

Londonderry Heritage/Historic District Commission Meeting

SEPTEMBER 28, 2023 - 7:00 P.M.

MOOSE HILL CONFERENCE ROOM

- I. **Call to Order:** Chairman Kryz Kenney called the meeting to order at 7: 00 pm. The following Commissioners were present: Kryz Kenney, Art Rugg, John Mahon, Kristin Endyke, and Sue Joudrey. Absent: Commissioners David Colglazier and Jim Butler. K. Kenney nominated Alternate Commissioner Laura Schenkman to serve in the absence of D. Colglazier. Also present: Assistant Town Manager Kellie Caron and Town Planner Ben Bennett. Note: Alternate Commissioner Lee Jeffers has resigned creating an open alternate position.
- II. **Approval of minutes from prior meeting:** A. Rugg made a motion to approve the minutes of the July 27 2023 meeting; K. Endyke seconded the motion. The motion passed, 6-0.
- III. **Public hearing:**
 - A. **Application for Certificate of Approval for the installation/construction of a wooden post and rail fence on the Londonderry Town Common, 265 Mammoth Road, Map 6 Lot 98, Zoned AR-1 & Historic Overlay District, Dave Wholley, Town of Londonderry Director of Public Works & Municipal Facilities (applicant) and Town of Londonderry (owner).**

Dave Wholley presented a plan to replace the logs currently used to separate the Town Common from the adjacent parking area. These logs were a temporary stopgap measure to protect the Common from issues with vehicles in the parking lot. The logs are in an advanced state of decay and present a potential safety hazard to pedestrians. Dave proposed a post and rail fence as a replacement citing previous successful use of such a structure in Londonderry and in his previous position in Salem. This pressure-treated southern pine fence, approximately 36" tall, would be an improved barrier versus the logs in place to protect the Common. Material cost would be about \$2400 and come out of the Town Common's maintenance budget.

Ann Chiampa, 28 Wedgewood Drive, asked for a more formal barrier perhaps like the stone wall near the Town Forrest or perhaps picnic tables. Ray Breslin, 3 Gary Drive, concurred. Deb Paul, 118 Hardy Road, preferred granite stones like those at the Morrison House. Kristine Perez, 5 Wesley Drive, was concerned that this style of fence might someday be used around the entire Common. Tom Estey, 9 Old Nashua Road, voiced support for large boulders as a barrier.

Dave Wholley reiterated his safety concerns with some of the alternatives discussed. He felt that picnic tables would be an inadequate barrier. A stonewall would be costly and require installation by a professional mason. Granite boulders like those at the Morrison House would be low to the ground and present a potential tripping hazard. A. Rugg and K. Kenney suggested that Dave Wholley return with some alternatives for the Commission to consider including a cost on a stone wall or other more "natural" barrier.

Action: A. Rugg made a motion to continue the public hearing until the November 16 meeting; J. Mahon seconded. The motion passed 6-0.

IV. Design/Formal Review Applications:

- A. **Application for design review of a site plan to construct a 12,000+/-SF medical building and a 3,000+/-SF bank and associated site improvements. Map 15 Lot 60-2, zoned MUC, Jean Gagnon (owner) and Bill Greiner (applicant).**

Samuel Foisie, Meridian Land Services, and Roger Dignard, Stone River Architects, presenting. This parcel is located at the intersection of Rockingham Road and Vista Ridge Road. Parking surrounds the proposed medical building with a covered patient drop-off in the front. The second phase proposed bank is to the rear of the medical building with parking and a drive-thru window. Access will be from Vista Ridge Road. Landscaping includes a variety of evergreens and shade trees designed to screen the subdivision planned for the rear of the building. Gabled sloped roofs on both buildings face Rockingham Road. The buildings will have a brick veneer base with fiber cement siding. Several shades of earth tone colors are planned but were not presented. No sign plan for the planned monument sign or other signage was available.

Action: Continued to the November 16 meeting unless the necessary application is completed and the applicant requests a special meeting. The Commission asked that color and material samples be left with Kellie Caron or potentially brought to the November meeting. The addition of Purple Lilacs to the landscape plan was requested. The Commission also needs a signage plan.

- B. **Application for design review for a proposed 10,624SF addition to the existing auto auction of New England site along with associated site improvements. 1 Action Blvd, Map 10, Lot 51, zone C-II. Windham Realty LLC (owner) and Windham Realty LLC (applicant).**

Matthew Routhier, TF Moran, and Steven DeLuca, Auto Auction of New England, presenting. This is the expansion of an existing building on this parcel. A landscaping waiver was requested. The appearance and materials will match that which exists currently.

Action: Approved as submitted.

- C. **Application for design review of a site plan to construct two high cube warehouses sized 114,400 SF and 104,500 SF. 6 and 8 Rear Roundstone Drive (Map 28 Lots 15 and 16). Pepperidge Holdings, LLC, owner, and Lansing Melbourne Group (LMG), applicant.**

Thomas Burns, TF Moran, and Tim Engelbert, Randall Paulson Architects, presenting. These parcels are located north of Roundstone Drive which is just north of Raymond Wieczorek Drive. Access to the site will be from Roundstone Drive. 60 Pettengill Road is being developed in parallel to this site by the same developer. Materials coming from this site will be used to develop the Pettengill Road site. These two buildings will be surrounded by 300 parking spaces with loading docks in the middle facing each other. The landscape plan includes interior plantings plus screening along Raymond Wieczorek Drive. The latter include plantings with significant mature heights to further the screening effort. Building colors are shades of grey. Building exteriors will be a concrete-type finish. There will be signage on the building and a monument sign, potentially suitable for multi-tenants. .

Action: Approved as submitted with the request that downward lighting be used on the monument sign.

- D. **Application for design review of a site plan to construct a 175,000 square foot high cube warehouse. 60 Pettengill Road (Map 14 Lot 49-2), Zoned Gateway Business District, Pepperidge Holdings, LLC, owner, and Lansing Melbourne Group (LMG), applicant.**

Thomas Burns, TF Moran, and Tim Engelbert, Randall Paulson Architects, presenting. This parcel will be developed in parallel to the one on Roundstone Drive. Materials from Roundstone Drive will be used to build up part of this site. Access will be via the existing driveway going to UPS. The loading docks will be in the rear of the building. Landscaping includes screening on Pettengill Road and various internal plantings. There will be signage on the building and a monument sign. Building materials will be similar to those on Roundstone Drive.

Action: Approved as submitted with the request that downward lighting be used on the monument sign.

- E. **Application for design review of a site plan for a 96-unit multi-family residential development and associated site improvements in the Multi-family Residential (R-III) District. 35 Gilcreast Road, Tax Map 7, Lot 118, Gilcreast Realty Holdings LLC (Owner/Applicant).**

Action: This item was moved to the November 16, 2023 meeting.

V. **Other business:**

Look Book update: Kellie Caron presented the Commission with a printed sample showing a proposed new format for the Look Book. The Commissioners liked the format.

VI. **Public input: None.**

- VII. **Adjournment:** At about 9:05 PM, A. Rugg made a motion to adjourn; J. Mahon seconded. The motion passed, 6 -0.