

Heritage Commission Meeting Minutes
Londonderry, New Hampshire
January 23, 2020

In attendance: Chairman Krystopher Kenney; Vice-Chairman Art Rugg; Commissioners, David Colglazier, Victoria Gorveatt, Sue Joudrey, John Mahon; Alternate Commissioners Jason Knights, Snehal Patel and; Associate Planner Laura Gandia and Town Council Ex-officio Jim Butler.

Absent: None

Chairman Krystopher Kenney called the meeting to order at 7:00 PM in the Sunnycrest Meeting Room of the Town Hall.

Vice-Chairman Rugg moved and Commissioner Gorveatt seconded a motion to approve the minutes of the November 21st meeting of the Heritage Commission. The motion carried 5-0-2. Commissioner Colglazier and Councilor Butler abstained.

A presentation was made by Jeff Kevan, Chief Project Supervisor, TFMoran, Bedford, NH for an application for a design review of a site plan for a gas station and convenience store with drive through, and a bank with a drive through, 174 Rockingham Road (Map 15 Lot 61, Zoned C-II & RTE 28 POD) and 178 Rockingham Road (Map 15 Lot 61-7, Zoned C-II & RTE 28 POD), 2V Londonderry, LLC Owners and Applicant. Mr. Kevan handed out a multiple sheet packet of printed materials including some drawings. Mr. Kevan showed a landscape plan first. Many new plants were added to provide some isolation from adjacent property.

Mr. Kevan explained the lighting plan. It included several type of fixtures with full cut-off lighting. There were a few bollard fixtures for lighting walkways.

The bank building has a peaked roof with asphalt shingles.

There was a drawing of the proposed canopy with a hipped roof design. There were two designs of roof shown. Mr. Kevan said that the first one was what they proposed. Councilor Butler asked about the red strips on the edge of the roof. Mr. Kevan thought that they were illuminated. Mr. Butler would prefer them not illuminated.

Mr. Butler asked about the front of the gas station buildings having more stone than the drawing shows. Mr. Kevan produced a second rendition that had a lot of stone on the face of the structure. Mr. Butler and others liked that better.

Councilor Butler and Mr. Kevan had a conversation about extending the walkway along the edge of the property to connect with other walks. The current plan has no paths. Mr. Kevan said that they would explore installing a walkway around the edge of the property. Mr. Kevan noted that there were some initial and continuing maintenance costs for a walkway. The walkway would be along Symmes Drive and NH Route 28. Mr. Butler noted that there were new walkways installed by the state in the area. Mr. Butler was hoping to link some of the walkways by a new path along the applicant's property. The walk would tie in with the Master Plan of 2013.

The consensus was that the applicant would investigate some simple path along the edge of the property. At this intersection there are ADA approved sidewalks and ramps along with traffic control lights. It would be nice to have the established walkways feed into this opposite corner area. This issue will go before the Planning Board and some resolution will result.

Mr. Kevan asked about the canopy. The Commission preferred the canopy that was not as deep from top to bottom. It was captured in the second drawing that had dentils along the edge instead of the one with the red band around the perimeter. It was felt that the second one would block less of the building behind it.

Approved on July 23, 2020

Mr. Kevan presented a sign plan. Councilor Butler wanted to have a stone band around the base that would be about 8 feet high on the 20 foot high sign. The rest would be the same as the plan. The Commission approved of that plan.

Councilor Butler moved and Vice-Chairman Rugg seconded a motion to approve the plan after approval of the stone and/or brick materials for the gas station, bank and gas station sign. Also, there would need to be approval of the path around the street sides of the property. The motion carried 7-0-0.

A presentation was made by Michael Malynowski, Senior Project Manager, Allen & Major Associates, Manchester, NH for the design review of a site plan for the construction of a 61,400 SF warehouse addition and associated loading area, 11 Ricker Avenue, Map 28 Lot 22-29, Zoned IND-II, Glenbervie, Inc. (Owner & Applicant) The applicant wants to add to the 236,000 sq. ft. building. It is a two tenant building with the Granite Group at the end where the extension will be added.

The added building will have metal siding, with a low pitched roof. The corner panels will be a dark gray to match the existing building. The areas between the corners will be a much lighter gray.

There will be some added landscaping that helps to hide the building from the Harvey Road side. The most open view of the building will be from the airport runway which is adjacent to the building. There is minimal new lighting for the addition. The existing lighting limited because it must comply with airport regulations.

There is some ledge on the property where there will be blasting. The grading at the edge of the property will depend upon what happens when they do the blasting. They need to deal with water runoff, so they will address it through land grading with the blasted materials.

By consensus the Commission approved of the plan as presented.

Planner Gandia made a presentation for a lot line adjustment between 28 Kelley Road, Map 12 Lot 34 (Zoned AR-1) and 40 Kelley Road, Map 12 Lot 39 (Zoned AR-1), Paul & Meredith Beal and Jean Gagnon (Owners) and Jean Gagnon (Applicant). The plan was approved as presented with a provision that the stonewalls that are removed shall be used at driveway entrances.

Planner Gandia made a presentation for design review of a subdivision plan to subdivide one residential lot into eight lots, 40 Kelley Road, Map 12 Lot 39, Zoned AR-1, Jean Gagnon (Owner & Applicant). The plan was accepted as submitted with the provision that moved stonewalls should be curved into the new entrances where the existing stonewalls were interrupted.

Vice-Chairman Rugg moved and Councilor Butler seconded a motion to elect the incumbent officers (Chairman Krystopher Kenney, Vice-Chairman Art Rugg, Secretary David Colglazier) for another year of service. The motion passed 7-0-0.

Vice-Chairman Rugg moved and Councilor Butler seconded a motion to adjourn. The motion carried 7-0-0 at 8:17 PM.

David Lee Colglazier,
Secretary