

Londonderry Heritage/Historic District Commission Meeting

SEPTEMBER 24, 2020 - 7:00 P.M.

LONDONDERRY TOWN HALL – MOOSEHILL CONFERENCE ROOM

MINUTES

Chairman Krys Kenney called the meeting to order at 7 p.m. The following Commissioners were present: Krys Kenney, David Colglazier, John Mahon, Jason Knights, Snehal Patel. Commissioners Art Rugg and Jim Butler were participating via telephone. Chairman Kenney appointed alternate member Jason Knights to vote for V. Gorveatt and Snehal Patel to vote for S. Joudrey. D. Colglazier announced that he is stepping down from being secretary. J. Mahon volunteered to act as secretary.

- I. Approval of minutes from prior meeting: A. Rugg made a motion to accept the minutes of July 23, 2020 as presented. J. Knights seconded the motion. The motion passed, 7-0-0.
- II. Design/Formal Review Applications:
 - A. Application for design review for a site plan for the construction of a proposed one story 40,521 SF trucking terminal, a proposed one story 50,000 SF warehouse building and associated site improvements, Five Aviation Park Drive, Map 14 Lots 29-11 and 29-20, Zoned IND-II, R.J. Kelly Company, Inc. (Applicant) and BURNDY, LLC (Owner)

Earle Blatchford, Hayner Swanson, Inc. presented for the applicant RJ Kelly. With him were Shawn Smith, Vice President of Development, RJ Kelley, Co., Inc. and Gregory Smith, AIA of GSD Associates, LLC. E. Blatchford informed the Board that they will only be discussing renderings on the trucking terminal building (LOOMIS) and will come back before the Board to discuss the warehouse building. S. Smith spoke first and described his business noting that LOOMIS would be the tenant at this particular location and using this location as its regional hub. He added the LOOMIS is looking to double its facility in size. E. Blatchford described the site as being two lots (totaling 13.7 acres) located in the industrial zone noting that there was a subdivision in the mid-nineties that divided the property into nine lots (2 of which are the subject of the current presentation). He reviewed the style of the surrounding buildings while noting the location of the property to the airport as well as the property being subject to an aviation easement. He pointed out the per the aviation easement trees were removed on neighboring properties. He stated that the two lots will be serviced by one shared driveway (single curb cut) and noted the wetlands on the property as well as the stormwater basin located in the front of the site. He described the trucking warehouse building as having one loading dock with a majority of the parking on the northeasterly side and a security gate on the southwesterly side and another one at the north corner securing the back area. He described the landscaping for the project pointing out that there was more green around the perimeter and less within the internal area of the lot due to the trucking nature of the business. He also added that waivers were being requested for some of the landscaping requirement in the parking areas. He described the lighting plan as being full cut-off LED fixtures all close to the building again subject the limitations of the aviation easement. E. Blatchford noted that a formal public hearing is scheduled for October 7, 2020 before the Planning Board. E. Blatchford discussed the landscaping plan in more detail including the waivers. E. Blatchford noted the planting along the warehouse buildings and near the common driveway and the planting in front of the LOOMIS building. He noted the reduction to the wetland buffers at the request of the Conservation Commission which alter the layout of the landscaping design. He also noted that the plan included purple lilacs. J. Butler asked about the timing for construction of the warehouse and what would be done to address traffic concerns (suggested a right turn only). S. Smith stated that the LOOMIS

facility would be built in a phased approach and is hoping to land a tenant within the next year for the other building. E. Blatchford noted he had a similar discussion with the Planning Board on September 9, 2020 and with Planning and Town staff and Stantec where additional information was made available. He noted the applicant's intention of limiting traffic on Harvey Road as much as possible and redirecting traffic north towards the airport. J. Butler also expressed concerns with tractor trailers being parked on the street in that area. E. Blatchford and S. Smith did not feel that was a concern for this business. S. Smith also added that he has been in discussions with LOOMS over the traffic concerns noting that he believes that 90% of the traffic will be turning right. E. Blatchford noted the change of the traffic pattern with the new location from Old Mammoth Road. J. Knights & J. Mahon voiced their concerns over the traffic flow. S. Smith also added the new facility will only increase by possibly 10+ employees despite the doubling in size of the new facility. He also added that he cannot commit to a right turn only as there are others on the street and employees that travel that area as well.

