

LONDONDERRY, NH PLANNING BOARD MINUTES OF THE MEETING OF AUGUST 3, 2022, AT THE MOOSE HILL COUNCIL CHAMBERS

I. CALL TO ORDER

Members Present: Art Rugg, Chair; Al Sypek, Vice Chair; Lynn Wiles, Assistant Secretary; Jeff Penta, member; Ann Chiampa, member; Deb Paul, Ex-Officio – Town Council; Giovanni Verani, Town Manager – Ex-Officio; Ted Combes, alternate member; and Roger Fillio, alternate member

Also Present: Kellie Walsh, Town Planner; John Trottier, Director of Public Works and Engineering; Laura Gandia, Associate Planner; and Beth Morrison, Recording Secretary

Chairman Rugg called the meeting to order at 7:00 PM, explained the exit and emergency procedures, and began with the Pledge of Allegiance. Chairman Rugg appointed T. Combes to vote for J. Butler.

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES:

Member A. Sypek made a motion to approve the minutes of July 6, 2022, as presented.

L. Wiles seconded the motion.

The motion was granted, 6-0-2, with T. Combes and G. Verani abstaining. The Chair voted in the affirmative.

Member A. Sypek made a motion to approve the minutes of July 13, 2022, as presented.

L. Wiles seconded the motion.

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

B. REGIONAL IMPACT DETERMINATIONS: Town Planner Walsh informed the Board that she had three projects for their consideration this evening.

1. Application for design review of a site plan for the construction of a proposed 1,200 SF booster station and associated site improvements which includes a proposed 5,650 linear feet transmission water main beginning at the proposed water tank located at Seven Rear Gordon Drive (Map 10 Lot 142) and ending at the proposed booster station located at Michels

Way/Marketplace Drive (Map 10 Lot 41), Michels Way/Marketplace Drive, Map 10 Lot 41, Zoned Woodmont Commons PUD, Pennichuck East Utility, Inc. (Applicant) and Pillsbury Realty Development, LLC (Owner)

2. Application for design review of a site plan for the construction of a proposed 6,709 SF water tank (1.25 MG) and associated site improvements which includes a proposed 5,650 linear feet transmission water main beginning at the proposed water tank located at Seven Rear Gordon Drive (Map 10 Lot 142) and ending at the proposed booster station located at Michels Way/Marketplace Drive (Map 10 Lot 41), Seven Rear Gordon Drive, Map 10 Lot 142, Zoned AR-1, Pennichuck East Utility, Inc. (Owner & Applicant)

3. Rezoning request by Page Rock, LLC (Owner & Applicant) to rezone the following parcels to Multi-Family Residential (R-III): 556 Mammoth Road (Map 15 Lot 236, Zoned AR-1); Three Page Road (Map 15 Lot 235, Zoned C-II); and 295 Rockingham Road (Map 17 Lot 25, Zoned C-II)

Member A. Sypek made a motion that these projects are not developments of regional impact.

L. Wiles seconded the motion.

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

C. Discussion with Town Staff:

Chairman Rugg introduced and welcomed the new planner, Kellie Walsh, to the Board and public. He said that Suzanne Brunelle, a member of the Zoning Board of Adjustment (ZBA) and the Southern New Hampshire Planning Commission (SNHPC) has been elected Chair to the Board of Directors to the New Hampshire Development Corporation. L. Wiles told the Board that SNHPC hosted a tour of the solar farm in Manchester on Dunbarton Road. He said that the site is about 18 acres and the solar panels are on top of the sealed landfill. He added that this has been a successful project and perhaps could be modeled at the superfund site on Auburn Road. A. Sypek asked what they generate. L. Wiles replied that they are licensed to generate 3.3 megawatts, but did not think they are there yet. D. Paul interjected that she believes the Auburn Road in town might generate almost 5 megawatts. A. Chiampa asked what businesses the solar farm feeds. L. Wiles replied that it feeds right into the grid. D. Paul asked how much they paid for this. L. Wiles replied the estimate is \$1.9 million and noted it took about three years to build. He mentioned that he did drive through the development in Salem that the Young Road presenters at the last meeting talked about and he was impressed and liked what he saw. He encouraged the Board to go and view it for themselves. A. Chiampa asked for the address. L. Wiles responded that he would email Associate Planner Gandia and she can distribute it. Chairman Rugg pointed out that yesterday was the ground-breaking ceremony for Exit 4A. D. Paul commented that there is a meeting tomorrow regarding Exit 4A and all are welcome.

