LONDONDERRY, NH PLANNING BOARD
MINUTES OF THE MEETING OF MARCH 11, 2026
AT THE MOOSE HILL COUNCIL CHAMBERS

Meeting Link: http://173.166.17.35/internetchannel/show/14190?channel=4

Members Present: Jake Butler, Chair; Jeff Penta, Vice Chair; Art Rugg, Secretary; Tony DeFrancesco, Member; Ann Chiampa, Member (joined at 7:23 p.m.); Giovanni Verani, Ex-Officio; Shawn Faber, Town Council Ex-Officio; Jonathan Cruz, Ex-Officio; Jason Knights, Alternate; Ryan Ouellette, Alternate; Steven Bickford, Alternate

Members Absent: John Farrell, Member

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. He appointed Steven Bickford to sit in for Ann Chiampa and Ryan Ouellette for John Farrell.

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES

There were no minutes to review.

B. REGIONAL IMPACT DETERMINATION

There were no cases of regional impact.

C. DISCUSSIONS WITH TOWN STAFF

T. DeFrancesco made a motion to grant an extension request for the Gateway site plan to December 6, 2026. A. Rugg seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

T. DeFrancesco made a motion to grant an extension request for the Technology Hill Envision site plan to April 10, 2026. R. Ouellette seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

III. OLD BUSINESS

A. Public hearing for an application for formal review of a site plan for forty (40) residential units and a conditional use permit for 1,023 square feet of buffer impacts, including associated site improvements in the Commercial II (C-II) Zone. 225 Rockingham Road, Tax Map 15, Lot 126, Genex Construction Group, LLC. (Owner/Applicant) *(continued from February 4, 2026; applicant requested continuance to April 8, 2026 meeting.)*

T. DeFrancesco made a motion to grant an extension request to April 8, 2026. A. Rugg seconded the motion. The motion carried 8-0-1. Chair votes in the affirmative.

B. Public hearing on an application for formal review of a subdivision to permit an organic waste processing facility in the Gateway Business (GB) district at 162 Litchfield Road (Map 14, Lot 39-2). Zoned Gateway Business (GB), PurposeEnergy-Londonderry, LLC (applicant), Nicholas F Codner Trust 2012 (owner) *(continued from January 14, 2026, February 11, 2026)*

Chair Butler read the case into the record.

T. DeFrancesco made a motion to waived the outstanding checklist items for acceptance purposes only. G. Verani seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

Nick Golon of TFMoran and Sean O'Neill of PurposeEnergy appeared before the Board to present this application. N. Golon noted the only access to this property would be from North Wentworth Avenue. This 50-acre lot would be subdivided to create a lot to house the Southern New Hampshire Green Energy Campus.

N. Golon described the project and updated the Board on progress made since their last appearance, including permits obtained and approvals granted. He addressed comments from the Staff report relating to the pending purchase from the Town of the unimproved portion of Wentworth Avenue to provide access to the facility.

A. Chiampa joined the meeting.

N. Golon reviewed the waiver requests.

K. Farr reviewed the waiver requests, which will be addressed in the site plan application.

Chair Butler asked for public comment.

Name: Ray Breslin
Address: 3 Gary Drive

R. Breslin asked for clarification on the ownership of the property.

Name: John Sossei
Address: 3 Aspen Circle
J. Sossei clarified the direct-line distance from the subdivided lot to Litchfield Road.

Name: Martha Smith
Address: 38 Shasta Drive
M. Smith asked about the ownership of the land being purchased for access to the lot. Chair Butler said this would apply to the site plan.

Chair Butler closed public comment.

J. Penta made a motion to accept Waivers 1 through 6 and to section 3.09(f); none of these waivers will result in an undue hardship on the owner of the affected property. A. Rugg seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

T. DeFrancesco made a motion to approve the site plan subdivision to permit an organic waste processing facility in the Gateway Business (GB) district at 162 Litchfield Road (Map 14, Lot 39-2). Zoned Gateway Business (GB), PurposeEnergy-Londonderry, LLC (applicant), Nicholas F Codner Trust 2012 (owner). J. Cruz seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

C. Public hearing on an application for formal review of a site plan and conditional use permits to permit an organic waste processing facility in the Gateway Business (GB) district at 162 Litchfield Road (Map 14, Lot 39-2). Zoned Gateway Business (GB), PurposeEnergy-Londonderry, LLC (applicant), Nicholas F Codner Trust 2012 (owner) ***(continued from January 14, 2026, February 11, 2026)***

Chair Butler read the case into the record.

