

Londonderry Heritage/Historic District Commission Meeting

MARCH 25, 2021

LONDONDERRY TOWN HALL – MOOSEHILL CONFERENCE ROOM

MINUTES – APPROVED ON MAY 27, 2021

- I. Chairman Krys Kenney called the meeting to order at 7 p.m. The following Commissioners were present: Krys Kenney, David Colglazier, John Mahon, Jim Butler, Art Rugg, Sue Joudrey. New commissioner Kristen Endyke was introduced. There are openings on the Commission for three alternate members.
- II. Approval of minutes from prior meeting: A. Rugg made a motion to accept the minutes of Jan. 28, 2021 as presented. J. Butler seconded the motion. The motion passed, 7-0.
- III. Design/Formal Review Applications:
 - A. Application for design review of a site plan amendment for Block 2 of Woodmont Commons to construct a 19,792 SF two story medical office building, Map 10 Lot 41, Pillsbury Road & Michels Way, Map 10 Lot 41, Zoned C-I & PUD, Woodmont Commons Planned Unit Development, Pillsbury Realty Development, LLC (Owner) and LD 2020 LLC (Applicant). Jeff Kevan, TF Moran, was the prime presenter with input from Chris Nickerson, Berard Martel Architecture.

Discussion:

J. Kevan presented a proposed landscape and site plan plus a building rendering for this medical office building. This building, and an adjacent parking lot, is located prominently near the second roundabout on Michel's Way. Proposed landscaping included a berm and greenery to screen the parking lot from Michel's Way. The proposed medical building features fiber panels and two different-colored EIFS plus a main entry of metal 3D Futura Panels and adjacent metal Futura architectural flourish projecting from the ground to a point above the roofline. Lighting was also reviewed with so-called "goose-neck" lights along the streets and more traditional "shoebox-style" lights in the parking lot.

A. Rugg noted that the proposed parking lot adjacent to Michel's Way was not consistent with the Woodmont master plan. J. Butler voiced strong concerns about the location of the parking lot on Michel's Way as opposed to his expectation from previous discussions that parking would be located behind proposed buildings on Woodmont's primary thoroughfares. J. Butler also objected to the EIFS used in the building rendering as opposed to "softer" appearing materials like brick. A. Rugg echoed the concerns about the materials used on the exterior of the building. Several commissioners found issue with the metal aluminum-colored Futura panels used in the entry with K. Kenney suggesting that the industrial modern design conflicted with those that can be found in the Londonderry Look Book. J. Butler suggested that samples of the materials be supplied to the commission and that an alternate to the EIFS be developed.

J. Kevan provided an alternative building rendering. This featured windows with more fenestration and more prominent window casings, a white cornice around the top of the building, cement board siding, and an overall more traditional look than the original rendering. K. Kenney suggested that the back rendering of the building could benefit from stone or other materials to break up what he saw as a monolithic appearance. D. Colglazier suggested that this could also be accomplished by using some of the Futura panels found on the front of the building in the rear.

Action:

Applicant to return for the May 27 meeting with

- Modifications as discussed to the façade of the building.
- Reorientation of the building and the parking lot to address the commission's concerns.
- Samples of all building materials for commission review.

B. Application for design review of a site plan for a proposed one story 3,736 SF bank to be located on the outparcel of Lot 10-52 overlooking the intersection of Michels Way & Garden Lane, Map 10 Lot 52, Pillsbury Road & Michels Way, Map 10 Lot 41, Zoned C-I & PUD, Woodmont Commons Planned Unit Development, Pillsbury Realty Development, LLC (Owner) and Enterprise Bank (Applicant). J. Kevan, TF Moran, presenting.

Discussion:

J. Kevan reviewed a site plan and building rendering for an Enterprise Bank building on Michel's Way. The building features a brick façade, colonial-type trim, peaked roof, and other factors favorable to the commission. K. Kenney voiced a need for additional tree and shrubbery around the perimeter of this property which J. Kevan felt could be done.

Action:

Material Samples to be provided prior to construction. Applicant will need to return if signage becomes part of the plan.

IV. Staff Reports:

A. Application for design review of a subdivision plan to subdivide Map 10 Lot 41 into two lots, Pillsbury Road & Michels Way, Map 10 Lots 41, Zoned C-I & PUD, Woodmont Commons Planned Unit Development, Pillsbury Realty Development, LLC (Owner) and LD 2020 LLC (Applicant). Laura Gandia presenting.

Action: Accepted without comment.

B. Application for design for review for a lot line adjustment plan between Map 16 Lot 38-126 and Map 16 Lot 38-127, 44 & 46 Clover Lane, Zoned AR-1, Chinburg Properties, Inc. (Applicant) and Lorden Commons, LLC (Owner). Jason Lopez, Keach-Nordstrom Associates presenting

Action: Accepted without comment.

V. Other Business:

A. Conceptual review of architectural elevations for a proposed clubhouse for a par 3 golf course, Woodmont Commons Planned Unit Development, J. Kevan, TF Moran presenting.

Discussion:

J. Kevan showed two renderings for the proposed clubhouse. The first was very contemporary with extensive terraces and other modern design elements. The consensus of the commission is that this design is not what Londonderry is looking for. The alternative rendering was more traditional with barnboard siding and generally preferred by the commission. S. Joudrey voiced concerns about the proposed metal roof and there was a discussion about metal rooves that look like shingles.

There is also a concern with the single row of apple trees along Pillsbury Road on the border to this property. J. Kevan indicated that the trees are in a bad shape. The golf course architect suggested that if the trees were removed, the area coming down from Pillsbury Road could be more gradually graded. J. Butler suggested that the existing trees be inspected by someone from the DPW. If the trees are in fact bad, then regarding the area and replacing them with two (2) rows of comparable trees would be an acceptable solution.

B. Election of Officers, new member update.

Art Rugg made a motion to re-elect the current slate of officers; J. Butler seconded the motion. The motion passed 7-0.

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

Kristin Endyke, a new commissioner, introduced herself to all present.

C. Kent Allen Forest/Town Common mapping

K. Kenney noted the passing of Kent Allen and the contributions he made to our town. A. Rugg reported on the status of various projects in the Kent Allen Forrest. A. Rugg also reported on the Eagle Scout project to map the Town Common. L. Gandia advised that, for various reasons, this project may not go forward and that an alternate project for the Eagle Scout may need to be identified. J. Mahon mentioned that Beautify Londonderry was interested in having the Kent Allen Forrest be one of the areas targeted during its annual clean-up event schedule for April 24, May 1, and May 8. A. Rugg advised that the Town Manager would make the decision on that and L. Gandia volunteered to forward the information to the Town Manager's office for review.

- VI. Public Input: Ann Chiampa, 28 Wedgewood Drive, voiced appreciation of the commission's use of the Woodmont master plan in reviewing design proposals.
- VII. Adjournment – A. Rugg made a motion to adjourn. D. Colglazier et al seconded the motion. The motion passed 7-0. The meeting was adjourned at approximately 9:00 p.m.

