

TOWN COUNCIL AGENDA
June 21, 2021
Moose Hill Council Chambers
7:00 P.M.

Regular meetings are cablecast live and videotaped for the convenience of our viewers at home. 7:00 PM.

A. CALL TO ORDER

B. PUBLIC COMMENT

C. PUBLIC HEARING

D. NEW BUSINESS

1.) **Order #2021-11** – Expenditure of Maintenance Trust Fund for Various Projects

Presented by Steve Cotton

2.) Extending Lapse Deadline for Communications Upgrade Funds

Presented by Mike Malaguti

3.) **Ordinance #2021-02** – An Amendment to the Zoning Ordinance Relative to Rezoning 20 and 22 Young Road to Multifamily Residential-III (R-III) (**First Reading**)

Presented by Laura Gandia

E. OLD BUSINESS

F. APPROVAL OF MINUTES

Approval of June 7, 2021 Town Council Minutes

G. APPOINTMENTS/REAPPOINTMENTS

1.) **Budget Committee Open Position Discussion**

H. OTHER BUSINESS

1. Liaison Reports

2. Town Manager Report

3. Assistant Town Manager Report

1.) **Drought Update**

I. ADJOURNMENT

J. MEETING SCHEDULE

A. Town Council Meeting – 07/12/2021
Moose Hill Council Chambers, 7:00PM

ORDER #2021-11

An Order Relative to

EXPENDITURE OF

MAINTENANCE TRUST FUNDS FOR VARIOUS PROJECTS

Reading: 06/21/2021

Adopted: 06/21/2021

WHEREAS voters since 2003 have approved funding for the maintenance and repair of public buildings and grounds in the town; and

WHEREAS by the Town Council of the Town of Londonderry that the Town Treasurer is hereby ordered to expend \$44,846.00 from the Expendable Maintenance Trust Fund for the aforementioned repairs and improvements.

NOW THEREFORE BE IT ORDERED by the Town Council of the Town of Londonderry that the Town Treasurer is hereby ordered to expend \$44,846.00 from the Expendable Maintenance Trust Fund for the aforementioned repairs and improvements.

John Farrell, Chairman
Town Council

Sharon Farrell
Town Clerk

A TRUE COPY ATTEST:

06/21/2021

**Expendable Maintenance Trust TC Order Request
for Town Council Meeting "6/21/2021"**

Description	Vendor	Amount
<p><u>Flat Roof Replacement - Lion's Hall</u> The flat roof was leaking and causing damage to the interior walls. This EMTF request is for the removal of the existing membrane, tin, wood shingles and replace with new drip edge and membrane.</p>	<p>Themien Company - Invoice # 14037 Themien Sub-Total</p>	<p>\$ 5,190.00 \$ 5,190.00</p>
<p><u>Floor re-finishing - Senior Center</u> The existing main hall and stage hardwood flooring was in need of re-finishing. This EMTF request is for the materials and labor to sand and apply multiple coats of poly to protect the hardwood flooring.</p>	<p>New England Sports Floors NE Sports Floors Sub-Total</p>	<p>\$ 5,900.00 \$ 5,900.00</p>
<p><u>Painting Band Stand - Town Common</u> The bandstand floor, walls and ceiling need to be repainted due to wear and peeling paint. The EMTF request is to power wash, sand/scrape, spot prime, and finish paint the floor, walls and ceiling.</p>	<p>D.C. Painting - Quote 6/8/2021 D.C. Painting - Sub-Total</p>	<p>\$ 4,450.00 \$ 4,450.00</p>
<p><u>Roof Replacement - DPW Garage</u> The DPW garage (built in 1974) roof was in need of shingle replacement. This EMTF is for the material and labor to strip the existing shingles/drip edge, install ice and water protector, underlayment paper, drip edge, CertainTeed Landmark Architectural shingles, ridge vent, and removal of debris. When the job was quoted it was based on one layer of shingles, once the removal started, there were 2 layers at an additional cost of \$2,800.00. Once the existing roofing materials were removed the plywood on the north side plywood had delamination and had to be replaced at an additional cost of \$8,830.00. The south side plywood must of previously been replaced at some point, and was fine.</p>	<p>Tri-State - Invoice 11081 Tri-State - Invoice 11081 Tri-State - Invoice 11081</p>	<p>\$ 17,676.00 \$ 8,830.00 \$ 2,800.00</p>
<p align="right">Total Town Council EMTF Order</p>		<p>\$ 44,846.00</p>



Town of Londonderry

Purchase Order Request Form

Completed by Finance Dept.
Number: EMTF - Lions Hall Roof
Date: 6/14/2021

Requestor Information (please print)

Date 6/14/2021

Name Steve R. Cotton

Department Town Manager

Vendor Information

Billing Address:

Name Therrien Company

Address 199 Hayward St.

City/Town, State, Zip Manchester, NH 03103

Ship to Address:

Name Same

Address _____

City/Town, State, Zip _____

Account Number	Description	Ordered	Cost	Total
730-85 4610 (EMTF)	Replace flat roof at Lions Hall	1	\$ 5,190.00	\$5,190.00

Purchase Order Total: \$5,190.00

Required Signatures

PO Amount:

\$2,500 - \$999,999

DocuSigned by:
Steve R. Cotton 6/14/2021
E7E2B8745CC8AE2
Department Head

\$2,500 - \$999,999

DocuSigned by:
Justin W. Campo 6/14/2021
62AD4762E63848D...
Finance Director

\$5,000 - \$999,999

DocuSigned by:
Kevin Smith 6/14/2021
693D03D308C44A6
Town Manager



Town of Londonderry
Purchasing Worksheet
(Form must accompany all Purchase Order request forms)

Requestor Information (please print)

Date: 06/14/21

Name: Steve R. Cotton

Department: Town Manager

Purchases from \$2,500 - \$5,000*

3 verbal quotes must be obtained**

	Vendor	Date	Amount	Subject
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____

**If lowest bid was not chosen, please explain why below

Explanation: _____

Check box if exempt from Purchasing Policy

Reason for exemption: _____

DS
SJC

Purchases from \$5,001 - \$10,000*

3 written quotes must be obtained

Please attach copies of quotes received

Check box if exempt from Purchasing Policy

Therrien Company
\$5,190.00

Reason for exemption: Therrien Company is the selected approved vendor for the Londonderry School District for all their flat roof replacements and/or repairs. We are using the school district approved vendor.

DS
KS

DS
JC

Purchases > \$10,001*

3 written quotes must be obtained

Please attach copies of quotes received

Please attach proof of advertisement/ sealed bid quotes

Check box if exempt from Purchasing Policy

Reason for exemption: _____

*Please reference Purchasing Policy for exemptions.



Roofing & Sheet Metal

199 Hayward St.
Manchester, NH 03103

Office: 603-669-3344
Fax: 603-626-0260

Date	Invoice #
6/9/2021	14037

Bill To
TOWN OF LONDONDERRY 268-B MAMMOTH ROAD LONDONDERRY, NH 03053 ATTN: STEVE R. COTTON

P.O. No.	Terms	Slip No
	Net 30	

Quantity	Description	U/M	Rate	Amount
	Replace Flat Roof Lions Hall as per Quote:		5,190.00	5,190.00
			Total	\$5,190.00



Town of Londonderry
Purchase Order Request Form

Completed by Finance Dept.	
Number:	EMTF - Sr. Center Floor
Date:	6/7/2021

Requestor Information (please print)

Date 6/7/2021
 Name Steve R. Cotton
 Department Town Manager

Vendor Information

Billing Address:

Name New England Sports Floors
 Address 33 Fowler Road
 City/Town, State, Zip Lowell, MA 01854

Ship to Address:

Name Same
 Address _____
 City/Town, State, Zip _____

Account Number	Description	Ordered	Cost	Total
730-86 4610 (EMTF)	Floor re-finishing on hardwood floors	1	\$ 5,900.00	\$5,900.00

scheduled for the 6/21/2021 TC Meeting Agenda for EMTF.

Purchase Order Total: \$5,900.00

Required Signatures

PO Amount:

\$2,500 - \$999,999	DocuSigned by: <u>Steve R. Cotton</u> E7E2B8745CC84F2...	6/8/2021
	Department Head	
\$2,500 - \$999,999	DocuSigned by: <u>Justin W. Campo</u> 82AD47C2EC2648D	6/9/2021
	Finance Director	
\$5,000 - \$999,999	DocuSigned by: <u>Kevin Smith</u> 593D03D30BC44A8	6/8/2021
	Town Manager	



Town of Londonderry

Purchasing Worksheet

(Form must accompany all Purchase Order request forms)

Requestor Information (please print)

Date: 6/7/2021

Name: Steve R. Cotton

Department: Town Manager

Purchases from \$2,500 - \$5,000*

3 verbal quotes must be obtained**

	Vendor	Date	Amount	Subject
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____

**If lowest bid was not chosen, please explain why below

Explanation: _____

Check box if exempt from Purchasing Policy

Reason for exemption: _____

Purchases from \$5,001 - \$10,000*

3 written quotes must be obtained

Please attach copies of quotes received

New England Sports Floors at \$5,900.00

Check box if exempt from Purchasing Policy

Reason for exemption: New England Sports Floors is the selected approved vendor for the Londonderry School District for all their hardwood flooring needs. We are using the school district approved vendor.

DS
SJC

DS
KS

Purchases > \$10,001*

3 written quotes must be obtained

Please attach copies of quotes received

Please attach proof of advertisement/ sealed bid quotes

Check box if exempt from Purchasing Policy

Reason for exemption:

DS
JC

*Please reference Purchasing Policy for exemptions.



