LONDONDERRY, NH PLANNING BOARD
MINUTES OF THE MEETING OF APRIL 8, 2026
AT THE MOOSE HILL COUNCIL CHAMBERS

Meeting Link: https://www.youtube.com/watch?v=MwN9CRk8Ixg

Members Present: Jake Butler, Chair; Jeff Penta, Vice Chair (joined at 9:00 p.m.); Art Rugg, Secretary; Tony DeFrancesco, Member; Ann Chiampa, Member; John Farrell, Member; Giovanni Verani, Ex-Officio; Shawn Faber, Town Council Ex-Officio; Jonathan Cruz, Ex-Officio; Jason Knights, Alternate

Members Absent: 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

Chair Butler called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. He appointed Jason Knights to vote for Jeff Penta until his arrival.

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES

There were no minutes to approve.

B. REGIONAL IMPACT DETERMINATION

There were no cases of regional impact.

C. DISCUSSIONS WITH TOWN STAFF

K. Caron asked the Board to submit their feedback on the HOP grant.

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, January 7, 2026, March 4, 2026, and April 1, 2026)*

Chair Butler read the case into the record. This application was accepted as complete in December 2025.

Will Nuccio of The Procopio Companies and Ben Zoller from VHB appeared before the Board to discuss this proposed project. W. Nuccio asked that one presentation be made to cover all three cases and the Board agreed.

W. Nuccio reviewed the history of these cases, and the permits that have been applied for and received. B. Zoller reviewed the site plans and waiver requests for each case. W. Nuccio reviewed the off-site improvement agreement with the Town, which includes payments to contribute to intersection upgrades and additional turn lanes, and easements to do the same.

J. Trottier said the outstanding engineering comments are mainly housekeeping items.

Chair Butler asked for public comment.

Name: Mike Speltz
Address: Sugarplum Lane
M. Speltz asked if this property will be available to help improve the Gilcreast/Pillsbury intersection. K. Caron explained the applicant is providing easements to the Town, and that the Town is agreeable to the monetary contributions being made by the developer to help address these issues.

Name: Ray Breslin
Address: 3 Gary Drive
R. Breslin spoke to concerns about traffic and the need for traffic studies. He also noted concerns about the closeness of the homes and only one egress point to the development, which are safety issues. He questioned future development on this parcel. Kevin Smith, consultant with Woodmont Commons, said that due to the finite amount of density allowed in this area, this parcel will not be developed.

Chair Butler closed public comment.

J. Farrell made a motion to grant conditional approval of the subdivision at 15 Pillsbury Road, Map 10, Lot 41 zoned AR-1 in Woodmont Commons Planned Unit Development (PUD), Procopio Companies (Applicant) & Pillsbury Realty Development, LLC (Owner), last revised November 13, 2025, with the precedent conditions to be fulfilled within 2 years of approval and prior to the plan signature, and general and subsequent conditions of approval to be fulfilled as noted in the Engineering Memo. J. Knights seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

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, January 7, 2026, March 4, 2026, and April 1, 2026)*

Chair Butler read the case into the record.

The presentation for this application was made during Case A.

Staff reported the engineering comments of December 3, 2025, remain the same. The design review items will be addressed in the conditions of approval. The Conservation Commission had no comment. The Heritage Commission comment was favorable.

J. Trottier stated his support for the waiver request from the roadway standards.

A. Chiampa asked that the ten houses closest to the cemetery not be built, out of respect. W. Nuccio explained there will be mounding and trees between the subdivision and the cemetery. He noted a distance of 111 feet from the houses to the cemetery. B. Zoller added there are stormwater basins on the cemetery side of the property line at this location.

Chair Butler asked for public comment.

Name: Bob Lees
Address: 21 Kitt Lane
B. Lees asked for written verification of the natural buffer. B. Zoller said it is on the plans. B. Lees asked about Pennichuck removing the stone wall at the end of Spring Road. J. Trottier said this would be addressed during discussions between Procopio and Pennichuck.

Name: Ray Breslin
Address: 3 Gary Drive
R. Breslin noted the need for emergency access to the development. He asked about the wetlands on the property. He expressed concern about blasting releasing arsenic, and the proximity of the homes in terms of fire danger. He said sidewalks should be added to the development. He express concerns about stormwater runoff.

Name: Mike Speltz
Address: Sugarplum Lane
M. Speltz said the Conservation Commission recommended removing five of the houses near the cemetery to reduce the number of driveways and thus the amount of impervious surface draining into the wetlands. He noted his recommendation in 2017 to improve the Pillsbury/Gilcreast intersection and the associated traffic issues, and asked that this be resolved before the homes are built. He spoke to the Commission's request that the apple trees

be preserved. B. Zoller said adjustments were made to the plan in the area of the five homes to minimize the impact on the wetlands. W. Nuccio said they intend to save as many of the original apple trees as possible.

Name: Robin Stewart
Address: 522 Mammoth Road
R. Stewart said construction should not be allowed on the wetlands and in the buffers. She did not feel mounds were adequate protection for the cemetery. J. Trottier clarified the main impacts to the wetlands were the road crossings. K. Caron explained the Town's buffer requirements were put into place after the parcel was established, so do not apply.