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LANDSCAPE LEGEND				
SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	6	ACER FREEMANT 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	3" CAL.	B&B
	3	CORNUS KOUSA KOUSA DOGWOOD	2" TO 2 1/2" CAL.	B&B
	7	GLEDITSIA T. 'SKYLINE' SKYLINE HONEYLOCUST	3" CAL.	B&B
	3	PLATANUS X ACHEFOIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	3" CAL.	B&B
	6	PRUNUS SERRULATA 'KWAZAN' FLOWERING KWAZAN CHERRY	2" TO 2 1/2" CAL.	B&B
	5	PYRUS C. 'CHANTICLEER' CHANTICLEER FLOWERING PEAR	3" CAL.	B&B
	3	TILIA C. 'GREENSPICE' GREENSPICE LITTLELEAF LINDEN	3" CAL.	B&B
	2	UNILUS A. 'BRIMCOMB' BRIMCOMB AMERICAN ELM	3" CAL.	B&B
	5	ZELKOVA SERIATA 'GREEN VASE' GREEN VASE ZELKOVA	3" CAL.	B&B
	15	PICEA PUNGENS 'OLAUCA' COLORADO BLUE SPRUCE	10"	B&B
	29	AZALEA TOSCANI'S HOT SHOT OSCAR'S HOT SHOT AZALEA	3 CAL.	CONT.
	25	CHAMAECYPRESS P. 'P. MOPE' MOPE'S THREAD-LEAF FALSECYPRESS	18" TO 24"	CONT.
	7	CORNUS ALBA 'IVORY HALO' IVORY HALO DOGWOOD	2" TO 2 1/2"	B&B
	15	CORNUS SANGUINEA 'ARCTIC SUN' ARCTIC SUN DOGWOOD	2" TO 2 1/2"	B&B
	15	FOTHERGILLIA GARDENIA GARDENIA FOTHERGILLIA	2" TO 2 1/2"	B&B
	9	HIBISCUS SYRIACUS 'LUCY' LUCY ROSE-OF-SHAON	5" TO 6"	B&B
	25	HYDRANGEA 'BLUSHING BRIDE' BLUSHING BRIDE HYDRANGEA	2 CAL.	CONT.
	13	LEX GLABRA 'TENSIA' TENSIA LEX	5 CAL.	CONT.
	3	JUNIPERUS C. 'PITZERIANA COMPACTA' COMPACT PITZER JUNIPER	18" TO 24"	CONT.
	7	JUNIPERUS H. 'BAR HARBOR' BAR HARBOR JUNIPER	18" TO 24"	CONT.
	7	JUNIPERUS S. 'PUMILA COMPACTA' PUMILA BLUE JUNIPER	18" TO 24"	CONT.
	17	JUNIPERUS S. 'WICHTA BLUE' WICHTA BLUE JUNIPER	18" TO 24"	CONT.
	25	PHYSCARPUS O. 'SUMMER WINE' SUMMER WINE NINEBARK	3 CAL.	CONT.
	13	RHODOCODON LEE'S DARK PURPLE LEE'S DARK PURPLE RHODOCODON	2" TO 2 1/2"	B&B
	6	RHAUS AROMATICA 'GROW LOW' GROW LOW SUMAC	18" TO 24"	CONT.
	23	SPIRAEA ALBIFLORA JAPANESE WHITE SPIREA	3 CAL.	CONT.
	46	TAXUS M. 'GREENWAVE' GREENWAVE YEW	18" TO 24"	B&B
	28	THUNIA O. 'SWARAZO' EMERALD GREEN ARBORVITAE	5" TO 6"	B&B
	1	VIBURNUM BURKWOOD BURKWOOD VIBURNUM	4" TO 5"	B&B
	11	VIBURNUM C. 'BLUE MUFFIN' BLUE MUFFIN VIBURNUM	3" TO 4"	B&B
	27	CALAMAGOSTIS BRACHYTRICHA KOREAN FEATHER REED GRASS	2 CAL.	CONT.
	28	FESTUCA OVINA 'ELLUM BLUE' ELLUM BLUE FESCUE GRASS	1 CAL.	CONT.
	22	MISCANTHUS S. 'LITTLE ZEPHYR' LITTLE ZEPHYR GRASS	3 CAL.	CONT.
	9	PHALARIS ARUNDINACEA 'STRAWBERRIES & CREAM' STRAWBERRIES & CREAM GRASS	1 CAL.	CONT.
	120/120	HENRICUS 'HAPPY RETURNS/PARSON ME' HAPPY RETURNS/PARSON ME CATALPA	24" O.C.	CONT.

LANDSCAPE CALCULATIONS/REQUIREMENTS
DERRY MEDICAL CENTER

- PROPOSED PARKING AREA:**
- PARKING LOT DERRY MEDICAL CENTER:
INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS:
-5% INTERIOR GREEN SPACE
TOTAL AREA = 70,450 SF + 5% = 73,973 SF
REQUIRED = 3,523 SF
PROVIDED = 3,521 SF (0.6%)
 - INTERNAL PARKING LOT TREE REQUIREMENT:
1 TREE/15 PARKING SPACES (177 UNCOVERED SPACES/15) = 12 TREES
REQUIRED = 12 SHADE TREES
PROVIDED = 12 SHADE TREES
 - PARKING LOT PERIMETER LANDSCAPING:
1 SHADE TREE/50' OF PARKING PERIMETER
REQUIRED = 430/50' = 13 TREES
PROVIDED = 13 TREES
 - ACCORDING TO THE USDA PLANT HARDINESS ZONE MAP THE ANNUAL MINIMUM TEMPERATURE ZONES FOR SOUTHERN NH ARE BETWEEN ZONE 4 (-30 TO -20 DEGREES) AND ZONE 5 (-20 TO -10 DEGREES). THE PLANT MATERIALS SHOWN ON THIS PLAN HAVE A HARDINESS ZONE TO MEET THAT OF SOUTHERN NH.
 - AT TIME OF PLANTING:
ALL TREES SHALL BE A MINIMUM OF 3" CALIPER OR AS NOTED ON PLAN.
ALL ORNAMENTAL TREES SHALL BE A MINIMUM OF 12' CALIPER.
ALL EVERGREEN TREES SHALL BE A MINIMUM OF 6' HIGH.
 - THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE THROUGHOUT CONSTRUCTION OF PROTECTIVE TREE FENCING LOCATED 12" INCHES OFF THE THE CIRCUMFERENCE OF ALL TREES TO BE PROTECTED. PRIOR TO CONSTRUCTION THE CONTRACTOR IS REQUIRED TO HAVE ALL "NO-CUT" ZONES DELINEATED IN THE FIELD.
 - THE CONTRACTOR/APPLICANT IS RESPONSIBLE FOR REPLACEMENT OF "ANY TREES DESTROYED TO REMAIN, WHICH HAVE BEEN DAMAGED, KILLED OR REMOVED AS A RESULT OF CONSTRUCTION ACTIVITIES" SEE TOWN OF LONDONDERRY "LANDSCAPE DESIGN STANDARDS" SECTION 3.08.2.4 OF THE SITE PLAN REGULATIONS.
 - THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE AREAS ONCE CONSTRUCTION IS COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE "LANDSCAPE DESIGN STANDARDS" SECTION 3.08.2.4 OF THE SITE PLAN REGULATIONS.

NOTE:
SITE WORK CONSTRUCTION WILL BE PERFORMED PER THE DETAILS IN THE PREVIOUSLY APPROVED SITE PLAN PACKAGE.

LANDSCAPE NOTES
(SEE DETAILS FOR ADDITIONAL NOTES)

- GENERAL**
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, LAWS, AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT SITE.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. LANDSCAPE QUANTITIES SHOWN ON THE PLAN SHALL SUPERSEDE QUANTITIES LISTED IN LANDSCAPE LEGEND.
 - THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK AND VERIFY THAT THE PLANS IN THE CONTRACTOR'S POSSESSION ARE THE MOST CURRENT PLANS AVAILABLE AND ARE THE APPROVED PLAN SET FOR USE IN CONSTRUCTION.
 - ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
 - ALL PLANTS SHALL BE FIRST CLASS AND SHALL BE REPRESENTATIVE OF THEIR NORMAL SPECIES AND/OR VARIETIES. ALL PLANTS MUST HAVE GOOD, HEALTHY, WELL-FORMED UPPER GROWTH AND A LARGE, FIBROUS, COMPACT ROOT SYSTEM.
 - ALL PLANTS SHALL BE FREE FROM DISEASE AND INSECT PESTS AND SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS PERTAINING TO PLANT DISEASES AND INFESTATIONS.
 - ALL TREES SHALL BE BALLED AND BURLAPPED (B & B) UNLESS OTHERWISE NOTED OR APPROVED BY LANDSCAPE ARCHITECT.
 - ALL LANDSCAPED AREAS INCLUDING LAWNS SHALL BE PROVIDED WITH UNDERGROUND IRRIGATION, SEE IRRIGATION NOTES.
 - IF APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
 - ALL INVASIVE PLANT SPECIES FROM THE "NEW HAMPSHIRE PROHIBITED INVASIVE PLANT SPECIES LIST" TO BE REMOVED SHALL BE DONE SO IN ACCORDANCE WITH THE "INVASIVE SPECIES ACT, HB 1268-P1".
- GUARANTEE**
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR A PERIOD OF ONE YEAR, BEGINNING AT THE START OF THE MAINTENANCE PERIOD.

IRRIGATION NOTES

- THE IRRIGATION SYSTEM SHALL BE DESIGNED BY AN APPROVED IRRIGATION DESIGN/BUILD CONTRACTOR ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE IRRIGATION SYSTEM DESIGN AND SHOP DRAWINGS TO THE OWNER 30 DAYS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING AND PROPOSED UTILITIES AND NOTIFY THE OWNER'S REPRESENTATIVE OF CONFLICTS.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR A COMPLETE AND OPERABLE IRRIGATION SYSTEM AND SHALL FOLLOW ALL APPLICABLE CODES.
- REFER TO ARCHITECTURAL PLANS FOR LOCATION OF THE IRRIGATION SYSTEM'S BUILDING CONNECTION AND CONTROLS.
- FOLLOW ALL MANUFACTURER'S INSTRUCTIONS AND PRODUCT SPECIFICATIONS FOR INSTALLATION.

