, Inc. (“Stantec”) reviewed the Traffic Impact Analysis - Short Trip Generation Memo for Rock Road Townhomes relative to the proposed multi-family development at 295 Rockingham Road, with access on Page Road, dated with a revised March 10, 2026, prepared by Keach-Nordstrom Associates, Inc. (“KNA”) and submitted to the Town of Londonderry. The proposed development is served by a single driveway access from Page Road for two multifamily buildings totaling to twelve (12) units with five (5) townhouse units on the east side of the driveway and seven (7) on the west side 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.

Stantec reviewed the memo following Section 3.14 of the most current Town of Londonderry’s Site Plan Regulations, 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 memo has been stamped by a New Hampshire licensed professional engineer as required for Site Plan Regulations Section 3.14.c.6.

1. The first 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 two percent increase) to background volumes along Page Road and Rockingham Road. Stantec finds the resubmittal complete and acceptable for this development proposed

Design Review Committee

Conservation Commission Comment Sheet

Project: Rock Road townhouses
Location: 295 Rockingham Rd Map 17 Lot 25
Date: 3/10/20

Please return comments by _____

Please return comments to Michael Bazegian mbazegian@londonderry.nh.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: *MBados*

Date: *3/10/20*

Design Review Committee

Fire Department Comment Sheet

Project 295 Rockingham Road

Location: 295 Rockingham Road Map 017 Lot 25

Date: 5/29/2025

Please return comments by 6/12/2025

Please Return Comments to Alecia LaFlamme alaflamme@londonderrynh.gov

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:

The road name and addressing shall be approved by the Londonderry Fire department 911 coordinator.

There shall be a fire hydrant located within 100 feet of the sprinkler fire department connection FDC, per Londonderry Fire Department regulations.

The turn around shall be marked with No Parking Fire Lane signs.

Both sides of the roadway shall be marked with No Parking Fire Lane signs.

Under Town of Londonderry Permits & Notification of Blasting. Note 4 shall be changed to: Notification must be made to the Londonderry Fire Department not less than 1 hour to each blast or series of blasts.

Submitted by: _____

Date: _____

Fire Comments
295 R Road

Location: 295 Rockingham Road Map 017 Lot 29
Date: 5/29/2025

Please return comments by 6/12/2025

Please Return Comments to [Alicia LaFlamme](mailto:alafiamme@londonderrytn.gov) alafiamme@londonderrytn.gov

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:

The road name and addressing shall be approved by the Londonderry Fire department 911 coordinator.

There shall be a fire hydrant located within 100 feet of the sprinkler fire department connection (FDC), per Londonderry Fire Department regulations.

The turn around shall be marked with No Parking Fire Lane signs.

Both sides of the roadway shall be marked with No Parking Fire Lane signs.

Under Town of Londonderry Permits & Notification of Blasting. Note 4 shall be changed to: Notification must be made to the Londonderry Fire Department not less than 1 hour to each blast or series of blasts.

RE: DRC 295 Rockingham Road site plan and CUP

From Chabot, Guy <GCHABOT@manchesternh.gov>

Date Fri 5/30/2025 11:49 AM

To Alecia LaFlamme <alaflamme@londonderrynh.gov>

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

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

Good Morning,

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

Sheet 6:

- a. The existing main in Page Rd. is 12" diameter and not 16" diameter.
- b. The proposed 6" main should be placed within the access drive.
- c. The plans shows a 20 degree bend which is not a choice. The bend should be 22-1/2 degrees.

Please forward revised plans or comments 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: Thursday, May 29, 2025 5:28 PM

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

Subject: [External Email] DRC 295 Rockingham Road site plan and CUP

We have received a new design review application for a site plan and CUP FOR 295 Rockingham Road Map 17 Lot 25. Please turn in your comments by June 12, 2025 Please see attached for the DRC comment sheets and site plan.

Hard copies of the plans are available in the planning office.
Thank you,

Design Review Committee

Police Department Comment Sheet

Project 295 Rockingham Road

Location: 295 Rockingham Road Map 017 Lot 25

Date: 5/29/2025

Please return comments by 6/12/2025

Please Return Comments to Alecia LaFlamme alaflamme@londonderrynh.gov

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

- | | |
|---|---|
| <input type="checkbox"/> Adequacy of Police Service to site | <input type="checkbox"/> Security at site |
| <input type="checkbox"/> Access into the site | <input type="checkbox"/> Traffic Generation |
| <input type="checkbox"/> Circulation within site | <input type="checkbox"/> Potential disturbance to neighbors |
| <input type="checkbox"/> Access to sides/rear of buildings | <input type="checkbox"/> Lighting/visibility of building/site |
| <input type="checkbox"/> Entrances into buildings | <input type="checkbox"/> Other issues (explain below) |

Comments: No comments or concerns from the Police Department.

