

Londonderry Heritage/Historic District Commission Meeting

JANUARY 26, 2023 - 7:00 P.M.

MOOSE HILL CONFERENCE ROOM

MINUTES

- I. **Call to Order:** Chairman Kryz Kenney called the meeting to order at 7: 00 pm. The following Commissioners were present: David Colglazier, John Mahon, Art Rugg, Sue Joudrey, Jim Butler, Kryz Kenney, and Alternate Commissioner Lee Jeffers. Absent: Commissioner Kristin Endyke and Alternate Commissioner Laura Schenkman. The Chair appointed L. Jeffers in K. Endyke's place. Also present: Town Manager Mike Malaguti.
- II. **Approval of minutes from prior meeting:** A. Rugg made a motion to approve the minutes of the November 17, 2022 meeting; D. Colglazier seconded the motion. The motion passed, 7-0.

III. Design/Formal Review Applications:

- A. **Application for design review of a site plan for 130 town houses and associated site improvements at 71 Perkins Road (Map 15 Lot 51, Zoned Mixed Use Commercial), 171 Rockingham Road (Map 15 Lot 59, Zoned Mixed Use Commercial), 179 Rockingham Road (Map 15 Lot 60, Zoned Mixed Use Commercial), 175 Rockingham Road (Map 15 Lot 60-2, Zoned Mixed Use Commercial) and 191 Rockingham Road (Map 15 Lot 64, Zoned Mixed Use Commercial), Jean Gagnon (Owner & Applicant) – continued from the November meeting. Presented by Jason Lopez, Keach-Nordstrom Associates and Jean Gagnon, Owner & Applicant.**

Applicant returned with building material samples and colors, renderings with building elevations, a lighting plan, and several options for signage. Colors selected are grey and tan vinyl wood-grained shakes and clapboards. Lighting plan now includes overflow parking area, dumpsters, and mailbox units, per direction from planning staff, plus front, rear, and garage doors. All lighting will be dark-sky compliant LEDs. The applicant offered several choices for signage with the Commission voicing a preference for Option B, a more "traditionally" lettered sign with granite pillars. J. Butler voiced concern that the rear of the buildings facing Vista Ridge might become unsightly over time and suggested screening – fencing or a berm – to address the potential problem in advance. The applicant indicated that there is a slope easement on the road but that some additional landscaping had been added to the plan. The applicant will review with staff the possibility of additional screening to potentially include fencing and/or landscape choices – trees – that would provide year-round cover to the rear of these buildings. Shutters were added to the upper floor of the street-side facing of the buildings to improve curb appeal.

Action: The Commission requested that additional screening for the rear of these units be included in the plan if feasible after staff review of needed line of sight requirements. Completed landscape plan is still needed. Sign B, as indicated above, is the Commission's preference.

- B. **Application for design review of a subdivision and lot consolidation plan for 71 Perkins Road (Map 15 Lot 51, Zoned Mixed Use Commercial), 171 Rockingham Road (Map 15 Lot 59, Zoned Mixed Use Commercial), 179 Rockingham Road (Map 15 Lot 60, Zoned Mixed Use Commercial), 175 Rockingham Road (Map 15 Lot 60-2, Zoned Mixed Use Commercial) and 191 Rockingham Road (Map 15 Lot 64, Zoned Mixed Use Commercial), Jean Gagnon (Owner & Applicant) – continued from the November meeting.**

Action: Approved as submitted. Existing stone walls to be relocated on the property.

- C. **Application for design review of a subdivision plan to subdivide 11 Sargent Road (Map 9 Lot 42, Zoned AR-1) into 13 single family residential lots, Bruce L. Mackay & Peter Wright (Owners) and DHB Homes, LLC (Applicant). Aaron Orso, DHB Homes LLC presenting.**

Moose Hill Estates is a subdivision of 13 single-family residential homes. Some stonewalls will be shifted to the entrance to the development and some will be moved to the cul-de-sac in the rear of the development. The builder plans on disturbing as few stone walls as possible. The historic home at the entrance to the development will be retained as will the detached barn. This home will require interior refurbishment to modern-day standards; the exterior will need some work on windows, the chimney, and some clapboards. The barn is of recent vintage and will require very little attention. The sidewalk will extend around the corner of lot 42 and will feature granite curbs.

Action: The Commission suggested signage be lit from within and be dark-sky compliant and conform to current planning board specifications for size, etc. Approved as submitted.

D. Application for design review of a site plan for the proposed development of a 264 dwelling unit multi-family residential development with associated parking and amenities, Michels Way (Map 10 Lot 41, Zoned AR-1 & Woodmont Planned Unit Development (PUD)), Pillsbury Realty Development, LLC (Owner) and WP East Acquisitions, LLC (Applicant)

Presented by Mark Seck, Wood Partners, the developer; Robert Del Savio, Embarc Design, the architect; and Michael Malynowski, Allen and Major, the civil engineer. Wood Partners has a national footprint. They develop apartment projects only which they also manage the property after construction. Their focus is on class A high-end rental units. This development calls for 11 3-story buildings, 24 units in each, with 1 freestanding clubhouse building. These surround a central green space and pool area. The area will have 338 parking spaces and 68 private garage spaces. The apartments offered will feature 1, 2, or 3 bedrooms with space for a home-office area. The development will include bicycle storage and EV charging areas. Water (Pennichuck) and sewer is provided from both Michel's Way and Governor Bell Drive. Lighting is dark-sky compliant. A detailed landscaping plan is included.

