LONDONDERRY, NH PLANNING BOARD
MINUTES OF THE MEETING OF APRIL 1, 2026
AT THE MOOSE HILL COUNCIL CHAMBERS

Meeting Link: https://www.youtube.com/watch?v=6mx0jcNRa2Q

Members Present: Jeff Penta, Vice Chair; Art Rugg, Secretary; Tony DeFrancesco, Member; Ann Chiampa, Member; John Farrell, Member; Giovanni Verani, Ex-Officio; Shawn Faber, Town Council Ex-Officio; Jason Knights, Alternate

Members Absent: Jake Butler, Chair; Jonathan Cruz, Ex-Officio; Ryan Ouellette, Alternate; Steven Bickford, 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

Vice Chair Penta called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. He appointed Jason Knights to sit in for Jake Butler.

He announced that the Woodmont PUD Annual Report would be addressed after Old Business.

II. 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, January 7, 2026, and 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).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).

C. 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). *(Continued from March 4, 2026 and April 1, 2026)*

Applicant has requested continuance of these three cases to April 8, 2026.

T. DeFrancesco made a motion to grant a continuance for the Procopio public hearings to April 8, 2026. J. Farrell seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

III. OTHER BUSINESS

A. Woodmont PUD Annual Update

Lucy Gallo of the Development Planning & Financial Group appeared in front of the Board remotely to present the annual fiscal update for Woodmont Commons covering July 1, 2024 through June 30, 2025. The Board noted the success of the PUD in that the taxes are being paid by the development instead of the residents.

Kevin Smith, consultant with Pillsbury Realty Development, appeared before the Board to present an update on the status of the project. He noted new partners added in 2025-26 and projects in the pipeline pending Planning Board review and approval. He reviewed the net tax revenue delivered to the Town since the project's inception.

The Board questioned the lack of commercial development. K. Smith reviewed the challenges of attracting businesses to Londonderry, noting the 20-year plan to develop the project and the hope that commercial development would be forthcoming.

IV. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES

A. Rugg made a motion to approve the minutes of March 4, 2026, as presented. T. DeFrancesco seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

A. Rugg made a motion to approve the minutes of March 11, 2026, as presented. S. Faber seconded the motion. The motion carried 7-0-1, with J. Farrell abstaining. Chair votes in the affirmative.

A. Rugg made a motion to approve the minutes of March 23, 2026, as presented. T. DeFrancesco seconded the motion. The motion carried 4-0-4, with G. Verani, J. Farrell, J. Knights, and J. Penta abstaining. Chair abstains.

B. REGIONAL IMPACT DETERMINATION

There were no cases of regional impact.

C. DISCUSSIONS WITH TOWN STAFF

A. Rugg made a motion to approve the extension request for the Vista East West site plan to October 10, 2026. T. DeFrancesco seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

A. Rugg made a motion to approve the extension request for 5 Ricker Avenue to July 28, 2026. T. DeFrancesco seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

V. NEW PLANS / CONCEPTUAL PLANS

Vice Chair Penta announced that item D on the Agenda, the non-binding review, would be addressed next.

A. Non-binding review and discussion will be conducted in accordance with RSA 674:54 regarding a proposed governmental land use project. The project consists of the construction of a 5,000-square foot addition and associated parking expansion to the existing Town Hall (SAU 25), as well as a 5,300 square-foot addition to the Police Department impound storage area. Additional site improvements include stormwater management upgrades, installation of sidewalks, and ADA accessibility enhancements. The proposal further includes a request for a Conditional Use Permit for permanent wetland impacts totaling 5,614 square feet and temporary wetland impacts totaling 916 square feet. 268B Mammoth Road, Map 9 Lot 45, Zoned AR-1, Town of Londonderry (Owner/Applicant).

Vice Chair Penta read the case into the record.

Nick Golon of TFMoran and DPW Deputy Director James Danis appeared before the Board to discuss the proposed phased expansion of Town Hall to accommodate the SAU 25 offices and associated parking. N. Golon reviewed

the project plans, including the wetland impacts, landscaping requested by the Conservation Commission, and the associated infrastructure.

J. Trottier reviewed outstanding items from the drainage memo.

The Board suggested including purple lilac, the State flower, in the landscaping plan, and asked about the continuity of the lighting fixtures with the existing lighting and the planned location of the construction trailer. J. Danis explained access to the Town Hall will not be impacted by construction and trees would be added to the landscaping plan.