III. Old Business

IV. New Plans/Conceptual

A. Public hearing on a rezoning request by Page Rock, LLC (Owner & Applicant) to rezone the following parcels to Multi-Family Residential (R-III): 556 Mammoth Road (Map 15 Lot 236, Zoned AR-1); Three Page Road (Map 15 Lot 235, Zoned C-II); and 295 Rockingham Road (Map 17 Lot 25, Zoned C-II)

Chairman Rugg read the case into the record. Bradford Westgate, Esquire, from Winer and Bennett, LLP, 111 Concord Street, Nashua, NH, addressed the Board. He introduced Paul Chisholm, PE with Keach-Nordstrom Associates Inc., 10 Commerce Park N, Suite 3, Bedford, NH; Mike Dion, Principal of Page Rock LLC; and Deane Navaroli, Principal from William & Reeves to the Board. L. Wiles asked what the task of the Board is this evening. Chairman Rugg replied that the Board's task is to make a recommendation to the Town Council this evening on the rezoning application. L. Wiles asked if the Board would be reviewing Conditional Use Permits (CUP) this evening. Chairman Rugg replied that they would not. B. Westgate explained that they put the conceptual plan in the application, so the Board could get an understanding of what could be done with the multi-family proposed project this evening. L. Wiles added that he wanted to make this clear to the public as there is a lot of information here, but the focus is on the rezoning of the parcels. Chairman Rugg pointed out that once this application goes to the Town Council, they will have two readings on this. He said the first reading they will introduce the application and the second reading will have a public hearing as well.

B. Westgate started off the presentation by thanking Staff for working with them on this application. He reviewed the parcels in questions this evening on the screen with the Board. He said that the 556 Mammoth Road parcel is a very small in acreage and is currently zoned AR-1 zone. He went on noting that the Three Page Road parcel has an existing house on it and is zoned C-II. He stated that 295 Rockingham Road parcel, is about 8 acres of undeveloped land and is also zoned C-II. He commented that they are proposing to rezone all three parcels to the R-III zone because it is more supportive of turning this into a multi-family property. He said that the conceptual plan they have presented this evening is for two 20-unit multi-family buildings. He noted that the properties are serviceable by municipal sewer and water. He added that this is an interesting part of town, as well as a historic part of town, but right now it is a mixed-use and mixed-zone area. He mentioned that there are five different zones in this area and a number of different uses as well. He discussed that the C-II zone does allow multi-family use CUP, but their thought process was by rezoning these parcels to R-III, the multi-family would be a permitted use and make it more uniform.

P. Chisholm reviewed each parcel with the Board starting with 295 Rockingham Road, which is 7.9 acres, has frontage on both Rockingham Road and Page Road, in the C-II zone and is mostly undeveloped. He noted that there are wetlands on this parcel with the largest one bisecting the property from the north to the south,

which requires a 50-foot wetland buffer. He went on to Three Page Road, noting it is 2.6 acres with frontage on Page Road and a small section that fronts on Mammoth Road. He said that this parcel is zoned C-II, but currently has a single-family home that was constructed in 1977, serviced by well and septic. He pointed out that 556 Mammoth Road is the smallest at about a third of an acre, zoned AR-I and is undeveloped. He reviewed an aerial picture, Exhibit 1, with the Board which is attached hereto, discussing the zoning of the surrounding parcels. He discussed the colored zoning map, Exhibit 2, with the Board, which is attached hereto. He reviewed the conceptual plan, Exhibit 3, with the Board, which is attached hereto. He commented that they want to have two buildings on either end of the site, which would have 20-units per building. He hinted that they would need a CUP, as they are only allowed 16-units per zoning. He stated that they have adequate access to the site and that sewer and water would have to be brought to the site. He reiterated that this is a conceptual plan at this time and a lot more detail will be done in the future if this is rezoned.

