

The Planning Board for the Town of Derry held a public meeting on Wednesday, March 18, 2026, at 7:00 p.m. The meeting was broadcast from the Derry Municipal Center, 14 Manning Street, Third Floor meeting room, with a virtual option.

Members present: Dave Nelson, Chair, John O'Connor, Vice Chair, Richard Malaby, Secretary, Brian Chirichiello, Town Administrator Representative, Jacob Pelletier, Derek Minervini, Members, Thomas Mauzy, Michael Wood, and Z. Michael Appleton, Alternates

Absent: Bryan Fishman, Member, and Randy Chase, Town Council Representative

Also present: Elizabeth Robidoux, Planning Director, Caroline Wilson, Planning Administrative Secretary II, Sam Fazioli, Engineering Coordinator, Beverly Donovan, Economic Development Director

Mr. Nelson opened the meeting at 7:00 p.m. The meeting began with a salute to the flag.

Mr. Mauzy was seated for Mr. Healey's vacant seat and Mr. Wood was seated for Mr. Fishman.

Escrow

#26-05

Project Name: Subdivision of 343 Island Pond Road

Developer: GlennCo Construction Co.

Escrow Account: Same

Escrow Type: Cash Escrow

Parcel ID/Location: PID 17002, 343 Island Pond Road

The request is to approve release #2 in the amount of \$8,728.50, for the above noted project. The amount to retain is \$4,945.00.

Motion by O'Connor, seconded by Malaby, to approve release #2 of cash escrow in the amount of \$8,728.50 for the above noted project. The amount to retain is \$4,945.00.

Roll Call Vote: Wood, Minervini, O'Connor, Mauzy, Chirichiello, Pelletier, Malaby, Nelson, vote Yes. The motion passed.

#26-06

Project Name: Denali Estates – Daniel Road

Developer: JAL, LLC

Escrow Account: Same

Escrow Type: Performance Bond

Parcel ID/Location: PID 11059, 15 Forest Street

The request is to renew Performance Bond # 837077982, issued by Ohio Casualty Insurance Company in the amount of \$188,814.24 for the above noted project. The expiration date will be July 21, 2027.

Motion by O'Connor, seconded by Malaby, to approve the renewal of Performance Bond #837077982, issued by Ohio Casualty Insurance Company in the amount of \$188,814.24 for the above noted project. The expiration date will be July 21, 2027.

Roll Call Vote: Wood, Minervini, O'Connor, Mauzy, Chirichiello, Pelletier, Malaby, Nelson, vote Yes. The motion passed.

#26-07

Project Name: 2-Lot Subdivision of 71 Goodhue Road

Developer: Tim Woodland

Escrow Account: Same

Escrow Type: Cash Escrow

Parcel ID/Location: 04014, 71 Goodhue Road

The request is to establish cash escrow in the amount of \$11,534.50, for the above noted project. This escrow is non-interest bearing.

Motion by O'Connor, seconded by Malaby, to establish cash escrow in the amount of \$11,534.50, for the above noted project. This escrow is non-interest bearing.

Roll Call Vote: Wood, Minervini, O'Connor, Mauzy, Chirichiello, Pelletier, Malaby, Nelson, vote Yes. The motion passed.

Minutes

The Board reviewed the minutes of the March 04, 2026 public meeting.

Motion by O'Connor, seconded by Malaby, to approve the minutes of the March 04, 2026 public meeting as presented.

Roll Call Vote: Wood, Minervini, O'Connor, Mauzy, Chirichiello, Pelletier, Malaby, Nelson, vote Yes. The motion passed.

Correspondence

Mr. Malaby reported that the Board received digitally the Fiscal Update for the Head's Pond project in Hooksett. The Fiscal Update addresses projected enrollment in Pinkerton Academy, and has been forwarded to Dr. Timothy Powers.

Ms. Robidoux explained that when the determination of regional impact was made for the Head's Pond project (construction of 428 residential units), Hooksett's Planning Director, Grant MacGregor, said that he would forward the community impact statement when received. It is a courtesy report.