J. Butler proposed continuance of brick wall on Michel's Way from the Derry Medical building which the applicant advised is in the current plan. There will be some subtle color differences between buildings. J. Butler suggested that the architect strongly consider using more mixed materials on the exterior of the building than the current planned clapboard, particularly brick and granite. He also suggested shutters be considered. J. Mahon proposed the addition of doors into the building lobbies on the street side of the buildings. D. Colglazier noted that several of the interior buildings have access on both sides of the building.

Action: The Commission scheduled a special meeting on February 23, 2023 to allow the applicant to present new design plans to potentially include feedback from provided at this meeting.

E. Application for design review of a subdivision plan for a proposed 19 lot subdivision consisting of five (5) single family residential lots and a conservation subdivision consisting of thirteen (13) single family residential lots and one (1) open space lot, 116 South Road into (Map 4 Lot 57, Zoned AR-1), Brook Hollow Corp. (Owner & Applicant) Presented by

Presented by John Wichert and Jeffrey Merritt of Granite Engineering, LLC. This is a 37 acre lot with about 1800 feet of frontage on South Road. Five of the proposed lots would be conventional lots with the remainder being part of a conservation subdivision surrounding a proposed 900 foot road leading to a cul-de-sac. All structures will be single family residential. There are no known stonewalls in this development. Potable water will flow from two onsite wells and a small pump house to be maintained by the homeowner's association.

Action: Approved as submitted.

F. Application for design review of a site plan amendment for the construction of a proposed 3,116 SF bank with drive thru, associated parking and site improvements, 66 Gilcreast Road (Map 7 Lot 66, Zoned C-I), Chase Bank (Applicant) and Gilcreast Road Realty Trust (Owner)

Presented by Randy Miron, Bohler; Kevin Kelly, Core States Group; and Dan Egloff; Philadelphia Sign. This project proposes to raze the current building at 66 Gilcreast Road (aka the RE/MAX building) and replace it with a 3100 sq. ft. Chase Bank with a drive-thru in the rear with 24 parking spaces. The current storm water basin will be reused as well as all of the existing utilities. The landscape plans includes some of the existing shrubs plus an additional 19 trees. The lighting plan includes new parking lot lights, downward facing and dark-sky compliant. Exterior finish will be light grey clapboard with white trim and some dark grey contrasting areas. Dark grey brick features will also be part of this plan. The existing free standing sign would be eliminated in favor of a new monument sign with internally illuminated lettering. Three internally illuminated signs would be on the exterior of the building plus some signage near the ATM.

Chairmen K. Kenney suggested that the signage plan would require staff review but he was concerned that it might exceed allowable quantities and square footage. He also suggested that the colors be varied perhaps with the addition of red brick. J. Butler suggested that the developer consider muntins for the windows as a means of making the bank look less “sterile”.

Action: Notes included the Commission’s suggestions regarding the use of red brick and muntins in the windows. The applicant was invited to the Feb 23rd special meeting. There is also a suggested addition of purple lilacs to the landscape plan.

IV. Staff Reports:

A. Application for formal review of a subdivision of Tax Map 28, Lots 010-0, 014-0, 014-009 and 004-1, creating a total of four lots. One Highlander Way (Map 28 Lots 10, Zoned C-II, IND-II and Airport Overlay District) and Four Sparkes Ave (Map 28 Lot 14, Zoned IND-II and Airport Overlay District), City of Manchester (Owner) and Benton Family Trust (Applicant) – conditionally approved by the Planning Board on 01/04/23

Action: For the Commission’s information only. No action required.

V. Other business:

Election of Officers: A. Rugg motioned that the current slate of officers be re-elected. D. Colglazier moved the motion; S; Joudrey seconded. The motion passed 7-0.

K. Kenney – Chair
A. Rugg – Vice-Chair
J. Mahon – Secretary

J. Mahon recalled a discussion from the last meeting that J. Butler had proposed that Look Book Pictures be added to the walls in the room where staff performs design reviews. This led to a discussion that the Look Book be reviewed which led to the scheduling of a joint meeting with the Planning Board.

VI. Public input:

Jake Butler, 2 Danbury Court, noted that revamping the Look Book has been a discussion topic by members of the Planning Board. He proposed a joint meeting of the Planning Board and Heritage Commission which will occur on February 8, 2023.

VII. Adjournment: At about 10:00 PM, A. Rugg made a motion to adjourn; D. Colglazier seconded. The motion passed, 7 -0.