

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

**NOVEMBER 17, 2022 - 7:00 P.M.**

**MOOSE HILL CONFERENCE ROOM**

## **MINUTES**

- I. **Call to Order:** Chairman Kryz Kenney called the meeting to order at 7:00 pm. The following Commissioners were present: David Colglazier, John Mahon, Art Rugg, Kristin Endyke, Sue Joudrey, Jim Butler, Kryz Kenney, and Alternate Commissioner Laura Schenkman. Absent: Alternate Commissioner Lee Jeffers. Staff Associate Planner: Laura Gandia
- II. **Approval of minutes from prior meeting:** K. Kenney amended the minutes of the previous meeting to correct the misspelling of his name. A. Rugg made a motion to approve the minutes of the September 22, 2022 meeting as presented and amended; D. Colglazier seconded the motion. The motion passed, 7 -0.
- III. **Apple Way Corridor Changes** – David Ellis reviewed in detail proposed changes to the Londonderry Apple Way Management Plan’s main document and appendix. These changes are based on Mr. Ellis’ extensive historical research. Changes included updates for accuracy and several error corrections. Most notably:
- Incorrect reference to Jackson Hole, which no longer exists, replaced with Hurd’s Store.
  - References to Town Forrest changed to Kent Allen Forrest.
  - Corrected location of Dutton Farm.
  - Update of Londonderry’s Apple Way website address to <https://www.londonderrynh.gov/conservation-commission/pages/apple-way>.
  - Removed reference to “...creating picnic areas by rivers” as there are no rivers in the area in question.
  - Added references to Bear Meadow and Bear Meadow Farm.
  - Dating on the Victorian home Maplehurst corrected from 1770 to 1732.
  - Matthew Thornton removed as an original owner of the Town Common as he was not.
  - Added Matthew Thornton as a previous owner of Londonderry Grange #44.
  - Corrected dating on Col. William Pillsbury’s house from 1730 to the late 1700’s.

A. Rugg proposed the addition of the date 2022 to the title Current Inventory. D. Colglazier suggested that the words “Average Annual Daily Trips” be added in parentheses after the initials AADT for clarity in the Safety and Traffic section of the document.

**Action:** A. Rugg made a motion to approve and accept David Ellis’ proposed changes as amended by Commissioners noted. J. Mahon proposed an amendment to A. Rugg’s motion to include a formal thanks from the Commission to David Ellis’ for his extensive work on this project. A. Rugg seconded this amendment. The amendment passed 7-0. A. Rugg’s original motion as amended was seconded by J. Mahon. The motion as amended passed. 7-0.

#### **IV. Design/Formal Review Applications:**

- A. **Application for design review of a site plan for 130 town houses and associated site improvements at 71 Perkins Road (Map 15 Lot 51, Zoned Mixed Use Commercial), 171 Rockingham Road (Map 15 Lot 59, Zoned Mixed Use Commercial), 179 Rockingham Road (Map 15 Lot 60, Zoned Mixed Use Commercial), 175 Rockingham Road (Map 15 Lot 60-2, Zoned Mixed Use Commercial) and 191 Rockingham Road (Map 15 Lot 64, Zoned Mixed Use Commercial), Jean Gagnon (Owner & Applicant)**

Presented by Jason Lopez, Keach-Nordstrom Associates and Jean Gagnon, Owner & Applicant. This is a proposed residential townhouse development in two consolidated lots noted in the next Application for Design Review below. Vista West would have 62 townhomes; Vista East would have 68 townhomes. The

wood-frame buildings will feature shingled roofs, vinyl siding, and earth tone coloring. In Vista East, the buildings will be three stories high with only two visible from Vista Ridge Drive. In Vista West, all three stories will be visible from Rockingham Road. No street lights are proposed. Egress lighting will be located by the front and side doors and above the garage. Each unit has two parking spaces plus a garage. Overflow parking – about 15 spaces – will be provided. Landscape plan provided will probably need modification after staff review. One section of stone walls will be relocated on the property. A signage plan was not available at this point.