There was some discussion on why this development qualified as impacting Derry. It was explained Hooksett sends pupils to Pinkerton Academy for high school; which may affect the

greater community. It was mentioned that because Pinkerton Academy is a semi-private school; and Rte. 28 By Pass (utilized by buses) is a state-maintained road, this would reduce direct fiscal impact to Derry. Ms. Robidoux explained that about fifteen students per year would be added to Pinkerton's enrollment as a result of the development.

Other Business

Architectural Design Review - Sign in TBOD

PID 30051, 16 Manning Street, Unit 110

The Voice Studio

Ms. Robidoux explained that the Town of Derry Zoning Ordinance, Section 165-101.5 (A)(1)(q), requires that all new signs (this includes awnings) proposed in the Traditional Business Overlay District be reviewed by the Planning Board prior to the issuance of a sign permit. Signs in this district cannot be internally illuminated (neon, argon, krypton), or have internally illuminated lettering; projecting signs are to be located so that they do not block line of sight for motorists and cannot be closer than 8 feet to grade. The architectural design of the sign must complement the architectural design of the buildings and surroundings.

The Voice Studio has relocated from Crytal Avenue to 16 Manning Street, Unit 110 in The Granary. The applicant has a sign permit pending with the Building Department. Staff recommends the Board approve the proposed signage.

Motion by O'Connor, seconded by Malaby, pursuant to the Town of Derry Zoning Ordinance, Article XII, Signs, Section 165-101.5, Signs in the TBOD, to approve the sign design presented for The Voice Studio, Parcel 30051, 16 Manning Street, Unit 110, as presented. The Board finds the signs are compatible with the surrounding buildings, meet the regulations contained in the Ordinance, and compliment the surrounding architecture.

Roll Call Vote: Wood, Minervini, O'Connor, Mauzy, Chirichiello, Pelletier, Malaby, Nelson, vote Yes. The motion passed.

PID 30026-001, 30037 & 30038

5 Abbott Ct., 3 Central Ct., & 1 Central Ct

Town of Derry

Voluntary Merger

Ms. Robidoux explained that the May 21, 2025, approval of the 5 Abbott Court mixed use project included a condition stipulating the voluntary merger of PID 30026-001 (5 Abbott Ct), 30037 (3 Central Ct) and 30038 (1 Central Ct). All parcels are owned by the Town of Derry. This request for Voluntary Merger completes that condition of approval.

Voluntary Mergers are approved pursuant to RSA 674-39-a, and a public hearing is not required.

The Board had no comment on the request.

Motion by O'Connor, seconded by Malaby, to approve the voluntary merger of 5 Abbott Ct, 3 Central Ct and 1 Central Ct. The parcel to be retained is PID 30026-001, 5 Abbott Court.

Roll Call Vote: Wood, Minervini, O'Connor, Mauzy, Chirichiello, Pelletier, Malaby, Nelson, vote Yes. The motion passed.

**Architectural Design Review – Rooftop Solar
PID 30026-001, 5 Abbott Ct.
Town of Derry and Lansing Melbourne Group**

Ms. Robidoux explained the Town of Derry and Lansing Melbourne Group are in a private/public partnership to construct a 300+ space parking garage and 117 apartments at 5 Abbott Ct. The site work for the project began last month. The Town has been notified LMG would like to add a solar array over the parking garage portion of the project.

At the last meeting, the Board determined that Architectural Design Review of the proposed solar installation would be the appropriate form of review. The design team has provided renderings of the array as seen from Abbott Court and Central/Sawyer Court. A cut sheet for the solar panels is included in the packet provided to the Board this evening, as well as answers to questions staff posed to the development team relating to glare and visual impacts.

Projects in the Traditional Business Overlay District are required to have a very high level of compliance with the Architectural Design Regulations. The goal of the design regulations for this district is to maintain a pleasing pedestrian environment. The core area of the downtown traditionally has buildings that are taller, closer to the sidewalk, built of more substantial materials, and are more elaborate in design and detailing. The Board has already reviewed and accepted the design for the parking garage and apartments. This evening, the Board is being asked to comment on the addition of rooftop solar on the garage. The solar will provide power to the apartments. The Town Administrator shared the Town Council is aware of the proposal.