INVOICE

June 3, 2021

Londonderry Senior Center

Subject: Payment for Floor Re-finishing

Please regard this as a request for final payment for:

- I.* Floor re-finishing
- II.* Final payment will complete transaction

ALL FOR THE SUM OF _____ \$5,900.00

Payment Terms

Net 15 Days

Payment to be remitted to:

New England Sports Floors

33 Fowler Road

Lowell, MA 01854



Town of Londonderry
Purchase Order Request Form

Completed by Finance Dept.	
Number:	EMTF - Bandstand Painting
Date:	6/16/2021

Requestor Information (please print)

Date 6/16/2021
 Name Steve R. Cotton
 Department Town Manager

Vendor Information

Billing Address:

Name D.C. Painting
 Address 20 Holton Circle
 City/Town, State, Zip Londonderry, NH 03053

Ship to Address:

Name Same
 Address _____
 City/Town, State, Zip _____

Account Number	Description	Ordered	Cost	Total
730-86 4610 (EMTF)	Bandstand painting	1	\$ 4,450.00	\$4,450.00

Purchase Order Total: \$4,450.00

Required Signatures

PO Amount: **\$2,500 - \$999,999**

DocuSigned by:
Steve R. Cotton 6/16/2021
E7E2B8745CC84F2...
 Department Head

DocuSigned by:
Justin W. Campo 6/17/2021
82AD47C2EC3648D
 Finance Director

DocuSigned by:
Kim H. Sisk 6/16/2021
589D90D086C44A6...
 Town Manager



Town of Londonderry

Purchasing Worksheet

(Form must accompany all Purchase Order request forms)

Requestor Information (please print)

Date: 06/16/21

Name: Steve R. Cotton

Department: Town Manager

Purchases from \$2,500 - \$5,000*

3 verbal quotes must be obtained**

	Vendor	Date	Amount	Subject
1.	<u>D.C. Painting</u>	<u>6/8/2021</u>	<u>4,450.00</u>	<u>Bandstand painting</u>
2.	<u>Durgin Construction</u>	<u>6/12/2021</u>	<u>4,950.00</u>	<u>Bandstand painting</u>
3.	<u>G & R Construction</u>	<u>6/14/2021</u>	<u>4,750.00</u>	<u>Bandstand painting</u>

**If lowest bid was not chosen, please explain why below

Explanation: _____

Check box if exempt from Purchasing Policy

Reason for exemption: _____

Purchases from \$5,001 - \$10,000*

3 written quotes must be obtained

Please attach copies of quotes received

Check box if exempt from Purchasing Policy

Reason for exemption: _____

Purchases > \$10,001*

3 written quotes must be obtained

Please attach copies of quotes received

Please attach proof of advertisement/ sealed bid quotes

Check box if exempt from Purchasing Policy

Reason for exemption: _____

*Please reference Purchasing Policy for exemptions.

Proposal

Donald T. Charette, Jr. d/b/a
D.C. Painting
20 Holton Circle
Londonderry, NH 03053
(603) 432-9931

Date: 6/08/21
Sheet No.1 of 2

Name: Tom Cotton
Street: Mammoth Rd
City: Londonderry
Phone: _____

Londonderry Town common
Street: Same
City: _____
Date of Plans: To be discussed

EXTERIOR PAINTING (Bandstand)

- Power wash previously painted Bandstand floor, ceiling and walls complete to remove any dirt and mildew to prepare for finish painting. (White, Green and Grey surfaces)
- Power sand and scrape all areas to remove loose and chipping paint creating a solid foundation for paint and stain finish products to adhere too.
- Spot prime all surfaces as needed (bare wood surfaces) with an exterior universal wood primer tinting the primer to the finish color.
- Paint 1 coat of finish paint on (white) ceiling and walls surfaces, using Sherman Williams exterior Duration finish paint flat, no sheen.
- Paint 1 coat of finish paint on all previously painted (green) surfaces around the bandstand complete, same color using Sherman Williams exterior latex solid body stain. (Same color as existing)
- Re-paint bandstand concrete floor (grey) complete

** Paint and materials included in price **(\$4,450.00)**
 ** Drop cloths and clean-up daily
 ** No metal flashing to be painted

With payments to be made as follows: To be discussed

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by _____

Respectfully submitted _____
Per _____

Note— This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature



Town of Londonderry
Purchase Order Request Form

Completed by Finance Dept.	
Number:	EMTF - DPW Garage Roof
Date:	6/16/2021

Requestor Information (please print)

Date 6/16/2021
 Name Steve R. Cotton
 Department Town Manager

Vendor Information

Billing Address:

Name Tri-State Window & Siding
 Address PO Box 1028
 City/Town, State, Zip Londonderry, NH 03053

Ship to Address:

Name Same
 Address _____
 City/Town, State, Zip _____

Account Number	Description	Ordered	Cost	Total
730-86 4610 (EMTF)	Shingle roof replacement	1	\$17,876.00	\$17,876.00
	Remove extra layer of shingles	1	\$ 2,800.00	\$2,800.00
	Replace rotted plywood	1	\$ 8,830.00	\$8,830.00

Purchase Order Total: \$29,306.00

Required Signatures

PO Amount: \$2,500 - \$999,999

DocuSigned by:
Steve R. Cotton 6/16/2021
 E7E2B8745CC84E2
 Department Head

DocuSigned by:
Justin W. Campo 6/17/2021
 82AD47C2EC3648D
 Finance Director

DocuSigned by:
Kevin S. Smith 6/16/2021
 503D03D308C44A6
 Town Manager



Town of Londonderry

Purchasing Worksheet

(Form must accompany all Purchase Order request forms)

Requestor Information (please print)

Date: 06/16/21

Name: Steve R. Cotton

Department: Town Manager

Purchases from \$2,500 - \$5,000*

3 verbal quotes must be obtained**

	Vendor	Date	Amount	Subject
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____

**If lowest bid was not chosen, please explain why below

Explanation: _____

Check box if exempt from Purchasing Policy

Reason for exemption: _____

Purchases from \$5,001 - \$10,000*

3 written quotes must be obtained

Please attach copies of quotes received

Check box if exempt from Purchasing Policy

Reason for exemption: _____

DS
SAC

Purchases > \$10,001*

3 written quotes must be obtained

Please attach copies of quotes received

Please attach proof of advertisement/ sealed bid quotes

Check box if exempt from Purchasing Policy

Bidder	Quote
Tri-State	\$ 17,676.00
Accurate Dimensions	\$ 17,950.00
JB Roofing	\$ 18,512.00
Ridge Runner	\$ 18,956.00
Williams Roofing	\$ 19,980.00
JJS Universal	\$ 21,160.00
Target New England	\$ 21,760.00

DS
JC

Note: All bidders have an up-charge is additional layers of shingles are found, or if any rot requires plywood to be replaced.

DS
KS

Reason for exemption: _____

*Please reference Purchasing Policy for exemptions.

Tri-State Window and Siding Co. Inc.
 P.O. Box 1028
 Londonderry, New Hampshire 03053
 E-Mail: tristate@tristatewindow.com
 On the web at: www.tristatewindow.com



SNOW REMOVAL SERVICES
 Voice: (603) 432-1461 - Fax: (603) 218-6070

Invoice

DATE	INVOICE NO.
6/15/2021	11081

CUSTOMER NAME AND ADDRESS
Town of Londonderry 268B Mammoth Rd Londonderry, NH 03053

SHIP TO
DPW Garage 120 High Range Rd

E-mail	srcotton@londonderrynh.org
Phone	432-1100 x119

DESCRIPTION OF WORK	Date	Qty	Rate	Total
Installation of Roofing Shingles per contract			17,676.00	17,676.00
Thank you for choosing Tri-State Window and Siding for your Snow Removal Needs!!			Total	\$17,676.00

Tri-State Window and Siding Co. Inc.
 P.O. Box 1028
 Londonderry, New Hampshire 03053
 E-Mail: tristate@tristatewindow.com
 On the web at: www.tristatewindow.com



Invoice

DATE	INVOICE NO.
6/15/2021	11082

CUSTOMER NAME AND ADDRESS
Town of Londonderry 268B Mammoth Rd Londonderry, NH 03053

SHIP TO
DPW Garage 120 High Range Rd

E-mail	srcotton@londonderrynh.org
Phone	432-1100 x119

DESCRIPTION OF WORK	Date	Qty	Rate	Total
Remove extra layer of roofing shingles			2,800.00	2,800.00
Thank you for choosing Tri-State Window and Siding for your Snow Removal Needs!!				Total \$2,800.00

Tri-State Window and Siding Co. Inc.
 P.O. Box 1028
 Londonderry, New Hampshire 03053
 E-Mail: tristate@tristatewindow.com
 On the web at: www.tristatewindow.com



SNOW REMOVAL SERVICES
 Voice: (603) 432-1461 - Fax: (603) 218-6070

Invoice

DATE	INVOICE NO.
6/15/2021	11083

CUSTOMER NAME AND ADDRESS
Town of Londonderry 268B Mammoth Rd Londonderry, NH 03053

SHIP TO
DPW Garage 120 High Range Rd

E-mail	srcotton@londonderrynh.org
Phone	432-1100 x119

DESCRIPTION OF WORK	Date	Qty	Rate	Total
Installation of new plywood on roof			8,830.00	8,830.00
Thank you for choosing Tri-State Window and Siding for your Snow Removal Needs!!			Total	\$8,830.00