B. Westgate addressed the Board again stating that the properties in question are two different zones, but the majority is in the C-II zone. He said that the area has multiple zones and uses. He explained that they are proposing a transitional type zone that runs from the more residential properties in the south towards the commercial and industrial zones to the north and east. He added that the R-III zone is the best zone for the transitional zone to be used as a buffer. He reiterated that the C-II zone allows multifamily, but also allows a variety of commercial uses that the R-III zone does not. He summarized that the AR-I district is designed to permit compatible uses with protection of agricultural, forestry, water preservation and public use. He mentioned that the smallest parcel in question is in the AR-I zone and standing alone does not lend itself to these objectives. He stated that the C-II zone has a variety of potential commercial uses, but the R-III zone might be more appropriate to be used as a transitional zone. He explained that the R-III zone objectives are as follows: "to permit an increased residential density in areas where municipal services make it appropriate and promote flexibility in design of residential projects and various housing types." He said that rezoning would allow for compatibility to be under one zone with one set of dimensional requirements and one set of buffer requirements. He commented that the Master Plan states that the Town should provide a great array of housing choices to enable a diversity of people at all stages of life in Londonderry. He went on stating that the housing opportunities should include small cottages, dignified multi-family housing, live-work units, in addition to single-family homes. He mentioned that the Master Plan noted that Londonderry's population was disproportionately comprised of seniors and elder citizens with gaps in the population between ages 20 to 34. He said that they believe their proposed rezoning plan meets the Master Plan objectives. He concluded by asking the Board to favorably recommend the rezoning to the Town Council and asked if the Board had any questions.

Chairman Rugg asked the Board for questions. Town Planner Walsh told the Board that Staff has not fully vetted the conceptual site plan, but noted some initial comments would be that CUPs would be required for potential wetland impacts, as well as to allow for more than 16 units in a single building. She pointed out that the

Master Plan identifies this area as "G-3 Intended Growth Sector" which states "the Intended Growth Sector is assigned to areas that may support substantial mixed-use development due to proximity to existing or planned regional thoroughfares or transit. Future development should occur as complete communities in the form of activity centers." She added that the density for the R-III zone is contingent upon municipal water and sewer connectivity or availability, noting that Manchester Water Works (MWW) could provide water to the site. J. Trottier said commented that this is still a conceptual plan and there will be a lot more detail such as traffic, stormwater and municipal sewer. He noted that they have had some initial discussion with the applicants back in March of this year regarding municipal sewer noting there is a pinch point farther down about a half mile from the site. He added that municipal sewer exists now at the four-way intersection of Mammoth Road, Page Road and Grenier Field Road with a pinch point a half mile down at Sanborn Road and an analysis would need to be done by the applicant to make sure that there is capacity. He pointed out that getting sanitary sewer to the site would require off-site improvements as well. Associate Gandia stated that when considering rezoning, all uses allowed in that zone should be considered. A. Chiampa asked if there could be workforce housing. B. Westgate replied that they are proposing market rate. A. Chiampa asked how many stories these buildings might be. B. Westgate replied the buildings would be three stories. A. Chiampa commented that she believes that single-family homes would be better than two three-story buildings. She said that she would propose the buildings be farther from the road. She mentioned that the area that is right on the corner of Page Road and Mammoth Road has a property that has three sides that the AR-I zone and asked for the impact on this parcel. She stated that she would like the trees left at this portion to mask anything. Chairman Rugg interjected that he thought this was moving away from the objective tonight. A. Chiampa agreed, but stated that she wanted to get a feel for what they are thinking as it can influence her vote. D. Paul mentioned that she would like to hold her comments at this time until she hears from everyone else because she will see it twice. She asked for Associate Planner Gandia to review the uses. Associate Gandia read the allowed uses in the R-III zone from the use table to the Board. She noted that R-III zone has less uses than a C-II zone. D. Paul asked how many workforce houses could be built there. Associate Planner Gandia replied that it would depend on a number of factors including water and sewer connectivity, wetlands, buffers and soil types. J. Penta voiced his opinion that he is not sure this is the right project for these parcels, but agreed that it would be great to have uniform zoning. He expressed some reservation about rezoning these parcels to R-III because in his opinion it might be an eyesore there. He mentioned that it is hard to have this conversation without knowing what their endgame is. He asked if the applicants would be open to any other uses within the R-III zone, as they mentioned they are not married to the idea they presented this evening. B. Westgate replied that the applicants focus is a multi-family project with no alternative ideas. He said that they wanted to give context to the possibilities with the conceptual design. He reiterated that there are far fewer uses that are permitted in the R-III zone versus the C-II zone. He offered that if the properties stay C-II they create less certainty in terms of buffering or transition from the AR-I properties to the south to the commercial and industrial properties to the north. J. Penta asked why they did not want to rezone the AR-I parcel to C-II. J. Trottier

