

Londonderry Heritage/Historic District Commission Meeting

SEPTEMBER 23, 2021 - 7:00 P.M.

Sunnycrest Conference Room

Approved Minutes

- I. Chairman Krys Kenney called the meeting to order at 7:05 p.m. The following Commissioners were present: Krys Kenney, David Colglazier, John Mahon, Jim Butler, Art Rugg, Kristen Endyke and Alternate Commissioner Laura Schenkman. The Chair appointed Alternate Commissioner Laura Schenkman to vote in Commissioner Sue Joudrey's place as she was absent. There are openings on the Commission for two alternate members.
- II. Approval of minutes from prior meeting: A. Rugg made a motion to accept the minutes of July 22, 2021 as presented. D. Colglazier seconded the motion. The motion passed, 7-0.

III. Design/Formal Review Applications:

- A. Review of stone walls on a previously approved 83 lot conservation subdivision, Lorden Commons Phases 2, 3 and 4 - 17 Old Derry Road, Map 16, Lot 38, Zoned AR-1, Lorden Commons, LLC (Owner) and Chinburg Properties, Inc. (Applicant)

Jason Lopez of Keach-Nordstrom Associates presented on behalf of the applicant. The matter at hand concerned a stone wall that the Commission previously determined would need to be rebuilt in this development. The new home owner refused to allow the applicant to rebuild the wall on the corner of their property and the applicant was seeking relief from the Commission. Discussion centered on potential property rights of the home owner, the home owner's responsibility to perform due diligence as to potential town requirements during the Purchase and Sale process, the Commission's desire to preserve historic stone walls in Londonderry and to not allow precedent for their removal, and the opinion of several Commissioners that stone walls on both corners in question would have a more desirable appearance.

Actions:

A. Rugg made a motion to require that the stone wall be rebuilt per the subdivision plan; J. Mahon seconded the motion. The motion passed, 7-0. A secondary issue involved the stones to be used for this wall. The Commission required that stone matching that on the other corner be used, not blast stone that would have a different appearance. The Chairmen will ask Laura Gandia to generate a letter – a notice of decision – to Chinburg Properties so that they can provide same to the home owner.

IV. Staff Reports: None

V. Other business

- A. Connector Road Exit 4A naming and removal of pine trees at Town Common
Removal of Pine Trees at Town Common – The Commission was advised that the two pine trees near the corner of Mammoth Road and Pillsbury Road are "dead or dying" per an arborist and that they should be removed and potentially replaced. Ray Breslin, 3 Gary Drive, spoke doubting that these are in fact pine trees and also enquired as to the disease in question. In the absence of a report from the arborist, the Commission postponed a decision on these trees. The Chairman will ask Laura Gandia to obtain and circulate the arborist's report as soon as possible.

Connector Road Exit 4A naming – The D.O.T. requested that Derry and Londonderry agree on a name for the connector road for Exit 4A. Derry's Heritage Commission and Town Council proposed two names – Ulster Scots Parkway and MacGregor Parkway. The 911 Commission eliminated

MacGregor Parkway as being too close to the pre-existing MacGregor Cut in Londonderry. J. Butler presented the name of Saint's Way to the Commission on behalf of the St. Germain family, longtime Londonderry residents. Ann Chiampa of the Londonderry Historical Society detailed the Commission on the historical significance of two potential names to both Derry and Londonderry, "The Old Rum Trail" and "Rosecrans" Pillsbury. The Commission decided to propose "The Old Rum Trail" (or its alternative – The Old Rum Road if "Trail" is not acceptable to the D.O.T.) or "Rosecrans Road" as names for this connector road. Ann Chiampa agreed to supply historical documentation to the Town Council and to Derry as required.

- B. Apple Way Corridor Management Plan discussion – A. Rugg led this discussion centered on implementing corrections and updates to the Apple Way Corridor Management Plan identified by David Ellis at the previous meeting. This would be accomplished either with an addendum or in-place annotations (as state statutes are annotated.) David Ellis' report is heavily foot-noted and cited. The Commission decided to exercise its due diligence before modifying the existing plan and request peer review in writing from a second historian with Rick Holmes of Derry being the top suggestion.

VI. Public input – As integrated above.

VII. Discussion – Draft Action Steps Follow-Up to Kay Webber Presentation on 5/27/21 – J. Mahon led the discussion:

- A. The Commission is receiving earlier Design Reviews which allows interested Commissioners to visit sites before Commission meetings. The Commission discussed requiring new design reviews to be in our hands 2 weeks prior to a scheduled meeting. The Commission also discussed requiring applicants to provide a "Requirements Package" to include building material and color samples; elevations; pictures and renderings; lighting, annotated landscape, and signage plans; and perhaps other items to be identified. The Chairman will communicate the Commission's desire to Laura Gandia.
- B. The Commission felt it would be non-productive to ask applicants to provide photos and addresses of their other developments where branding designs and colors conflict with the Londonderry Look. Instead, the Commission agreed that they would continue to stress the importance of compliance to the Londonderry Look as they have in the past.
- C. Should the Commission expand its review process to significant changes to existing properties as opposed to the current review process of strictly new developments? The Commission is an advisory committee and does not have enforcement powers. Violations come from the building inspectors who often are notified by interested citizens. The Chairman will follow-up with Laura Gandia as to the Commission's recourse should someone violate the plan submitted to the Commission?

VIII. Adjournment – A. Rugg made a motion to adjourn. D. Colglazier seconded the motion. The motion passed 7-0. The meeting was adjourned at approximately 9:05 p.m.