

**LONDONDERRY, NH PLANNING BOARD
MINUTES OF THE MEETING OF JULY 12, 2023,
AT THE MOOSE HILL COUNCIL CHAMBERS**

I. CALL TO ORDER

Members Present: Art Rugg, Chair; Jake Butler, Secretary; Lynn Wiles, Assistant Secretary; Ann Chiampa, member; Jeff Penta, member; Ted Combes, Ex-Officio – Town Council; Bruce Hallowell, Ex-Officio; Giovanni Verani, Ex-Officio; Tony DeFrancesco, 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 T. DeFrancesco to vote for A. Sypek.

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES:

Member J. Butler made a motion to approve the minutes of June 7, 2023, as presented.

T. Combes seconded the motion.

The motion was granted, 7-0-2, with J. Penta and B. Hallowell abstaining. The Chair voted in the affirmative.

Member A. Sypek made a motion to approve the minutes of June 14, 2023, as presented.

L. Wiles seconded the motion.

The motion was granted, 8-0-1, with J. Penta abstaining. The Chair voted in the affirmative.

B. REGIONAL IMPACT DETERMINATIONS:

J. Trottier informed the Board that there were no regional impact determinations.

C. DISCUSSION WITH TOWN STAFF:

J. Trotter reported that he had nothing to present to the Board.

49 **III. Old Business**

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51 Chairman Rugg reminded the Board of the joint meeting with the Heritage
52 Commission on July 27, 2023.

- 53
54 A. Public hearing on application for formal review of a lot line adjustment and
55 consolidation plan to adjust the lot line of Map 28 Lot 29-2 and consolidate
56 with Map 17 Lot 2 and Map 28 Lot 31-6. 52 Grenier Field Road, Map 28 Lot
57 29-2 and 104 Grenier Field Road, Map 17, Lot 2, Zoned Industrial II (Ind-II),
58 Londonderry Holdings, LLC and Woodhaven Limited Partnership (owners) and
59 Ken Solinsky (applicant).

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61 The applicant has requested a continuance to August 2, 2023.

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63 **Member J. Butler made a motion to continue the public hearing on**
64 **application for formal review of a lot line adjustment and**
65 **consolidation plan to adjust the lot line of Map 28 Lot 29-2 and**
66 **consolidate with Map 17 Lot 2 and Map 28 Lot 31-6. 52 Grenier Field**
67 **Road, Map 28 Lot 29-2 and 104 Grenier Field Road, Map 17, Lot 2,**
68 **Zoned Industrial II (Ind-II), Londonderry Holdings, LLC and**
69 **Woodhaven Limited Partnership (owners) and Ken Solinsky**
70 **(applicant) to August 2, 2023.**

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72 **T. Combes seconded the motion.**

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74 **The motion was granted, 9-0-0. The Chair voted in the affirmative.**

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76 **Chairman Rugg announced that the lot line adjustment plan will be**
77 **continued to July 12, 2023 at 7 PM in Town Hall. This is your only**
78 **public notice."**

- 79
80 B. Public hearing on an application for Conditional Use Permit (CUP) for
81 approximately 2,150 square feet of temporary wetland impact (2,700 square
82 feet temporary disturbance) and 16,025 square feet of temporary wetland
83 buffer impact to construct the proposed sewer main extension from Sanborn
84 Road northerly to Page Road. 14 Page Road, Map 17 Lot 45 and 11 Sanborn
85 Road, Map 15 Lot 164. Evans Family Limited Partnership/CJE Nominee Trust
86 (Owner/Applicant).

87
88 Chairman Rugg read the application into the record.

89
90 G. Verani recused himself from the discussion.

91
92 Earle Blatchford of Hayner/Swanson Inc. appeared before the Board, representing
93 the applicants. He said 11 Sanborn Road was purchased to allow the connection to
94 Sanborn Road to run northerly onto Lot 45 and continue through to Page Road.

He noted they are conducting infrastructure improvements and improvements to Page Road. He reviewed the wetland and buffer impacts. There will be a buffer disturbance and temporary wetland disturbance. One of the stormwater basins was originally adjacent to and discharging into the wetland. There are three permanent wetland impacts due to Page Road pushing closer to the wetlands to comply with design requirements. A dredge and fill application has been filed with the state.