The Board expressed their approval of this project.

B. Public hearing of an application for a formal review of a site plan for a retail car dealership and associated site improvements in the Commercial II (C-II) Zoning District. 6 Dickey Street, Tax Map 10, Lot 109, Leon & Tamara Lampes (Owner/Applicant).

Vice Chair Penta read the case into the record.

K. Farr noted an error in the memo and that there were four outstanding checklist items.

A. Rugg made a motion to waive the four outstanding checklist items for acceptance purposes only. T. DeFrancesco seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

Jason Hill of TFMoran, and property owners Leon and Tamara Lampes appeared before the Board to present this application to expand the existing auto sales business into a retail car dealership. J. Hill reviewed the proposed site improvements and the waivers granted by the ZBA. He noted a waiver for the drainage system had been submitted, but had not yet been reviewed.

J. Hill noted the intent to respond to comments from the Stantec memo, including the non-standard drainage system designed to address the limited vertical topographical relief and the 0.4-acre site. The impervious coverage will be reduced by approximately 10%, which will reduce the already low runoff rates to abutting properties. The intent of the plan is consistent with the spirit of the Town's current regulations.

K. Farr reviewed the seven waivers, noting Staff had not reviewed the eighth waiver, which was submitted earlier that day.

J. Trottier reviewed concerns regarding the design of the stormwater detention pond and the drainage of the site, proposing an alternative solution.

K. Caron reviewed the historical attempts made to bring this property into compliance and the role this site plan will play in this.

Tamara Lampes reviewed the history of their businesses being located in Derry and Londonderry, and their desire to consolidate to one location. She also reviewed the history of the drainage situation and the current design, noting their desire to work with the Town to resolve this issue. She explained there are few changes being made to the site that would increase runoff.

The Board commented on the work done by the property owners to address the drainage issue, considering the size of the lot. They explained the impact of zoning ordinances, and the need to meet Town standards and avoid runoff impacting abutters. They noted that the proposed drainage plan is an improvement over the current situation. They also discussed the alternative solution proposed by the Town and J. Hill explained the reasons not to pursue this.

Vice Chair Penta asked for public comment.

Name: Wayne MacDonald
Address: 11 Dickey Street
W. MacDonald is an abutter, and spoke in favor of this proposal.

Name: Mary Moran
Address: 7 Dickey Street
M. Moran is an abutter, and spoke in favor of this proposal.

Vice Chair Penta closed public comment and the Board moved into deliberation.

A. Rugg made a motion to grant waivers 1-7 from the staff memo of April 1, 2026, as there is nothing substantial that would be of detriment to the public. J. Farrell seconded the motion.

Discussion: The Board discussed whether waiver 3 should be voted on separately, which addresses curbing. They agreed there was no need for curbing on the lot, so were willing to include this waiver in this motion.

The motion carried 7-0-1, with A. Chiampa abstaining. Chair votes in the affirmative.

J. Trottier referred to design review comment 7, noting the proposed drainage system is unconventional. He suggested this should be voted on before the waiver is addressed. The Board discussed the waiver request from the requirement for 12 inches of free board.

J. Farrell made a motion to grant the waiver from Londonderry Site Plan Regulation 3.07(b).10 and to submit the letter from TFMoran as backup. S. Faber seconded the motion.

Discussion: The Board agreed the proposed drainage system would improve conditions on the property and abutters are in support of this application. They stressed that the effort made to address this issue by the property owners should be taken into consideration. They agreed that the applicant should work with Staff to reach agreement on a drainage system.

The motion carried 7-1-0, with A. Chiampa voting in opposition, as she relied on J. Trottier's belief that the proposed drainage system is not acceptable. Chair votes in the affirmative.

J. Farrell made a motion to grant conditional approval for a site plan for a retail car dealership and associated site improvements in the Commercial II (C-II) Zoning District. 6 Dickey Street, Tax Map 10, Lot 109, Leon & Tamara Lampes (Owner/Applicant), with the conditions as outlined in the engineering memo and design review comments. J. Knights seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

B. Public hearing of an application for a formal review of a site plan and conditional use permit for a 12-unit townhome development and associated site improvements, and a condominium conversion permit, lot consolidation and a conditional use permit for 1,400 square feet of wetland buffer impact in the Commercial II (C-II) District. 3 Page Road, Tax Map 15, Lot 235, Page Rock, LLC (Owner/Applicant).

Vice Chair Penta read the case into the record.

A. Rugg stepped away from the meeting.

T. DeFrancesco made a motion to accept the application as complete and to waive the outstanding checklist items for acceptance purposes only. J. Farrell seconded the motion. The motion carried 7-0-0. Chair votes in the affirmative.

A. Rugg returned to the meeting.

Paul Chisholm with Keach-Nordstrom Associates and Gary Thomas of Page Rock LLC appeared before the Board to present a proposed project to construct a 12-unit townhome development of two six-unit buildings. P. Chisholm reviewed the project, noting that two properties will be merged to create a 3-acre parcel. He reviewed the waiver request, and the conditional use permits (CUPs) for wetland buffer impacts and to allow multi-family residential use in a C-II zone.

K. Farr reviewed the waiver request for trees over 15 inches and the CUPs, noting the need for the Board to address the condominium conversion documents. She reported that variances were granted by the ZBA for the 50-foot landscape buffer and for maintaining that buffer.

J. Trottier reviewed the outstanding design review items.

Vice Chair Penta asked for Board comment.

The Board questioned fire truck and delivery vehicle access. P. Chisholm confirmed the Fire Department approved this design.

The Board noted concerns about traffic at the Page Road/Mammoth Road intersection, and asked if the traffic study considered traffic from both developments. P. Chisholm explained the studies for each development were done independently. The Board discussed whether a traffic study could be required for both developments. P. Chisholm explained if a study was done on the combined sites, it would still be under the thresholds. He noted the remaining density and the potential uses of the site that could create more traffic.

Vice Chair Penta opened the public hearing and asked for public comment.

The Board agreed to open the public hearing for the next case so that both developments could be discussed simultaneously.

C. Public hearing of an application for formal review of a site plan and conditional use permit for a 12-unit townhome development and associated site improvements, a condominium conversion permit, and a conditional use permit for 1,522 square feet of wetland buffer impact in the Commercial II (C-II) District. 295 Rockingham Road, Tax Map 17, Lot 25, Page Rock, LLC (Owner/Applicant).

Vice Chair Penta read the case into the record.

S. Faber made a motion accept the application as complete. A. Rugg seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

Paul Chisholm with Keach-Nordstrom Associates and Gary Thomas of Page Rock LLC appeared before the Board to present the proposed project to construct a 12-unit townhome development of two buildings with five and seven units respectively. P. Chisholm described the project, and reviewed the waivers and conditional use permits, which are identical to the development at 3 Page Road.

K. Farr noted that the waiver request, CUPs, and variances were identical to those of 3 Page Road.

J. Trottier reviewed the outstanding design review items.

Vice Chair Penta asked for Board comment.

The Board verified that these two projects will be developed concurrently.

Vice Chair Penta opened the public hearing and asked for public comment.

Name: Dave Robbins
Address: 532 Mammoth Road
D. Robbins expressed concern about traffic and the use of Mammoth Road as a cut-through. He questioned allowing residential use on property zoned C-II. He questioned waiving the requirement for 15-inch trees.

The Board noted that residents should contact the Town if traffic on Mammoth Road continues to be an issue, and it will be addressed.

Name: Robin Stewart
Address: 522 Mammoth Road
R. Stewart spoke to multiple accidents occurring at the Page Road/Mammoth Road intersection. She suggested this development will not blend into the neighborhood and will diminish property values.

Vice Chair Penta closed both public hearings.

The Board asked if roads could be posted for no-through traffic/local traffic only. K. Caron said this is not in the Board's purview. They discussed the difficultly of enforcement of such regulations, and the creation of problems on other roads as a result.

The Board discussed traffic issues in the area and how the applicant could assist in addressing these. They discussed whether a combined traffic study could be required, but noted that the results of the current traffic studies for each development were under the threshold. They acknowledged that the Board could request anything of the applicant, as long as it was reasonable and specific.

P. Chisholm reiterated that these developments do not warrant an intersection analysis due to not meeting the thresholds. He reviewed the concessions made up to this point to address concerns.

The Board discussed what the developer was willing to do to act as a good neighbor.

P. Chisholm asked for a brief recess to discuss options.

T. DeFrancesco made a motion to take a five-minute recess. S. Faber seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

The Board took a brief recess.

G. Thomas stressed their desire to help the Town solve a bigger problem, as opposed to spending money to obtain information that has already been offered, and offered $15,000 to this end. T. DeFrancesco clarified this would be a development agreement between Town Council and the applicant.

K. Caron recommended continuing the application to allow for discussion with the Town Manager and Town Council to determine if this is feasible.

The Board discussed conditionally approving the projects, adding a condition addressing such an agreement.

Regarding the 3 Page Road development, A. Rugg made a motion to grant the waiver from Londonderry Site Plan Regulation 4.12.c.19.viii. T. DeFrancesco seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

Regarding the 3 Page Road development, A. Rugg made a motion to grant the conditional use permit for Londonderry Zoning Board Ordinance 4.6.1.4.A. J. Knights seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

Regarding the 3 Page Road development, A. Rugg made a motion to grant the conditional use permit for Londonderry Zoning Board Ordinance 4.6.1 to allow approximately 1,400 square feet of permanent wetland buffer for the construction of stormwater management improvements consistent with the Conservation Commission's March 10, 2026, recommendation as shown on the plan set. T. DeFrancesco seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

Regarding the 3 Page Road development, A. Rugg made a motion to grant the conditional use permit for Londonderry Zoning Board Ordinance 4.1.2 to allow multi-family residential use on a parcel in the Commercial II zoning district. T. DeFrancesco seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

A. Rugg made a motion grant conditional approval of the application for formal review of a site plan and conditional use permit for a 12-unit multi-family residential townhome development and associated site improvements, and a condominium conversion permit, lot consolidation and a conditional use permit for 1,400 square feet of

wetland buffer impact in the Commercial II (C-II) District. 3 Page Road and 556 Mammoth Road, Tax Map 15, Lot 235 and 236, Page Rock, LLC (Owner/Applicant), with the precedent conditions to be fulfilled within 120 days of approval and prior plan signature and general, and subsequent conditions of approval to be fulfilled as noted in the engineering memo, and an additional precedent condition to establish a development agreement with the Londonderry Town Council focused on the village area also known as Old Mammoth Road for potential traffic mitigation. T. DeFrancesco seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

Regarding the 295 Rockingham Road development, A. Rugg made a motion to grant the waiver from Londonderry Site Plan Regulation 4.12.c.19.viii. T. DeFrancesco seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

Regarding the 295 Rockingham Road development, A. Rugg made a motion to grant the conditional use permit for Londonderry Zoning Board Ordinance 4.1.2 to allow multi-family residential use on a parcel in the Commercial II zoning district. T. DeFrancesco seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

Regarding the 295 Rockingham Road development, A. Rugg made a motion to grant the conditional use permit to allow 1,522 square feet of permanent wetland buffer impact in the Conservation Overlay District to construct stormwater management improvements. The Conservation Commission has reviewed and had no objection to the CUP as presented at the March 10, 2026, meeting. J. Knights seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

D. **A. Rugg made a motion to grant conditional approval of the application for formal review of a site plan and conditional use permit for a 12-unit multi-family residential townhome development and associated site improvements, a condominium conversion permit, and a conditional use permit for 1,522 square feet of wetland buffer impact in the Commercial II (C-II) District. 295 Rockingham Road, Tax Map 17, Lot 25, Page Rock, LLC (Owner/Applicant), with the precedent conditions to be fulfilled within 120 days of approval and prior plan signature, and general and subsequent conditions of approval to be fulfilled as noted in the engineering memo, and an additional precedent condition to establish a development agreement with the Londonderry Town Council focused on the village area also known as Old Mammoth Road for potential traffic mitigation. T. DeFrancesco seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.**

VI. MISCELLANEOUS

T. DeFrancesco reported the Heritage Commission met, where they approved use of the checklist.

VII. ADJOURNMENT

J. Farrell made a motion to adjourn. T. DeFrancesco seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

The meeting was adjourned at 11:06 p.m.

These minutes were prepared by Beth Hanggeli.

Respectfully submitted,

Name: Arthur Rugg
Title: Secretary

These minutes were accepted and approved on 5-6-2026 by a motion made by A. Rugg and seconded by J. Farrell