Greg Smith then addressed the board and described the style and look of the LOOMIS building. G. Smith described neighboring building as industrial, metal buildings. He described the building as being built with concrete insulated panels with a structural steel frame with entrances surrounded by red metal panels noting the screening for the HVAC equipment with additional screening for equipment on the front. He described the front entrance facing the street at an angle with the office space behind the raised area and drive thru bays on the right with the red metal panels surrounding them. J. Butler asked if the police department reviewed it and was informed by E. Blatchford that as part of the DRC process and the police reviewed and had no comments. A. Rugg asked about having the red color muted as current proposal is quite vivid, possible a brick or dull red. K. Kenney expressed the same concern. S. Smith said that the color was intentional due to the company's branding but could bring the Commission's concerns to LOOMIS. S. Smith also noted that it will be difficult to see the red from the street due to the location of the building on the property and the vegetation. E. Blatchford also noted there will be limited traffic due to the street being a dead- end street.

D. Colglazier asked about signage. S. Smith stated he believes there will be a monument sign at the entrance to the shared driveway. J. Mahon asked about confining the red striping to the front entry way and doing something more muted around the building. The Commission discussed the in detail the muting of the red. S. Smith said he will take these concerns to the LOOMIS team. D. Colglazier asked that when they return they bring a sample of the coloring. K. Kenney asked for the applicant to return to the Commission with plans for the second building prior to construction, all color samples being considered specifically materials and muted red colors, and a sign detail plan for the November 19, 2020 meeting.

III. Public hearing

- A. Application for certificate of approval for interior/exterior renovations, upgrades and/or repairs to the Morrison House, Parmenter Barn, Clark Blacksmith Shop, and Litchfield Carriage House, and grading and landscaping changes, 140 Pillsbury Road, Map 6 Lot 18-1, Zoned AR-1 & Historic District Overly (HOD), Londonderry Historical Society (Owner & Applicant)

Chairman Kenney called the public hearing to order. D. Colglazier, of Treasurer of the Londonderry Historical Society, introduced himself to the Board and presented on behalf of the applicant. D. Colglazier review the 18 requests for the buildings located at consisting of the Morrison House. See attached Exhibit A description of the requests and slideshow. The requests included:

Morrison House: roof shingles, front door & trim (1890-1910 door), water table boards (south & east sides), west facing outside door, bulkhead exterior door, exterior paint, temporary attic window vents, granite step placements

Barn: small corner vents on barn (4 of them), barn door ramps (east and west)

Blacksmith Shop: blacksmith Shop west door adjustment, blacksmith Shop electrical outlet replacement, blacksmith Shop wood floor repairs:

Carriage Shed: installation of outside door on carriage shed

Landscaping: tree removal between Morrison house & barn, blacksmith Tree removal and/or pruning, regrading, stone wall adjustment.

Chair Kenney opened the hearing for public input. Ann Chiampa, 28 Wedgewood Drive, curator for the Londonderry Historical Society addressed the Commission and thanked David for his work. She noted that earlier this year that Steve Bedard, Preservation & Restoration take a look at the Morrison House to give his opinion on the status of the doors and said that the doors can be restored and not replaced. A. Chiampa noted that the door are main entry points and talked about a historical picture from 1894 showing a family in front of the Morrison House with the doors. The Morrison family installed the doors showing the evolution of families who lived in the house. She quoted page two of the application as it relates to the doors being part of an integral part of the structure and consideration should be given to restoring the doors and keeping the design elements. She asked the Commission to take that into consideration when being asked to replace or bring in new elements. She commented on the ramps and replace the wood elements with more appropriate materials (poured concrete wall a foot away from the threshold) so as to eliminate the same problem reoccurring noting the problem with the groundhogs. She expressed her thoughts about replacing the trees commenting specifically on the Liberty Elm and was looking for other tree replacement ideas/recommendation. She commented on the front steps to the Morrison House with the stones shifting which now introduce water between the concrete foundation and granite above it. She commented on stair regulations for the Town. She thanked David again for all of his work.