The Conservation Commission conducted a site walk and requested a change in the sewer alignment and the location of one of the stormwater basins to reduce the buffer impact. E. Blatchford presented the plan that incorporated these changes to the Board. The Conservation Commission also asked if a conservation easement could be placed on the southerly seven-acre "dogleg" on the property. The applicant feels this is premature to discuss at this point but is willing to consider it at a later time. There is an existing conservation easement area at the easterly portion of the parcel; the state will not require any mitigation, as this area is more than what was required for mitigation for wetland impacts for the site preparation plan.

Member J. Butler made a motion to accept the application as complete per Staff Recommendation Memorandum dated July 12, 2023.

T. Combes seconded the motion.

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

Chairman Rugg asked for staff input. K. Caron said the Conservation Commission recommended approval of the CUP and the conditions of relocating the stormwater management area further from the buffer, straightening the sewer line to reduce the buffer impact, and the easement consideration.

Chairman Rugg asked for Board input.

The Board clarified the location of the sewer extension and the requested conservation easement.

Chairman Rugg asked for public input.

Robin Dame, 2 Wyndmere Drive, asked for an explanation of what was going on. J. Trottier explained why she had been invited as an abutter. She asked if there are animals in the affected wetlands. E. Blatchford said they requested that the New Hampshire Heritage Bureau check their database. The only hit in the area was Blanding's turtles and there are none on this property. A wildlife study was also done.

Ray Breslin, 3 Gary Drive, said this property is a watershed for Little Cohas Brook and it is being impacted. He noted the sewer line will run parallel to Rockingham Road. He verified that the cost of installing the sewer extension will be borne by the

applicant. He suggested the Board carefully read the application and be more aware of the details of this and other projects.

Giovanni Verani, 73 Page Road, asked if others can hook into the sewer extension at Page Road at their own expense. E. Blatchford explained there will be an 8-inch stub facing east for future tie-in. The Town could opt to take it over at a later date but for now, it is a private line. G. Verani said he believes it would benefit the Town for others to be able to tap into this line. J. Trottier said it is sized for this specific use. G. Verani suggested this project should be completed keeping future growth in mind.

Bob Merrill, 555 Mammoth Road, said there was a tanker spill in this location. He asked if any existing fuel contaminants will be exposed during excavation. E. Blatchford noted there will be procedures in place to avoid this. B. Merrill also asked if they had considered running the sewer east from Mammoth Road in the existing sleeves. E. Blatchford said that would require a pump station and that they are using one of the sleeves to extend the water main.

L. Wiles asked if it made sense to utilize a public/private partnership and resize the sewer line with future development in mind. J. Trottier said the necessary cleansing velocities might not be present in a pipe of a larger size with the predicted use.

There was no further public input.

Member J. Butler made a motion to grant the approval of the Conditional Use Permit (CUP) for approximately 2,150 square feet of temporary wetland impact (2,700 square feet temporary disturbance) and 16,025 square feet of temporary wetland buffer impact to construct the proposed sewer main extension from Sanborn Road northerly to Page Road. 14 Page Road, Map 17 Lot 45 and 11 Sanborn Road, Map 15 Lot 164. Evans Family Limited Partnership/CJE Nominee Trust (Owner/Applicant).

T. Combes seconded the motion.

Chairman Rugg noted this motion addresses conditions 1 and 2 from the Conservation Commission.

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

The Board discussed the impact of the Conservation Commission's condition 3. E. Blatchford noted it will restrict further building on this portion of the parcel. The Board agreed they should not limit the landowner's opportunity for future development.

C. Public hearing on an application for formal review of a site plan for a proposed 100,000 SF warehouse building and associated site improvements,

13 Page Road (Map 17 Lot 27, Zoned C-II), Charles Evans (Owner) and Rhino Capital Advisors, LLC (Applicant).

Chairman Rugg noted this public hearing is continued from June 7, 2023.

Michael Cavanaugh of Rhino Capital Advisors noted in the earlier meeting, there were issues to be addressed relating to the offsite improvements and 13 Page Road. He reviewed the details of the project as previously presented.

Rich Whitehouse of VHB reviewed the key points of the project as previously presented. They have worked to address comments from the Town and peer review consultants, including adding a fully enclosed dumpster enclosure, stormwater system design, and grading of the loading dock retaining wall.