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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



OWNER'S SIGNATURE _____ DATE _____

OWNER OR REPRESENTATIVE _____ DATE _____

Approved by the Town of Londonderry N.H. Planning Board for Phase _____ on Date: _____

Certified By: _____

48 Constitution Drive
Bedford, NH 03110
Phone: (603) 472-4426
Fax: (603) 472-9747
www.tfmoran.com

Civil Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

TFM

SITE DEVELOPMENT PLANS
TAX MAP 10 LOT 41
WOODMONT COMMONS - PHASE 1 DEVELOPMENT
GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC

PREPARED FOR
LD 2020 LLC
6 Buttrick Road
Suite 102
Londonderry, NH 03053

LANDSCAPE PLAN

17686.17
CR: JAT CK JK
CADFILE: 17686-17 Site Plans DWG
1\"/>

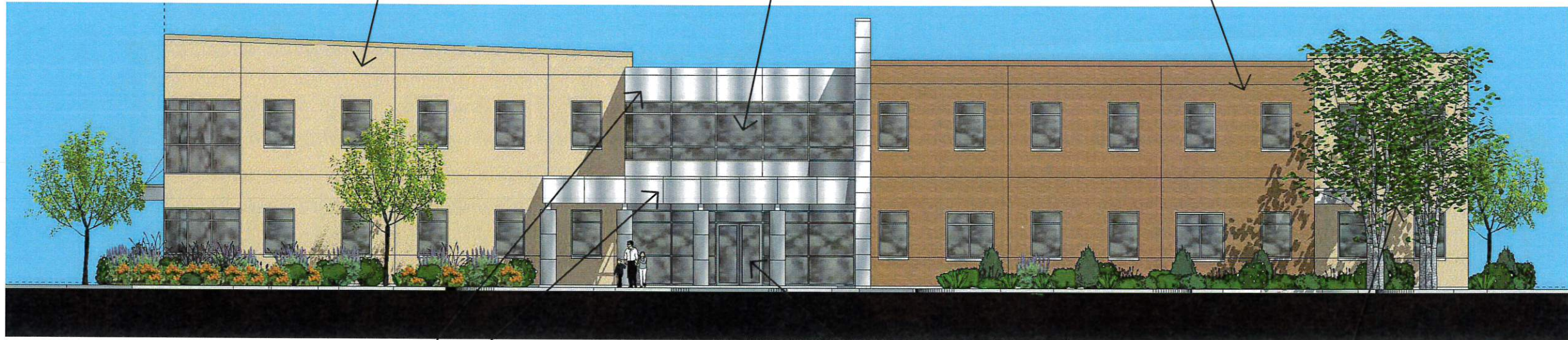
1/22/2021

C 4.0

- EIFS A
- STO THERM ESSENCE SYSTEM
 - FINE SAND FINISH
 - CLASSIC COLOR #10622 LIMESTONE

- STOREFRONT WINDOWS
- KAWNEER 451 SERIES TRIFAB
 - SOLAR GREY #1 GLAZING
 - #17 CLEAR ANODIZED FINISH

- EIFS B
- STO THERM ESSENCE SYSTEM
 - FINE SAND FINISH
 - ARCHITECTURAL COLOR #16119



- ACM
- 3D PANELS FUTURA SYSTEM
 - FC-100 SERIES
 - ALPOLIC BSX FINISH

- AUTO-SLIDING DOOR
- RECORD SERIES 5100
 - CLEAR SOLARBAN #2 GLAZING
 - #17 CLEAR ANODIZED FINISH

- EIFS A
- STO THERM ESSENCE SYSTEM
 - FINE SAND FINISH
 - CLASSIC COLOR #10622 LIMESTONE

SOUTH ELEVATION

- FIBER CEMENT PANELS:
- NICHHA NOVENARY SYSTEM
 - AWP1818 PANELS
 - OPAL FINISH

- STOREFRONT WINDOWS
- KAWNEER 451 SERIES TRIFAB
 - SOLAR GREY #1 GLAZING
 - #17 CLEAR ANODIZED FINISH

- EIFS A
- STO THERM ESSENCE SYSTEM
 - FINE SAND FINISH
 - CLASSIC COLOR #10622 LIMESTONE



- EIFS B
- STO THERM ESSENCE SYSTEM
 - FINE SAND FINISH
 - ARCHITECTURAL COLOR #16119

- SWING DOORS
- KAWNEER 190 SERIES
 - CLEAR SOLARBAN #2 GLAZING
 - #17 CLEAR ANODIZED FINISH

- ACM
- 3D PANELS FUTURA SYSTEM
 - FC-100 SERIES
 - ALPOLIC BSX FINISH

WEST ELEVATION

EXISTING DETAIL		HAYNER-SWANSON SURVEY DATE		REVISIONS AFTER PROPOSAL	
PROPOSED DESIGN	DATE	6/12/2015	DATE	NUMBER	STATION
SHEET CHECKED	DATE	8/13/2020	DATE	DATE	DATE
AS BUILT DETAILS	DATE		DATE	BOOK	PAGE
				BOOK	PAGE
				BOOK	PAGE



PHASE 1 SITE PLAN - ISO FOOTCANDLE DISPLAY
SCALE: 1" = 60'-0"

Project Number: 220096



22 MANCHESTER ROAD, SUITE 8A
DERRY NH 03038
T: 603.870.9009 F: 603.432.4255

TFM Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

TFM PROJECT	CADFILE	SHEET SCALE
17686.03	17686-03 Road LIGHTING	1"=60'

TOWN OF LONDONDERRY	
MAIN STREET	
MAIN STREET SITE PLAN - PHASE 1	
SHEET NO. L2.A	TOTAL SHEETS -



ENTRY RENDERING

LD 2020 - Woodmont Commons

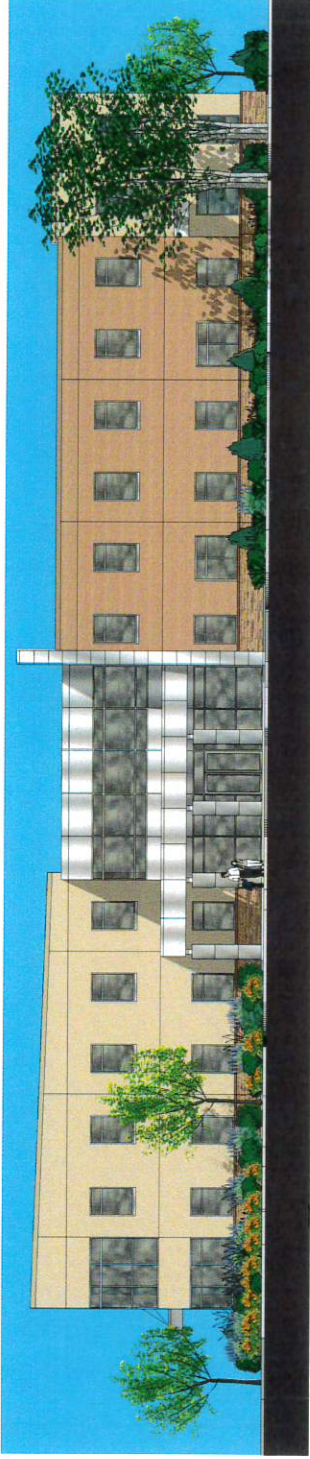
Proposed Scheme
Londonderry, New Hampshire



BACK RENDERING

LD 2020 - Woodmont Commons

Proposed Scheme
Londonderry, New Hampshire



ENTRY ELEVATION

SCALE: 1/8" = 1'-0"



LEFTSIDE ELEVATION

SCALE: 1/8" = 1'-0"

LD 2020 - Woodmont Commons

Proposed Scheme Londonderry, New Hampshire



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHTSIDE ELEVATION

SCALE: 1/8" = 1'-0"

LD 2020 - Woodmont Commons

Proposed Scheme Londonderry, New Hampshire



ENTRY RENDERING

LD 2020 - Woodmont Commons **Alternate Scheme**

Londonderry, New Hampshire



BACK RENDERING

LD 2020 - Woodmont Commons

Alternate Scheme

Londonderry, New Hampshire



ENTRY ELEVATION

SCALE: 1/8" = 1'-0"



LEFTSIDE ELEVATION

SCALE: 1/8" = 1'-0"

LD 2020 - Woodmont Commons

Alternate Scheme

Londonderry, New Hampshire



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHTSIDE ELEVATION

SCALE: 1/8" = 1'-0"

