

Londonderry Heritage/Historic District Commission Special Meeting

February 23, 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: John Mahon, Art Rugg, Sue Joudrey, Jim Butler, Kryz Kenney, and Kristin Endyke. Absent: Commissioner David Colglazier and Alternate Commissioners Laura Schenkman and Lee Jeffers. 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 January 26, 2023 meeting; K. Endyke seconded the motion. The motion passed, 6-0.

III. Design/Formal Review Applications:

- A. **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. This is a return to the Commission by the applicant to address feedback from the January 26, 2023 Heritage meeting. After a brief review of this development of 11 3-story apartment buildings, 24 units in each, with 1 freestanding clubhouse building, the presenters focused on exterior design changes to their original proposal. Staircase walkways and additional landscaping leading up to building entrances were added to the structures facing Michels Way. Two exterior design plans – one with grey stone endcaps and one with red brick – were presented for the Commission to consider with the Commission voicing unanimous preference for the stone. The third floor clapboard color was modified from beige to white and windows with concrete lintels and sills were added to the stone endcaps. Stone was also added to the clubhouse building exterior around the entrance and to a fourth building on Governor Bell Drive adjacent to the clubhouse. The base of the proposed signage at the corner of Michels Way and Governor Bell Drive would have stone to match that on the buildings.

J. Butler recommended that stone be added to the remaining three buildings facing Governor Bell and Woodmont Avenue. He also requested samples of the cultured stone to be used on the face of the building.

Action: The applicant will provide stone samples and/or branding information for the Commission to review. The Commission will recommend unanimously to the Planning Board that the three remaining buildings on Governor Bell Drive and Woodmont Avenue be faced with stone to match the buildings on Michels Way. Design approved pending review of stone material.

- B. **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, and James Manning, Core States Group. This is a return to the Commission by the applicant whose project entails a 3100 sq. ft. Chase Bank building. Lilacs were added to the landscape plan per the Commission's recommendation. Muntins were added to the windows. Brick was added to all four

facings of the building. K. Kenney again advised the applicant that their signage might exceed allowable dimensions.

Action: The Commission requested samples of the brick to be used. Approved pending review of samples.

IV. Staff Reports:

None.

Joint Meeting with the Planning Board on March 8, 2023 at 7:00pm to discuss Look Book.

V. Other business:

A. Lithia Springs

Michael Speltz, Conservation Commission, with assistance from David Ellis gave the board an overview of the planned acquisition by the Town of Londonderry of property identified as Lithia Springs. This land is of historic interest in that it housed the Lithia Spring pump house. It also is a desirable conservation wetlands area. To get water from the spring to Nashua where it was bottled, the Lithia Spring company built a causeway through the wetlands. To meet the requirements of a \$550,000 grant to restore the damaged wetlands from the DES, it was proposed to remove the causeway. This raised concerns with the NH Department of Historical Resources who saw the causeway as a significant part of the historic value of the Lithia Springs property. The proposed compromise between preserving the historic value of the causeway and the habitat value of restoring the wetlands is to retain about 90 feet of the causeway closest to the spring and to remove the remaining approximately 300 feet to allow the wetlands over time to naturally heal itself.

Action: J. Butler made a motion to support this project including the proposed compromise; A. Rugg seconded. The motion passed, 6-0.

VI. Public input:

Ray Breslin, 3 Gary Drive, raised two questions:

- Will access to the Lithia Spring site be difficult with the lower causeway removed? M. Speltz commented that a parking area near Rte.102 is planned with a path leading to the Lithia Springs site.
- By accepting a grant from the DES, would the town be ceding their control of the water resource on the site to the state? M. Speltz commented that the proposed agreement included language to protect the Town's interests in the water as much as possible.

VII. Adjournment: At about 8:25 PM, A. Rugg made a motion to adjourn; J. Butler seconded. The motion passed, 6 -0.