

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

In attendance: Chairman Krystopher Kenney; Vice-Chairman Art Rugg (via telephone); Commissioners, David Colglazier, Sue Joudrey, John Mahon; Alternate Commissioners Jason Knights (7:15), Snehal Patel; Associate Planner Laura Gandia and Town Council Ex-officio Jim Butler.

Absent: Commissioner Victoria Gorveatt

Chairman Krystopher Kenney called the meeting to order at 7:02 PM in the Londonderry High School Cafeteria. Several tables were lined up end-to-end to present the Commissioners with “social” distancing of at least six feet between them. Each Commissioner had a microphone. There was a projection screen behind the long table near one end. The audience sat in rows of chairs about 20 feet from the row of tables and facing the Commission.

Vice-Chairman Rugg moved and Commissioner Mahon seconded a motion to approve the minutes of the January 23rd meeting of the Heritage Commission. The motion carried 6-0-0.

A presentation was made by Deb Paul and Marge Badios. Ms Paul started the presentation since Ms Badios was delayed. The plan is to develop a plot of Town owned land that measures 250 ft by 45 ft. It will be adjacent to the Kent Allen Forest. They wish to create a butterfly garden.

The property is also adjacent to land owned by Mack’s orchards, which donated a portion of the larger plot to the Town years ago. Several people including Marge Badios, Deborah Curtin, Deb Paul, Kent Allen and others from the garden group met with Andy Mack, Sr. to discuss the project. All are in favor of it. Andy Mack is to prepare the land for some initial plantings this year after approval is obtained.

There will be space for a roadway between the Allen Forest and the butterfly section so that a service truck can have access to the forest.

Ms Paul had a visual presentation with examples of the types of gardens that are created to foster and support birds, butterflies and other pollinators. Ms Paul showed examples of the possible layouts and path materials that have been used in other butterfly gardens.

Ms Badios and Paul noted that they plan to incorporate school children in the project as part of its educational goals. Some elementary school children have already planted trees in the adjacent Allen Forest.

The plot is to be laid out so that Mack’s can have access to their pumpkin field since they are the abutters and are in support of the project.

Ms Paul said that Ms Curtin will contribute artistic support and hopes to incorporate metal art forms throughout the finished plan.

Alternate Commissioner Patel asked about grants. Ms Badios said that some are available from the Master Gardener program.

Chairman Kenney asked about the public participation. Ms Badios said that it is a volunteer group where people will provide the labor to fulfill the plan of the garden. People will not be able to grow their own patch as in a community garden setting. They plan to have a Facebook page for the project.

Mr. Kenney asked about the educational aspect. Their answer was that any kid could participate along with a parent. They would also encourage kids to participate in the artistic contribution as well as the horticultural portion of the project.

Commissioner Mahon asked about the Sandown project versus the Londonderry plan. He was told that Sandown had a grant to support a small project area. Whereas Londonderry will have a much larger area. They said that with the Londonderry project they are hopeful that it may help to support the idea of small homeowner projects throughout the Town for supporting wildlife that would be found associated with the butterfly garden concept.

Mr. Mahon asked about the next steps. He was told that they will do a small project area as soon as they can, but it is a trial area to determine what soil they have. Once they determine that, they will work with UNH (University of New Hampshire) to prepare more formal plans. Mr. Mahon was told that they really need to evaluate the soils to see what will grow well. They will be happy to share the more formal plans once they are established.

Councilor Butler said that he thought that this was a great project. He was interested in getting boundaries for the garden established on the Town's parcel. He wants to make sure that there are no conflicts with the different uses and needs.

Chairman Kenney reiterated the idea that a plot plan was needed for the benefit of all parties.

A brief discussion of trying to explain the edges of the plot supported the need for a formal plot plan to establish boundaries.

Deb Paul established that the butterfly group did not want to make up more formal plans for this area until they were assured that the project would be approved in concept.

Vice-Chairman Rugg spoke about having a formal plot plan. He also wanted a maintenance plan which would include the names of the responsible parties. This will help the Heritage Commission to approve of the project. Mr. Rugg was in favor of the project.

Mr. Kent Allen said that there was a drawing made up by John Trottier that might be of use in making plans for this project. Mr. Allen spoke in favor of this project. He also wanted to help with the layout so that there would be a 20 foot wide access next to forest so that he could get forest service trucks to bring in wood chippers and to haul out waste materials.

Chairman Kenney asked about the plan to do something this Fall. Deb Paul said that they want to plant a very small area as a test site to see how the soil will work. They think that they will have a long project because of the poor soil and ledge, but they are wanting to proceed and overcome the challenges.

Mr. Kenney noted that Art Rugg wanted to make sure that the plan included input from Andy Mack and Kent Allen as abutting interested parties.

Planner Gandia said a site visit could be scheduled for the September meeting to allow the Commissioners to view the parcel.