**BID Results for the
Town of Londonderry
DPW GARAGE ROOF**

The Town of Londonderry received the following BIDs for the roof replacement at our DPW garage located at 120 High Range Road. The BIDs were publicly open and read aloud at the Londonderry Town Hall, in the Merrill Conference Room, on Wednesday, April 14, 2021 at 1:15PM. All BIDs are under review at this time, **NO BID awarded at this time.**

<i>Asphalt Shingles</i>			
BIDDER	Address	Amount	Comment(s)
Tri-State	PO Box 1028 Londonderry, NH 03053	\$ 17,676.00	
Accurate Dimensions	20 Hazen Road Bedford, NH 03110	\$ 17,950.00	
JB Roofing Systems	41 Liberty Hill Road – Bld. #2 Henniker, NH 03242	\$ 18,512.00	Add \$385.00 for GAF Timberline HD shingles.
Ridge Runner	38 Old Chester Road Derry, NH 03038	\$ 18,956.00	
Williams Roofing Co.	PO Box 1779 Waterville, ME 04901	\$ 19,990.00	
JJS Universal Construction	63 Airport Road Dudley, MA 01571	\$21,160.00	
Target New England	PO Box 136 Alton Bay, NH 03810	\$21,760.00	

<i>Metal Roofing</i>			
BIDDER	Address	Amount	Comment(s)
M&J Seamless Gutters	98 Old Derry Road A1 Hudson, NH 03051	\$ 45,000.00	

Contact Persons: Should any questions arise, please contact Steve R. Cotton at (603) 432-1100 x119 or srcotton@londonderrynh.org

First Reading: 6/21/2021
Second Reading/Public Hearing: 7/12/2021
Adopted: X/X/XXXX

ORDINANCE #2021-02
AN AMENDMENT TO THE ZONING ORDINANCE
RELATIVE TO REZONING MAP 6, LOTS 53 & 58-2

WHEREAS the existing parcel, Map 6, Lot 53, 22 Young Road is zoned Commercial I and Route 102 Performance Overlay District and Map 6, Lot 58-2, 20 Young Road is zoned Agricultural-Residential-1;

WHEREAS the Planning Board has received a request to rezone the above-referenced parcels to Multifamily Residential III; and

WHEREAS the Planning Board has recommended that the Town Council act favorably upon the request; and

WHEREAS the requested rezoning is consistent with the purpose and intent of the Londonderry Master Plan and the Londonderry Zoning Ordinance;

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Londonderry that the Town Zoning Ordinance be amended to reflect the rezoning of Map 6, Lots 53 and 58-2 to Multifamily Residential III, to become effective upon passage by the Town Council.

John Farrell - Chairman
Town Council

Sharon Farrell
Town Clerk

(TOWN SEAL)

A TRUE COPY ATTEST:
XX/XX/XX



Town of Londonderry
Planning and Economic Development Department

268B Mammoth Road
Londonderry, NH 03053
Phone 603.432.1100 x 134
www.londonderrynh.org

To: Town Council
From: Colleen Mailloux, AICP, Town Planner
CC: Kevin Smith, Town Manager
Date: June 21, 2021
Re: Rezoning Recommendation from Planning Board

On June 2, 2021, the Planning Board held a public hearing on a request to rezone 22 Young Road (Map 6 Lot 53), currently zoned Commercial I (C-I) and Route 102 Performance Overlay District (POD) and 20 Young Road (Map 6, Lot 58-2), currently zoned Agricultural-Residential-1 (AR-1) to Multifamily Residential III (R-III).

Attached to this memorandum are the initial rezoning request, the Staff Memorandum to the Planning Board summarizing the request, the Planning Board Notice of Decision and minutes of the June 2, 2021 Planning Board meeting.

The Planning Board made a motion to ***recommend that the Town Council rezone 22 Young Road (Map 6, Lot 53) and 20 Young Road (Map 6, Lot 58-2) to Multifamily Residential III.***

The motion was approved by a vote of 5-3-1.

95 Chairman Rugg told the Board that July 7, 2021, the meetings will be live in the
96 Moose Hill Conference room following the CDC guidelines.

97
98 **III. Old Business -n/a**

99
100 **IV. New Plans/Public Hearings/Conceptual Discussions**

101
102 A. Rezoning request to rezone 22 Young Road (Map 6 Lot 53) Edgar &
103 Winnifred Pitts, Trustees (Owners) and Cedar Crest Development
104 (Applicant) from C-I (Commercial I) and RTE 102 POD (Route 102
105 Performance Overlay District) to R-III (Multi-Family Residential III), and
106 20 Young Road (Map 6 Lot 58-2) Tony & Heidi Bennett (Owners) and
107 Cedar Crest Development (Applicant) from AR-1 (Agricultural-Residential
108 1) to R-III (Multi-Family Residential)

109
110 Chairman Rugg read the case into the record. Jeffery Brem, P.E. from the Meisner
111 Brem Corporation, 202 Main Street, Salem, NH and Aaron Orso, Cedar Crest
112 Development, 25 Buttrick Road, Londonderry, NH introduced themselves to the
113 Board. J. Brem told the Board that they are looking to rezone two properties at the
114 corner of Young Road and Route 102 for a total of total of 24 acres. He noted that
115 one parcel is zoned C-I, which is the larger parcel at 21 acres and the other parcel
116 is zoned AR-1, at the corner of Young Road. He said that the parcels are adjacent to
117 Cross Farm to the west and Copperfield Drive to the north, the fire station to the
118 east and Estey's Country Store to the south. He commented that this was called a
119 transition zone in the old Master Plan of 2004, but not in the newest Master Plan of
120 2013. He mentioned that the issue with developing this land as a commercial center
121 are as follows: there is not a signalized intersection at Young Road and Route 102
122 and even prior to the COVID pandemic office parks were already struggling because
123 of online purchasing. He said that this is a large property at 24 acres and that
124 would preclude some type of large regional type of environment, which he stated is
125 not a good business model at this time. He expressed his opinion, after reading
126 both the 2004 and 2013 Master Plan, that this property fits a transition zone, going
127 from a more intensive use to a less intensive use. He said that they understand that
128 the R-III zone has not been used in town very much. He remarked that Route 102
129 is a primary roadway connecting towns east and west and north and south, so the
130 idea of a commercial development in this location would be a change to this area
131 not contemplated in the Master Plan. He noted that their concept of this planned
132 community, would have dog parks, open space, walking trails and a recreation
133 center for the residents. He showed the proposed rezoning project on the screen to
134 the Board. He explained that a key issue, brought up by staff during their meeting,
135 was access off Route 102, as the speed is high and there are traffic issues already.
136 He said that from that discussion, they have included the other parcel to access the
137 site off Young Road instead of Route 102. He said that there is a proposed gated
138 access off Route 102 for emergency vehicles. He pointed out that with the R-III
139 zone there needs to be 75% of housing dedicated for seniors.

140
141 Chairman Rugg opened up the discussion to the Board. He said that the current
142 Master Plan of 2013 talks about multi-family development off Exit 4. He pointed out

143 that ideally, they would like multi-family developments on public water, public
144 sewer and to have easy highway access. Town Planner Mailloux stated that the
145 current permitted uses on the parcel in question with the Performance Overlay
146 District (POD) are limited commercial uses. She noted that this is a G-2 controlled
147 growth sector in the Master Plan, which was assigned to areas to support mixed-
148 use development. She said that there are concerns related to access of Route 102
149 and traffic in the area, so the access on Young Road is appreciated. She
150 commented that municipal water and natural gas are at available to the site, but
151 they will need on-site septic. She clarified that their proposed concept is a layout
152 with single-family homes and under the ordinance this is permitted as long as 75%
153 of the units are age-restricted. She added that if they did not want the single-family
154 home concept, the R-III zone envisions more of a town house style, where the 75%
155 age-restriction would not apply. She mentioned that staff did not get into the fine
156 details of the proposal other than that it meets the density requirements. L. Wiles
157 asked if the Board was strictly focusing on the rezoning request versus the details
158 of the site plan this evening. Town Planner Mailloux replied that this is just the
159 rezoning request and the Board can either recommend or not recommend it to the
160 Town Council. She added that if the Board does recommend the rezoning, the
161 applicant could change the concept as long as it would meet the R-III zone
162 requirements. C. Davies commented that while putting the entrance of the property
163 on Young Road, the traffic will still end up on Route 102. He said that commercially
164 there could be an issue with traffic as well, but thought residential might be a
165 better fit here. He asked if R-III supports apartments. Town Planner Mailloux
166 replied that potentially as there are some height limitations, such as the building
167 cannot be over 50-feet in height. C. Davies mentioned that the Board can
168 recommend this, but the actual site plan could change from the proposal that they
169 are seeing tonight. A. Chiampa stated that the R-III zone was designed to permit
170 an increased residential density and she does not think that there should be an
171 increased density at this location with an unsignalized intersection. She noted that
172 a C-I zone aligns with the current zoning around the area, except for Cross Farm
173 development, and should stay that way. She expressed her opinion, that she does
174 not think it is appropriate to change the zoning and increase the density in this
175 location. L. Wiles remarked that he appreciated the plan shown without apartment
176 buildings, but he does not support this project as 75% of the units have to be age-
177 restricted. He added that he also does not support the rezoning as the intersection
178 of Young Road and Route 102 is very intense with traffic traveling at a speed of at
179 least 50 mph. He said that he would like the developer to work with staff to
180 mitigate the traffic at this intersection, either by widening it or having a signalized
181 intersection, if the Board recommends it this evening. Town Planner Mailloux
182 mentioned that Cross Farm did not meet the threshold for a signalized intersection,
183 so she does not believe that this intersection would meet the requirements either.
184 L. Wiles mentioned that he is not surprised by that, but believes it would require a
185 left-hand turn lane at a minimum. J. Penta said that he echoes the concerns of
186 other Board members that this rezoning will increase the intensity/density on Route
187 102. He did compliment the conceptual plan, but not the senior housing aspect. He
188 pointed out that his biggest concern is the traffic pattern and who would pay for
189 this. (J. Butler arrived at the meeting at this point 7:45 p.m.). B. Hallowell asked if
190 the proposed project would be allowed in a C-I zone with conditional approval.

