

Londonderry Heritage/Historic District Commission Meeting

MARCH 23, 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: John Mahon, David Colglazier, Art Rugg, Kryz Kenney, and Alternate Commissioner Laura Schenkman. Absent: Commissioners Sue Joudrey, Jim Butler, Kristin Endyke, and Alternate Commissioner Lee Jeffers. The Chair appointed L. Schenkman to serve in place of K. Endyke. Also present: Assistant Town Manager Kellie Caron.
- II. **Approval of minutes from prior meeting:** A. Rugg made a motion to approve the minutes of the February 23, 2023 meeting; D, Colglazier seconded the motion. The motion passed, 5-0.
- III. **Design/Formal Review Applications:**

A. Application for design review of a site plan for the construction of two one-story buildings (24,800 SF and 25,800 SF) for a warehouse and storage facility and associated site improvements, 88A Harvey Road, Map 14 Lot 17, Zoned IND-II, Patriot Holdings, LLC (Applicant) and VAB Properties, LLC (Owner)

Presented by Nathan Chamberlin of Fieldstone Land Consultants. This application is changed from that presented about one year ago. The plan now calls for a single larger building versus the two structures in the original presentation with the applicant envisioning two tenants occupying the structure. The building would feature two offices in the front and loading docks to the rear with a parking lot and driveway encircling the building. This is a steel industrial building with a flat steel roof. The building is beige with a contrasting brown split-faced block skirt at its base. The building will have mounted downcast lighting but the perimeter parking lot lighting is not finalized. D. Colglazier suggested the addition of motion sensors to lighting not required for nighttime security. Mechanicals will not be on the roof and will require screening. Lilacs have been added to the landscape plan. A stone wall will be moved and rebuilt near to the entrance to the property. The primary signage will have a stone monument base topped with an internally-lit 2-3 rowed letter-board that will list tenant names. Tenant signage on their individual spaces was not presented.

Action: Applicant will return for the next Commission meeting on 5/25/23 with a completed lighting plan. Applicant will also advise the Commission as to planned tenant signage on the building and the colors to be used on the monument sign. Note: K. Caron advised that the planning department has yet to review this new plan.

B. 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 16 unit residential building with supporting infrastructure, 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)

The applicant was not present and the application was addressed by K. Caron with materials provided by the applicant. The applicant provided renderings of this proposed residential property. Signage would be limited to those mounted near the top of the building on two

sides. D Colglazier suggested a brick-like color be considered for the two panels on the front of the building. J. Mahon suggested a less modern look to the windows, perhaps with 6 over 6 windows vs. the 6 over 1 in the rendering. The right elevation will face Rockingham Road and requires a better design than offered in the rendering perhaps to include material and color variation and perhaps some brick.

David Ellis, 1 Wilshire Drive, noted that the building at 217 Rockingham Road is listed as a "Historic Resource" on the NH Division of Historic Resources database under the name "Donati House". K. Caron will access the database and provide relevant information on this structure to the Commission and also ask Ann Chiampa of the Historical Society for input. This building is not on the list of historical properties assembled by the 2006 task force on this matter.

Action: The applicant will be asked to attend a subsequent Commission meeting to answer questions, receive feedback, and provide building material and color samples. The Commission suggested that the front elevation requires additional design work to break-up the monolithic look of the rendering and that the right elevation facing Rockingham Road needs additional design work to improve its roadside appeal perhaps incorporating some of the design elements of the front elevation.

IV. **Staff Reports:** None

IV. **Other business:**

- A. K. Caron reminded the Commission that each member was asked to provide 5 photos of their preferred Londonderry building designs for the next joint meeting with the Planning Board on the Look Book.
- B. J. Mahon requested that meeting materials be provided by applicants one week prior to future Commission meetings and that applicants failing to meet this deadline be held off to a subsequent Commission meeting.

V. **Public input:** David Ellis, 1 Wilshire Drive, noted that the property at 2 Litchfield Road is for sale. The owner was given permission to board up the barn at this site as a temporary measure while renovations were planned. David suggested that the new owner be made aware that the boarded up windows are temporary and that the barn is supposed to be repaired. He also stated that the Heritage Commission, under an easement to the current owner, has the responsibility and the right to inspect the barn's interior and exterior annually. D. Ellis suggested that this inspection should be done by Londonderry's building inspector along with a representative from the Heritage Commission. J. Mahon volunteered to be that representative. D. Ellis will email the Commission copies of the easement via J. Mahon.

VI. **Adjournment:** At about 8:25 PM, D. Colglazier made a motion to adjourn; A. Rugg seconded. The motion passed, 5 -0.