

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

**November 18, 2021 - 7:00 P.M.**

## **Moose Hill Conference Room**

### **Approved Minutes**

- I. Chairman Krys Kenney called the meeting to order at 7:00 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 September 23, 2021 as presented. J. Butler seconded the motion. The motion passed, 7-0.
- III. Apple Way workshop: In follow-up to David Ellis' presentation on corrections and updates to the Apple Way Corridor Management Plan, the Commission decided to move forward with a peer review by a second historian prior to deciding if and how these would be incorporated into the plan.
- IV. Design/Formal Review Applications:
  - a. Application for formal review of a site plan amendment for a change of use for equipment sales, rental and service, parking lot reconfiguration, outdoor display and storage areas, and associated site improvements, 2 Rebel Road & 345 Derry Road, Map 101 Lots 18 & 19, Zoned Business District B, Hudson, and 307 Nashua Road, Londonderry, Map 2 Lot 34A, Zoned C-II & RTE 102 POD, Bobcat of New Hampshire (Applicant) and Mal-Mar, LLC (Owner)

Jason Hill of TF Moran presented on behalf of the applicant. This is a change in use application for this property, formerly Dubowik Excavation, which straddles the Londonderry-Hudson line on Route 102 (Nashua Road). Bobcat purchased this property adjacent to their current site in Hudson. The applicant proposes to move new compact construction equipment sales to this site along with some repair work in an existing rear garage. The existing structure's facade will not be modified initially except for landscaping – shrubbery and trees. Site improvements include a paved two-way drive to Bobcat's existing building in Hudson which will be converted to used equipment repair and rental. Trees will be added to the buffer zone for the neighboring agricultural zone and to limit equipment storage on the front and side of the lot. The applicant will also add a graveled new equipment display area to the front of the lot visible from Nashua Road.

A. Rugg suggested that an alternate to the white pines in the landscape plan be used. K. Kenney and J. Butler reviewed the lighting plan to add wall-pack lighting to the building for security and to add 3 lights to the display area which would automatically dim at night. L. Gandia advised the Commission that town ordinance required that the display lights be turned off after business hours but that the security lights could remain on. The sign plan in Londonderry called for an internally-illuminated ground sign allowing several lines of messages. The commission recommended a non-illuminated sign and D. Colglazier suggested a preference for downward facing gooseneck lights. J. Mahon stated that the materials in the base of the ground sign were not specified in the plan and noted a general preference from the Commission for stone or brick bases. A. Rugg voiced some concerns about the density of the equipment to be displayed on Nashua Road suggesting that an artful and pleasingly-spaced display would be preferred. The applicant agreed to return to the Commission for their review of potential; future modifications to the building's façade including painting, roofing, etc.

Actions:

The Commission requested that the applicant return with a complete detailed signage plan either to the next meeting or to a special meeting if necessary to meet the applicant's timelines. Landscaping and lighting recommendations are noted above with particular reference to shutting off display (non-security) lighting after business hours. The Commission recommended that the front display area be closely confined to that in the plan and not be expanded in any fashion. The applicant also agreed to reappear before the Commission in the future should changes to the façade of the building be planned.

- b. Application for design review of a minor site plan amendment for construction of two additional loading docks and other associated site improvements, 14 Liberty Drive, Map 16 Lot 60-5, Zoned IND-II, Trend Moving & Storage (Applicant) and 14 Liberty Drive, LLC (Owner)

Failed to appear.

- c. Application for design review of a site plan for construction of a 100,000 SF office building and other associated site improvements, Pillsbury Road & Michels Way, Map 10 Lots 41, Zoned C-I & PUD, Woodmont Commons Planned Unit Development, Auto Owners Insurance Company (Applicant) and Pillsbury Realty Development, LLC (Owner)

Failed to appear.

- d. Application for a site plan amendment to merge two existing lots (Map 15 Lot 22-1 and Map 15 Lot 23-2) and construct a mixed use commercial and residential building with associated site improvements, 215 Rockingham Road, Map 15 Lot 23-2, Zoned C-II and RTE 28 POD and 217 Rockingham Road, Map 15 Lot 22-1, Zoned C-II and RTE 28 POD, V&W Investment Group, LLC (Owner & Applicant)

Rescheduled at the applicant's request to the January meeting.

- e. Application for a Planned Unit Development (PUD) modification to section 2.4.4 Business Sign Design Standards to allow four wall signs where only two are allowed on a previously approved site plan for a proposed one story 3,736 SF bank and associated site improvements, Michels Way & Garden Lane, Map 10 Lot 52, Pillsbury Road & Michels Way, Map 10 Lot 41, Zoned C-I & PUD, Woodmont Commons Planned Unit Development, Enterprise Bank (Owner & Applicant)

Cliff Conti of Classic Signs, Inc. presented for the applicant. Enterprise Bank proposes to reduce the size of the two signs in the current plan for the north and south sides of their new building to allow for two additional signs on the east and west sides of this building and still met Londonderry's requirement for total signage square footage. The new signage on the east and west sides would have green and gold lettering on the white soffits. The signage on the north and south side would be green and gold on brick and would be internally-illuminated as allowed in this area of the Woodmont PUD. The applicant noted that all 4 sides of the building are visible to the public and that the additional signage would be of directional assistance to all.

Actions:

Approved based on the location of the building and the visibility of all four sides to the public with a note that future requests by other applicants for signage on more than 2 walls will be reviewed on their merits.

V. Staff Reports:

- a. Application for design review of a subdivision plan to subdivide 61 Rockingham Road – Map 13 Lot 6 Zoned C-II into two lots, R.C. Enterprise, LLC (Owner) and Freestone Holdings, LLC (Applicant)

L. Gandia presented. 10 acre lot to be divided into two lots. One shared driveway. No stone walls. Freestone Holdings plans to purchase the larger lot from R.C. Enterprises as a future home for their exterior construction company.

Actions:

Approved as submitted.

VI. Other business

- a. Kent Allen Forrest – Based on the report from Turcotte Tree Service, the Commission agreed that the two dying trees on the corner of Pillsbury and Mammoths roads will need to be removed including the stumps. The Commission also recommended that these trees should be replaced by like trees in the Spring. Motion made by A. Rugg; seconded by J. Mahon. Passed, 7-0.
- b. Lorden Commons stone walls – J. Mahon noted that the stone wall in Lorden Commons discussed at the previous meeting has yet to be rebuilt as required by the Commission's 7-0 vote. The Commission decided that a second letter to the developer and the homeowner would be appropriate with a May 1, 2022, date certain for the completion of the stone wall rebuild with stones of similar nature to those on the opposite corner and that the building inspector be copied on this second letter for his follow-up and enforcement.

VII. Public input – None.

VIII. Adjournment – D. Colglazier made a motion to adjourn. A. Rugg seconded the motion. The motion passed 7-0. The meeting was adjourned at approximately 9:30 p.m.

These minutes were approved on January 27, 2022 with a motion by J. Butler seconded by S. Joudrey, 5-0-1.