191 Town Planner Mailloux replied that it would not, as multi-family housing is not
192 allowed there unless it is workforce housing, and workforce housing is not
193 permitted on this lot as sewer is not available. B. Hallowell asked what is
194 considered multi-family. Town Planner Mailloux replied that having three or more
195 units on a lot is considered multi-family. She reviewed the zones of the abutting
196 parcels on the screen with the Board. B. Hallowell asked if the Board can require
197 the developer to put in a signalized intersection. Town Planner Mailloux answered
198 that would need to go through the New Hampshire Department of Transportation
199 (NHDOT), not the developer. B. Hallowell commented that he likes the proposal,
200 and having worked at the fire station for many years in this location, he does not
201 think that a commercial development would be a good fit here. He said that he is in
202 favor of rezoning to R-III. D. Paul asked what the price range of the homes would
203 be. A. Orso replied that they would most likely be around \$500,000, as the homes
204 range in size from 1700 SF to 2300 SF. He noted that he cannot build a single-
205 family home in Londonderry for anything considered reasonable at this point. He
206 added that he is not opposed to the other styles that are allowed in R-III, as he
207 would like this to be more of a single-family home owner association (HOA)
208 development where everything looks pristine and is handled by the development.
209 He mentioned that Town Planner Mailloux had told him that if he wants to pursue
210 the single-family HOA route, he would need to go before the Zoning Board of
211 Adjustment (ZBA) for a variance, which he is open to as well. He stated that they
212 are not looking to have big apartment style buildings on this parcel. He said that he
213 is willing to work with the Board on what type of style they would like to see here.
214 J. Brem added that they would prefer to build entry-level homes for young families,
215 but they would need to go before the ZBA for a variance to get rid of the 75%
216 requirement for senior housing. D. Paul asked if the roads would be built to
217 Londonderry's standards. A. Orso replied that was correct. He said that he would
218 have an HOA so that Londonderry does not have to maintain the roads. D. Paul
219 asked what the HOA fee would be. A. Orso answered that it is approximately \$290,
220 which includes insurance, lighting, snow removal, plowing, landscaping, etc. D. Paul
221 asked if they would take up the cost of fire hydrants. A. Orso replied that they
222 would. D. Paul asked for Town Planner Mailloux to review the other types of
223 configurations that would be allowed here with the R-III zoning. Town Planner
224 Mailloux reviewed that R-III can allow multi-family with up to 16 units per building,
225 with the exception of 20 units per building with a Conditional Use Permit (CUP),
226 which could be done with an attached row house configuration or multi-floor
227 building. She added that it can also be single-family, single and two family units if
228 there is the 75% restriction for senior housing. D. Paul commented that the
229 applicant potentially could put in apartment buildings, garden style and single
230 family homes. Town Planner Mailloux replied that they can as long as they meet the
231 building separation and other setback requirements. D. Paul asked if the
232 apartments can be rentals or condominiums. Town Planner Mailloux replied it can
233 be either way, noting the condominiums would require condominium subdivision
234 approval by the Board. D. Paul asked how they would go about finding out if the
235 increase in traffic is more Cross Farm or this new development if it were to be
236 rezoned. Town Planner answered that a traffic analysis is done with any site plan
237 approval whether commercial or residential. D. Paul stated that she feels like she
238 needs more information and would abstain from voting this evening. She asked if

239 the Board could place restrictions on the rezoning request, such as the developer
240 must construct single-family homes. Town Planner Mailloux replied that the Board
241 has done this in the past, however, she does not feel that this is the best practice.
242 G. Verani commented that he does understand the traffic concerns, but if it was
243 developed as C-I there would still be traffic. He expressed his opinion, that the R-III
244 is a better transitional zone versus C-I. He said that it would be nice to have a
245 lesser requirement on the senior housing. R. Fillio echoed that NHDOT has done
246 studies in this area and they have not found enough data to support a signalized
247 intersection. He said that he is in favor of the rezoning, as well as 55+ and older. C.
248 Davies mentioned that in general, the Board is being asked to review the rezoning
249 request, not the specific plan at this time. He remarked that he cannot believe
250 there it is not a signalized intersection given the fire station at this location. He
251 asked if a conservation subdivision could be constructed here. Town Planner
252 Mailloux replied that it could not as it allowed in the AR-1 zone. B. Hollowell
253 mentioned that when the fire station was built in 2006 there was discussion around
254 adding an emergency signal to this intersection that the fire trucks could control
255 when they needed to get out and asked if this was something the Board can bring
256 forth in the future with a zoning change. Town Planner Mailloux replied that she
257 does not know if NHDOT considers fire stations when determining signal warrants.
258 B. Hollowell asked if a three-story nursing home could be constructed in this parcel
259 now. Town Planner Mailloux reviewed what could be developed with the POD, such
260 as a professional office, retail, restaurant without a drive-thru, the footprint of a
261 building not to exceed 12,500 SF or a building that is 25,000 SF if parking is
262 located in the rear of the building. She pointed out that with a CUP they could have
263 any of the uses that are allowed in the C-I zone, but they would have to
264 demonstrate that they meet all the requirements of a CUP. B. Hollowell expressed
265 his opinion, that he believes R-III is a better transition in this location versus
266 commercial as traffic is already a problem here. Chairman Rugg pointed out that J.
267 Butler was at the meeting and L. Wiles was now an alternate member for voting
268 this evening. R. Fillio said that a signalized light can go in if you pay for it and gave
269 the example of the light at the Rail Trail on Route 28. Town Planner Mailloux
270 interjected that the light on Route 28 is a pedestrian beacon and not a signalized
271 intersection. R. Fillio commented that perhaps the state representatives should get
272 involved and help get a traffic light on Route 102. J. Penta asked what the time
273 table would be for this project if it was approved to be rezoned. J. Brem replied that
274 A. Orso would like to do this as soon as possible. J. Butler stressed that the Board is
275 voting on the rezoning request not the proposed development. He said that he
276 believes a residential development is better than a commercial development in this
277 location as there are already traffic concerns. He commented that he does not think
278 that R-III is a better solution for a transition zone here and it should be AR-1. He
279 added that he feels traffic is a huge concern and noted that some traffic would go
280 onto Adams Road.

281
282 Chairman Rugg opened it up to the public. Town Planner Mailloux read a letter of
283 opposition to the rezoning from Dan McLeod, 11 Copperfield Lane, Exhibit A, which
284 is attached hereto.

285
286 Chairman Rugg told the Board that he received a call from Tom Estey, a butter

287 across the street, who is opposed to the rezoning.

288

289 Heidi-Leigh and Tony Bennett, 20 Young Road, addressed the Board. T. Bennet said
290 that the traffic has been an issue since the fire station was built in 2006. He
291 commented that the people of Young Road have to deal with this every day. He
292 noted that Route 102 has been a nightmare since the late 1990s and did not think
293 the rezoning would change any of the traffic. H. Bennett stated that no matter what
294 is eventually developed here, the traffic will increase and thought this might be
295 helpful to make the changes that the intersection needs. Chairman Rugg replied
296 that he doe not have an answer for them this evening, but it is possible. He noted
297 that getting the state representatives involved can help.

298

299 Daniel Clark, 7 Copperfield Lane, addressed the Board. D. Clark stated that he is
300 opposed to the rezoning proposal to R-III and thinks that the AR-1 zone would be
301 better. He commented that traffic is a big issue with cars cutting through Young
302 Road now. He asked if the Board could place a restriction to not have apartment
303 buildings if the rezoning is approved.

304

305 Chairman Rugg brought the discussion back to the Board.

306

307 **C. Davies made a motion to recommend to Town Council to rezone 22**
308 **Young Road (Map 6 Lot 53) Edgar & Winnifred Pitts, Trustees**
309 **(Owners) and Cedar Crest Development (Applicant) from C-I**
310 **(Commercial I) and RTE 102 POD (Route 102 Performance Overlay**
311 **District) to R-III (Multi-Family Residential III), and 20 Young Road**
312 **(Map 6 Lot 58-2) Tony & Heidi Bennett (Owners) and Cedar Crest**
313 **Development (Applicant) from AR-1 (Agricultural-Residential 1) to R-**
314 **III (Multi-Family Residential III)**

315

316 **B. Hallowell seconded the motion.**

317

318 **The motion was granted, 5-3-1, by a roll call vote with D. Paul**
319 **abstaining.**

320

321 A. Chiampa voted against the rezoning because of the potential increase in traffic at
322 this intersection, where traffic is already a problem, is not advisable. J. Butler voted
323 against the rezoning as he does not feel the R-III zone fits here and traffic is
324 already a problem. Chairman Rugg voted against the rezoning as he does not feel it
325 is consistent with the Master Plan.

