

Town of Londonderry Planning Board
268B Mammoth Road – Moose Hill Conference Room
AGENDA
December 13, 2023
7:00 p.m.

I. Call To Order

II. Administrative Board Work

- A. Approval of Minutes
- B. Regional Impact Determinations
- C. Discussions with Town Staff

III. Old Business

A. 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). *Continued from October 11, 2023.*

B. Public hearing on an application for formal review of a subdivision plan to subdivide Map 10 Lot 41 into two lots, Pillsbury Road, Michels Way & Woodmont Avenue, Map 10 Lot 41, Zoned C-1 & PUD, Woodmont Commons Planned Unit Development, Pillsbury Realty Development LLC (owner) and Nickerson Designs LLC (applicant). *Continued from December 6, 2023.*

C. Public hearing on an application for formal review of a site plan to construct a 30,000 square foot two story medical office building, Pillsbury Road, Michels Way & Woodmont Avenue, Map 10 Lot 41, Zoned C-1 & PUD, Woodmont Commons Planned Unit Development, Pillsbury Realty Development LLC (owner) and Nickerson Designs LLC (applicant). *Continued from December 6, 2023.*

D. Public hearing on an application for formal review of a subdivision and lot consolidation plan for 71 Perkins Road (Map 15 Lot 51, Zoned Mixed Use Commercial), 171 Rockingham Road (Map 15 Lot 59, Zoned MUC), 179 Rockingham Road (Map 15 Lot 60, Zoned MUC), 175 Rockingham Road (Map 15 Lot 60-2, Zoned MUC) and 191 Rockingham Road (Map 15 Lot 64, Zoned MUC), Jean Gagnon (Owner & Applicant). *Continued from December 6, 2023.*

E. Public hearing on an application for formal review of a site plan for 130 town houses and associated site improvements at 71 Perkins Road (Map 15 Lot 51, Zoned MUC), 171 Rockingham Road (Map 15 Lot 59, Zoned MUC), 179 Rockingham Road (Map 15 Lot 60, Zoned MUC), 175 Rockingham Road (Map 15 Lot 60-2, Zoned MUC) and 191 Rockingham Road (Map 15 Lot 64, Zoned MUC), Jean Gagnon (Owner & Applicant) *Continued from December 6, 2023.*

F. Public hearing on an application for conditional use permit to allow 10,500 square feet of wetland impact. Map 15, Lot 60-2, zoned MUC, Jean Gagnon (owner) and Bill Greiner (applicant). *Continued from December 6, 2023.*

G. Public hearing on an application for formal review of a site plan and conditional use permit to construct a 12,000 square foot medical building and a 3,000 square foot bank and associated site improvements. Map 15, Lot 60-2, zoned MUC, Jean Gagnon (owner), Bill Greiner (applicant). *Continued from December 6, 2023.*

IV. New Plans/Conceptual

V. Other Business

A. Public Hearing on amendments to the Londonderry Zoning Ordinance relating to the Use Table, Floodplain Overlay District, delete Route 28 and Route 102 Performance Overlay Districts (POD) and references to Route 28 and 102 POD. The following sections are proposed to be amended:

- Section 4.6.6 – Performance Overlay District – Route 102 Corridor
- Section 4.6.7 – Performance Overlay District – Route 28 Corridor
- Section 6.3.10 – Route 102 Performance Overlay District (Conditional Use Permit Criteria)
- Section 7.6.D.7 – Signs permitted and prohibited by district
- Section 7.6.D.8 – Signs permitted and prohibited by district
- Section 6.3.11 – Route 28 Performance Overlay District (Conditional Use Permit Criteria)

VI. Adjournment