Name: EJ Diozzi
Address: Sugarplum Lane
EJ Diozzi asked if it would pose a financial hardship if the five homes near the cemetery were removed. W. Nuccio explained the house are within the regulatory requirements. EJ Diozzi said the Pillsbury/Gilcreast intersection need to be addressed before any construction is done and suggested solutions.

Ashley Domogala, traffic engineer at VHB, reported the mitigation recommended by the traffic study was to install a westbound right-turn lane at the Pillsbury/Gilcreast intersection. The developer also agreed to the Town's request to add a left-turn lane into the site. Chair Butler noted a third party hired by the Town has reviewed the traffic study and agreed with the findings.

Name: Sandra Lagueux
Address: 2 Fiddlers Ridge Road
S. Lagueux spoke to the need to facilitate walkability in the development and asked about the planned trail system. She asked that the path from Michaels Way be paved, and that a sidewalk be added to the main road and maintained year-round.

Chair Butler closed public comment.

B. Zoller noted the 13% grade of the path from Michaels Way, and the safety concerns of paving this path and use in the winter. Chair Butler asked that they assess the feasibility of using a material other than stone dust on the path from Michaels Way into the site, that they work with the Town to find an alternate route for the path, and that it be maintained year-round. He also asked that evergreen buffers be added near the houses near the cemetery, noting the age of the existing apple trees.

J. Farrell made a motion to grant a waiver from LSPR 3.09 with regards to roadway grade. S. Faber seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

K. Caron reviewed the conditions:

- Assess the feasibility of the surface used for the path from Michaels Way to the site.
- The path from Michaels Way to the site be maintained all seasons
- Add an evergreen buffer along the cemetery and Kitt Lane portions of the site. With respect to the Kitt Lane side, it would be south of the wetland area.
- Precedent condition 1, remove the reference to the traffic impact analysis.
- Precedent condition 2, clarify that the permitting for the NHDES sewer discharge permit and the Town of Londonderry sewer discharge permit will be addressed under the general and subsequent conditions.
- Regarding design review item 3b as referenced in the engineering memo, revise the terminology to state sequencing instead of phasing.

A. Rugg made a motion to grant conditional approval of the site plan for 250 single-family cottage court-style dwellings along with associated site improvements at 36 Pillsbury Road (Map 10, Lot 42) AR-1 and Woodmont Commons Planned Unit Development (PUD). Procopio Companies (Applicant) & Pillsbury Realty Development, LLC (Owner), last revised November 13, 2025, with the precedent conditions to be fulfilled within 120 days of approval and prior to plan signature, and general and subsequent conditions of approval to be fulfilled as noted in the engineering memo. J. Knights seconded the motion.

Discussion: Laura Gandia of Devine, Millimet & Branch expressed concern over the ability to maintain the path in the winter, if it is not paved. They are willing to work with the Town to find a solution.

The motion carried 9-0-0. Chair votes in the affirmative.

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)*

Chair Butler read the case into the record.

T. DeFrancesco made a motion to accept the application for completeness only. S. Faber seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

The presentation for this application was made during Case A.

Staff reported the Conservation Commission did not have a comment and the Heritage Commission had a favorable recommendation. J. Trottier reviewed the outstanding design review items.

J. Farrell asked that the historic lookout be retained and W. Nuccio said this would be considered.

Staff determined the waiver request regarding franchise utilities being within 17 feet of the roadway centerline was not needed.

Chair Butler asked for public comment; there was none.
Chair Butler closed public comment.

Chair Butler asked for an evergreen buffer on the back side of the houses on the north side of the development.

K. Caron reviewed the conditions:

- Add an evergreen buffer along the north side, from 12B to 38A.
- Precedent condition 1, remove reference to traffic impact analysis.
- Precedent condition 2, clarify that the permitting for the NHDES sewer discharge permit and the Town of Londonderry sewer discharge permit will be addressed under the general and subsequent conditions.
- Regarding design review item 3b as referenced in the engineering memo, revise the terminology to state sequencing instead of phasing.

J. Farrell made a motion to grant conditional approval of the site plan to construct 60 single-family condominiums along with associated site plan improvements at 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) last revised February 12, 2026, with the precedent conditions to be fulfilled within 120 days of approval and prior to plan signature, and general and subsequent conditions of approval to be fulfilled as noted in the engineering memo, and what was discussed at this meeting. A. Rugg seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

D. 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, and March 11, 2026)*

Chair Butler read the case into the record.

Jeff Penta joined the meeting.

G. Verani recused himself from this case.

K. Farr noted this case was accepted as complete on February 4, 2026. She reviewed the waiver request for locating trees over 15 inches in diameter and the outstanding design review comments. The Conservation Commission recommends approval of the application and the Heritage Commission recommended the application as presented.

George Chadwick of Bedford Design Consultants and Scott Thornton of Vanasse & Associates Inc. appeared before the Board to discuss this project. G. Chadwick said the Fire Department approved the proposed driveway width of 24 feet and the emergency access, noting that traffic parked on the cul de sac will prohibit fire trucks turning, and fire trucks will cross onto the wrong side of the road when entering the site.

S. Thornton reported a scoping meeting was held to discuss the traffic assessment. He reviewed roadway projects that have been scheduled but not completed, including changing the yield sign to a stop sign at the Smith Lane and Rockingham Road intersection, and signal installation at Mammoth Road and Rockingham Road. Smith Lane will be blocked off as a result of the signal installation. They will continue to work with the Town and NHDOT on access at the site driveway intersection.

G. