LONDONDERRY, NH PLANNING BOARD
MINUTES OF THE MEETING OF MARCH 4, 2026
AT THE MOOSE HILL COUNCIL CHAMBERS

Meeting Link: https://www.youtube.com/live/FoiPyAOltRk?si=yzhzZrSPZcrd71iO

Members Present: Jake Butler, Chair; Jeff Penta, Vice Chair; Art Rugg, Secretary; Ann Chiampa, Member; Tony DeFrancesco, Member; John Farrell, Member; Shawn Faber, Town Council Ex-Officio; Ryan Ouellette, Alternate; Steven Bickford, Alternate

Members Absent: Giovanni Verani, Ex-Officio; Jonathan Cruz, Ex-Officio; Jason Knights, Alternate

Also Present: Kellie Caron, Deputy Town Manager & Director of Economic Development; Kristan Farr, Town Planner; John Trottier, Director of Engineering and Environmental Services

I. CALL TO ORDER

Chair Butler called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES

A. Rugg made a motion to approve the minutes of February 4, 2026, as presented. J. Penta seconded the motion. The motion carried 7-0-0. Chair votes in the affirmative.

A. Rugg made a motion to approve the minutes of February 11, 2026, as presented. T. DeFrancesco seconded the motion. The motion carried 6-0-1. Chair votes in the affirmative.

B. REGIONAL IMPACT DETERMINATION

There were no cases of regional impact.

C. DISCUSSIONS WITH TOWN STAFF

J. Farrell made a motion to grant an extension request for the 42 Wentworth site plan to September 4, 2026. A. Rugg seconded the motion. The motion carried 7-0-0. Chair votes in the affirmative.

III. OLD BUSINESS

A. Public hearing for an application for formal review of a subdivision of Map 10 Lot 41 to create a new 12- acre lot on Pillsbury and Gilcreast Road. 15 Pillsbury Road, Map 10, Lot 41 zoned Agricultural Residential (AR-1) and Woodmont Commons Planned Unit Development (PUD). Procopio Companies (Applicant) & Pillsbury Realty Development, LLC (Owner). (Continued from December 3, 2025, and January 7, 2026) ***Applicant has requested continuance to April 1, 2026.***

B. Public hearing for an application for formal review of a site plan and conditional use permit for 250 single family cottage court style dwellings along with associated site improvements. 36 Pillsbury Road (Map 10, Lot 42) zoned Agricultural Residential (AR-1) and Woodmont Commons Planned Unit Development (PUD). Procopio Companies (Applicant) & Pillsbury Realty Development, LLC (Owner). (Continued from December 3, 2025, and January 7, 2026) ***Applicant has requested continuance to April 1, 2026.***

IV. NEW PLANS / CONCEPTUAL PLANS

A. Public hearing on an application for a formal review of a site plan to construct 60 single family condominiums along with associated site plan improvements. 44 Pillsbury Road (Map 10, Lot 15) Zoned Woodmont Commons PUD (PUD-1) and Agricultural Residential (AR-1), Pillsbury Realty Development, LLC (owner) and Procopio Enterprises, Inc. (applicant). ***Applicant has requested continuance to April 1, 2026.***

J. Penta made a motion to continue the prior three cases to April 1, 2026. T. DeFrancesco seconded the motion. The motion carried 7-0-0. Chair votes in the affirmative.

V. MASTER PLAN PUBLIC HEARING

A. Public hearing to consider the adoption of the Town of Londonderry Master Plan, pursuant to RSA 674:2 and RSA 675:6. The proposed Master Plan is a comprehensive planning document intended to guide the future growth, development, and conservation of the Town of Londonderry and includes the required chapters as set forth in RSA 674:2, including but not limited to the Vision, Land Use, Housing, Transportation, Economic Development, and Natural Resources.

Susan Nienaber and Cam Prolman of SNHPC appeared before the Board to present the Londonderry 2025 Master Plan. They offered a summary of the project, including the impact of public input on the plan.

Chair Butler asked for Board comment.

J. Penta asked to ensure that there is focus on the comment regarding the North Village and to map it to the current strategies. He thanked SNHPC and the Master Plan Steering Committee for their work.

Chair Butler asked for public comment.

Name: Ray Breslin
Address: 3 Gary Drive
R. Breslin thanked the Town for his nomination as Volunteer of the Year. He spoke to the importance of addressing natural resources and water. He thanked everyone involved in the Master Plan process.

Name: John Wilson
Address: Tranquil Drive
J. Wilson spoke to the recommendation in the Master Plan to expand on-demand transportation opportunities for non-drivers by promoting CART services. He noted that the Senior Resource Committee is sponsoring Warrant Article 22 on this issue and asked if it is a good fit for what is proposed in the Master Plan. J. Penta agreed this Article fits with the intent of the Master Plan.

S. Faber made a motion to adopt the Londonderry 2025 Master Plan. A. Rugg seconded the motion.

Discussion: Regarding the North Village, J. Penta said that providing the public comments as an appendix to the Master Plan allows the flexibility to utilize the Plan to guide implementation. Regarding the comment about an energy plan, he said the Utilities Committee has an energy plan. He asked if including this comment in the Master Plan appendix would give the Board oversight over this. The Board agreed public comments can guide implementation.

The motion carried 7-0-0. Chair votes in the affirmative.

VI. NEW PLANS / CONCEPTUAL PLANS (CONTINUED)

B. Public hearing on an application for formal review of a 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).

Chair Butler read the case into the record.

J. Trottier reviewed the outstanding checklist items and waiver requests.

K. Caron recommended waiving the outstanding checklist items for acceptance purposes only to be able to proceed with the presentation.

A. Rugg made a motion to waive the nine outstanding checklist items for acceptance purposes only. S. Faber seconded the motion. The motion carried 7-0-0. Chair votes in the affirmative.

Laura Gandia of Devine, Millimet & Branch and Dari Sassan of Brown Engineering appeared before the Board to present this proposal to place a 4,000-square foot restaurant within the existing farmstand under the agritourism statute.

L. Gandia cited the RSA regarding the need for municipal boards to grant waivers from generally applicable site and building requirements if literal application would prohibit an agricultural use. She reviewed the waiver requests individually.

Waiver 1: She addressed the request from the Conservation Commission to monument the 25-foot buffer to the farm pond. She requested a waiver from being subject to the Conservation Overlay District and asked not to be required to delineate the buffer, as signs near the picnic tables would be off-putting and signs in the field would impact farming operations.

Conservation Chair Marge Badois clarified the signs would be placed on trees/fenceposts near the 25-foot buffer line, and asked that the signs explain the area is a protected wetland.

K. Caron noted this request is for a waiver from the requirement in its entirety. She suggested if the Board denies the waiver, they could consider a condition that requires friendlier signs that would comply with the Conservation Commission's request.

Waiver 2, 4: L. Gandia reviewed the request for a waiver from the grading and drainage plan and stormwater management plan requirements, as the only external work being done is installing light posts in the parking lot and erecting a rock retaining wall.

J. Trottier said this request applies to the impact on the public health and safety of the site, so asked that it be addressed later.

The Board suggested this change of use would create more traffic than the site usually experiences, and the effect of this increased usage in terms of drainage and runoff is unknown and would need to be considered.

Waiver 3: L. Gandia reviewed the waiver request not to provide a landscaping plan for the existing orchard and farmstand.

Waiver 5: L. Gandia reviewed the request to use an alternate surface instead of a paved parking lot, referring to a report from Geotechnical Services Inc. stating that the roadway is suitable for a low-volume road and is adequate to support firetruck loading. She noted the Conservation Commission preferred the parking lot not be paved.

The Board asked about the metric for a low-volume road and L. Gandia provided it. They noted the test pits were done by the entrance to the renovated space, which does not speak to the parking lot itself. There is no history of use of the parking lot in the winter or during mud season. They also spoke to the need for a surface that is navigable by individuals with limited mobility.

Waiver 6: L. Gandia reviewed the request for a waiver from the traffic impact analysis. The NHDOT has approved the driveway permit and is not recommending any mitigation measures in the area.

J. Trottier said if NHDOT is basing approval on the report from the third-party consultant, the analysis was based on a 4,000-square foot restaurant and includes mention of a turn lane on Mammoth Road. The Board pointed out that if this project creates traffic problems on Mammoth Road, there will be complaints.

Kim Hazarvartian with TEPP LLC reviewed the results of their traffic analysis. He mentioned the possible use of the shoulder on Mammoth Road as a turn lane. The Board noted that cars park on the shoulder on Mammoth Road, thus negating its usefulness as a turn lane and causing other issues. J. Farrell read into the record portions of the report from the third-party consultant.

Waiver 7: L. Gandia reviewed the waiver request not to provide sidewalks, stating they would be unreasonable considering the agricultural use of the property. T. DeFrancesco spoke to the need to delineate between sidewalks behind and in front of the business, and to the width of the sidewalks. The Board noted these issues would be addressed by code.