326

327 **V. Other**

328

329 **VI. Adjournment**

330 **Member C. Davies made a motion to adjourn the meeting at**
331 **approximately 8: 58 p.m. Seconded by B. Hallowell.**

332

333 **The motion was granted by a unanimous roll call vote, 9-0-0.**

334

STAFF RECOMMENDATION

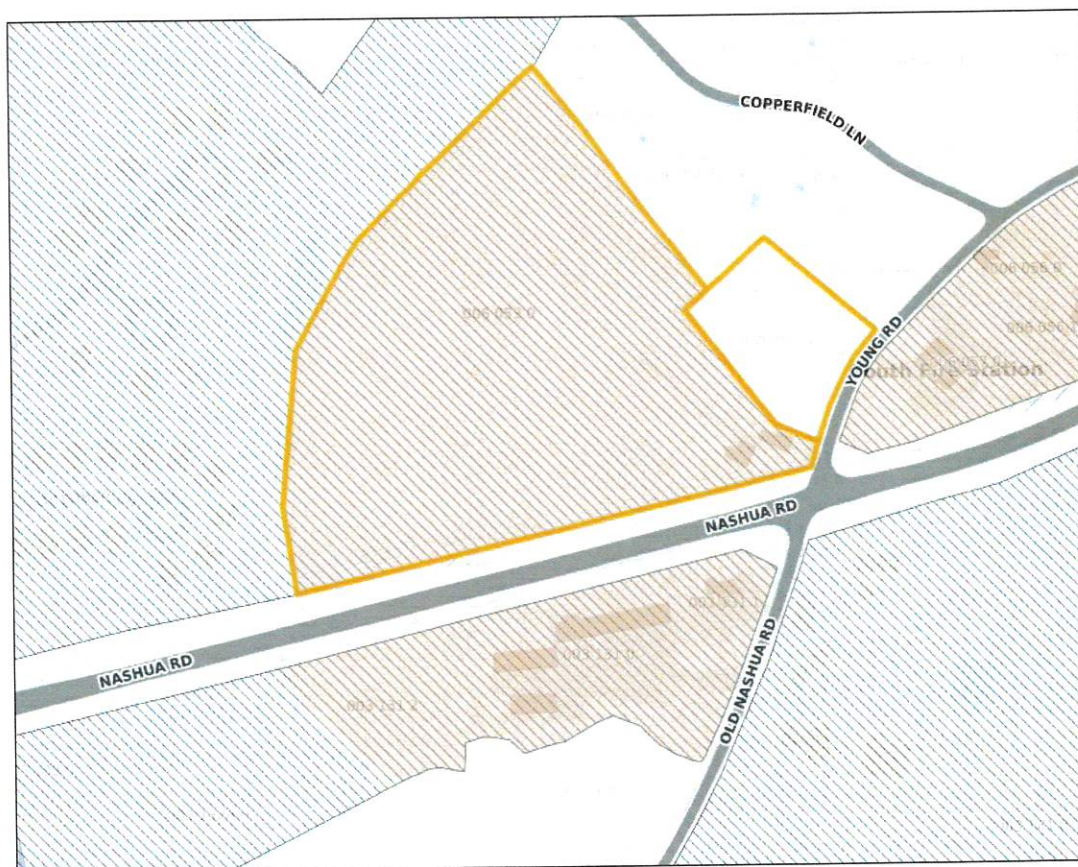
To: Planning Board
From: Colleen P. Mailloux, AICP, Town Planner
Re: Rezoning Request

Date: June 2, 2021

Rezoning request to rezone 22 Young Road (Map 6 Lot 53) Edgar & Winnifred Pitts, Trustees (Owners) and Cedar Crest Development (Applicant) from C-I (Commercial I) and RTE 102 POD (Route 102 Performance Overlay District) to R-III (Multi-Family Residential III), and 20 Young Road (Map 6 Lot 58-2) Tony & Heidi Bennett (Owners) and Cedar Crest Development (Applicant) from AR-1 (Agricultural-Residential 1) to R-III (Multi-Family Residential III)

Existing Conditions and Background:

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



22 Young Road (Map 6, Lot 53) is a 21 acre parcel with a single family residence and barn located near the intersection of Route 102 and Young Road. The property is relatively flat,

gently sloping up and away from the road to a high point in the center of the property and sloping down to wetland areas along the northwesterly property line. There is also a wetland system adjacent to Route 102. Access to the lot is via a driveway on Young Road. It is unclear if this lot has a deeded curb cut onto Route 102 from NHDOT. The lot is bisected by a utility easement associated with the natural gas transmission line running north to south through the property. The parcel is currently zoned Commercial-I (C-I) and Route 102 Performance Overlay District (Rt. 102 POD). Uses currently permitted on this parcel include professional office, restaurants or cafés without drive-through windows, retail, recreation (Londonderry Zoning Ordinance (LZO) Section 4.6.6.5). Uses in the underlying C-I district are permitted by Conditional Use Permit. In the Route 102 POD, a commercial building may not have a building footprint in excess of 12,500 feet. An exception may be granted to allow a building footprint not to exceed 25,000 square feet when certain conditions are met.

20 Young Road (Map 6 Lot 58-2) is a 2.91 acre parcel with a single family residence. The lot slopes gently up from Young Road with the existing house situated on a high point at the rear of the parcel. A 1995 subdivision plan and survey indicated a small pocket of hydric soils towards the front of the parcel. The parcel is currently zoned Agricultural-Residential-1 (AR-1). Permitted uses then on this lot include single and two-family dwellings, agriculture, religious facilities, public facilities, etc in accordance with LZO Tale 4-1.

The parcel immediately abuts the Cross Farm 55+ community to the west (Zoned AR-1 and Route 102 POD), and a single-family residential neighborhood (Copperfield Lane) to the east (Zoned AR-1). Across Route 102, properties are zoned C-I and AR-1 and are also within the Route 102 POD. Existing uses on these adjacent parcels are office, warehouse, vehicle repair and Esty's Country Store. The South Fire Station is located across the street from the subject parcels on Young Road.

The 2013 Master Plan identifies this area as a "G-2 Controlled Growth Sector". According to the Master Plan:

The Controlled Growth Sector is assigned to areas that may support mixed use development due to proximity to one or more existing or planned thoroughfares. Development in this Sector should occur in the form of conservation subdivisions containing open space or activity centers.

Rezoning Request:

The Applicants are requesting rezoning of the two 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 Young Road. The conceptual plan has not been fully reviewed by staff for compliance with ordinance and site plan regulations, but it appears that, in general, the proposed layout would comply with the density and open-space requirements of the R-III district. LZO Section 4.2.2.2.B permits single family dwellings in the R-III district provided that at least 75% of the units be restricted housing for older persons.

The site would be served by Pennichuck Water Works and on-site septic. Natural gas is available at the site from Liberty Utilities.

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 22 Young Road (Map 6 Lot 53) Edgar & Winnifred Pitts, Trustees (Owners) and Cedar Crest Development (Applicant) from Commercial I and Route 102 Performance Overlay District to Multi-Family Residential III, and 20 Young Road (Map 6 Lot 58-2) Tony & Heidi Bennett (Owners) and Cedar Crest Development (Applicant) from Agricultural-Residential-1 to 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.



TOWN OF LONDONDERRY

LONDONDERRY PLANNING BOARD & TOWN COUNCIL

268B Mammoth Road Londonderry, NH 03053 Phone: 432-1100, ext.134 Fax: 432-1128

APPLICATION FOR REZONING REQUEST

LOCATION OF PROPERTY:

Street address 20 Young Rd

Tax map G Parcel 058

CURRENT ZONING: AR1

PROPOSED ZONING: R3

Owner's name (s) Tony + Heidi Bennett Tel. No. 603-703-2857

Owner's address 20 Young Rd Londonderry, NH 03053

Owner's Email address Bennettcompound@gmail.com

Applicant's name(s) Cedar Crest + Development Tel. No. 603-235-1944

Applicant's address 25 Buttrick Rd A4 Londonderry, NH 03053

Applicant's Email address acron@dhbhomes.com

Representative's name Meisner + Brem Corp Tel. No. 603-893-3301

Representative's address 202 Main St Salem, NH 03079

Representative's Email address Jeff: Jabrem@meisnerbrem.com
Kurt: Kdm@meisnerbrem.com

Please explain the purpose for your rezoning request including how the proposed zoning fits in with the neighboring properties and can be justified on the bases of the health, safety and general welfare of the community. Also, please provide an explanation as to how the request is in accordance with comprehensive plan and/or master plan. Attach additional sheets if necessary.

- Looking to combine 20 / 22 Young Rd
* See narrative for 22 Young Rd

I understand that I must appear in person at any public hearing scheduled by in this matter. If I cannot appear in person, I will designate a representative or agent in writing below to act on my behalf. I hereby designate _____ to represent me as a representative/agent in the pursuance of this rezoning request.

Toupe

Owner's Signature

AG22

Owner's Signature

C F C

Applicant's Signature

Applicant's Signature

4-29-21

Dated

Total fee due (to be calculated by the Planning Department): \$ _____

NOTE: PLEASE REFER TO THE INSTRUCTION SHEET PROVIDED AS A REZONING REQUEST REQUIRES PUBLIC HEARINGS WITH BOTH THE PLANNING BOARD & TOWN COUNCIL. ADDITIONAL FEES ARE DUE TO THE TOWN COUNCIL FOR ITS PUBLIC HEARING. YOU WILL BE CONTACTED BY THE TOWN MANAGER'S OFFICE FOR FURTHER INSTRUCTION.

NARRATIVE FOR PROPOSED RE-ZONING FROM C-1 COMMERCIAL TO R-III MULTIFAMILY RESIDENTIAL

Please explain the purpose for your rezoning request including how the proposed zoning fits in with the neighboring properties and can be justified on the bases of the health, safety and general welfare of the community. Also, please provide an explanation as to how the request is in accordance with the comprehensive plan and/or master plan. Attach additional sheets if necessary.

The area proposed for a zoning change comprises approximately 21 acres and is presently in the C-1 Commercial District. The proposed zoning is to change this land area to be within the R-III Residential Zone.

The area surrounding the proposed change is almost exclusively residential. The area on the north side of Nashua Road (Route 102) is presently residential in nature with the exception of the town's Fire Station. This includes homes on Young Road, Copperfield Lane, Cross Road, Apple Blossom Dr., Ball Dr, and Crosby Lane all of which are to the east. Directly adjacent to the area of the proposed zoning change to the west is a large, new residential subdivision known as "Cross Farm", a 55+ single family, residential community of 186 units on 165 acres of land presently under construction. Essentially the entire neighborhood to the north of Route 102 is residential. To the south is Estey's Country Store, a photography studio, and a small, well buffered industrial use.

The intersection of Young Road and Route 102 is currently not signalized. As such, a large commercial center on the subject area would require significant changes to the traffic patterns for signals, turning lanes, pedestrian crossings, etc. Municipal sewer service is also not available to this area requiring that any commercial development, including restaurants and bars, be serviced with private, individual septic systems.

When considering the potential impacts of commercial development in the general subject area on traffic, soils / septic and the relevant water usage to be discharged into the soil, the safety of re-configuring this fairly rural area into a commercial center, and other impacts, it is clear that the general health, safety, and welfare is better served by slightly more intensive residential uses within an R-III multifamily residential zone than commercial uses in the C-1 Commercial Zoning District, as currently zoned.

The community will best be served by transitioning more intensive residential uses in this area prior to the primary commercial areas near Route 93, Route 28, and in the desired land areas near the Hudson Town Line as identified in the Londonderry Master Plan¹. The R-III zone allows for buffering more intensive and impactful uses against conventional residential single family lots. In fact, the Cross Farm project is a perfect example of this type of buffering. The proposed re-zoning just continues this standard planning approach. In fact, with respect to the R-III zone, the Master Plan states, several times, that "there is very little land remaining within the (R-III) district for additional growth" and "the town's R-III zone (multifamily) is almost built to capacity. However, the need for this type of housing is unlikely to subside in the foreseeable future."²

¹ Londonderry Master Plan, 2004, p 3-16

² | Londonderry Master Plan, 2004, p 3-8, p 4-47

The R-III Zone allows for flexibility in design and modifications to dimensional requirements but still maintaining a fixed maximum density based on the town's established development ratios based on specific site soils, thereby considering the environment by code. The R-III zone also allows for planning to save and protect open space, protect natural areas including wetlands, and provide for diverse housing.

In summary, the rezoning proposed fits the intentions of the town's zoning, master plan, and historical development patterns. The rezoning will fit more naturally into the surrounding neighborhoods, will be safer, healthier, and in general, better for the welfare of the local and town community. The R-III Zone seems perfectly suited in this location and it's acknowledged rarity will be enhanced with a new area by this rezoning, as contemplated by the Londonderry Master Plan.



TOWN OF LONDONDERRY
LONDONDERRY PLANNING BOARD & TOWN COUNCIL

268B Mammoth Road Londonderry, NH 03053 Phone: 432-1100, ext.134 Fax: 432-1128

APPLICATION FOR REZONING REQUEST

LOCATION OF PROPERTY:

Street address 22 Young Rd
 Tax map 6 Parcel 53

CURRENT ZONING: C-I **PROPOSED ZONING:** R3

Owner's name (s) Edgar + Winnifred Pitts Tel. No. 603-437-8540

Owner's address 22 Young Rd

Owner's Email address epitts31@gmail.com

Applicant's name(s) Cedar Crest Development Tel. No. 603 235-1944

Applicant's address 25 Bottrick Rd A1 Londonderry NH

Applicant's Email address aaron@dhbhomes.com

Representative's name Aaron OASD Tel. No. 603 235-1944

Representative's address 25 Bottrick Rd A1 Londonderry, NH

Representative's Email address aaron@dhbhomes.com

Please explain the purpose for your rezoning request including how the proposed zoning fits in with the neighboring properties and can be justified on the bases of the health, safety and general welfare of the community. Also, please provide an explanation as to how the request is in accordance with comprehensive plan and/or master plan. Attach additional sheets if necessary.

* See attached

I understand that I must appear in person at any public hearing scheduled by in this matter. If I cannot appear in person, I will designate a representative or agent in writing below to act on my behalf. I hereby designate Acron ONSD to represent me as a representative/agent in the pursuance of this rezoning request.

Edgar T. Pitt

Owner's Signature

Wendy Pitts

Owner's Signature

Acron T ONSD

Acron T ONSD

Applicant's Signature

Applicant's Signature

4-21-20

Dated

Total fee due (to be calculated by the Planning Department): \$ _____

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The area surrounding the proposed change is almost exclusively residential. The area on the north side of Nashua Road (Route 102) is presently residential in nature with the exception of the town's Fire Station. This includes homes on Young Road, Copperfield Lane, Cross Road, Apple Blossom Dr., Ball Dr, and Crosby Lane all of which are to the east. Directly adjacent to the area of the proposed zoning change to the west is a large, new residential subdivision known as "Cross Farm", a 55+ single family, residential community of 186 units on 165 acres of land presently under construction. Essentially the entire neighborhood to the north of Route 102 is residential. To the south is Estey's Country Store, a photography studio, and a small, well buffered industrial use.

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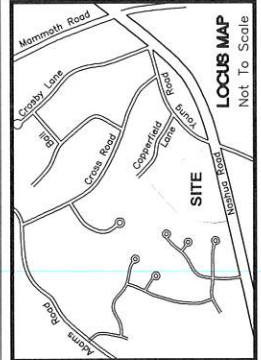
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In summary, the rezoning proposed fits the intentions of the town's zoning, master plan, and historical development patterns. The rezoning will fit more naturally into the surrounding neighborhoods, will be safer, healthier, and in general, better for the welfare of the local and town community. The R-III Zone seems perfectly suited in this location and it's acknowledged rarity will be enhanced with a new area by this rezoning, as contemplated by the Londonderry Master Plan.



"MULTI-FAMILY RESIDENTIAL DEVELOPMENT PLAN"
PROPOSED ZONING DISTRICT: R-II (Requires Zone Change)
 50 Single-Family Units
 2,100± L.F.F. of Proposed Road
 8.4 Ac± Open Space Required - 14 Ac± Provided
 11 AE Upland

NOTE:
 THIS PLAN IS A SKETCH ONLY. THE NUMBER OF LOTS SHOWN IS NOT BASED ON ACTUAL BOUNDARY, WETLANDS OR SLOPES AND ARE SUBJECT TO CHANGE WHEN AN ACTUAL SURVEY IS PERFORMED.



Scheme - A

"Young Road"
 LONDONDERRY, NEW HAMPSHIRE

Map 6 lot 53 - 21 Ac.±
 Map 6 Lot 58-2 - 2.5 Ac.±
 Total Area 23.5 Ac.±

MEISNER BREM CORPORATION
 142 LITTLETON ROAD, WESTFORD, MA 01886 • (978) 892-1513
 302 MAIN STREET, SALEM, NH 03079 • (603) 883-1301

April 13, 2021 Scale 1"=100'

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 It is to be used only for the project
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 for any other project without the
 written consent of Meisner Brem
 Corporation is prohibited.



THE FARM

— ESTABLISHED 2021 —

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NASHUA ROAD

YOUNG ROAD

Scheme - A

"Young Road"

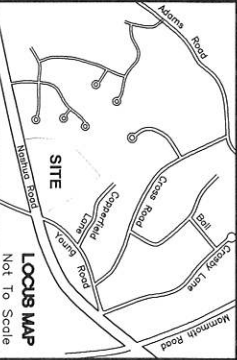
LONDONDERY, NEW HAMPSHIRE
 Mop 6 lot 53 - 21 Ac.±
 Mop 6 lot 58-2 - 2.5 Ac.±
 Total Area 23.5 Ac.±

MEISNER BREW CORPORATION
 110 LITTLETON ROAD, WESTPORT, MA 01886 • (978) 892-1315
 202 MAIN STREET, SALEM, NH 03079 • (603) 883-3088

April 13, 2021 Scale 1"=100'

NOTE:
 THIS PLAN IS A SKETCH ONLY. THE NUMBER OF LOTS SHOWN IS NOT BASED ON ACTUAL BOUNDARIES, WETLANDS OR SETBACKS AND ARE SUBJECT TO CHANGE WHEN AN ACTUAL SURVEY IS PERFORMED.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT PLAN
PROPOSED ZONING DISTRICT: R-II (Requires Zone Change)
 50 Single-Family Units
 2,100± L.F.F. of Proposed Road
 8.4 Acre Open Space Required - 14 Acre Provided
 11.4± Acre Upland



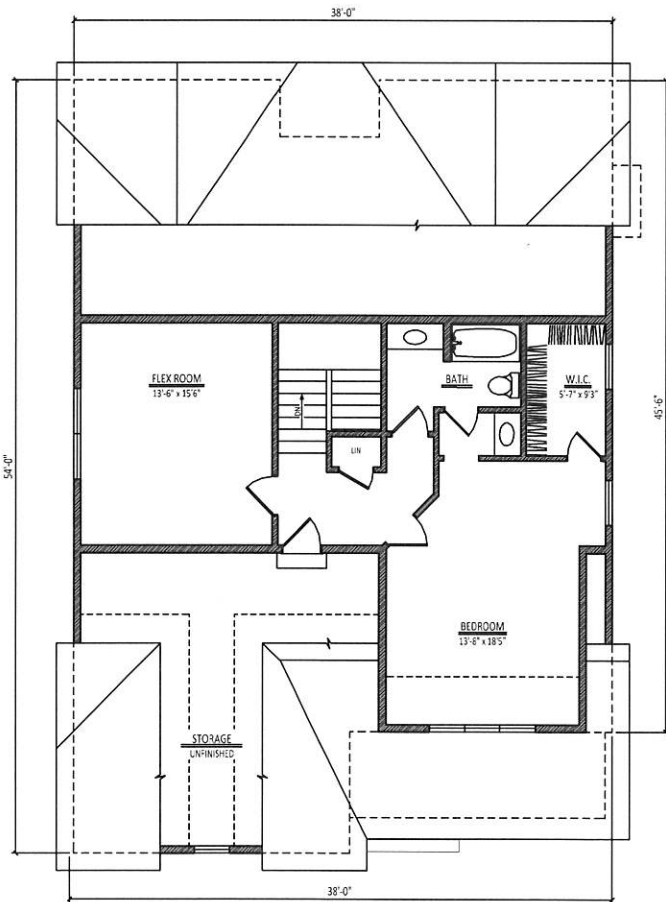




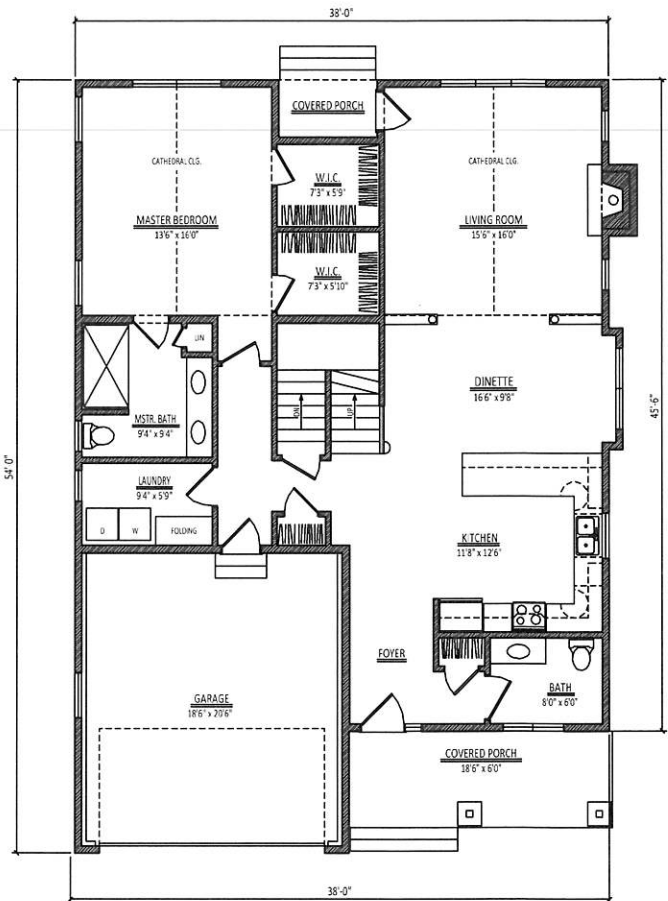
FRONT ELEVATION

THE BARRON

SQUARE FOOTAGE TABLE	
F. OCR	SQ. FTG.
FIRST FLOOR	1,473
SECOND FLOOR	813
TOTAL	2,286



SECOND FLOOR PLAN



FIRST FLOOR PLAN



25 BUTTRICK ROAD | UNIT A1
 LONDONDERRY, NH 03053
 TEL 603-965-0360
 FAX 603-965-0361
 WEB www.dhbhomes.com
 EMAIL bob@dhbhomes.com
 ralphm@dhbhomes.com



SQUARE FOOTAGE TABLE	
PLAN	SQ. FTG.
FIRST FLOOR	1,631
SECOND FLOOR	685
TOTAL:	2,316



FRONT ELEVATION

THE **WOODBURY**





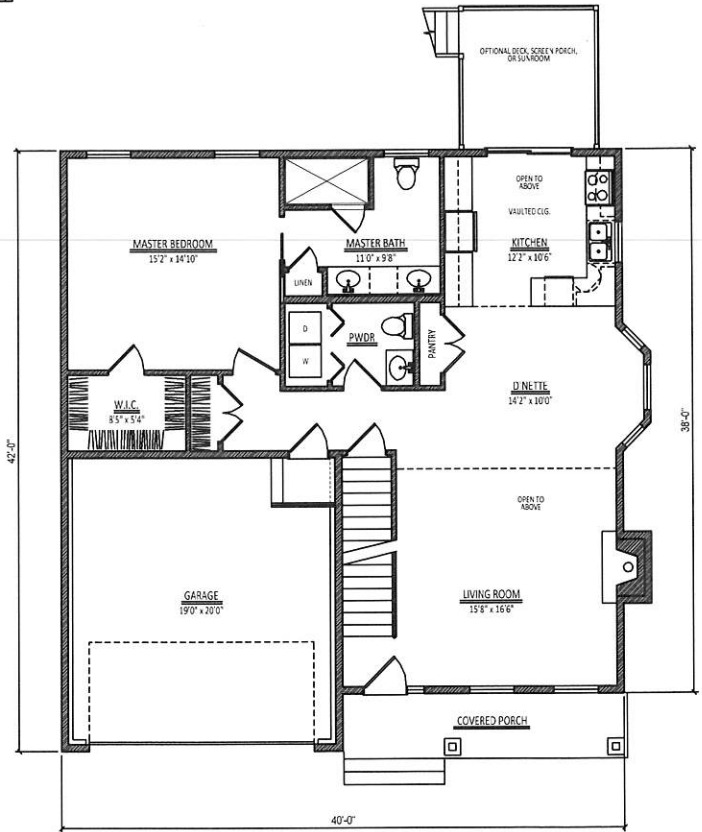
FRONT ELEVATION



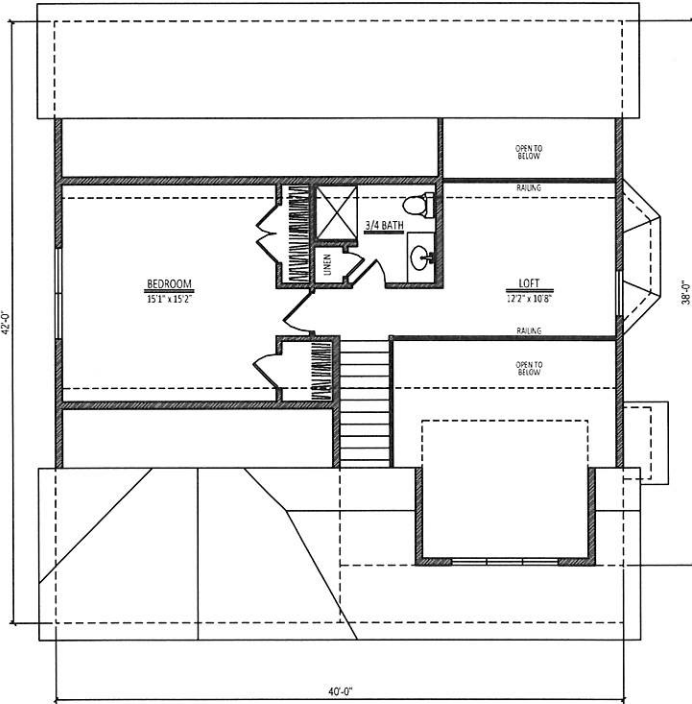
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THE LANCASTER

SQUARE FOOTAGE TABLE	
PLAN	SQ. FTG.
FIRST FLOOR	1,712
SECOND FLOOR	551
TOTAL:	1,763



FIRST FLOOR PLAN



SECOND FLOOR PLAN





FRONT ELEVATION

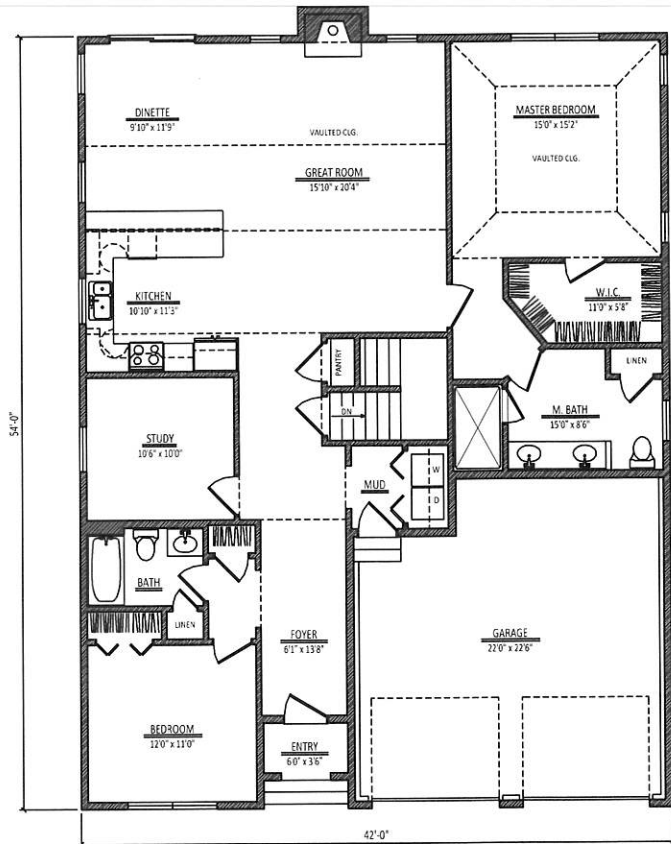


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THE FISK

2 CAR GARAGE

SQUARE FOOTAGE TABLE	
PLAN	SQ. FTG.
FIRST FLOOR	1,741
TOTAL	1,741



FIRST FLOOR PLAN

LONDONDERRY TOWN COUNCIL MEETING MINUTES

June 7, 2021

The meeting took place in the Moose Hill Council Chambers, 268B Mammoth Rd, Londonderry, NH 03053.