In reviewing design, an application is considered to meet the design requirements if the Board determines the application demonstrates substantial compliance with regulations. The Board reviews the proposal for compliance with Section 170-86, Design Elements. For solar installations, items such as building façade, fenestration, and entrance will not apply.

To summarize the applicant's response, the total height will not exceed 317 feet. At the Rail Trail, the height will be 42'6". Glare will not affect pedestrian, vehicular or air traffic, the panels will be anti-reflective, lighting will not cause spillover to abutting properties, and the aluminum frames will match the panels which are proposed as black monocrystalline. Staff recommends the Board review the proposed installation and vote on findings of fact.

Mr. Chirichiello inquired how the panels will be situated on the roof. At the last meeting, Ms. Robidoux provided photos showing the rooftop solar installation at Tuscan Village in Salem; these were just examples of a similar application nearby and this project will not look exactly like that.

184 Mark Jobin, of Jobin Consulting representing LMG was recognized. Mr. Jobin explained the top
185 floor of the garage does not have a roof, so the panels will act as a roof for the cars parked on that
186 floor. The panels will be relatively flat, at a low slope.

187
188 Mr. Jobin added that there will now be lighting underneath the solar array, just like the levels
189 below.

190
191 Attending remotely, Michael McCarthy, president of SunCommon, was recognized. Mr.
192 McCarthy was available to elaborate on technical questions.

193
194 Mr. Nelson observed that vehicles parking under the solar panels will benefit from the sun and
195 snow blockage provided.

196
197 Mr. Mauzy wished to confirm that the panels could bear the anticipated snow load. Mr. McCarthy
198 noted that a reaction load study has been done with the canopy's manufacturing partners.
199 SunCommon is collaborating with Mr. Jobin and the LMG team to ensure adequate structural
200 capacity in the foundation and structure to support the canopy.

201
202 Mr. O'Connor noted there was an error in the LMG document noting the total height of the garage
203 with the addition of the solar array could be up to 350' in elevation per the zoning regulations. Mr.
204 O'Connor wished to amend it to "up to 350' in elevation *from sea level* per the zoning regulations."

205
206 Mr. O'Connor has observed the snow management for the rooftop solar array at Tuscan Village;
207 he wished to verify that this array would have adequate means for snow sliding off the 2-5% slope
208 of the panels. Mr. McCarthy explained there would be snow guards where the bottom of the
209 canopy roof will meet a small gap to the wall of the apartment building. To prevent snow from
210 getting into that gap, there will be a rail, a snow guard, and a decking system with gutters to collect
211 snow melt and rain.

212
213 Mr. Nelson mentioned that the Board's purview this evening is architectural design only, much
214 like for signs. The Code Enforcement department has authority of structural issues.

215
216 Mr. O'Connor mentioned that when the project was approved in May of 2025, one of the
217 conditions was that the condominium plan be brought to the Board for review. Ms. Robidoux
218 confirmed the transfer of power generated from the solar array would be addressed in the
219 forthcoming condominium documents.

220
221 Mr. O'Connor inquired if a fire suppression system would be installed at the solar array; Mr. Jobin
222 confirmed there will be.

Motion by O'Connor, seconded by Malaby, after review of the proposal, the Board finds the proposed roof top solar installation on the roof of the municipal parking garage located at PID 30026-001, 5 Abbott Court is appropriate for the Traditional Business Overlay District as:

The proposed change demonstrates overall compliance with the Architectural Design Regulations.

The proposed change does not detrimentally affect the nature of the surrounding uses, the style of the surrounding buildings, or special feature of historic, cultural or community interest in the vicinity of the project.

The proposed height, mass, lighting and color are appropriate for the neighborhood and the district.

Roll Call Vote: Wood, Minervini, O'Connor, Mauzy, Chirichiello, Pelletier, Malaby, Nelson, vote Yes. The motion passed.

Planning Director / Chairman Updates

Ms. Robidoux encouraged the Board to save the dates – October 21 through 23, 2026 - for the Northern New England Chapter of the American Planning Association (NNECAPA) annual conference in Manchester, NH. This is an excellent opportunity for training and peer connections and Planning Board members are strongly encouraged to attend.