LD 2020 - Woodmont Commons Alternate Scheme

Londonderry, New Hampshire



**Proposed
(above)**



**Alternate
(below)**

Enterprise Bank 5



LANDSCAPE LEGEND				
SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	4	ACER RUBRUM 'RED SUNSET' RED SUNSET RED MAPLE	3" TO 3 1/2" CAL.	B&B
	2	ACER RUBRUM 'BOWHALL' BOWHALL RED MAPLE	3" TO 3 1/2" CAL.	B&B
	4	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	3" TO 3 1/2" CAL.	B&B
	4	CHAMAECYPARIS P. 'F. WOPS' MOP'S THREAD-LEAF FALSECYPRESS	18" TO 24"	CONT.
	10	CORNUS SANGUINEA 'ARCTIC SUN' ARCTIC SUN DOGWOOD	5 GAL.	CONT.
	12	PHALARIS ARUNDINACEA 'STRAWBERRIES & CREAM' STRAWBERRIES & CREAM RIBBON GRASS	1 GAL.	CONT.
	2	PHYSOCARPUS OPIULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL NINEBARK	5 GAL.	CONT.
	13	SYRINGA 'BLOOMERANG DARK PURPLE' BLOOMERANG DARK PURPLE LILAC	7 GAL.	CONT.
	19	SPIRAEA J. 'LITTLE PRINCESS' LITTLE PRINCESS SPIREA	3 GAL.	CONT.
	11	TAXUS MEDIA 'GREENWAVE' GREENWAVE YEW	2" TO 2 1/2"	B&B
	7	TAXUS MEDIA 'SENTINAL' SENTINAL YEW	3" TO 4"	B&B
	10	THUJA O. 'TECHNY' MISSION ARBORVITAE	5" TO 6"	B&B
	50/50	HEMEROCALLIS 'HAPPY RETURNS/PARDON ME' HAPPY RETURNS/ PARDON ME DAYLILY	1 GAL. 24" O.C.	CONT.
	14	MISCANTHUS S. 'LITTLE ZEBRA' LITTLE ZEBRA GRASS	3 GAL.	CONT.

- PROPOSED PARKING AREA:**
- PARKING LOT DERRY MEDICAL CENTER:
INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS:
-8% INTERIOR GREEN SPACE: TOTAL AREA = 11,259 SF * 8% = 901 SF
REQUIRED: 901 SF
PROVIDED: 1,390 SF (12.3%)
-INTERNAL PARKING LOT TREE REQUIREMENT: 1 TREE/15 PARKING SPACES (25 UNCOVERED SPACES/15)
= 1.67 OR 2 TREES
REQUIRED = 2 SHADE TREES
PROVIDED = 6 SHADE TREES
-PARKING LOT PERIMETER LANDSCAPING: 1 SHADE TREE/50' OF PARKING PERIMETER
REQUIRED = 216'/50' = 4 TREES
PROPOSED = 5 TREES
 - ACCORDING TO THE USDA PLANT HARDINESS ZONE MAP THE ANNUAL MINIMUM TEMPERATURE ZONES FOR SOUTHERN NH ARE BETWEEN ZONE 4 (-30 TO -20 DEGREES) AND ZONE 5 (-20 TO -10 DEGREES). THE PLANT MATERIALS SHOWN ON THIS PLAN HAVE A HARDINESS ZONE TO MEET THAT OF SOUTHERN NH.
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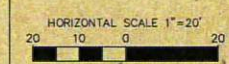
SITE DEVELOPMENT PLANS
TAX MAP 10 LOT 52
LANDSCAPE PLAN
ENTERPRISE BANK AT MARKET BASKET PLAZA
MICHELS WAY, LONDONDERRY, NH
OWNED BY
DEMOULAS SUPER MARKETS, INC
875 EAST STREET
TEWKSBUY, MA 01876
PREPARED FOR
ENTERPRISE BANK
222 MERRIMACK STREET
LOWELL, MA 01876

SCALE: 1" = 20' 15 MARCH 2021



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48 Constitution Drive, Bedford, N.H. 03110
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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

Approved by the Town of Londonderry N.H. Planning Board
on Date: _____
Certified By: _____



REV.	DATE	DESCRIPTION	DR	CK

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects

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Bedford, NH 03110
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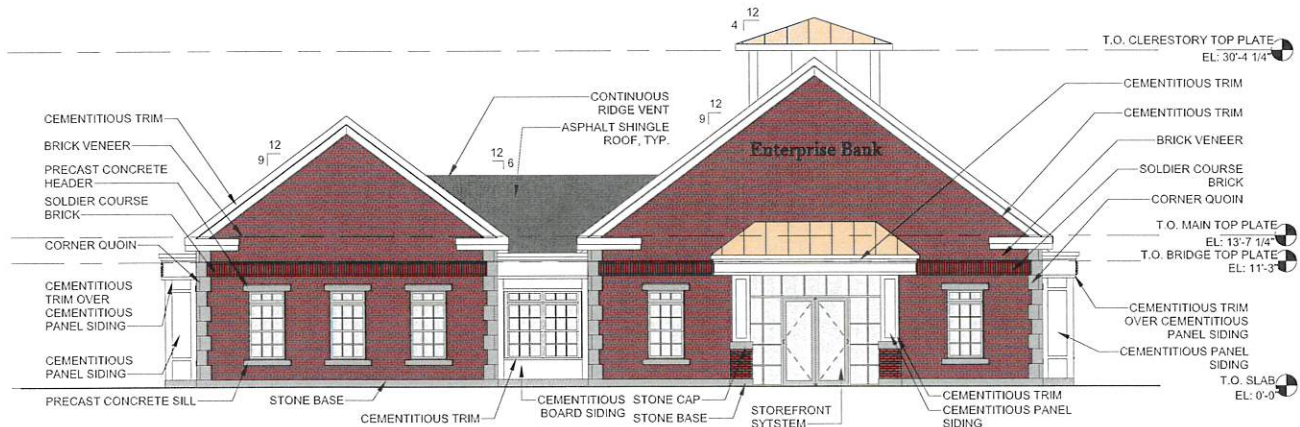
17686.18	DR	FB	-	C-05
CK	CAFILE	17686-18 SITE PLANS		

NO. REVISIONS	

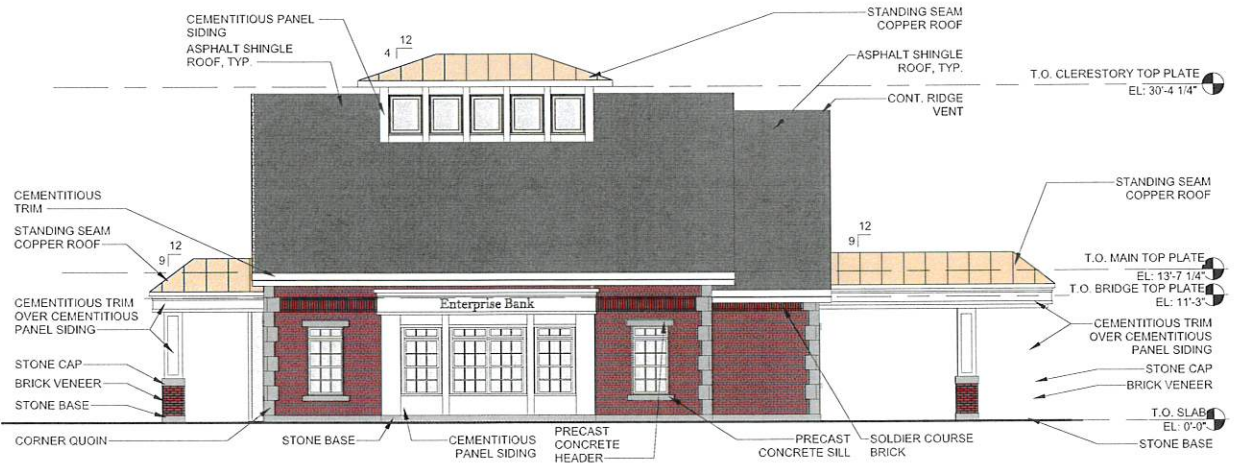
DATE	03/10/21
JOB NO.	20-023
APPD.	

EXTERIOR MATERIAL & COLOR SELECTION

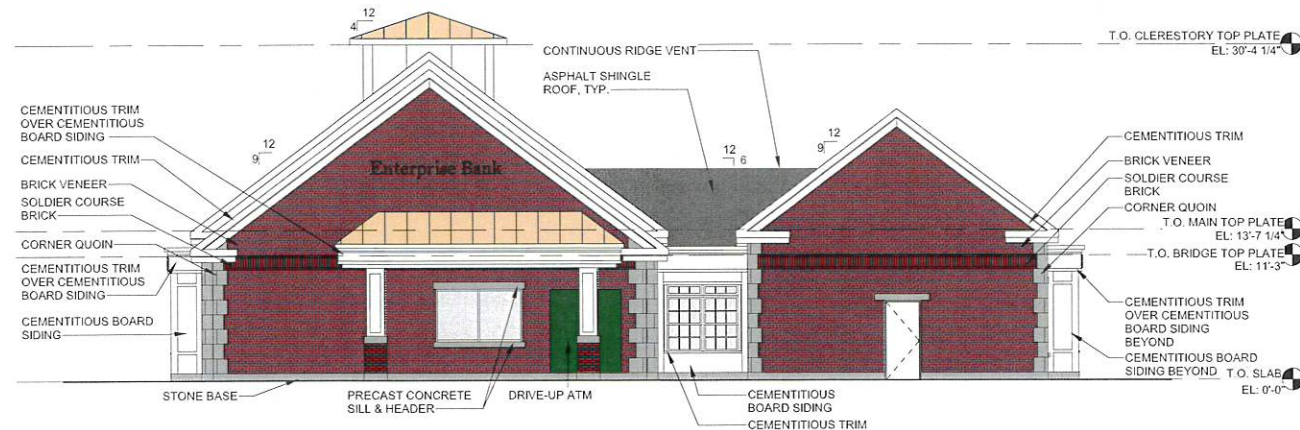
MATERIAL	MANUFACTURER	PRODUCT	COLOR
ASPHALT SHINGLE ROOF			BLACK
STANDING SEAM ROOF			COPPER
CEMENTITIOUS PANEL			WHITE
CEMENTITIOUS TRIM			WHITE
BRICK VENEER	MORRIN BRICK AND PORT		
STONE BASE	ARRISCRAFT	GEORGIA RENAISSANCE	MONTECITO
CORNER QUOIN	ARRISCRAFT	GEORGIA RENAISSANCE	MONTECITO
ALUMINUM STOREFRONT			
WINDOWS			



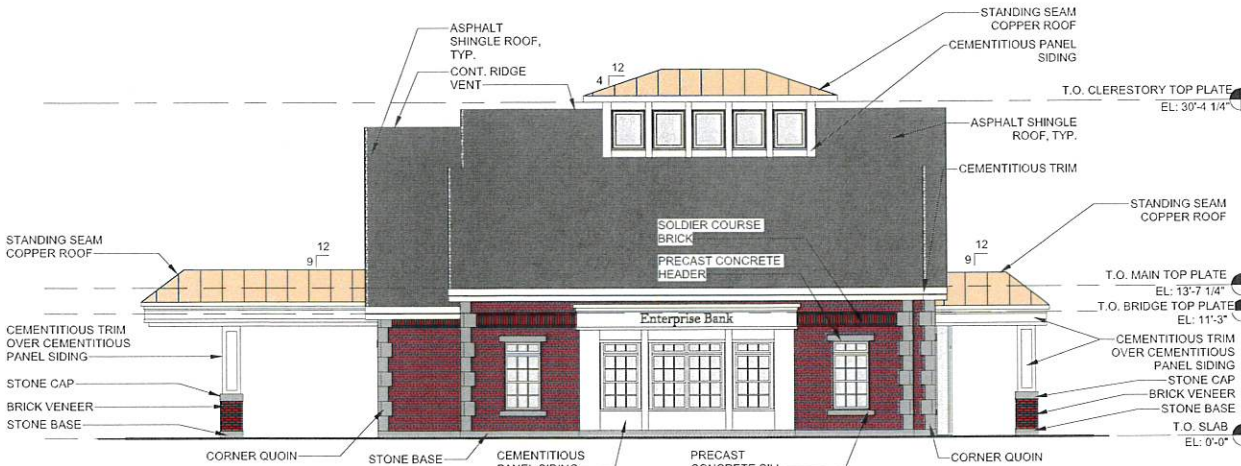
2 NORTH ELEVATION
SD101 1/8" = 1'-0"



1 EAST ELEVATION
SD101 1/8" = 1'-0"



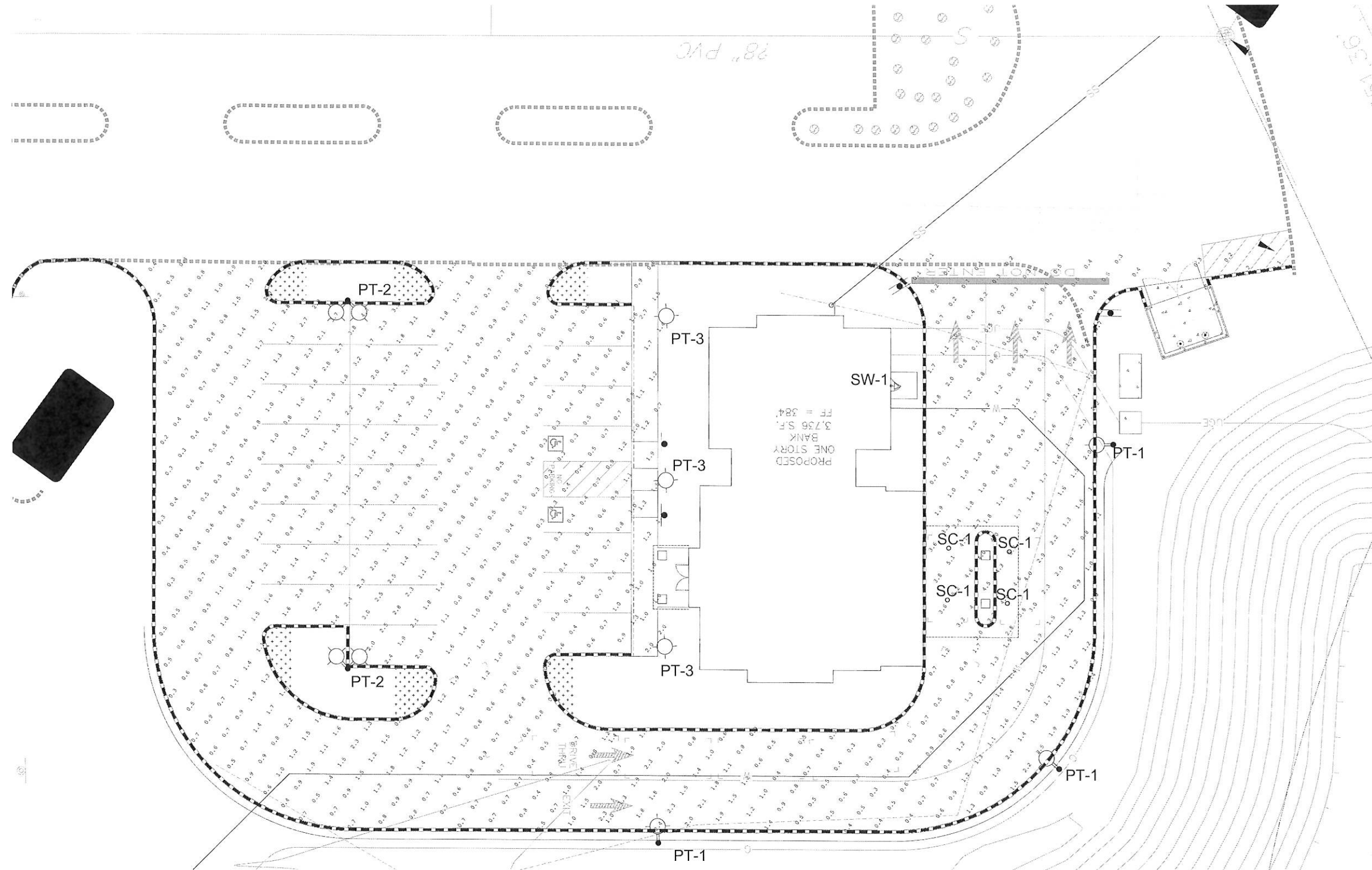
3 SOUTH ELEVATION
SD101 1/8" = 1'-0"



4 WEST ELEVATION
SD101 1/8" = 1'-0"



NO. REVISIONS	



249 Ayer Road
Suite 205
P.O. Box 918
Harvard, MA 01451

Project: Enterprise Bank - Londonderry, NH

Site Lighting Calculations

21106.0

3/14/2021

Drawing Title:

Project #

Date:

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Description
	2	PT-2	2 @ 90 DEGREES	N.A.	AR13-CG2-N-MV-30K-T3-WH-100
	3	PT-1	SINGLE	N.A.	AR13-CG2-N-MV-30K-T3-WH-100
	1	SW-1	SINGLE	N.A.	SLIM12
	4	SC-1	SINGLE	N.A.	VAN1LED12YW (SURFACE MOUNT - DROP LENS)
	3	PT-3	SINGLE	1705.26	L93_GF02_525_3K_2A

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Canopy_Top	Illuminance	Fc	3.98	5.3	2.0	1.99	2.65
Drive-Thru_Top	Illuminance	Fc	1.08	4.0	0.1	10.80	40.00
Parking Lot_Top	Illuminance	Fc	1.04	4.7	0.2	5.20	23.50
Sidewalk_Top	Illuminance	Fc	1.39	2.7	0.7	1.99	3.86