J. Butler requested renderings of the back of the properties, particularly of those that will be visible from either Rockingham or Vista Ridge Drive, including elevations. He also requested a more detailed landscape plan and asked about uniform fencing similar to that on Gilcreast. He also requested that the applicant provide the Commission with the actual colors and materials that will be used and that the Commission's recommendations on these be added to the site plans and, if approved by the Planning Board, be incorporated into the sign-off sheets to avoid future variance. A. Rugg asked about walking trails and was advised that there would be internal sidewalks plus sidewalks on both sides of Vista Ridge Drive leading to a crosswalk near Rockingham Road and the proposed commercial area. A. Rugg noted differences in the windows rendering provided and was also advised that planned shutters were not included in the renderings.

**Action:** Applicant asked to return with building material samples and colors. Lighting plan, including for walkways and overflow parking as required by the planning board, will be needed by the Commission to include planned lighting above doorways and garages. The Commission will need a signage plan when the applicant returns. Renderings showing elevations for all sides of the buildings will be needed as well as a completed landscape plan.

**B. Application for design review of a subdivision and lot consolidation plan for 71 Perkins Road (Map 15 Lot 51, Zoned Mixed Use Commercial), 171 Rockingham Road (Map 15 Lot 59, Zoned Mixed Use Commercial), 179 Rockingham Road (Map 15 Lot 60, Zoned Mixed Use Commercial), 175 Rockingham Road (Map 15 Lot 60-2, Zoned Mixed Use Commercial) and 191 Rockingham Road (Map 15 Lot 64, Zoned Mixed Use Commercial), Jean Gagnon (Owner & Applicant)**

Presented by Jason Lopez, Keach-Nordstrom Associates and Jean Gagnon, Owner & Applicant. These 5 lots are located by Route 93's exit 5 across from the Park & Ride and near to the existing Vista Ridge multi-story dwellings on Vista Ridge Drive. Total area is 46 acres. The 5 lots, via plotline and subdivision adjustments, would be consolidated into 4 lots. Since Mr. Gagnon is a residential developer and since this land is part of the M.U.C. (Mixed Use Commercial) district, the applicant proposes to separate commercial use from residential use by having one 3.5 acre lot on Rockingham Road dedicated to commercial use. One lot on Perkins Road would not be developed at this time. The remaining 2 larger lots would be strictly residential townhouses to be known as Vista East and Vista West.

**Action:** Approved as submitted. Existing stone walls to be relocated on the property, perhaps by the main entrance as allowed.

**C. Application for design review of subdivision plan for a 21 unit single detached residential development, 22 Young Road (Map 6 Lot 53, Zoned R-III, Edgar & Winnifred Pitts, Trustees, Owners) and 20 Young Road (Map 6 Lot 58-2, Zoned R-III, Cedar Crest Development, Owner) and Cedar Crest Development (Applicant)**

Presented by Aaron Orso, Cedar Crest Development, Developer and Applicant. Since these are planned individual detached homes, exterior materials, colors, etc. are left somewhat to the discretion of future owners. Buyers select window grids. The developer foresees putting in 5-7 foundations, framing those, and then using colors and materials on these as an example of what will be preferred in the development. The

developer showed the Commission various planned materials and colors that would be offered to buyers. HOA fees would include washing of vinyl siding, staining of wooden shutters, and landscaping including maintenance of the planned recreation field. Features would include a common area with a pergola and walking trails. Lighting planned on sidewalks and in common area. Sign dimensions were not provided but will need to meet town requirements. A monument base was recommended. Dark-sky compliant lighting will be needed for signage. Stone walls may be present on the property but not in the areas where building is planned.

**Action:** Approved as submitted with a stipulation that signage meets town requirements and a suggestion that signage incorporate a monument base. J. Butler made a motion to move the recommendation to the Planning Board; D. Colglazier seconded. The motion passed, 7-0.