J. Penta made a motion to accept this application as complete for acceptance purposes only, and the checklist items would then become a condition of approval. A. Rugg seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

Nick Golon of TFMoran and Sean O'Neill of PurposeEnergy appeared before the Board to present this proposal. N. Golon referenced the performance standards for commercial and industrial districts, and reviewed the waiver requests.

K. Farr reviewed the conditional use permit requests for work in the conservation overlay area and dimensional relief from the minimum frontage requirement.

N. Golon noted the presence of a narrow wetland finger that creates an excessive buffer impact and described the function of the stormwater management system to recharge the wetlands on the other portion of the property. K. Caron reported the Conservation Commission recommended approval of the buffer impacts.

S. O'Neill described the food waste processing system, noting that it is entirely enclosed and generates no odors. The Board discussed options for addressing zoning ordinance violations and reviewed how code enforcement works. Dan Buonagurio, Jr., of Recycleworks Inc. described the trucks that collect and transport the organics. He responded to questions about stagnation of product and the effect of summer heat. There will be no garbage accepted at the facility and no commercial or residential recycling, only packaged/unpackaged organic waste.

The Board asked for confirmation that the trucks will not travel roads where they are not permitted and this was given. They asked for confirmation that trucks would only access the facility from the north. D. Buonagurio said if trucks travel off custom routes, managers are notified and it is recorded as a performance issue.

J. Trottier said he has not reviewed the traffic analysis. The Town has requested attention be paid to the North Wentworth/Harvey Road intersection and consideration of turn lanes. Current traffic counts are also needed. The Board asked clarifying questions about the results of the traffic study.

J. Trottier noted concerns over peak discharges into the sanitary sewer.

Chair Butler asked for public comment.

Name: Steve Bottcher
Address: 31 Yellowstone Drive
S. Bottcher asked about the gas and fertilizer being produced by this facility, and for clarification of stormwater management and the sewer line. S. O'Neill explained how the cleaned methane is injected into the gas pipeline. The spent bacteria from the digester has fertilizer value, but has no smell due to the absence of ammonia. N. Golon noted the state has approved the stormwater management report, and the discharge will go into the municipal sewer system.

Name: Mike Siracuse
Address: 170 Litchfield Road
M. Siracuse questioned whether this facility is appropriate for the Gateway Business District. He challenged that abutters will not hear the facility, noting the sound of trucks accessing it, and that there will be no odor. S. O'Neill addressed the concerns, noting funds have been posted with the state to

handle any necessary cleanup or decommissioning of the facility. He referred to the company's record and that there have been no complaints regarding their facilities.

Name: Sean Cregg
Address: 29 Yellowstone Drive
S. Cregg offered examples of problems at other facilities, including odors and tanker explosions. S. O'Neill said their business cannot be judged by the failings of others, explaining the difference between the systems. He referred to their long track record with no issues and invited individuals to visit their facilities.

Name: Susan Steenson
Address: 217 Winding Pond Road
S. Steenson asked if the facility would handle other materials besides food waste, and about disposal of fluids and solids. S. O'Neill said the facility is not designed to handle other materials, fluids are treated and enter the municipal sewer, and the solids are sold. S. Steenson asked if the food waste is de-packaged and about monitoring for contaminants. S. O'Neill described the sensors and testing used to monitor the materials, and said the waste is de-packaged. S. Steenson requested clarification of the time materials are stored onsite. S. O'Neill explained processing time and that it is in their best interest to quickly move materials through the facility. S. Steenson asked about problems in the future, if the company is sold. S. O'Neill said the operators would remain with the facility and noted the ease of finding the individuals associated with the company.

Name: John Sossei
Address: 3 Aspen Circle
J. Sossei challenged the claim that there would be no odors. He asked if the company would pay residents if there were problems with odors. K. Caron outlined the municipal enforcement process for non-compliance. T. DeFrancesco noted the possible recourse if state and federal permits are violated. Ari Pollack, attorney for the applicant, spoke to the available remedies and explained the multiple levels of authority and review.

Name: Ray Breslin
Address: 3 Gary Drive
R. Breslin questioned the benefit of this facility to the Town and citizens. He asked about the impact of trucks on the roads and if trucks will be coming from out of state. He expressed concern about odors, flaring of methane, and the impact on the aquifer. He spoke overall in favor of biodigesters.

Name: Kevin Smith
Address: 6 King Phillip Drive
K. Smith spoke as a resident and consultant to PurposeEnergy. He offered examples of how the Town's ordinances were enforced in the past. He reported on a visit to the company's Braintree facility, which is located in a

residential area, and noted no smells inside or outside the facility. He spoke to the company's track record.