asked if it was due to the buffers. P. Chisholm explained that the buffers are more or less the same, but it would require one less CUP and creates more uniformity amongst the three properties. He remarked that limiting the uses to more residential would be beneficial to the surrounding properties. J. Penta thanked him for this explanation as it put everything into perspective. Chairman Rugg discussed the village concept idea with the Board. He said that this is an area of town where there is industrial or commercial abutting residential. L. Wiles commented that he liked the project for this area and believes it would be beneficial. He asked what the financial impact of having one less CUP would be. P. Chisholm replied that he believed it was more challenging for it to be rezoned to R-III, but could fall back and ask for a CUP if it is not rezoned. A. Sypek expressed his opinion that he is in favor of the rezoning. He pointed out that the parcel east of Rockingham Road has been sitting there for a very long time undeveloped and asked if they are mining there. P. Chisholm replied that they were approved by the State for an Alteration of Terrain (AOT) permit for site preparation, but is not sure. G. Verani stated that he believes R-III is a good transitional zone for this area. T. Combes asked if it would be apartments or condominiums. P. Chisholm replied apartments. T. Combes mentioned that they might want to add another park area and a sidewalk between the two buildings. He asked how far away the driveways are from the intersections. Chairman Rugg pointed out that this could all change, as it is just conceptual. P. Chisholm replied that they will be getting a traffic engineer on board, but this conceptual plan is about 200-feet away. T. Combes asked if they would be one- or two-bedroom apartments. P. Chisholm replied one to two bedrooms, but there is the potential for three bedrooms. R. Fillio noted that he likes the project. R. Fillio asked for the height of the three-story building. P. Chisholm replied it was about 32-feet in height. G. Verani left at 8:07 p.m. and returned at 8:08 p.m.) R. Fillio agreed that it would be beneficial to have this area all one zone.

Chairman Rugg asked for public input.

Stephen Kelly, 552 Mammoth Road, addressed the Board. S. Kelly said that he came here tonight with concerns regarding height and traffic. He noted that there have been no fewer than 20 accidents in the last eleven years since they have owned this house. A. Chiampa asked what intersection. S. Kelly replied that the Page Road/Mammoth Road intersection. He remarked that if 100 more cars are added here this would be a big concern. He asked who they would be renting to. B. Westgate replied they would be market rate apartments. S. Kelly voiced his opinion that he would like this to be undeveloped, but did feel that the R-III zone would be best. G. Verani echoed this resident's concern regarding traffic.

Kristine O'Neil, 550 Mammoth Road, addressed the Board. K. O'Neil voiced her concern regarding the traffic here as well. She commented that there could potentially be 80 more vehicles during the morning and evening in this area with this conceptual plan. She said that no one observes the speed limit. D. Paul told her to please come to the next Traffic Safety Committee meeting so the police will recognize this area as an issue. R. Fillio pointed out that whether or not this plan comes to fruition there is a problem at this intersection and it needs to be addressed. He wondered if a light would be needed here.

Ray Breslin, Three Gary Drive, addressed the Board. R. Breslin asked if this was spot zoning. Chairman Rugg replied that he did not think so. He said that it is predominantly a residential area. R. Breslin remarked that he did not have a problem changing it to residential, but what is going to be built there is of grave concern. He asked if they were voting on rezoning these parcels this evening. Chairman Rugg replied that they will be making a recommendation to the Town Council. R. Breslin stated that across the way from this project on Rockingham Road was a mining operation, and the blasting is a problem with the watershed area for Little Cohas Brook. He asked for a natural resources inventory on the Master Plan.

Bob Merrill, 569 Mammoth Road, addressed the Board. B. Merrill noted that he has been to the Traffic Safety Committee and they have told him that they have addressed the area. He noted that he has asked for a four-way stop sign there to make it safer. He expressed his opinion that this is a heavy industrial area and he did not think residential was good there. He agreed with the previous resident that this was potentially spot zoning. He echoed the concerns regarding traffic in the area.

Chairman Rugg brought the discussion back to the Board. J. Penta asked if there was consideration on the traffic in this area with their proposal. P. Chisholm replied that he is not a traffic engineer, however, he has used the ITE manual for trip generation. He noted that generally speaking residential properties have less trips generated to and from a site than a commercial development. J. Penta asked what background work they have done in this area for this proposal. P. Chisholm responded that the concern regarding traffic at this intersection has been discussions with staff earlier in the year. He said that they need the data for the traffic engineer to make these determinations, such as driveway locations, turns, etc. J. Penta asked if they would be willing to champion safer roadways in this area. P. Chisholm asked for more clarification. J. Penta asked if they would help make this area safer for all residents. P. Chisholm replied that this would all come down to the data and traffic engineer's input. D. Paul echoed J. Penta's concerns about making this area safer. She asked what their second plan would be if they did not get this rezoned. B. Westgate replied that they can live with the existing zoning and try to build around it. He added that they can try to make it work with CUPs. He remarked that they would be left with commercial uses, which they have not really thought of, just multifamily. D. Paul asked if they thought about making it all zoned C-II. B. Westgate responded that initially he wanted to make it work without any zoning changes, but was not sure if they could make accessory use ideas fit with the AR-I piece to supplement the larger C-II parcels. He reviewed some of the potential issues that could arise if they did not rezone, such as conflicting setbacks and buffer requirements. D. Paul asked again if they ever considered rezoning to C-II. B. Westgate replied that they did not because the focus of the project was multi-family. D. Paul interjected that multi-family can be done in the C-II zone. B. Westgate commented that is correct, but noted that they have to get a CUP for the use in the C-II zone, whereas in the R-III zone the use is permitted by right. He said that this is the benefit to the applicant to uniform zoning. He reiterated that

there is a benefit for the significant drop in potential uses in the R-III zone that will be currently allowed in the C-II zone. He went on noting that this would be more of a buffer for the residential zone. D. Paul mentioned that she understood his explanation and likes the use, but does not like the conceptual apartment plan. B. Westgate explained that the applicants are losing uses with this potential rezoning and usually he would not recommend this to his applicants. A. Chiampa asked why they are concerned about the AR-I parcel if they do not use it in their plan. B. Westgate replied that it is a part of the application for land mass and density calculations, even though no buildings might be on it. A. Chiampa suggested leaving the AR-I parcel alone and rezoning the other parcels. B. Westgate replied that if you leave it as is, you sort of leave this parcel out to dry. He asked why this parcel is still AR-I and did not become C-II like the surrounding parcels. A. Chiampa replied that is because there was an issue with Page Road existing farther to the north. P. Chisholm commented that if the AR-I parcel was removed from the rezoning request, there really is nothing that can be done with this small parcel. He said that you cannot build a single-family home on it or anything else and it really becomes useless. He said that this parcel gives them more flexibility with their conceptual plan. A. Chiampa remarked that the two apartment buildings are as close to the front setbacks as they can be and asked for them to be pushed back and change the parking area to the front. Chairman Rugg interjected that this conceptual plan can change and the Board should focus on the rezoning. A. Sypek explained that the Board's purpose tonight is to either recommend or not recommend the rezoning to the Town Council.