Chairman Rugg asked for staff input. J. Trottier noted the revised plans were received from VHB. He presented the design review items:

1. Design items 1-4 are repeated items. There has been significant progress made with the offsite improvements.
2. Design item 5, clarification regarding the grading of the slopes curving at the entrance, and test pit and boring information associated with the subsurface drainage system.
3. Design item 6, clarification of the construction details associated with the sediment forebay and the outlet control structure.
4. Design item 7, address comments relative to the project drainage analysis, those being impacts to the abutters, the outlet control structure, modifications to the existing pond, and provide pond routing analysis associated with the project.
5. Design item 8, address the traffic review comments.
6. Design item 9, verify the DRC comments from Planning, Conservation, and Fire Departments and the Sewer Division.

Pertaining to the traffic impact studies, it is recommended that the applicant:

1. Update the site plan to be provided in the report based on the subsequent revisions.
2. Provided an updated traffic impact study to incorporate the final Page Road improvements.
3. Coordinate the preparation of the NHDOT permit for Page Road with the Town.

The wetlands and AOT permits have been submitted. Staff is confident the owner and applicant understand the Town's expectations, so they are recommending conditional approval of the plan.

For the offsite improvements plan, the existing portion of Page Road is currently at a 10 percent grade. They will reduce this to a 6.44 percent slope. The Town's maximum is 6 percent, but up to 8 percent is allowed.

J. Trottier presented the waiver:

1. The Applicant has requested a waiver from Section 3.09.R (Table 1 – Note 3 Maximum Grade on Local Streets) to allow a 6.44% maximum road grade for 193.39 feet. The regulation requires a maximum roadway slope of 6.0% outright, with the ability to grant approval for a maximum road grade of 8.0% for a maximum length of 500 feet. Staff supports granting the waiver. Per the improvements being proposed, it is about 800 feet in length and they are adjusting the horizontal and vertical alignment. These will be significant improvements to a substandard road.

Chairman Rugg asked for Board input; there was none.

Chairman Rugg asked for public input; there was none.

Chairman Rugg told the applicant they could proceed with the offsite improvements.

Jason Plourde of VHB addressed the Board and reviewed the results of the traffic study. There is no need for a independent review on behalf of the NHDOT. The applicant is willing to provide support to the Town through the DOT process. He reviewed the upgrades to Page Road, which meet the applicable NHDOT guidelines. They have ensured there is sufficient opportunity to provide more capacity at the Rockingham Road and Page Road intersection to accommodate future development.

Chairman Rugg asked for staff input. The staff noted everything had been covered previously.

Chairman Rugg asked for Board input. The Board asked for clarification regarding the upgrades to Page Road and discussed the need to post it regarding trucks accessing the road.

Chairman Rugg asked for public input.

G. Verani expressed his concern that the curve being realigned in the road is a blind corner with an elevation change. The improved road will meet the 35 mph design specifications. He asked why the grade was not adjusted to 6 percent to meet Town regulations. E. Blatchford explained that due to the number of elements being corrected, they were only able to achieve a 6.44 grade. G. Verani expressed his concern that there is no forward thinking regarding future development on Page Road.

There was no further public input

Member J. Butler made a motion to grant the waiver request from Section 3.09.R in that this waiver can be granted without substantial detriment to the public good.

T. Combes seconded the motion.

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

Chairman Rugg noted that the waiver request was granted.

Member J. Butler made a motion to grant conditional approval for the application for formal review of a site plan for a proposed 100,000 SF warehouse building and associated site improvements, 13 Page Road (Map 17 Lot 27, Zoned C-II), Charles Evans (Owner) and Rhino Capital Advisors, LLC (Applicant) in accordance with plans prepared by VHB dated October 13, 2022, last revised June 21, 2023, with the precedent conditions to be fulfilled within 120 days 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 July 12, 2023. A no-through trucking sign will be erected just after the entrance to the facility as well as a no left turn sign at the exit of the facility.

B. Hallowell seconded the motion.

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

IV. New/Conceptual Plans

- A. Conceptual site plan discussion for a proposed 175,000 SF "high cube" warehouse at 60 Pettengill Road (Map 14 Lot 49-2). One Pettengill Road Realty, owner, and Lansing Melbourne Group (LMG), applicant.

G. Verani rejoined the Board.

Bob Duval of TFMoran appeared before the Board. He noted this project and the following agenda item are being developed simultaneously, as one is a cut project and the other is a fill project. He described the characteristics of a "high cube" warehouse and the specifics of this project. It is an industrial use building that fits well with the intent of the Gateway Business zone. These facilities do not generate much truck traffic and seek to avoid peak traffic times. There are existing provisions for utilities to the site. There is an existing detention pond. There are wetland impacts. The wetlands are artificial ponds left behind from the previous use of the property as a gravel pit and will be completely filled. They will be seeking a wetland permit from the DES. A traffic study will be done on the impact of this project.