Drawing Number:

LS-2

Scale: NTS

Code/Tag	Image	Product / Manufacturer	Attributes	Notes
PT-1		Leotek "Arista" "Camelot/Gilded" Description: 25' Single LED Post Light	Fixture Specification: # AR15-OG2-N MV 33K-T3 BK 100 PCF7(Verify) Adapter Specification: # RFA-BK(RAL 9004) Photo Controller: Ubiquiti # LBICELL - BLK Pole Specification: P&K # R7AEL250V-B1-K-V3-RAL 9004 Lamping: LED (Included) Wattage (W): 50 Output (lm): 9,600 CCT (K): 3,000 CRI: 90+ Voltage (V): 120-277 (Verify) Distribution: Type III Label/IP: IP66 Finish: Black (RAL 9004) Material (Pole): Aluminum Material (Fixture): Aluminum Height (ft): 25'-0" Location: Site Qty: 3	1. EC to verify voltage (prior to ordering). 2. Verify and coordinate external intent prior to ordering. 3. Verify fixture finish, prior to ordering.
PT-2		Leotek "Arista" "Camelot/Gilded" Description: 25' Double LED Post Light - 90 degree	Fixture Specification: # AR15-OG2-N MV 33K-T3 BK 100 PCF7(Verify) (Qty 2) Adapter Specification: # RFA-BK(RAL 9004) (Qty 2) Photo Controller: Ubiquiti # LBICELL - BLK (Qty 2) Pole Specification: P&K # R7AEL250V-B2-R3-Design-X-V3-RAL 9004 (Qty 1) Lamping: LED (Included) Wattage (W): 100 Output (lm): 19,600 CCT (K): 3,000 CRI: 90+ Voltage (V): 120-277 (Verify) Distribution: Type III Label/IP: IP66 Finish: Black (RAL 9004) Material (Pole): Aluminum Material (Fixture): Aluminum Height (ft): 25'-0" Location: Parking Area Qty: 2	1. EC to verify voltage (prior to ordering). 2. Verify and coordinate external intent prior to ordering. 3. Verify fixture finish, prior to ordering.

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Code/Tag	Image	Product / Manufacturer	Attributes	Notes
PT-3		GUAR Englight "L0093" Description: 14' Pavestrin Scale Post Top	Fixture Specification: # L53-CF02-525-3/4-2A-77W-RAL 9004 Pole Specification: Wapole Woodworkers # 14' Cedar Wood Pole Photo Controller: Ubiquiti # LBICELL - BLK Lamping: LED (Included) Wattage (W): 14.3 Output (lm): 1,705 CCT (K): 3,000K CRI: 80+ Voltage (V): 120-277 (Verify) Distribution: Type III Label/IP: IP60 Finish: Black (RAL 9004) Material (Pole): Wood Material (Fixture): Cast Iron Height (ft): 14' Location: Site Qty: 3	1. EC to verify voltage (prior to ordering).
SC-1		RAB Lighting "VanLEO" Description: LED Canopy Light	Specification: # VAN1-LED-12-V-W Lamping: LED (Included) Wattage (W): 12 Output (lm): 1,405 CCT (K): 3,000 CRI: 84 Voltage (V): 120-277 (Verify) Label/IP: Wet Location Finish: White Location: Drive Up Canopy Qty: 4	1. EC to verify voltage (prior to ordering).
SW-1		RAB Lighting "Slim12" Description: Full Cutoff LED Wall Pack	Specification: # SLIM12-Y-LFA Lamping: LED (Included) Wattage (W): 12 Output (lm): 1,522 CCT (K): 3,000 CRI: 71 Voltage (V): 120-277 (Verify) Distribution: Full Cutoff Label/IP: Wet Location Finish: Bronze (Verify) Location: Emergency Egress Qty: 1	

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Code/Tag	Image	Product / Manufacturer	Attributes	Notes

Lighting Schedule Notes:
1. Lighting schedule is the quantity of lighting products, prior to ordering, highlighting general material quantities and quantities. Lumen Studio, Inc. is the sole responsibility of the schedule.
2. All quantities are approximate and subject to change. All quantities are approximate and subject to change. All quantities are approximate and subject to change.
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Harvard, MA 01451

Enterprise Bank - Londonderry, NH

Site Lighting Fixture Schedule

Project:

Drawing Title:

Project #

Date:

21/06.0

3/14/2021

Drawing Number:
LS-3
Scale: NTS

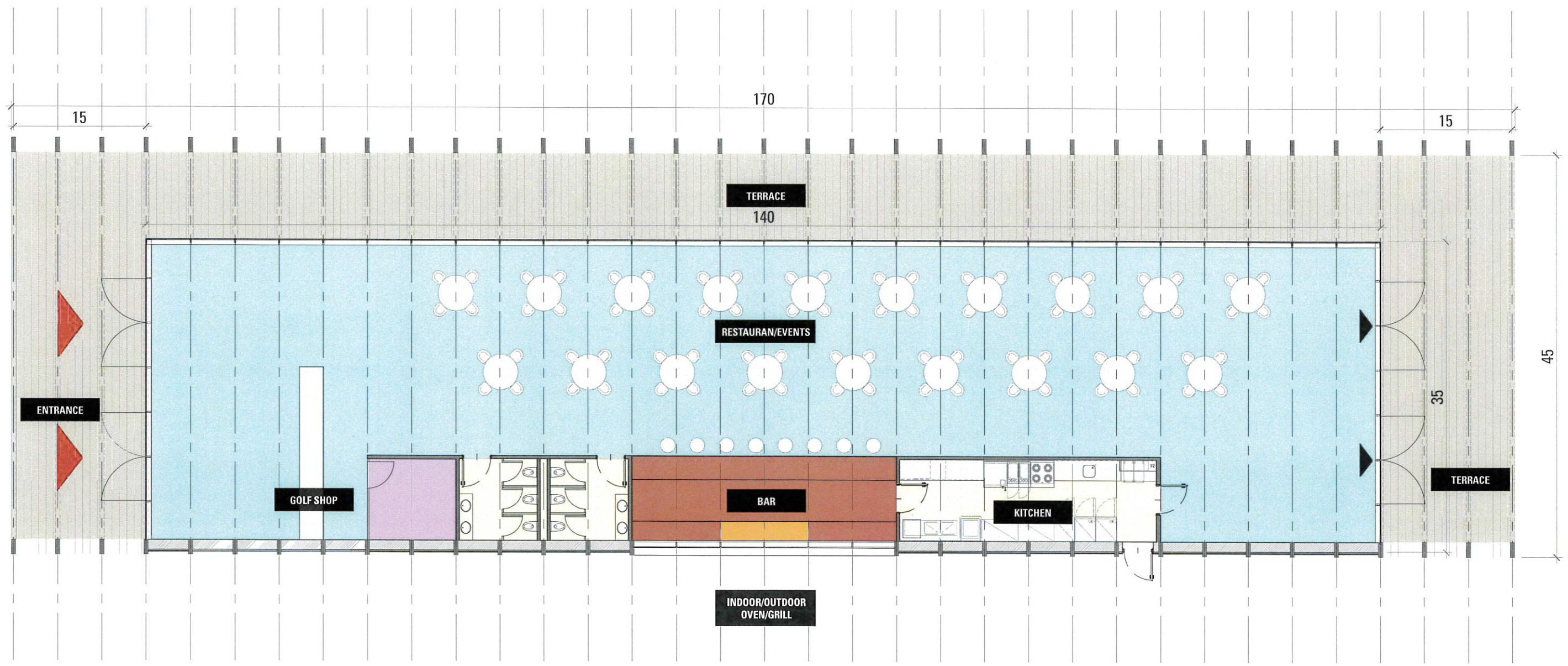
INTEGRATED DESIGN PROPOSAL



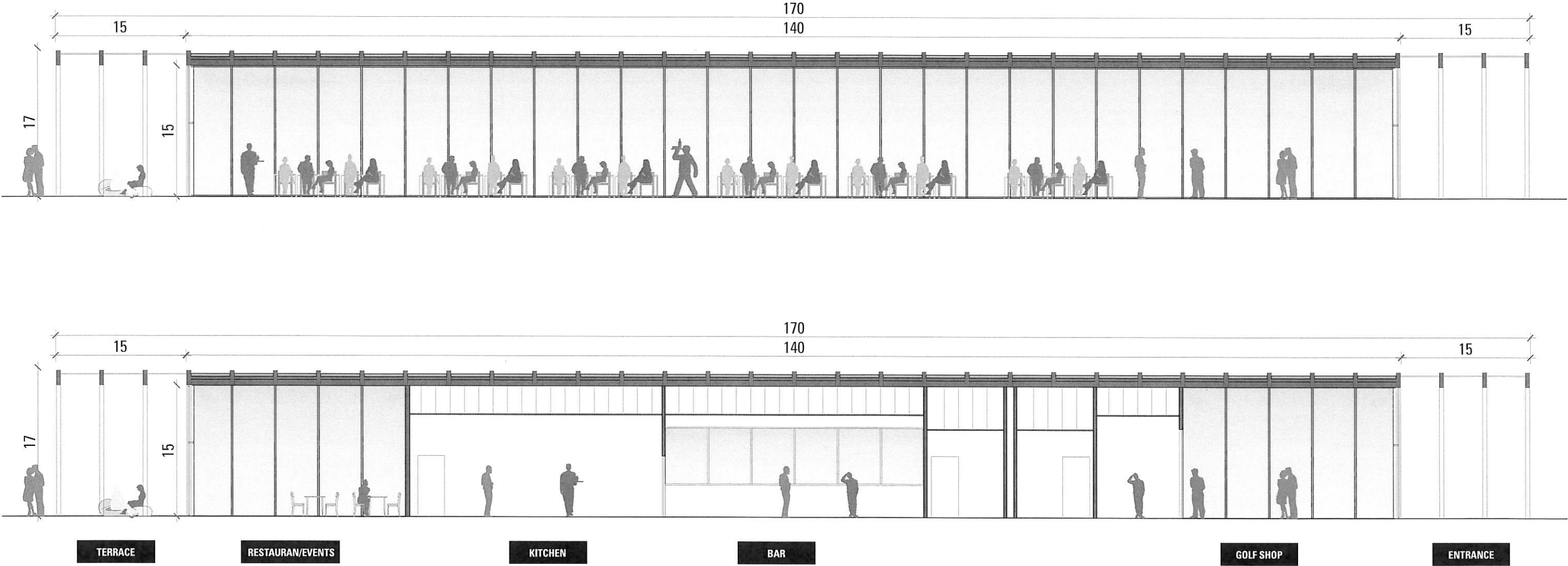
SITE PLAN



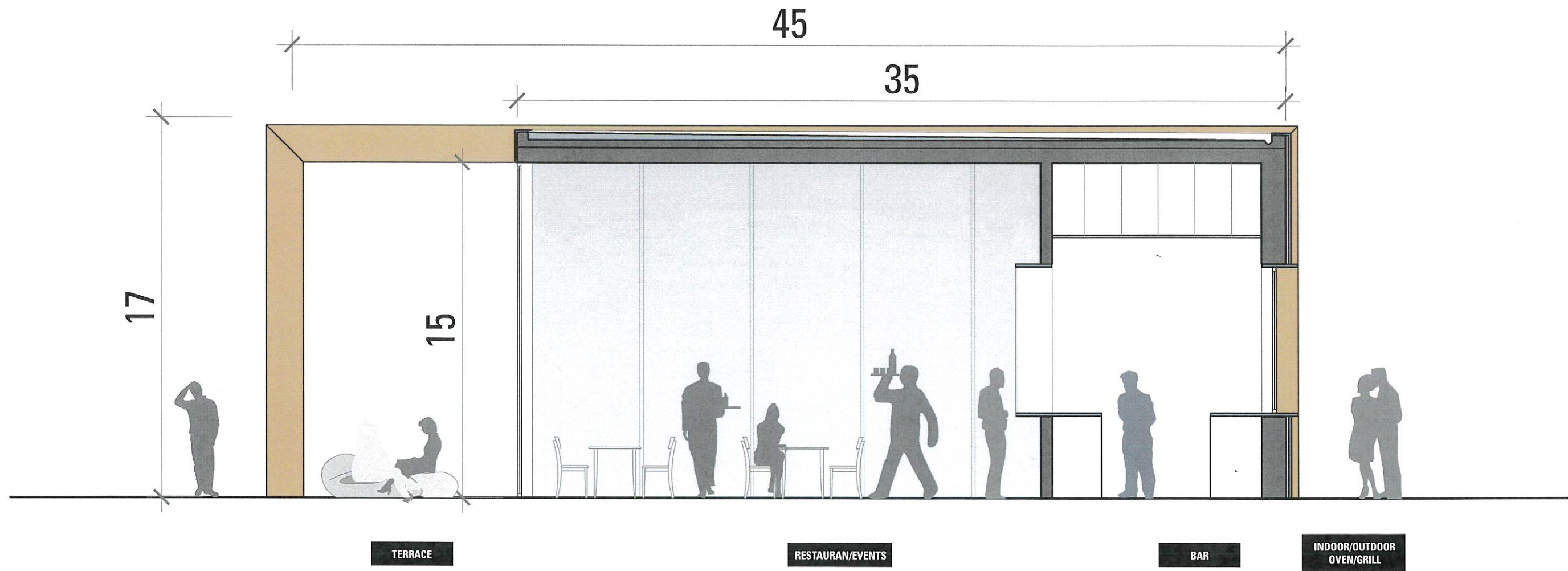
GENERAL PLAN_4900 SQF



LONGITUDINAL SECTIONS



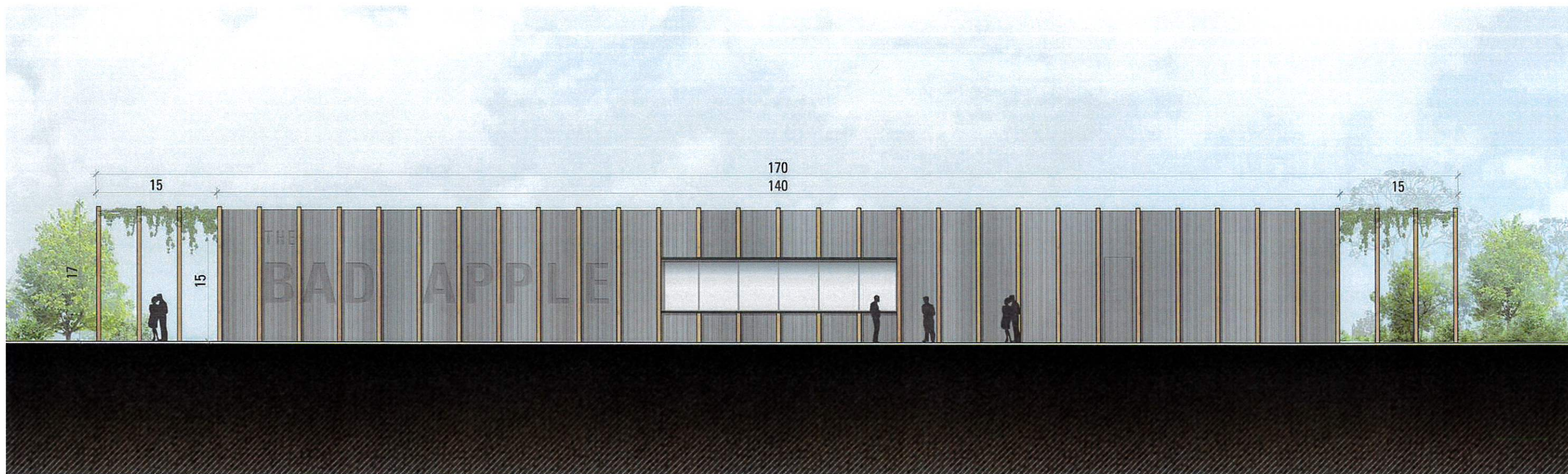