**D. Application for design review of a site plan for a proposed 100,000 SF warehouse building and associated site improvements, 26 Jack's Bridge Road (Map 15 Lot 103, Zoned IND-I), Charles Evans (Owner) and Rhino Capital Advisors, LLC (Applicant)**

Presented by David Fenstermacher, VHB, and Michael Cavanaugh, Rhino Capital Advisors. Randall-Paulson Architects was unable to attend. The proposed 100,000 sq. ft. warehouse building has 100 parking spaces plus 24 loading dock spaces in the rear. Split entrances for trucks and cars lead to a driveway circling the building and exiting onto Jack's Bridge Road. The landscape plan presented featured trees but no additional shrubs or lilacs. The planned LED lighting is directed into the parking lot avoiding spill into abutters and will be night-sky compliant. The building exterior will be concrete panels painted an earth tone grey color with several dark highlights. The thermoplastic polyolefin rubber roof will be sloped to direct rainwater to an underground detention tank. The roof is solar-ready. Signage will be limited to tenant wall signage and a small monument sign.

**Action:** Approved as submitted. Return with signage plan once tenant is secured.

**E. Application for design review of a site plan for a proposed 100,000 SF warehouse building and associated site improvements, 13 Page Road (Map 17 Lot 27, Zoned C-II), Charles Evans (Owner) and Rhino Capital Advisors, LLC (Applicant)**

Presented by David Fenstermacher, VHB, and Michael Cavanaugh, Rhino Capital Advisors. Randall-Paulson Architects was unable to attend.

This is a planned 75,000 sq. ft. building on Page Road with 75 parking spaces and 18 loading spaces to the rear. J. Butler noted that the entrance requires special care in design and appearance as there are both commercial and residential properties on Page Road. The landscape plan presented featured trees but no additional shrubs or lilacs. The planned LED lighting is directed into the parking lot avoiding spill into abutters and will be night-sky compliant. The building exterior is planned to have painted insulated metal panels. The proposed color of the building was polar white with some gray contrast panels and dark trim. J. Butler suggested that an alternate to the polar white color, perhaps an off-white or grey, might be more acceptable to residential neighbors. The thermoplastic polyolefin rubber roof will be sloped to direct rainwater to an underground detention tank.

**Action:** Approved as submitted. Return with signage plan once tenant is secured.

**F. Application for design review of a site plan for the proposed construction of a 6,000 SF convenience store with drive through, and gas station with 16 fueling stations and 2 diesel fueling stations in the Route 28 Performance Overlay District in the Route 28 Performance Overlay District, 174 Rockingham Road, Map 15 Lot 61, Zoned C-II and RTE 28 Performance Overlay District and 178 Rockingham Road, Map 15 Lot 61-7,**

**Zoned C-II and RTE 28 POD, 2V Londonderry, LLC & 2V Londonderry West, LLC (Owners) and New Sunset Realty (Applicant) – follow-up review on signage only**

Presented by Patrick McLaughlin, Nouria Energy, and Jeff Kevan, TF Moran. Several gables were added to the roof since the last presentation. Two canopies, one for gas pumps and one for diesel, each have two signs which will require a variance from the ZBA. An extra Nouria Café sign on the front face of the building also will require ZBA variance as will the Nouria sign on the rear of the building. Total building signage square footage exceeds the town allowance and will need ZBA approval. The free-standing sign is now a monument sign which will need ZBA approval for its height and changeable digits.

**Action:** Approved signage for design subject to ZBA review and approval.

**V. Staff Reports: None**

**VI. Other business:** Three reappointments to the Commission – A. Rugg, K. Endyke, and J. Mahon – will be taken up by the Town Council at their last meeting in December.

J. Butler proposed that Look Book Pictures be added to the walls in the room where staff performs design reviews.

**VII. Public input: None**

**VIII. Adjournment:** At about 9:40 PM, A. Rugg made a motion to adjourn; D. Colglazier seconded. The motion passed, 7 -0.