Name: Mike Donlan
Address: 10 Woodside Drive
M. Donlan asked if the individual selling the property is the Town's code enforcement officer and was told he is not. He asked if a conditional use permit could be required to address any violations. K. Caron clarified he is requesting a condition of approval and explained that violations would be addressed by the code enforcement process.

Name: Marie Coons
Address: 2 Aspen Circle
M. Coons asked about the water source, the handling of hydrogen sulfide, how sludge will be disposed, and inspection/monitoring of the facility. S. O'Neill explained the state has the right to inspect the facility, they add net water to the water system, and the trace amounts of hydrogen sulfide are absorbed into carbon and taken offsite.

Name: Patricia Robbins
Address: 532 Mammoth Road
P. Robbins asked how this will benefit the Town other than tax revenue, and how often the methane will be burned off. Chair Butler explained tax revenue is not in the Board's purview; they are tasked with determining whether a project fits the regulations. K. Caron noted revenue from the project will benefit the Town. S. O'Neill explained the methane is rarely burned off, and will not be seen or smelled when it occurs. T. DeFrancesco referred to the need to follow the regulations and allowable uses in zones, noting that ordinances are put into effect to protect the citizens.

Name: Alan Law
Address: 13 Woodside Drive
A. Law expressed concern about a gas manufacturing plant being placed in line with an airport runway and the effect on the airport of any catastrophic event at the facility. N. Golon said they have received approval from the FAA. S. O'Neill explained the gas volume at the facility is miniscule.

Name: John Sossei
Address: 3 Aspen Circle
J. Sossei questioned the value of the public commenting at this meeting. S. Faber stressed the need for the public to understand the Board's role.

Name: Mike Siracuse
Address: 170 Litchfield Road
M. Siracuse asked why abutters are invited to testify, if their input is moot. Chair Butler explained the law requires notification of abutters and the Board cannot define what abutters can speak to. The Board stressed the value of public comment.

Chair Butler closed public comment.

The Board asked if the facility monitors hazardous odor output. S. O'Neill said sensors are used to monitor hydrogen sulfide, and any issues would be addressed immediately. Employees are onsite who would be aware of odors. He explained reports are required by the state. He noted the benefits to other towns of the presence of their plants, and their good track record.

The Board asked if the plant could be shut down quickly if there was an issue. S. O'Neill explained the plant is filled with partially digested food that would need to be drained. None of their plants have needed to be shut down.

The Board clarified the digesters are not on the lot line, so the distance to residences is greater than was originally stated. They verified that all waste will be New Hampshire-based.

T. DeFrancesco reported on his tour of one of the facilities, noting it was very clean and a very well-run family operation.

A. Rugg made a motion to grant Waivers 1 through 3 per the staff memorandum dated March 11, 2026. J. Cruz seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

A. Rugg made a motion to grant the conditional use permit for conservation overlay district buffer reduction of approximately 8,937 square feet of permanent and 348 square feet of temporary wetland impacts and 170,210 square feet of buffer impacts for the construction of an approximately 11.23-acre organic waste processing facility. R. Ouellette seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

A. Rugg made a motion to grant approval of the conditional use permit for dimensional relief from LZO 4.5.2.B to allow less than the required 150 feet of frontage for the construction of an approximately 11.23-acre organic waste processing facility. R. Ouellette seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

N. Golon asked that they be allowed to cut trees before April 14th, in light of the Army Corps of Engineers restriction against tree-clearing between April 14th thru November relative to the roosting period of two species of bats. They discussed the challenges of heavy equipment disturbing the earth and the limitation of not being able to clear trees for this extended period. J. Trottier suggested a site prep plan be filed, but the time constraints made this not practical. After discussion, the Board agreed on a condition that the applicant work with Staff to find a solution.

R. Ouellette made a motion to grant conditional approval of the application, with the conditions on signage on the property directing truck traffic where to go, that applicant work with Town Staff to find a solution to cutting trees before April 14th or cutting the trees by hand, and contingent upon the signing of the subdivision plan that created this lot. J. Cruz seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

A. Chiampa was seated as a voting member.

T. DeFrancesco and J. Cruz briefly left the meeting.

IV. NEW PLANS / CONCEPTUAL PLANS

A. Public hearing of an application for 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).

Chair Butler read the case into the record.