A. Sypek made a motion to recommend to the Town Council approval of the rezoning request to rezone 295 Rockingham Road (Map 15 Lot 025) and 3 Page Road (Map 15 Lot 235) Page Rock LLC (Owners) and Winer and Bennett, LLP (Applicant) from C-II (Commercial II) to R-III (Multi-Family Residential III), and 556 Mammoth Road (Map 15 Lot 236) Page Rock LLC (Owners) and Winer and Bennett, LLP (Applicant) from AR-1 (Agricultural-Residential 1) to R-III (Multi-Family Residential III).

T. Combes seconded the motion.

The motion was granted, 6-1-1, with D. Paul abstaining. The Chair voted in the affirmative.

V. Other

Chairman Rugg informed the Board they have two requests for appointments to the Southern New Hampshire Planning Commission (SNHPC). He said that Brian Battaglia is currently an alternate and would like to be appointed to a full four-year term and Jeff Penta would like the alternate position.

Member A. Sypek made a motion to recommend to the Town Council that Brian Battaglia be appointed to a full four-year term member

and Jeff Penta be appointed to an alternate member of the Southern New Hampshire Planning Commission (SNHPC).

Seconded by D. Paul.

The motion was granted, 7-0-1, with J. Penta abstaining. The Chair voted in the affirmative.

J. Penta recapped the CIP Committee meeting with the Board. Chairman Rugg informed the Board that they will have the workshop session at the second meeting in September and then a vote in October. D. Paul asked for the Planning Department and Planning Board would start looking at ordinances about electric charging stations and solar panels. She told the Board that she was still in discussion with Eversource regarding a price comparison on underground lines. Chairman Rugg informed the Board that HB 1661 passed and discussed training.

VI. Adjournment

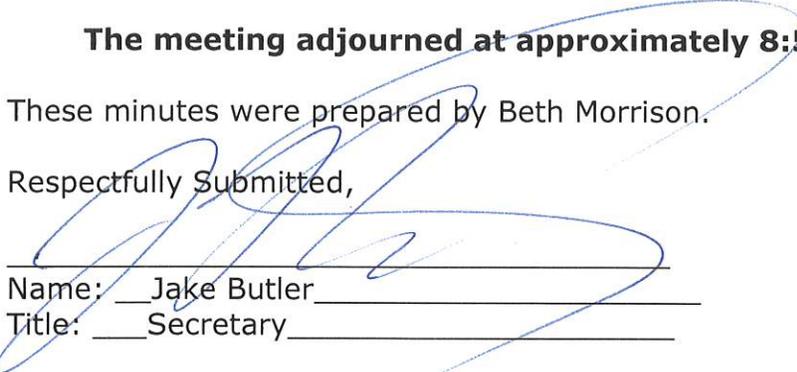
Member A. Sypek made a motion to adjourn the meeting at approximately 8:54 p.m. Seconded by D. Paul.

The motion was granted, 8-0-0.

The meeting adjourned at approximately 8:54 PM.

These minutes were prepared by Beth Morrison.

Respectfully Submitted,


Name: Jake Butler
Title: Secretary

These minutes were accepted and approved on September 7, 2022, by a motion made by A. Sypek and seconded by J. Butler.

