Londonderry Heritage/Historic District Commission Meeting

January 22, 2026 - 7:00 P.M.

SUNNYCREST CONFERENCE ROOM

AGENDA

I. **Open Meeting:** Vice-Chairman Art Rugg called the meeting to order at 7:00 pm. The following were present: Chairman Art Rugg, Sue Joudrey, John Mahon, David Colglazier, Ex-Officio Ted Combes, and Alternate Commissioner David Ellis. Absent: Jim Butler, new Commissioner Christa Guiney, and Alternate Commissioners Laura Schenkman and Megan Thompson. The Chair appointed D. Ellis to vote in place of J. Butler. Town Staff: Town Planner Kristan Farr.

II. **Approval of minutes from prior meeting**: T. Combes made a motion to approve the minutes of the November 20, 2025, meeting; D. Colglazier seconded. The motion passed 6-0.

III. **Election of Officers:** T. Combes made a motion to nominate A. Rugg as Chairman; D. Colglazier seconded. The motion passed 5-0 with 1 abstention (A. Rugg). J. Mahon nominated J. Butler as Vice-Chairman; T. Combes seconded. The motion passed 6-0. T. Combes nominated J. Mahon as Secretary; D. Colglazier seconded. The motion passed 5-0 with 1 abstention (J. Mahon).

IV. **Applications for Advisory input to the Planning Board**

A. **Site plan for a two story 41,700 square foot building with 12 indoor pickleball courts along with 21 outdoor pickleball courts and associated site improvements in the Commercial II (C-II), 2 Highlander Way, Map 28, Lot 10-0, City of Manchester (Owner), Benton Family Trust (Applicant); 5 Highlander Way, Map 28, Lots 10-4, Benton Family Realty LLC (Owner/Applicant), Commercial II (C-II) Zoning District; 3385 Brown Avenue, Map 28, Lot 9, City of Manchester (Owner), Benton Family Trust (Applicant)**

Aiden Schlotman of TF Moran presented for the applicant. Executive Health and Sports Center's planned pickleball courts are on vacant land leased from the City of Manchester. One of the 21 outdoor courts will be a championship court with surrounding bleachers. An early conceptual drawing showed part of the indoor structure to be two-stories tall. The court area is about 11/2 stories high with garage doors to allow for summer cooling and equipment access. Landscape additions include several shade trees and at least two purple lilacs. Walkways will be concrete. Lighting – wall packs and parking lot poles – will be dark-sky compliant. The outdoor courts will be lit for night players. The building will be a steel-frame structure. The applicant was asked to bring in building material samples into the planning department for review.

Action: Recommended as presented to the Planning Board with a note to make building materials and more extensive schematics of the building and the outdoor courts available via the Planning Department.

B. **Site plan for a retail car dealership and associated site improvements in the Commercial 2 (C-II) Zoning District. 6 Dickey Street, Tax Map 10, Lot 109, Leon & Tamara Lampes (Owner/Applicant).**
Aiden Schlotman of TF Moran presented for the applicant. This is a change of use application to convert this wholesale car dealership to a retail dealership. The structure in place will be unchanged. The wrap-around driveway will be converted to a single entry with a small front parking lot for customers and a side-parking lot for cars for sale. Shade trees are planned along Dickey Street. D. Colglazier suggested the addition of a purple lilac.
Action: Recommended as presented to the Planning Board with a note to consider the addition of a purple lilac to the landscape plan.

C. **Subdivision for 16 residential lots and associated site improvements in the Agricultural Residential (AR-1) District. 35 Elwood Road, Map 5 Lot 39; 16 Dan Hill Road, Map 5 Lot 39-5; 54A Elwood Road, Map 5 Lot 40; 68 Rear Elwood Road, and Map 5 Lot 72, Estate of Wayne Elwood c/o Linda & Christina Elwood (owner) & Belize Real Estate Holdings, LLC (applicant).**
No applicant appeared. D. Ellis asked about the barn that exists on the property in one of the proposed lots as it is listed on one of the state's historic websites as an old structure. There are many stone walls on the property, some or all of which may require preservation. J. Mahon asked about the plan to preserve the apple trees on these properties. T. Combes asked if this former orchard was part of the historic Apple Way.
Action: Applicant to be advised of discussion about the preservation of the old barn, stone walls, and apple trees. No further recommendation to the Planning Board.

D. **Site plan for renovation of an existing building to add a restaurant and associated parking in support of an agritourism operation at 230 Mammoth Road (Map 06, Lot 21), zoned Agricultural-Residential (AR-1). MHO Acquisition, LLC, (owner/applicant).**
Laura Gandia, Attorney, Devine Millimet presented. This plan would call for the addition of a 4000 sq. ft., 99-seat farm-to-table restaurant in the rear section of Mack's Apples. The rear and side exterior of the building – concrete and wood – would be

refurbished and painted red with the addition of windows, signage, and lighting. Some additional landscaping near the building is anticipated potentially including lilacs. No additional parking is planned beyond the 92 existing spaces. Additional lighting would be added to the front area, the parking lot, and to the rear of the building. J. Mahon suggested that the applicant consider more rustic lighting fixtures to match the style of the building versus the modern fixtures in the lighting plan.
Action: Recommended as presented to the Planning Board with a note to consider more rustic lighting fixtures in the parking lot.

V. **Other business:**

A. Discussion of potential special meeting on or about 2/26/26.

B. Discussion of warrant articles relating to the Rev. Morrison Meeting House. Two articles were discussed. The first proposed by the Town is to renovate the building for about $3.4 million via a bond; the second, a citizen's petition sponsored by the Londonderry Historical Society, is for $950,000, half of which would come from the undesignated fund balance. The Heritage and Historic District Commission was asked to take a position on these warrant articles.
Action: J. Mahon made a motion for the Commission to support the warrant article calling for the $3.4 million dollar renovation of the Reverand Morrison Meeting House; T. Combes seconded. The motion passed 6-0. D. Ellis made a motion for the Commission to support the warrant article calling for $950,000 to renovate the Reverend Morrisson Meeting House; T. Combes seconded. The motion passed 5-1 (J. Mahon).

VI. **Public input:** None

VII. **Adjournment:** J. Mahon made a motion to adjourn: T. Combes seconded. The motion passed 6-0.