Southern NH Planning Commission put forth a request for applications for a Housing Implementation Readiness pilot program; Ms. Robidoux applied. If selected, the Commission will assist the Town in determining ways to encourage redevelopment in areas with existing or expanding infrastructure. There would be a focus on redevelopment, infill, and different housing types such as missing middle and workforce housing. The Commission will choose one or two municipalities in April.

The April 1st meeting is the annual organizational meeting; a copy of the Board's Bylaws was provided for members to review ahead of time. The third workshop on the proposed changes to the CBD is scheduled, as well as policy discussions such as making motions, clearly identifying precedent and subsequent conditions, applying escrow to projects, and goal setting and prioritization for the future.

Mr. Nelson has nothing to report.

Public Hearing

To Review a Proposal for Trimming of Trees on Stark Road by Eversource

Ms. Robidoux explained that periodically, Eversource trims trees on scenic roads. Per State statute, the Town is required to hold a public hearing. Alison Marcotte from Eversource is here this evening to answer any of the Board's questions.

275 Motion by O'Connor seconded by Malaby, to open the Public Hearing.

276
277 All members present vote Yes, the Public Hearing was opened.

278
279 Alison Marcotte, Utility Arborist for Eversource was recognized. Ms. Marcotte explained that
280 Eversource does routine trimming every five years on their circuits. Trees are trimmed 15' above,
281 8' to the side, and 10' below to keep the wires free from tree branches. There have not been any
282 trees in this section identified as needing to be removed at this time.

283
284 Mr. Chirichiello wished to verify that residents on Stark Road were notified; Ms. Marcotte said
285 yes, a 45-day mailer was sent per NH law. Ms. Marcotte verified that from the centerline of the
286 powerline, 8' to the side is all that would be trimmed. The 45-day mailer includes an option for
287 residents to indicate if there are trees that they wish to discuss prior to trimming. At this time, no
288 such requests have been received. Ms. Marcotte confirmed that the trimmings are chipped same-
289 day.

290
291 Mr. Mauzy asked if this applied to the entire length of Stark Road; Ms. Marcotte said no, it is
292 between house number 69 Stark Road, up to Lawrence Road. The other section will probably be
293 done next year.

294
295 No members of the Public rose to discuss this proposal.

296
297 Motion by O'Connor, seconded by Malaby to close the Public Hearing.

298
299 All members present vote Yes, the Public Hearing was closed.

300
301 Motion by O'Connor, seconded by Malaby to approve pursuant to RSA 231:158, the trimming
302 and removal of trees on Stark Road by Eversource Energy, per the proposed work area as outlined
303 in the correspondence provided by Eversource, received by the Town on February 17, 2026.

304
305 Roll Call Vote: Wood, Minervini, O'Connor, Mauzy, Chirichiello, Pelletier, Malaby, Nelson, vote
306 Yes. The motion passed.

307
308 **Town of Derry**

309 **PID 30026-001, 30037 & 30038**

310 **5 Abbott Ct., 3 Central Ct., & 1 Central Ct.**

311 **17 South Ave., LLC**

312 **PID 30012, 17 South Ave.**

313 **Acceptance/Review, Lot Line Adjustment**

314
315 Ms. Robidoux explained the proposal is for a lot line adjustment between 1 Central Court, owned
316 by the Town of Derry, and 17 South Avenue, owned by 17 South Avenue, LLC. [Noticing includes
317 5 Abbott Ct., and 3 Central Ct., as the three town owned lots are subject to a voluntary merger
318 action this evening.]

The purpose of the adjustment is to add 4,376 square feet from 17 South Avenue to 1 Central Court. 1 Central Court is located in the Traditional Business Overlay District. 17 South Avenue was added to the TBOD in 2021, but retains the underlying zoning of Medium High Density Residential (Approved by Town Council March, 2021). The adjustment will provide additional area for the 5 Abbott Court project. Regional Impact does not apply to Lot Line Adjustments.