Waiver 8: L. Gandia reviewed the waiver request regarding the distance between the two driveways. She noted moving one of the driveways would be unreasonable, as they have been in existance for decades.

Waiver 9, 10: L. Gandia reviewed the waiver requests regarding not providing trees greater than 15 inches in diameter and not providing tree protection measures.

Waiver 11: L. Gandia noted this was to cover any other concerns regarding agritourism.

The Board stressed concerns about public safety, agreeing that more information is needed about the site to address these concerns.

J. Trottier suggested separating the waivers into safety and cosmetic issues.

Chair Butler asked for public comment.

The resident at 5 Oconnell Drive spoke to the desire to find a compromise regarding the parking lot and offered suggestions. He was in support of the restaurant.

Name: Andy Mack Jr.
Address: Mammoth Road
A. Mack thanked the Planning Boards for their support over the years. He spoke to farming requiring adaptability and shared the history of his family's business. He urged that the Board find a way to make this proposition work.

Name: Anne Marie Rich and Dean Rich
Address: 4 Sutton Place
The Richs spoke as representatives of the Londonderry United Methodist Church Food Pantry and acknowledged Andy Mack's regular food donations. They urged the Board to make this proposal work.

Name: Carol Mack
Address: 240 Mammoth Road
C. Mack said fire trucks park in the parking lot regularly. There is no problem with traffic at the time of year the farmstand is not being utilized and she did not believe the restaurant would cause additional problems. She suggested acknowledging the challenges farmers face and asked the Board to support this proposal.

Name: Mike
Address: 7 Charmarand Row
Mike spoke as an abutter and in support of the proposal. He asked about the hours of operation.

Name: Sandra Lagueux
Address: 2 Fiddlers Ridge Road
S. Lagueux spoke in support of the proposal and recommended verbiage for the Conservation signs. She noted the issue of gravel parking lots quickly turning into mud. She said sidewalks within the property are overkill and suggested alternatives. She expressed concern over traffic problems in the fall and suggested parking not be allowed along Mammoth Road.

J. Penta read letters of support into the record from Robin Gardner, Kathleen Salvucci, Matt Lark (sp), Diana Elman (sp), and Elizabeth Poole.

Name: Russ Lagueux
Address: 2 Fiddlers Ridge Road

R. Lagueux echoed comments regarding concerns about gravel parking lots turning to mud. He spoke in support of the proposal, asking that the restaurant remain as a farm-to-table business.

Name: Bob Barnham (sp)
Address: not given
B. Barnham spoke in support of this proposal and of protecting the farm.

Chair Butler closed public comment.

L. Gandia noted the language in the statute is that the waiver will not have a demonstrated adverse effect on public health or safety.

Chair Butler suggested the Board would have concerns granting waivers to 3.09.k parking surface standards, 3.07 grading and drainage plan, 3.07 stormwater management report, and the general agritourism relief request. He suggested the applicant discuss these issues further with Town Staff.

T. DeFrancesco cited Forster vs. Town of Henniker addressing municipalities allowing reasonable regulation regarding agritourism.

L. Gandia asked for a recess to speak with the applicant.

The Board took a five-minute recess.

L. Gandia reported the applicant requested that the Board act on the waivers not listed above and continue waivers 2, 4, and 5 so that they can discuss these with Town staff.

After discussion, the Board agreed it would be cleaner to continue the case instead of acting on some of the waivers but not all.

J. Farrell moved to continue this application to April 8, 2026. T. DeFrancesco seconded the motion. The motion carried 7-0-0. Chair votes in the affirmative.

VII. OTHER BUSINESS

A. Rules of Procedure

K. Caron explained the Rules of Procedure have been updated, and must be heard twice consecutively before they can be adopted. This is the first reading.

B. PUD Public Hearing

K. Caron reported the PUD public hearing will be held on March 23, 2026, at 6:00 p.m.

C. Heritage Commission

T. DeFrancesco met with the Heritage Commission, where the members in attendance voted in favor of the checklist that will be supplied to applicants.

K. Caron said the Planning Staff is working on the Commission's rules of procedure so that they are indeed rules of procedure and not addressing regulatory enforcement items. The Commission will discuss these at their next meeting.

VIII. ADJOURNMENT

T. DeFrancesco moved to adjourn the meeting. J. Farrell seconded the motion. The motion carried 7-0-0.

The meeting was adjourned at 10:02 p.m.

These minutes were prepared by Beth Hanggeli.

Respectfully submitted,

Name: Arthur Rugg
Title: Secretary

These minutes were accepted and approved on 4-1-2026 by a motion made by A. Rugg and seconded by T. DeFrancesco