Commissioner Colglazier moved and Councilor Butler seconded a motion to table the Garden issue until the September meeting. Motion carried 6-0-0.

Without taking a vote, it seemed that all of the Commissioners were in favor of the project.

Planner Gandia made the following presentations as the staff reports to the Commission.

A. Application for design review of a site plan for Phases 4,5 & 6 of the Cross Farm Development, an elderly housing development. Phases 4, 5 & 6 include 81 dwelling units and associated site improvements, 200 Nashua Road, Map 6, Lot 59-1, Zoned AR-1, Cross Farm Development, LLC (Owner & Applicant)

Ms Gandia noted the number of units in each phase. She noted that the Commissioner already approved this plan when it came before them for the early phases and the developer is now moving on the phases 4,5 and 6.

B. Application for design review of a lot line adjustment between 33 Londonderry Road, Map 10 Lot 87 (Zoned C-II) and 23 Londonderry Road, Map 10 Lot 148 (Zoned C-II), 33 Londonderry

Road, LLC and Lionel Labonte Rev Trust (Owners) and Advanced Machining Technologies (Applicant)

Ms Gandia said that the owners were swapping some land segments to improve the lot lines and that there was no change in land areas.

C. Application for design review of a lot line adjustment plan between 16 Harvey Road, Map 11 Lot 102, 12 Harvey Road, Map 11 Lot 102-4, and 20 Harvey Road, Map 11 Lot 102-6, Zoned AR-1, Deanna Heuston, Sherry Innis & Scott Heitter and Richard & Carolyn Innis (Owners & Applicants)

Ms Gandia said that 12 Harvey is increasing from 3.04 acres to 6.79 acres. 16 Harvey is decreasing from 15.03 to 11.07 acres. 12 Harvey is increasing from 1.67 to 1.88 acres. She also said that there are some rock walls on the land and they are being left where they are.

D. Application for design review of a site plan for parking lot upgrades and associated site improvements, 33 Londonderry Road, Map 10 Lot 87 (Zoned C-II), 33 Londonderry Road, LLC (Owner) and Advanced Machining Technologies (Applicant)

Planner Gandia said that this is a site plan amendment to readjust some lot lines. (This item was moved up one spot in the presentation order.)

E. Application for a design review for a site plan amendment to add additional outdoor display and storage areas, 41 Nashua Road, Map 7 Lot 119, Zoned C-I, Greenberg Farrow (Applicant) and Home Depot USA, Inc. (Owner)

Ms Gandia said that this is a plan amendment to include 5 new outside seasonal storage areas. These storage areas will be marked on the paved surface. There are no new structures for the new seasonal storage. They are going to remove one line of parking. A drive aisle will be located behind the building with the outside storage now being relocated away from the building which the fire department favored.

Councilor Butler asked about snow removal with the added outside storage. Ms. Gandia said that snow removal is located on the plan and was not of a concern.

F. Application for design for review of a site plan amendment for a paved access drive around the existing building, Three Aviation Park Drive, Map 14 Lot 29-10, Zoned IND-II, Kake Preserve (Owner & Applicant)

Planner Gandia said that this was an amendment to the plan. The applicant has obtained a variance to a decrease to the buffer to allow for a drive aisle along the westerly side of the building. They are adding the drive aisle in place of the building addition and will complete all of the phase two improvements as indicated on the previously approved site plan.

Commissioner Colglazier asked about approving the minutes for the scheduled meetings in March and May that include the reasons for the cancelled meeting and supporting information. Ms Gandia thanked the Secretary for his work but noted that since there was no meeting, those minutes cannot be approved.

Commissioner Colglazier said that the Historical Society was planning on doing some repair work at the Morrison House Museum. They plan to repair the roof due to its age. The shingles are starting to become detached at the edges, so a new set of shingles will replace the old ones. They hope to have a color reminiscent of aged cedar shingles – a gray and brown mix.

He said that south side door trim will be replaced and or secured along with the front door. The east side door needs replacing despite it being about fifty years old. Also, the water table board on the south and east side needs repair.

Mr. Colglazier noted that this work is being done in anticipation of a thorough painting of the structure. This would include scraping a fair amount of the surface to remove layers of paint buildup.

A bulkhead door on the north side needs repairs and some rebuilding of its 30-40 year old

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dimensioned lumber supports. Better rain shedding is needed to help prevent water intrusion into the support frame.

Mr. Colglazier said that some repairs are needed to the earthen ramps on the barn ends. Over the years woodchucks have undermined the stonework at the building ends. This has caused the stone and rock ends to slide toward the siding and sill boards and timbers.

He said that they would write up the projects and provide that information to the Commission as they undergo a series of repair projects.

Vice-Chairman Rugg moved and Commissioner Colglazier seconded a motion to adjourn. The motion carried 6-0-0 at 8:10 PM.

David Lee Colglazier,
Secretary