

# **Londonderry Heritage/Historic District Commission Meeting**

**SEPTEMBER 22, 2022 - 7:00 P.M.**

**MOOSE HILL CONFERENCE ROOM**

## **MEETING MINUTES**

- I. **Call to Order:** Chairman Krys Kenney called the meeting to order at 7:00 pm. The following Commissioners were present: David Colglazier, John Mahon, Art Rugg, Kristin Endyke, Jim Butler, and Krys Kenney. Absent: Sue Joudrey. The Chair appointer Alternate Commissioner Laura Schenkman in Sue Joudrey's place. Staff Associate Planner: Laura Gandia. Alternate Commissioner Lee Jeffers was present in the audience pending his swearing-in.
- II. **Approval of minutes from prior meeting:** A. Rugg made a motion to approve the minutes of the July 28, 2022 meeting; D. Colglazier seconded the motion. The motion passed, 7-0.
- III. **Design/Formal Review Applications:**

- A. **Application for design review of a site plan for the construction of a proposed 6,709 SF water tank (1.25 MG) and associated site improvements which includes a proposed 5,650 linear feet transmission water main beginning at the proposed water tank located at Seven Rear Gordon Drive (Map 10 Lot 142) and ending at the proposed booster station located at Michels Way/Marketplace Drive (Map 10 Lot 41), Seven Rear Gordon Drive, Map 10 Lot 142, Zoned AR-1, Pennichuck East Utility, Inc. (Owner & Applicant) – continued from the July meeting.**

90' diameter, 35' high precast concrete domed tank. Color muted earth-tones of either tan or grey are planned. There will be a gravel access drive from the spur off Gordon Drive and surrounding the tank. Norway Spruce to the north of the tank will be added to existing dense woods to enhance screening. No free-standing or other signage is proposed. Lighting will be limited to a small light above the entry door. Visibility of the tank from Gordon Drive will be seasonably limited by the surrounding foliage. The tank area will be fenced in with a gate on the gravel access drive. The applicant is open to a wildflower, conservation mix as an alternate to planned loam and seed in the area surrounding the tank and gravel access.

Action: Accept as submitted with notes of consideration of conservation seed mix for grassy areas and earth tones for exterior material colors.

- B. **Application for design review of a site plan for the construction of a proposed 1,200 SF booster station and associated site improvements which includes a proposed 5,650 linear feet transmission water main beginning at the proposed water tank located at Seven Rear Gordon Drive (Map 10 Lot 142) and ending at the proposed booster station located at Michels Way/Marketplace Drive (Map 10 Lot 41), Michels Way/Marketplace Drive, Map 10 Lot 41, Zoned Woodmont Commons PUD, Pennichuck East Utility, Inc. (Applicant) and Pillsbury Realty Development, LLC (Owner) – continued from the July meeting**

The planned water main will disturb stone walls along Spring Road during construction. The applicant will rebuild these walls in place after construction with materials and design of the same sort as the current stone wall. The 1200 Sq. Ft. booster station is a 30' by 40' building with a paved access off Michael's Way and a generator on a cement pad to its north. The building is buried about 4' below grade and features some evergreens to soften its appearance from Michael's Way. The exterior of the building is muted tan vinyl siding with a grey roof. No exterior signage or

lighting is proposed. This structure is within the Woodmont PUD area. Grassy areas will be coordinated with surrounding grass in the PUD.

Action: Accepted as submitted with a note of strong suggestion that evergreens be larger, mature arborvitae to speed their effectiveness as a screen for this building.

#### IV. Staff Reports:

**A. Application for design review of a condominium conversion at Nine Button Drive, Map 7 Lot 132-22, Zoned AR-1, Brenda Kiss & Doreen Fugere (Owners & Applicants)**

Action: Accepted as submitted.

**B. Rezoning request by Gizmo Enterprises, LLC (Applicant) and State of New Hampshire (Owner) to rezone a portion of 0 RR Rockingham Road (otherwise known as the Londonderry Rail Trail - Map 13 Lot 143-0, Zoned AR-1) located to the east of Four Commercial Lane (Map 13 Lot 104-2), to Commercial II (C-II)**

Encroachment issue with what appear to be concrete bays near the Rail Trail.

Action: No action from Heritage Commission at this point. As a comment, the applicant should be forewarned that this rezoning request is not likely to be favorably viewed by the Heritage Commission.

**C. Application for design review of a subdivision plan to divide one lot into two, 190 Litchfield Road, Map 14 Lot 6, Zoned AR-1, Diane M. & Martin P. Boucher (Owners & Applicants)**

Action: Accepted as submitted.

**D. Application for design review of a subdivision plan to subdivide one residential lot into three lots, 86 High Range Road, Map 6 Lot 106, Zoned AR-1, Belize Real Estate Holding, LLC (Owner & Applicant)**

Action: Accepted as submitted. Stone walls that are disturbed will be replaced. The Commission recommends that applicant allow historic cellar holes and as well as stone walls be documented.

#### V. Other business:

A. **Apple Way follow-up discussion** – Commissioners to review Corridor Management Plan changes proposed by David Ellis. David will be invited to the next Heritage Commission meeting in November to assist all in understanding the proposed changes prior to a Commission vote. Ann Chiampa requested that David be added early on the November 17, 2022 agenda.

B. **Kent Allen Forest access road update** – Construction of this project is complete and awaiting the installation of a sign noting that this is for emergency access only. Gate is in place and access road has new Reclaimed Asphalt Pavement (RAP) surface. Gate has a Knox Box to allow fire and emergency vehicle access.

C. **Expiring Terms:** Art Rugg, Kristin Endyke, John Mahon. Those interested in reappointment should send letters to Kirby Brown with a copy to Laura Gandia.

D. The next Heritage Commission Meeting will be on Nov. 17, 2022, at 7 PM.

**VI. Public input:**

Ann Chiampa – Commented on design of the sign to be attached to chain across the new emergency access to the Kent Allen Forest which she worked on with the DPW.

Ray Breslin – Commented on the Pennichuck Water presentation and his concern for the water main's impact on the underground spring near Spring Road.

**VII. Adjournment:** At 8:10 PM, A. Rugg made a motion to adjourn; D. Colglazier seconded. The motion passed, 7-0.

These meeting minutes were approved on November 17, 2022 by a vote made by Art Rugg and seconded by David Colglazier.