K. Caron recommended waiving the three outstanding checklist items for acceptance purposes only.

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

T. DeFrancesco and J. Cruz returned to the meeting.

Bob Duval of TFMoran and Mike Benton appeared before the Board to present this proposal. M. Brown described their business and their desire to add indoor and outdoor pickleball courts. B. Duval reviewed the facility and the location of the proposed expansion. He addressed the parking and traffic impacts, noting the courts will only be accessible to members.

B. Duval reviewed the requested waivers. There was an extended discussion on the drainage structure waiver request and the alternate structure being suggested, with the final outcome being the waiver request remained in place.

Chair Butler asked for public comment; there was none.

J. Trottier reviewed the outstanding checklist items.

R. Ouellette made a motion to grant Waiver 1 from Section 3.07.g.3 relating to the storm drain system minimum cover, noting Class 5 concrete pipe will be used. A. Rugg seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

R. Ouellette made a motion to grant Waiver 2 from Section 4.18.B relating to utility clearance letters. J. Cruz seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

R. Ouellette made a motion to grant Waiver 3 from Section 4.12.c.19.viii relating to mapping trees greater than 15 inches in diameter. A. Rugg seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

R. Ouellette made a motion to grant Waiver 4 from Section 3.08.c.2.IV & V relating to sidewalk width requirements. T. DeFrancesco seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

R. Ouellette made a motion to grant Waiver 5 from Section 3.07.h relating to drainage structures for the standard slotted weir outlet. A. Rugg seconded the motion. The motion carried 8-1-0. Chair votes in the affirmative.

R. Ouellette made a motion to grant Waiver 6 from Section 3.13.12 relating to outdoor lighting design standards. A. Rugg seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

R. Ouellette made a motion to grant conditional approval for 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)., with the precedent conditions to be fulfilled withing 120 days of approval and prior to plan signature, and general and subsequent conditions of approval be fulfilled as noted in the engineering memo. A. Rugg seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

B. Public hearing for an application for a Conditional Use Permit for 19,150 Square feet of buffer impacts and associated site improvements in the Commercial II (C-II) and Industrial I (IND-I)

Zoning Districts. 2 Highlander Way, Map 28, Lot 10-0, City of Manchester (Owner), Benton Family Trust (Applicant) and 5 Highlander Way, Map 28, Lots 10-4, Benton Family Realty LLC (Owner/Applicant), Commercial II (C-II) Zoning District.

K. Caron noted the Staff determined a conditional use permit for wetland buffer was not required, as the wetland area was less than half an acre.

V. OTHER BUSINESS

A. HOP Grant update and discussion about alignment with State RSAs

James Vayo, Principal Planner, Southern New Hampshire Planning Commission, offered an update on an audit performed on the State RSA changes that have taken place in the past year. He highlighted those changes associated with land use controls and zoning powers, such as changes to ADU regulations and the number of parking spaces that can be mandated per dwelling units.

The Board asked that he suggest changes to the Town regulations to bring them into compliance with the RSAs and he agreed.

He asked the Board to identify their housing preferences for the community moving forward, and they stressed the need to consider the future land use map in the Master Plan. The Board agreed to provide this information by April 8, 2026.

B. Election of Officers

A. Rugg moved to nominate Jake Butler as Chair, Jeff Penta as Vice Chair, Arthur Rugg as Secretary, and Tony DeFrancesco as Assistant Secretary. R. Ouellette seconded the motion. The motion carried 9-0-0.

C. Rules of Procedure

A. Rugg moved to adopt the Rules of Procedures for 2026 as presented. This is the second reading. R. Ouellette seconded the motion. The motion carried 9-0-0.

D. Amended PUD Ordinance Public Hearing

T. DeFrancesco reminded the Board of the meeting on March 23, 2026, to review the amended PUD ordinance.

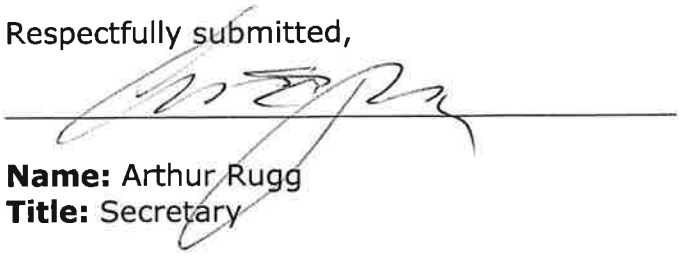
VI. ADJOURNMENT

T. DeFrancesco moved to adjourn the meeting. A. Rugg seconded the motion. The motion carried 9-0-0.

The meeting was adjourned at 11:45 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 J. Faber.