Submitted by: Deputy Chief Jason Breen

Date: 6/03/25

Re: DRC 295 Rockingham Road site plan and CUP

From Robert Kerry <rkerry@londonderrynh.gov>

Date Thu 6/12/2025 10:14 AM

To Alecia LaFlamme <alaflamme@londonderrynh.gov>

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

Hi Alecia:

The sewer comments for the above referenced development are as follows:

"The sanitary sewer plans and detail sheets for 295 Rockingham Rd., as submitted, appear incomplete and are not sufficient for Department sign off and NHDES review. The following is a list of comments from the Department's initial review. This list should not be considered as all inclusive, as further Department review of applicant's re-submittals will be required.

1. A Town of Londonderry Sewer Discharge Permit is required. No foundation drains, roof drains, floor drains or other "non-sanitary drains" shall be connected to the municipal sewer. Applicable fees for the Town of Londonderry Sewer Discharge Permit are the responsibility of the Applicant as per the Town of Londonderry "Chapter IX – Sewer User Charge Ordinance". The Applicant will be required to pay all sewer access fees and connection fees prior to issuance of the Certificate of Occupancy for the proposed facility. As a condition of Department approval, the Department requires that the applicant agree and acknowledge, in writing, to pay the required sewer access fee and connection fee.
2. Please submit sewer design flows and calculations (e.g., daily discharge flows, type of discharge, peak velocities, etc.). Further review by the Department of engineering and Environmental Services will be required. Consult "Table 1008-1 Unit Design Flow Figures" from Town of Londonderry "Chapter IX – Sewer User Charge Ordinance". All appropriate design flow calculations for the project should be prepared and stamped by a New Hampshire professional engineer.
3. There does not appear to be any design information for the proposed pump station. Please provide this information which should be prepared and stamped by a New Hampshire professional engineer.
4. Sheets 6 of 19, 7 of 19, and 8 of 19 - The force main material shall be fusion Jointed HDPE pipeline. Please revise accordingly.
5. Sheets 6 of 19 and 7 of 19 - The proposed alignment of the 2" diameter force main appears to be within the Town's right of way and also along a paved Town road. The Town does not allow a private force mains within its right of way or along a Town road. Please revise this alignment accordingly. The Department strongly suggests the revised alignment discharge into proposed

SMH #2 as shown on Sheet 7 of 19 of the adjacent Page Rock Townhomes, 3 Page Rd. Design plans.

6. Sheet 8-of 19 - Please note that additional review of the revised alignment and profile, taking into account proposed design flow rates and velocities, will be required.
7. A NHDES sewer connection permit **may** also be required prior to the Town issuing a Londonderry sewer connection permit. As such, the revised sewer plan and detail sheets and supporting documentation will need to be submitted to this Department to the determine if an NHDES permit review will be required.”

Let me know if you have any questions.

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

Please note my new email address: rkerry@londonderrynh.gov

From: Alecia LaFlamme <alaflamme@londonderrynh.gov>
Sent: Thursday, June 12, 2025 10:13 AM
Cc: Kellie Caron <kcaron@londonderrynh.gov>; Kristan Farr <kfarr@londonderrynh.gov>; John Trottier <jrtrottier@londonderrynh.gov>
Subject: Re: DRC 295 Rockingham Road site plan and CUP

Good morning,

Just following up on the DRC comments for 295 Rockingham Road Site Plan and CUP. If you have sent comments, thank you. If you have not sent the comments, could you please do so soon and just email me to let me know.

Thank you

Enjoy the sunshine again today!

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



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.: 03-18-2026-4

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: 295 Rockingham Road, Map 017, Lot 25, Zoned Commercial II (C-II)

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 295 Rockingham Road in the Commercial II (C-II) Zoning District. Tax Map 017, Lot 25, Page Rock LLC (Owner/Applicant).

Result: B. O'Brien moved in Case No. 03-18-2026-04 to grant the request for a variance from LZO 4.3.3.B.2.A to allow a driveway to be located within the 50-foot landscape buffer. The parcel is located at 295 Rockingham Road in the Commercial II (C-II) zoning district. G. Carson 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.: 03-18-2026-5

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: 295 Rockingham Road, Map 017, Lot 25, Zoned Commercial II (C-II)

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 295 Rockingham Road in the Commercial II (C-II) Zoning District. Tax Map 017, Lot 25, Page Rock LLC (Owner/Applicant).

Result: B. O'Brien moved in Case No. 03-18-2026-05 to grant the request for a variance from LZO 4.3.3.B.2.B. G. Carson 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.