

**LONDONDERRY, NH PLANNING BOARD
MINUTES OF THE MEETING OF AUGUST 2, 2023,
AT THE MOOSE HILL COUNCIL CHAMBERS**

I. CALL TO ORDER

Members Present: Art Rugg, Chair; Jake Butler, Secretary; Lynn Wiles, Assistant Secretary; Jeff Penta, member; Ted Combes, Ex-Officio – Town Council; Giovanni Verani, Ex-Officio; Jason Knights, alternate member; Roger Fillio, alternate member.

Also Present: John Trottier, Director of Public Works and Engineering

Chairman Rugg called the meeting to order at 7:00 p.m., explained the exit and emergency procedures, and began with the Pledge of Allegiance. He appointed J. Knights to vote for A. Sypek and R. Fillio for A. Chiampa.

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES:

Approval of the draft minutes for July 5, 2023, and July 12, 2023, were tabled until the next meeting.

B. REGIONAL IMPACT DETERMINATIONS:

J. Trottier informed the Board there were two regional impact determinations:

1. Review of a condominium conversion at 244 Nashua Road, Map 3 Lot 135, Zoned C-III and Route 102 Performance Overlay District, Woodland RNC, LLC (Owner & Applicant).
2. Review of a site plan to construct a 58,432 square foot warehouse and storage facility and associated site improvements, 88A Harvey Road (Planeview Drive), Map 14, Lot 17, Zoned IND-II, Patriot Holdings, LLC (Applicant) and VAB Properties, LLC (Owner).

Staff is recommending that these are not developments of regional impact.

Member J. Butler made a motion to accept that neither of these projects are developments of regional impact.

R. Fillio seconded the motion.

The motion was granted, 8-0-0. The Chair voted in the affirmative.

C. DISCUSSION WITH TOWN STAFF:

J. Trotter reported that he had two extension requests.

1. Pennichuck East Utility requested a 60-day extension to allow the applicant to meet the precedent conditions for the Water Tank Site Plan (Map 10 Lot 142) and the Booster Station Site Plan (Map 10 Lot 41). The extension would be until October 12, 2023.

Member J. Butler made a motion to grant the 60-day extension request to October 12, 2023.

J. Knights seconded the motion.

The motion was granted, 8-0-0. The Chair voted in the affirmative.

2. A 120-day extension request has been received regarding 26 Jack's Bridge Road (Map 15 Lot 103), zoned IND-I. This was conditionally approved on April 5, 2023, for a proposed 100,000-square foot warehouse at 26 Jack's Bridge Road. They have requested an extension to December 1, 2023.

Member J. Butler made a motion to grant the 120-day extension request to December 1, 2023.

R. Fillio seconded the motion.

The motion was granted, 8-0-0. The Chair voted in the affirmative.

III. Old Business

Chairman Rugg asked for an update on the CIP Committee meeting held on July 31, 2023. J. Butler reported the meeting went well. There are a number of items on the Moose Hill School side, including improvements at the high school and the SAU building. On the Town side, there are items on the Lions Hall. These items have been prioritized. There will be a workshop on September 13, 2023, and a public hearing on October 11, 2023.

Chairman Rugg reminded the Board that there is a non-meeting with Town counsel on October 11, 2023, at 5:30 p.m.

IV. New/Conceptual Plans

A. Public hearing on an application for conditional use permit (CUP) for 3,000 square feet of temporary wetland buffer impact for the construction of a sewer line providing sanitary sewer to the subject property, 88A Harvey Road (Planeview Drive), Map 14, Lot 17, Zoned IND-II, Patriot Holdings, LLC (Applicant) and VAB Properties, LLC (Owner).

B. Public hearing on an application for formal review of a site plan to construct a 58,432 square foot warehouse and storage facility and associated site improvements, 88A Harvey Road (Planeview Drive), Map 14, Lot 17, Zoned IND-II, Patriot Holdings, LLC (Applicant) and VAB Properties, LLC (Owner).

There is a continuance request to September 13, 2023, for both of these public hearings.

Member J. Butler made a motion to grant the continuance request for the above-referenced applications.

J. Penta seconded the motion.

The motion was granted, 8-0-0. The Chair voted in the affirmative.

The CUP and site plan public hearings have been continued to September 13, 2023, at 7:00 p.m.

This is the only public notice of this hearing.

C. Public hearing on an application for formal review of a condominium conversion at 244 Nashua Road, Map 3 Lot 135, Zoned C-III and Route 102 Performance Overlay District, Woodland RNC, LLC (Owner & Applicant)

J. Trottier stated there are no outstanding checklist items. Staff recommends that the application be accepted as complete.

Member J. Butler made a motion to accept the application as complete per Staff Recommendation Memorandum dated August 2, 2023.

T. Combes seconded the motion.

The motion was granted, 8-0-0. The Chair voted in the affirmative.

Chairman Rugg noted that the 65-day time clock has started. Allison Lewis of Keach-Nordstrom Associates addressed the Board representing Rob Crowley, the owner and applicant. She noted the Board approved a ten-unit multi-family development on this property in 2021. In 2022, Mr. Crowley purchased the property and decided to convert these units into individual condominiums. They

have submitted state subdivision and are awaiting approval. They have gone through design review and she reviewed how they have addressed the Town's comments.

Chairman Rugg asked for Staff comment; there was none.

Chairman Rugg asked for Board comment. J. Butler suggested checking with the Fire Department to ensure there is no confusion over the name of the association. J. Trottier noted this will be added as a condition of approval. The Board clarified the number and location of wells servicing the units.

Chairman Rugg asked for public comment.

Abutter David Matthey (ph), 11 Apollo Road, asked if there is a plan to erect a barrier of any kind between the condominiums and the property line, as his home is close to the building. Chairman Rugg clarified this would have already been approved on the initial plan and explained how these plans could be obtained from the Town.

There was no further public comment.

Member J. Butler made a motion to grant conditional approval of the condominium conversion at 244 Nashua Road, Map 3 Lot 135, Zoned C-III and Route 102 Performance Overlay District, Woodland RNC, LLC (Owner & Applicant) in accordance with plans prepared by Keach-Nordstrom Associates dated February 15, 2023, last revised July 11, 2023, with the precedent conditions to be fulfilled within two years of the approval and prior to plan signature and general and subsequent conditions of approval to be fulfilled as noted in the Staff Recommendation Memorandum dated August 2, 2023. The applicant will check with Fire and Police regarding the name of the association.

T. Combes seconded the motion.

The motion was granted, 8-0-0. The Chair voted in the affirmative.

V. Other

Lynn Wiles and Jeff Penta are currently on the Southern New Hampshire Planning Commission. Their terms will expire at the end of the year. A request will need to be submitted to the Board, K. Caron, and M. Malaguti. The Board makes a recommendation to the Town Council, who appoints the representatives.

VI. Adjournment

Member J. Penta made a motion to adjourn the meeting at approximately 7:22 p.m. Seconded by J. Butler.

The motion was granted, 8-0-0.

The meeting adjourned at approximately 7:22 p.m.

These minutes were prepared by Beth Haggeli.

Respectfully submitted,

Name: Jake Butler

Title: Secretary

These minutes were accepted and approved on _____ by a motion made by _____ and seconded by _____.