J. Knights made a motion to grant the Londonderry Historical Society's request for a certificate of approval. S. Petal seconded the motion. The motion was granted, 5-0-0.

IV. Staff Reports:

- A. Application for design review for a subdivision of one lot into two, Five Aviation Park Drive, Map 14 Lot 29-11, Zoned IND-II, R.J. Kelly Company, Inc. (Applicant) and BURNDY, LLC (Owner)

L. Gandia explained that this application consists of subdividing one 13.70 acre parcel into two parcels: 29-11: 8.148 acres and 29-20: 5.82 acres. The Commission had no concerns.

- B. Application for design review of a subdivision plan to subdivide Lot 41-1 into eight new lots, Pillsbury Road & Michels Way, Map 10 Lots 41, 41-1 and 41-2, Zoned C-I & PUD, Woodmont Commons Planned Unit Development, Pillsbury Realty Development, LLC (Owner & Applicant)

L. Gandia explained that this application consists of subdividing one 163.063 acre parcel into seven new parcels (total of eight parcels): 41-2: 20.409 acres; 41-32: 7.77 acres; 41-33: 5.99 acres; 41-34: 4.416 acres; 41-34: 4.325 acres; 41-36: 1.525 acres; and 41-37: 0.982 acres. The Commission had no concerns.

- C. Application for design review for a lot line adjustment between 48 Perkins Road, Map 16 Lot 1, Zoned AR-1, and 52 Perkins Road, Map 16 Lot 2, Zoned AR-1, Perkins Farm, LLC (Owner & Applicant)

L. Gandia explained that this application consists of adjusting the lot line between 48 and 52 Perkins Road. A 2.03 acre parcel of land would be transferred to Map 16 Lot 1 from Map 16 Lot 2 (existing Map 16 Lot 1 = 18.89 acres, proposed 20.92 acres; existing Map 16 Lot 2 = 3.09, proposed is 1.06 acres). The Commission had no concerns.

V. Other business

Chair Kenney informed the Commission that Victoria Gorveatt resigned opening up a new full member seat in addition to the vacant alternate seat. The Commission determined that it would make the most sense to fill these two seats after the first of the year as both seat terms expire 12/31/2020. The Commission also discussed the upcoming round of grants from the Certified Local Government Center. L. Gandia stated he would e-mail a copy of the application to everyone and asked that if anyone had ideas if they could forward them to her for a priority one grant which requires no matching funds from the Town.

VI. Public input – there was none.

VII. Adjournment – J. Knights made a motion to adjourn. J. Mahon seconded the motion. The motion passed. The meeting was adjourned at approximately 9:20 p.m.

These minutes were prepared by Laura Gandia, Associate Planner and were approved on November 19, 2020 by a motion by Art Rugg and seconded by David Colglazier.