Chairman Rugg asked for staff input.

K. Caron noted this is a prime example of the Town being forward thinking. The

Town is working on a comprehensive traffic study for the Pettengill Road area and beyond, as far as Page Road.

Chairman Rugg asked for Board input.

The Board discussed the type of trucks that would access the site and expressed concern over the access not being signalized. The New Balance trucks will be accessing Pettengill at roughly the same location. B. Duval said they are working with the Town to address the traffic issue. They do not have a user yet, so could not answer specific questions related to that. The access point might not be ideal, due to stacking issues. The number of parking spaces is planned to accommodate shift overlap.

The Board suggested building a warehouse with an attractive exterior. They expressed their belief that this project is a perfect fit for the Town.

- B. Conceptual site plan discussion for two "high cube" warehouses sized 114,400 SF and 104,500 SF at 60 Pettengill Road (Map 14 Lot 49-2). Pepperidge Holdings, LLC, owner, and Lansing Melbourne Group (LMG), applicant.

Peter Flotz of LMG described potential users for these buildings. There is an existing right-of-way (Old Pettengill Road) that has no use as a public road but has not been discontinued. The abutter has expressed his support for this project. The location of the driveway is a deeded location agreed to by the DOT. There are wetlands similar to the ones in the previous parcel, as a result of the former gravel pit operation. The wetlands adjacent to Little Cohas Brook will be left alone.

J. Trottier noted the utilities will be brought up according to plan. K. Caron said the Town continues to work with applicants and consultant on a comprehensive traffic study for this area. The site design shows compliance with Town zoning ordinances and site plan regulations.

The Board thanked the applicant for his presentation.

- C. Conceptual site plan discussion for proposed 67-unit multifamily residential project at 50-52 Gilcreast Road (Map 7 Lots 74 and 75). Ann M. Perry Trust, owner, Genex Construction Group, applicant.

Tony Marcotte (ph) of Genex Construction Group appeared before the Board and presented the details of this project. They are proposing constructing 67 two-story, two-bedroom townhomes approximately 1600 square feet per floor. It is zoned C-1, so there are three 16-unit buildings in the first phase and 19 units in Phase 2. After meeting with the Fire Department, they have increased the turning radiuses to accommodate a ladder truck around the buildings. They will approach Hannaford to request gated emergency egress. There is no wetland buffer impact. He described the exterior appearance of the buildings and the landscaping. The developer will be

maintaining the building, so it will be well kept. It will be on public water and sewer.

J. Trottier said the staff has been working with Mr. Marcotte on the sanitary sewer system and drainage. He noted traffic will be a big issue, considering the proposed project across the street. He advised the Board to offer direction to avoid future problems.

K. Caron said multi-family is permitted in the C-1 zone by conditional use permit. There is a 50-foot buffer requirement, as this is commercial zoning. It abuts an AR-1 district. There is a 50-foot wetland buffer on the site. She strongly recommends the two projects in this area have a scoping meeting with staff so as to be on the same page regarding expectations and potential mitigation measures that will need to be made to Gilcreast Road.

Chairman Rugg asked for Board input.

The Board discussed possible resident amenities. They discussed sharing the private drive with Hannaford. They expressed that this type of community and price point is important in order to support the manufacturing and industrial the Town is trying to drive to have that valuation increase for tax stabilization purposes. The Board asked if there were local projects from this developer that they could look at. Mr. Marcotte noted that in spite of the traffic concerns, this use produces less traffic than a commercial entity. A suggestion was made to provide a shelter for children to wait for the school bus, as the buses will not come onto the property. They recommended speaking with the abutters. They thanked the developer for offering housing that is sorely needed.

V. Other

L. Wiles asked what the homework assignment was for the joint meeting with the Heritage Commission on July 27. Chair Rugg explained each member is to take pictures of five commercial/industrial buildings they like in Londonderry and send them to K. Caron.

VI. Adjournment

Member J. Penta made a motion to adjourn the meeting at approximately 10:27 p.m. Seconded by J. Butler.

The motion was granted, 9-0-0.

The meeting adjourned at approximately 10:27 p.m.

These minutes were prepared by Beth Hanggeli.

Respectfully submitted,

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431 _____

432 Name: Jake Butler

433 Title: Secretary

434 _____

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

436 _____ and seconded by _____.