LONDONDERRY, NH PLANNING BOARD
MINUTES OF THE MEETING OF MARCH 23, 2026
AT THE MOOSE HILL COUNCIL CHAMBERS

Meeting Link: http://173.166.17.35/internetchannel/show/14198?channel=4

Members Present: Art Rugg, Secretary; Tony DeFrancesco, Member; Ann Chiampa, Member; Shawn Faber, Town Council Ex-Officio; Jonathan Cruz, Ex-Officio (left at 7:03 p.m.); Ryan Ouellette, Alternate

Members Absent: Jake Butler, Chair; Jeff Penta, Vice Chair; John Farrell, Member; Giovanni Verani, Ex-Officio; Jason Knights, Alternate; Steven Bickford, Alternate

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

I. CALL TO ORDER

A. Rugg called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance. He appointed Ryan Ouellette to vote for John Farrell.

II. PUBLIC HEARING

Pursuant to RSA 675:2, RSA 675:6, and RSA 675:7, and the Town of Londonderry Zoning Ordinance Section 8.6, the Londonderry Planning Board will hold a public hearing to consider proposed amendments to the Town of Londonderry Zoning Ordinance, Section 5.2 – Planned Unit Development (PUD), adopted under the authority of RSA 674:21 (Innovative Land Use Controls). The proposed amendments include a comprehensive update to Section 5.2, establishing revised standards, definitions, and review procedures for Planned Unit Developments.

K. Caron explained the Town Council directed the Planning Board to amend this ordinance. She reviewed the work done up until this point to achieve this goal. As a result of this meeting, the Board will make a recommendation whether or not to move this issue to the Town Council for action. Any substantive changes suggested at this meeting would need to go through the public hearing process again.

A. Rugg asked for Board comment.

T. DeFrancesco suggested edits to 5.2.4.H.2 to clarify that the commercial part of a development should be substantially completed before the residential phases begin.

A. Chiampa asked clarifying questions regarding setbacks to adjoining properties and the responsibility of any additional costs of infrastructure. She also asked about the ability of PUDs to amend existing plans, in light of changes to the ordinance.

R. Ouellette asked clarifying questions regarding a PUD crossing into another town. K. Caron explained any development must meet Londonderry's requirements.

A. Rugg asked for public comment.

Name: Deb Paul
Address: 118 Hardy Road
D. Paul referred to suggested changes she emailed to the Board and Staff, and asked that they be attached to the minutes.

Name: Ray Breslin
Address: 3 Gary Drive
R. Breslin asked about the benefit of PUDs to Londonderry. He asked if the Board can take into account citizen input at public hearings. He asked what changed from the original ordinance and T. DeFrancesco read the summary of changes.

Name: Glenn Douglas
Address: 6 Overlook Avenue
G. Douglas asked if the Board read the current draft before this public hearing. He asked if this meeting was being recorded. He spoke to the difficulty he had finding the summary of changes. K. Caron explained the Board did see this draft before this meeting; the meeting is being recorded but is not being broadcast live; and pointed out the location of the summary of changes online.

J. Cruz left the meeting.

Name: Dave Robbins
Address: 532 Mammoth Road
D. Robbins recommended defining "active and substantial development" in 5.2.4.H.4. K. Caron noted this is defined in the Town's site plan regulations, and suggested adding the citation to the ordinance. D. Robbins asked about "community benefit" and suggested ensuring developers understand the definition. He suggested a phased approach in permitting would ensure a balance between construction of commercial and residential components. K. Caron explained this is addressed in the PUD Master Plan regulatory documents; subsequent site plans would not be approved if the developer was out of compliance.

Name: Marge Badois
Address: 189 Litchfield Road
M. Badois asked if the Conservation Overlay District is considered a buffer. K. Caron said it is; the overlay district is discussed during presentation of a proposed PUD. M. Badois noted the purpose of the overlay district is to protect the water. She spoke to the impact of increased density and suggested it be made more difficult not to respect the buffer. K. Caron noted language has been added addressing justification for modifications/waivers from zoning.

Name: Martha Smith
Address: 38 Shasta Drive
M. Smith asked if a PUD ordinance is required by the state. K. Caron referred to the innovative land use statute, which allows planning boards to adopt more flexible provisions by way of zoning ordinance. M. Smith asked about the benefit of a PUD to Londonderry. The Board explained it allows more flexibility for planning and for the creation of a village district, and provides the Board more control. M. Smith asked about the developer's need to understand the Town's regulations when proposing a PUD. The Board reviewed the process involved in considering and approving developments.

Name: Kristine Perez
Address: 5 Wesley Drive
K. Perez expressed concern over vague terms and requested criteria be put around them. She asked clarifying questions about issues including the relation of public amenities and public infrastructure; the timeframe of the beginning of active and substantial development; the Board requiring a community input session prior to an application being submitted; the zoning districts where PUD can be proposed; who monitors compliance; and protection of conservation buffers.

Name: Leo Lee
Address: 70 High Range Road
L. Lee suggested developers should pay for associated infrastructure improvements.

Name: Gregory Carson
Address: 19 Tokanel Road
G. Carson address concern about issues including the definition of community benefit, the density bonus structure, the two-year expiration period, the phasing language, and the discretion of the Planning Board.

The Board questioned if changing the two-year timeframe in 5.2.4.H.4 would be considered a substantive change. K. Caron said this change could be made, as the section states "or within another timeframe."

Name: Ray Breslin
Address: 3 Gary Drive
R. Breslin asked if the PUD Master Plan is a legal and binding contract between the Town and the developer and was told it was, once it is approved by the Planning Board. It can be amended, if both parties agree and it goes through the appropriate process. He expressed concern about the impact of stormwater runoff and culvert replacement in PUDs.

Name: Deb Paul
Address: 118 Hardy Road
D. Paul asked how the responsibility for issues such as road plowing would be decided between multiple owners, once a PUD is established. The Board explained there would be an agreement between the original owner and future property owners. D. Paul suggested all PUDs should be subject to a development agreement. The Board agreed this would be a Town Council decision.

Name: Gregory Carson
Address: 19 Tokanel Road
In response to D. Paul's comment, G. Carson explained that a PUD overlay continues with the land, regardless of the number of subdivisions.

A. Rugg closed public comment.

The Board discussed whether to hold a workshop and another public hearing in light of the public input around the ordinance, or whether to send it to the Town Council to obtain their input and perspective.

T. DeFrancesco made a motion to move this to the Town Council with the change that the Board agreed to and the documentation from public comment. R. Ouellette seconded the motion. The motion carried 4-1-0. Chair votes in the affirmative.

III. ADJOURNMENT

T. DeFrancesco moved to adjourn the meeting. S. Faber seconded the motion. The motion carried 5-0-0. Chair votes in the affirmative.

The meeting was adjourned at 8:50 p.m.

These minutes were prepared by Beth Hanggeli.

Respectfully submitted,

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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. DeFranco