Present: Chairman John Farrell; Vice Chairman Joe Green; Councilor Jim Butler, Tom Dolan and Deb Paul; Town Manager Kevin Smith; Assistant Town Manager Lisa Drabik; Executive Assistant Kirby Brown

CALL TO ORDER

Chairman Farrell called the Town Council meeting to order. This was followed by the Pledge of Allegiance and a moment of silence for all of the healthcare workers that god us through Covid.

PUBLIC COMMENT

Fire Chief Darren O'Brien gave an introduction to the new personnel and firefighters that were hired during Covid.

Chairman Farrell thanked Kathy Wagner for all of her years as the Chair of Old Home Day and presented her with a bouquet of flowers.

Councilor Paul stated that she would like to read a statement into the record about what happened at the last Council meeting. Councilor Paul stated that she feels Councilor Butler is trying to tarnish her reputation. Councilor Paul stated that she was assigned to be the liaison to the Planning Board and she tries to do her best. Councilor Paul said that she decided to run for Town Council to do what was best for the tax payers of the community, not to draw more advertising dollars for her job. Councilor Paul stated that becoming a Councilor has affected her business in an adverse way. Councilor Paul stated that she acquired an attorney to review the accusations made by Councilor Butler, and after reviewing said that they were without merit and laughable. Councilor Paul stated that she would like to status of the accusation. Councilor Paul stated that she is done being bullied

LONDONDERRY TOWN COUNCIL MEETING MINUTES

34 and harassed and she would like a public apology.

35
36 Councilor Butler asked if he could respond. Chairman Farrell said no. Chairman Farrell
37 stated that at the other Councilor's request, he did speak with the Town Attorney and he
38 has spoken to each Councilor individually. Chairman Farrell stated that no one won
39 anything and no one lost anything that meeting. Chairman Farrell said that he has reread
40 the Charter and spoken to the attorney and there is a process in place. Chairman Farrell
41 stated that going forward he would like to see the rules and laws followed. If there is an
42 issue, follow the Charter. Chairman Farrell said that it's time to move forward. Councilor
43 Paul stated that she will move forward if she receives an apology. Chairman Farrell stated
44 that he can't force anyone to apologize.

45
46 Councilor Butler stated that when Councilor Paul was elected, her second or third meeting,
47 she involved his family and made accusations, to the point where his family had to come
48 down to the public meeting and defend themselves, for no reason. Councilor Butler stated
49 that it started with Councilor Paul.

50
51 Chairman Farrell stated that he will not tolerate an outburst again and that we need to follow
52 the process.

PUBLIC HEARING

53
54
55 Motion to open Public Hearing made by Vide Chairman Green and second by Councilor
56 Butler. Chair votes 5-0-0.

57
58 Chairman Farrell introduced the Public Hearing on barn preservation easement at 15
59 Parmenter Rd. Steve Hamilton and Dan Scalzo with the Assessing Department presented.

60
61 Ann Chiampa, 28 Wedgewood Drive, stated that there is an application process you have
62 to go through. You nominate yourself or have someone nominate you. It involves a lot of
63 research and documentation of the property. Chiampa stated that she wants clarification if
64 Wagner put in the application to the Division of Historical Resources. Dan Scalzo stated
65 that that's just one requirement and as it was just underlined as eligible and she checked
66 off the current use as agricultural, it counts as one of the following so it didn't matter. Steve
67 Hamilton stated that it doesn't affect the application.

LONDONDERRY TOWN COUNCIL MEETING MINUTES

68 Steve Young, 15 Parmenter Rd, gave a brief description of the history of the property.

69
70 Motion to approve and sign the barn preservation easement made by Vice Chairman Green
71 and second by Councilor Dolan. Chair votes 5-0-0.

72
73 Chairman Farrell introduced Resolution #2021-05, a Resolution relative to the acceptance
74 of unanticipated revenue under RSA 31:95-b. Town Manager Kevin Smith presented.
75 Smith stated that this is for a few gifts and donations throughout the last fiscal year that
76 will need to be accepted by the Council. Motion to accept the amounts made by Councilor
77 Dolan and second by Vice Chairman Green. Chair votes 5-0-0.

78
79 Motion to close Public Hearing made by Vice Chairman Green and second by Councilor
80 Dolan. Chair votes 5-0-0.

81

82 NEW BUSINESS

83
84 Chairman Farrell introduced the discussion on the I-93 south barriers. Chairman Farrell
85 stated that he has been contacted by numerous residents on trolley Care Lane regarding
86 the noise. Town Manager Smith gave an update from Wendy Johnson who is the Project
87 Manager. Councilor Dolan asked if it would be on either sides or one side. Smith stated
88 both sides and that they are still going to be put up.

89
90 Dan Brag, 5 Trolley Car Lane, stated that in 2005 when he moved in he was told there
91 would be a sound barrier and read the documentation on NHDOT website. The plan said
92 proposed sound barrier. Brag stated that it's been three years. Brag stated that he would
93 just like the barriers up. Chairman Farrell got a consensus from the Council to have Town
94 Solicitor Mike Malaguti to craft a strongly worded letter to the Commissioner from the
95 Council expressing the displeasure with the current circumstance and look for a remedy.
96 Town Manager Smith stated that he will send Brag a copy.

97
98 Chairman Farrell introduced Order #2021-09, an Order relative to the licensing of a
99 Junkyard pursuant to RSA 236 for S&S Metals and Order #2021-10, an Order relative to
100 the licensing of a Junkyard pursuant to RSA 236 for Murray's Auto.

LONDONDERRY TOWN COUNCIL MEETING MINUTES

101 Councilor Paul stepped down due of a conflict of interest as she does business with S&S
102 Metals and Murray's.

103
104 Brad Anderson and Norma Ditri presented. Anderson stated that he visited both junkyards
105 and both are following best manufacturing practices and procedures. Anderson
106 recommended renewal of license for both.

107
108 Motion to approve Order #2021-09 and Order #2021-10 made by Councilor Dolan and
109 second by Vice Chairman Green. Chair votes 4-1-0.

110
111 Councilor Paul rejoined the meeting.

112
113 Town Solicitor Mike Malaguti presented an authorization to submit a Grant to NH DES
114 Drinking and Groundwater trust Fund. Malaguti stated that in March, the voters approved
115 the expenditure of \$250,000 to be raised through taxation. Malaguti stated that he is
116 looking for a motion and approval to submit grants to DES Drinking and Groundwater
117 Trust Funds for Lancaster Drive and for the rebate program. Motion to move forward
118 made by Councilor Dolan and second by Councilor Butler. Chair votes 5-0-0.

119
120 Malaguti gave an update on the Macks Apples lease and went over how the town is
121 buying five acres for municipal purposes at 114 Pillsbury Rd and the back twenty-one
122 acres in change to be held in Conservation. Those closings are both coming up soon.
123 Malaguti went over the lease agreement.

124
125 Chairman Farrell introduced Resolution #2021-16, a Resolution relative to the acceptance
126 of unanticipated revenue under RSA 31:95-b for Recreation. Recreation Director Art
127 Psaledas presented. This Resolution is to accept a donation for a swing that kids can sit in
128 at the playground. Motion to approve Resolution #2021-16 made by Councilor Dolan and
129 second by Vice Chairman Green. Chair votes 5-0-0.

130
131

APPROVAL OF MINUTES

132
133 Chairman Farrell stated line 171 there is a spelling correction that needs to be made.

LONDONDERRY TOWN COUNCIL MEETING MINUTES

134 Councilor Dolan stated that line 172 is another correction. Councilor Paul stated that line
135 159 it should read 19,702 sq. ft.

136
137 Motion to approve the Town Council minutes from May 17, 2021 as amended made by
138 Councilor Dolan and second by Vice Chairman Green. Chair votes 5-0-0.

139

140 APPOINTMENTS/RESIGNATIONS

141

142 Chairman Farrell stated that Christine Patton will be resigning from the Budget Committee.
143 Motion to accept Christine Patton's resignation made by Vice Chairman Green and second
144 by Councilor Butler. Chair votes 5-0-0.

145

146 The Council discussed the CIP Committee members. Chairman Farrell will be on the
147 Committee as the Town Council representation. Motion to appoint all the members listed
148 to the CIP made by Vice Chairman Green and second by Councilor Dolan. Chair votes 4-
149 1-0. Chairman Farrell obtained.

150

151 The Council discussed summer schedule. The Council will be meeting July 12th and
152 August 16th and August 30th.

153

154 Chairman Farrell stated that the Council will be going into non-meeting session about
155 legislation and legal advice and ending the public session.

156

157 ADJOURNMENT

158

159 Motion to adjourn made by Vice Chairman Green and second by Councilor Dolan. Chair
160 votes 5-0-0.

161

162	Notes and Tapes by:	Kirby Brown	Date: 6/7/2021
163	Minutes Typed by:	Kirby Brown	Date: 6/13/2021
164	Approved by:	Town Council	Date: 6/21/2021