STAFF RECOMMENDATION

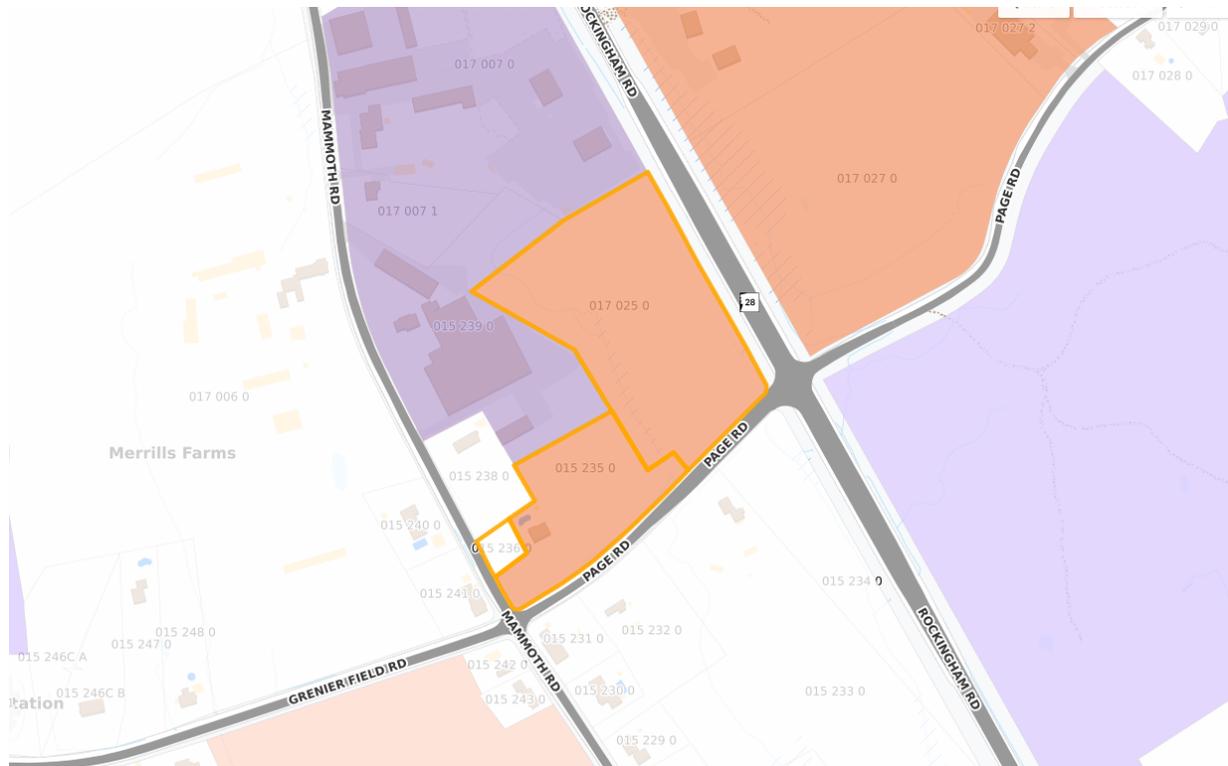
To: Planning Board
From: Kellie Walsh, Town Planner
Re: Rezoning Request

Date: August 3, 2022

Rezoning request to rezone 295 Rockingham Road (Map 15 Lot 025) and 3 Page Road (Map 15 Lot 235) Page Rock LLC (Owners) and Winer and Bennett, LLP (Applicant) from C-II (Commercial II) to R-III (Multi-Family Residential III), and 556 Mammoth Road (Map 15 Lot 236) Page Rock LLC (Owners) and Winer and Bennett, LLP (Applicant) from AR-1 (Agricultural-Residential 1) to R-III (Multi-Family Residential III).

Existing Conditions and Background:

The Applicants are requesting rezoning of three adjacent properties to Multi-Family Residential (R-III).