The adjustment between the properties will assist with downtown redevelopment goals. If the Board approves the lot line adjustment, the Town Council will then move forward to complete the public hearing process necessary to formally acquire Parcel A as noted on the submitted plan. Staff recommends the Board review the proposed plan.

Bob Duval with TF Moran is present to answer any technical questions. Beverly Donovan, Economic Development Director, is present representing the Town.

Mr. Nelson inquired of the underlying MHDR zoning of the 17 South Avenue property. Ms. Robidoux explained that 17 South Avenue is a multifamily parcel; when the Board moved it into the TBOD, the Board said that the parcel would maintain the MHDR characteristics underneath the TBOD overlay.

Motion by O'Connor, seconded by Malaby, to accept jurisdiction of the lot line adjustment plan before the Board for the Town of Derry, PID 30038, 1 Central Court and 17 South Avenue, LLC, PID 30012, 17 South Ave.

Roll Call Vote: Wood, Minervini, O'Connor, Mauzy, Chirichiello, Pelletier, Malaby, Nelson, vote Yes. The motion passed.

Motion by O'Connor, seconded by Malaby, to open the Public Hearing.

All members present vote Yes, the Public Hearing was opened.

Bob Duval with TF Moran was recognized. TF Moran prepared this lot line adjustment plan. A small 1/10 of an acre triangle will be transferred from 17 South Avenue to the Town. Mr. Duval explained this transfer was negotiated years ago at the project's outset. This portion is not really needed by 17 South Ave., but it will help facilitate the design and construction of the Abbott Court project.

Mr. Chirichiello asked about the topography of the triangular piece. Mr. Duval explained that a flat portion is being transferred.

No members of the Public rose to discuss this proposal.

Motion by O'Connor, seconded by Malaby, to close the Public Hearing.

All members present vote Yes, the Public Hearing was closed.

Motion by O'Connor, seconded by Malaby, the Board finds the proposed plan does not alter existing conditions which would affect access to the lots, ensuring the health, safety, and welfare of the neighborhood remains unchanged as a result of the adjustment of the lot line.

Roll Call Vote: Wood, Minervini, O'Connor, Mauzy, Chirichiello, Pelletier, Malaby, Nelson, vote Yes. The motion passed.

Motion by O'Connor, seconded by Malaby, after review and deliberation of the Lot Line Adjustment plan application for PID 30038, 1 Central Court (Town of Derry) and PID 30012, 17 South Avenue (17 South Avenue, LLC), the Board finds the applicant satisfies the general requirements of the Land Development Control Regulations. Therefore, the motion is to Approve pursuant to RSA 676:4 III – Expedited Review, with the following conditions:

1. Subject to owners signatures
2. Subject to on-site inspection by the Town's engineer
3. Establish escrow for the setting of bounds or certify the bounds have been set
4. Obtain written approval from the Planning Director/designee that the GIS submission is received and is operable and it complies with LDCR Section 170-24.C
5. Conditions precedent shall be met within 6 months.
6. Submission of the appropriate recording fees, payable to the Rockingham County Registry of Deeds. [This includes the \$25.00 LCHIP fee, recording fees for the mylar and the Notice of Decision.]
7. The documents reflecting conveyance of the lots, by deed, should be recorded at the RCRD subsequent to or in conjunction with the final mylar and a copy of the recorded deeds shall be provided to the Planning Department for the file.

Roll Call Vote: Wood, Minervini, O'Connor, Mauzy, Chirichiello, Pelletier, Malaby, Nelson, vote Yes. The motion passed.

Board Member Comments

None.

Motion by Chirichiello, seconded by Malaby to adjourn.

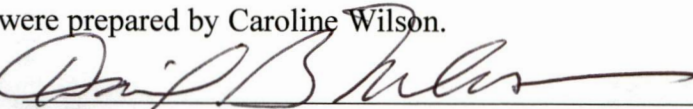
All members present voted Yes. The motion passed, and the meeting was adjourned at 7:51pm.

411

412 The minutes were prepared by Caroline Wilson.

413

414 Approved by:



415

Chairman/Vice Chairman

416

417



418

Secretary

419

420

Approval date: April 01, 2026