

Londonderry Heritage/Historic District Commission Meeting

July 27, 2023 - 7:00 P.M.

MOOSE HILL CONFERENCE ROOM

- I. **Call to Order:** Chairman Krys Kenney called the meeting to order at 7: 00 pm. The following Commissioners were present: John Mahon, David Colglazier, Art Rugg, Jim Butler, and Krys Kenney. Absent: Alternate Commissioners Laura Schenkman and Lee Jeffers and Commissioners Kristin Endyke and Sue Joudrey. Also present: Town Manager Mike Malaguti.
- II. **Approval of minutes from prior meeting:** A. Rugg made a motion to approve the minutes of the May 25, 2023 meeting; D, Colglazier seconded the motion. The motion passed, 5-0.
- III. **Design/Formal Review Applications:**

- A. **Application for design review for a site plan to construct a 50,180 square foot building containing offices, sales area and service bays for an automobile dealership facility along with associated site improvements. 36 Industrial Drive, Map 28, Lot 18-3, zoned Gateway Business District, Scannell Properties (Applicant) and Ballinger Properties LLC and Five N Associates, G.P. (Owners). James Petropulos of Hayner/Swanson Inc. presented.**

This project is located at the corner of Industrial Drive and Pettengill Road in the northwest corner of town. The site is planned as a service and sales facility for Tesla. There will be a single driveway on Industrial Drive with no direct access on Pettengill Road. 305 parking spots of various sorts are included in the plan. There would be a retaining wall built on the north and west of the property. Two storm water practices are planned for the west of the property. The landscape plan, including purple lilacs, includes 166 trees and shrubs primarily along the roadways. The applicant indicated that they would be requesting variances with regard to some of the Town's requirement for parking lot landscaping. Various L.E.D. lighting per Town specifications will be night-sky compliant with no spillover to the abutters. The building itself will be a single story flat-roofed structure. The front of the building will feature exterior metal and glass panels; the main building to the rear will have Tilt-up concrete panel walls. The exterior colors will consist of Tesla light and dark grey with red accents in the front of the building. The driveway on Industrial Drive will have a 90 sq. ft. pylon sign per town specifications plus there will be various wayfinding signs on the property. Tesla and its logo will featured on a sign above the front of the building.

Action: Recommended approval as submitted with notes requesting flowers or a garden along the base of the pylon sign and screening of rooftop mechanicals, if any, from the roadways. Open questions as to the hours of operation of the facility and potential public access to EV charging stations should be addressed at the Planning Board.

- B. **Application for design review for a site plan and subdivision to construct a 30,000+/- square foot office building and associated site improvements. Michels Way (Map 10 Lot 41, Zoned AR-1 & Woodmont Planned Unit Development (PUD)), Pillsbury Realty Development, LLC (Owner) and Nickerson Designs, LLC (Applicant). Christopher Nickerson of Nickerson Designs and Robert Duvall of TF Moran presented with Kevin Smith of Pillsbury Realty also present.**

This project is planned for the corner on Main Street and Woodmont Avenue in the Woodmont P.U.D., east of the 603 Brewery. Parking is primarily located to the rear of the building as is the

main patient entrance. The exterior of the building will have a traditional brick look. Signage will primarily wayfinding.

Action: Recommended approval as submitted with suggestions to extend the main canopy above the patient entrance as close to the curb as allowable, to add a more stylish cornice detail, to add curved window caps on the first floor of the Woodmont-side of the building and to replicate this design on the north side of the building, and finally to remove several parking spots if allowable at the intersection of Main Street and Woodmont Avenue and landscape that area to better screen the parking lot from the road.

IV. Other business

A. Joint meeting – Planning Board: discussion of the Look Book

Reviewed approximately 50 building photos submitted for inclusion in an update of the Look Book. Based on this, Town staff will assemble a rough draft of an updated Look Book to both the Heritage Commission and the Planning Board for review and editing.

V. Public input:

A. J. Mahon asked the Town Manager for an update on 2 Litchfield Road. Mike Malaguti advised that the Town was advised that the agreement with 2 Litchfield Road could in fact be legally modified with probable involvement of both the state Attorney General and the probate court after approval of the Town Council. He also advised that the Town was in receipt of suggested changes from the owner of 2 Litchfield Road but had yet to review same in detail.

VI. Adjournment: At about 9:15 PM, A. Rugg made a motion to adjourn; D. Colglazier seconded. The motion passed, 5 -0.