295 Rockingham Road (Map 15, Lot 25) is a 7.82 acre vacant parcel located near the intersection of Rockingham Road and Page Road. The property is relatively flat with a wetland system in the northwest portion of the parcel and along the northwesterly and southwesterly property lines. There is also a wetland system adjacent to Rockingham Road. There is no existing curb cut to the lot. The parcel is currently zoned Commercial-II (C-II). Uses currently

permitted on this parcel include retail businesses, financial institutions, service oriented businesses, office buildings, recreational facilities, and repair shops. Additional uses such as multi-family dwellings are permitted by Conditional Use Permit (Londonderry Zoning Ordinance (LZO) Section 4.1.2).

3 Page Road (Map 15 Lot 235) is a 2.66-acre parcel with a single-family residence. The lot is relatively flat with the existing house situated at the westerly side of the parcel. There is also a portion of the aforementioned wetland system in the northern portion of the lot. The parcel is currently zoned Commercial-II (C-II). Uses currently permitted on this parcel include retail businesses, financial institutions, service oriented businesses, office buildings, recreational facilities, and repair shops. Additional uses such as multi-family dwellings are permitted by Conditional Use Permit (Londonderry Zoning Ordinance (LZO) Section 4.1.2).

556 Mammoth Road (Map 15 Lot 236) is an existing non-conforming 0.29-acre vacant parcel located near the intersection of Mammoth Road and Page Road. The parcel is currently zoned Agricultural – Residential (AR-1). Uses currently permitted on this parcel include agricultural and forestry uses, and residential use (single or two-family) (Londonderry Zoning Ordinance (LZO) Section 4.1.2).

These parcels immediately abut a single-family residence (AR-1), Workplace Modular Systems, a light industrial facility (IND-I) and Remi Fortin Industrial Park (IND-I) to the northwest and a single-family residence to the south and southwest (Zoned AR-1). Across Rockingham Road, properties are zoned C-II and IND-I. Merrill Farm is also in close proximity to the northwest.

The 2013 Master Plan identifies this area as a “G-3 Intended Growth Sector”. According to the Master Plan:

The Intended Growth Sector is assigned to areas that may support substantial mixed-use development due to proximity to existing or planned regional thoroughfares or transit. Future development should occur as complete communities in the form of activity centers.

Rezoning Request:

The Applicants are requesting rezoning of the three subject parcels to Multi-Family Residential (R-III). Please see the attached rezoning request. The Applicant has provided a conceptual plan for a multi-family development on the parcels. Access to the site is proposed from two curb cuts on Page Road. The conceptual plan has not been fully reviewed by staff for compliance with ordinance and site plan regulations, but it appears Conditional Use Permits would be required for the potential wetland impacts and to allow for more than 16 units in a single building. LZO Section 4.2.2.3.B permits multi-family dwellings in the R-III district serviced by municipal sewer based on the formula: number of dwelling units = 0.80 (development lot area – usable land area)/7000 square feet. LZO Section 4.2.2.3.B also states the maximum number of dwelling units to be no more 20 if the applicant is granted a conditional use permit from the Planning Board in accordance with LZO Section 6.3.5.

The site could be served by Manchester Water Works. The availability of municipal sewer should be confirmed with the Department of Public Works.

Board Action Required

Should the Board find that the request is reasonable and consistent with the surrounding uses and the Master Plan, the Board may make a recommendation motion as follows:

Move to ***recommend*** to the Town Council approval of the rezoning request to rezone 295 Rockingham Road (Map 15 Lot 025) and 3 Page Road (Map 15 Lot 235) Page Rock LLC (Owners) and Winer and Bennett, LLP (Applicant) from C-II (Commercial II) to R-III (Multi-Family Residential III), and 556 Mammoth Road (Map 15 Lot 236) Page Rock LLC (Owners) and Winer and Bennett, LLP (Applicant) from AR-1 (Agricultural-Residential 1) to R-III (Multi-Family Residential III).

Conversely the Board may make a motion to recommend that the Town Council deny the request for re-zoning, if it finds that the request is not consistent with the Master Plan and the surrounding uses.