CROSS SECTION



WEST ELEVATION VIEW_OPTION 1



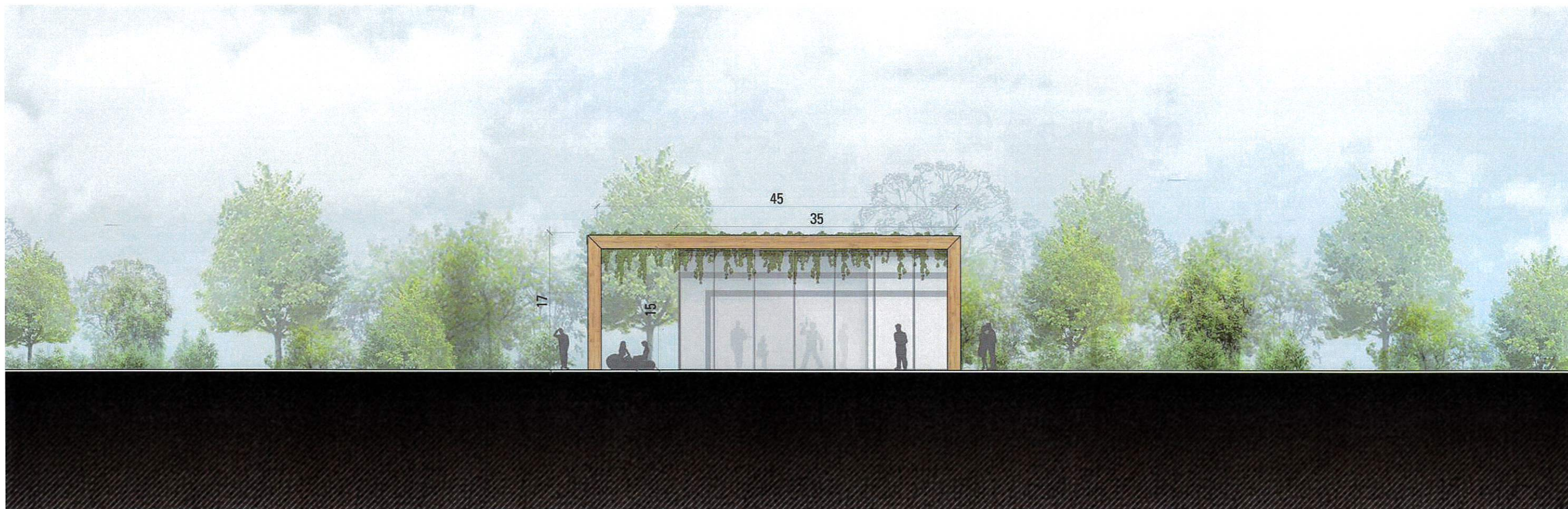
EAST ELEVATION

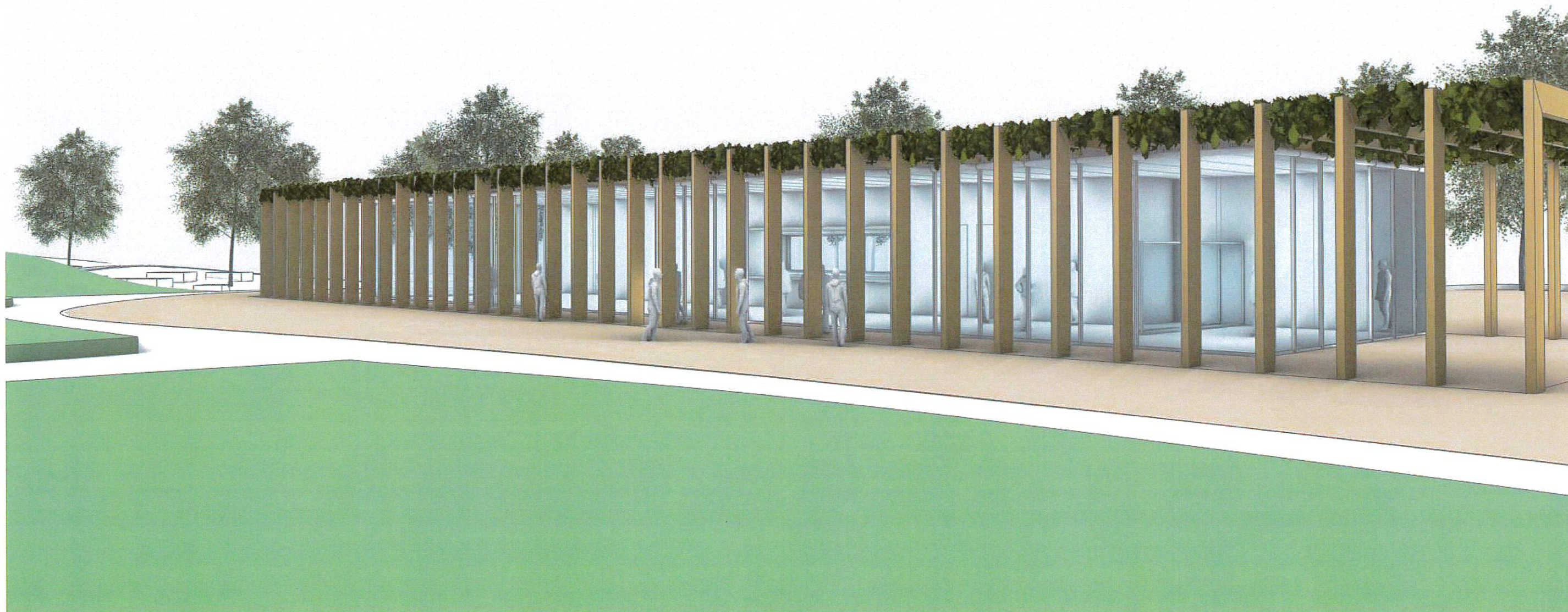


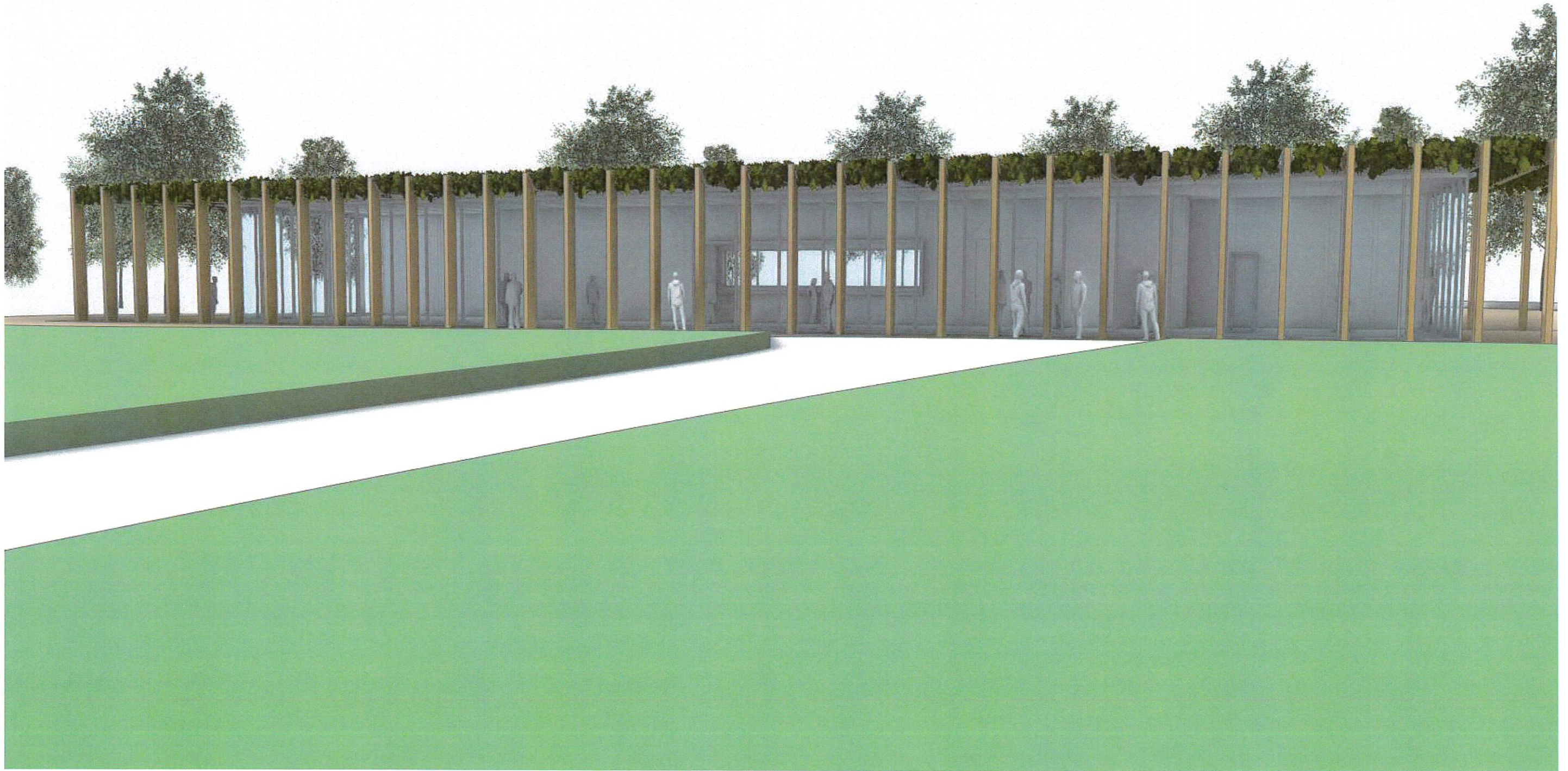
WEST ELEVATION



SOUTH / NORTH ELEVATION







7 Golf Course



Barns at
Utbeck in
Enila, New York.
It's Yoga
Tail Barn.