Londonderry Heritage & Historic District Commission

Application For Certificate of Approval

Pursuant To Londonderry Zoning Ordinance 4.6.2.6

Applicant & Owner: Londonderry Historical Society

As Represented by David Lee Colglazier

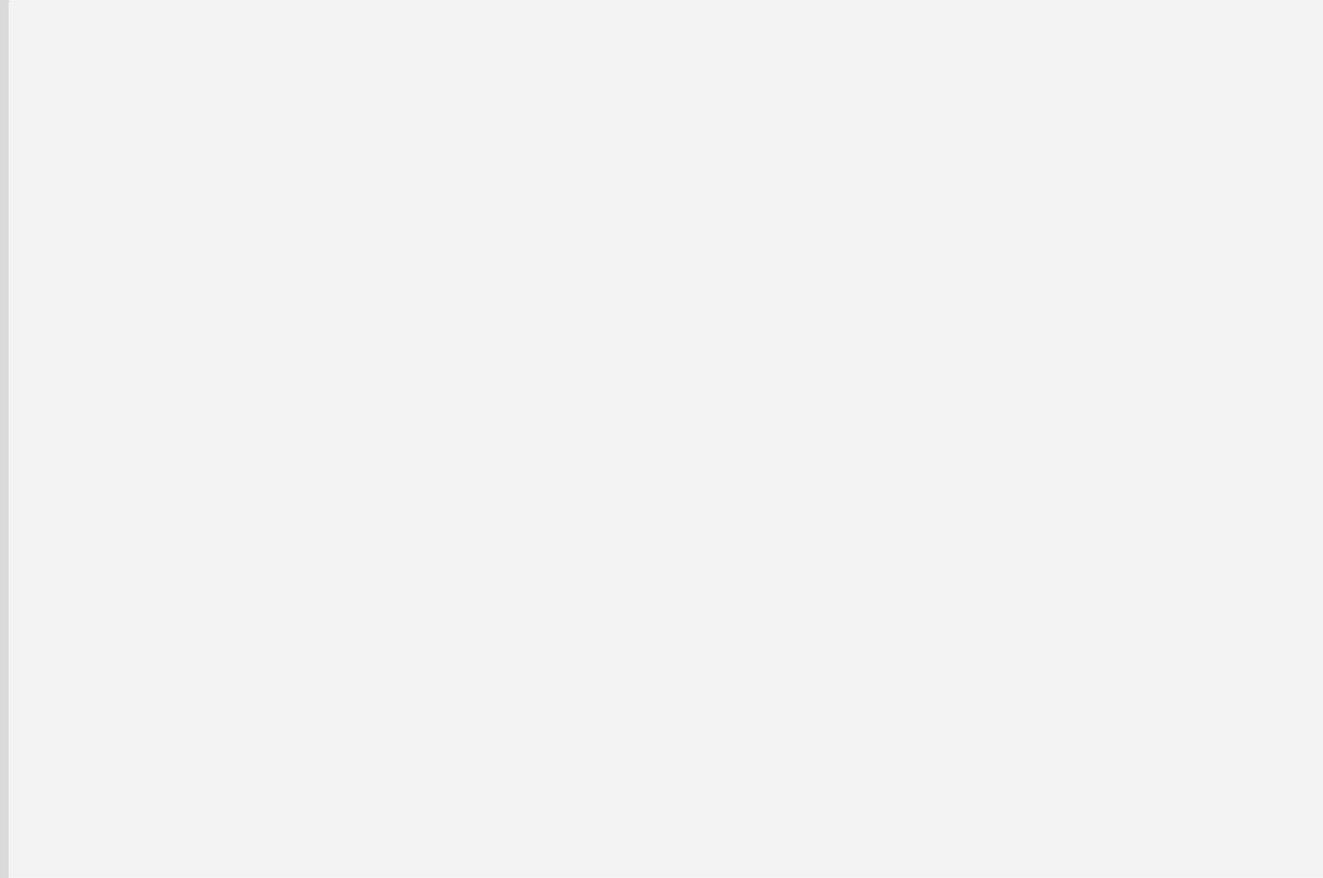
Treasurer

September 24, 2020

Sample Weathered Wood



Roof Shingles



Front Door



Front
Door



Water
Table
Board



Water
Table
Board



Water
Table
Board



West
Door



West
Door



West
Door





Bulkhead

Bulkhead



Bulkhead



Barn Vents



Barn Vents



Ramp
East



Ramp
East



Ramp
East



Ramp West



Ramp
West



Morrison Paint



Morrison
Paint



Morrison
Paint



Sick Tree



Poor
Location



Blacksmith
West
Door



Blacksmith Tree



Blacksmith Electrical Repair



Attic Vents



Blacksmith Wood Floor Subsidence



Blacksmith Floor Surface Degradation



Blacksmith Tree Pruning



Security
Repair



Steps



Regrading



Straighten Wall



Finis

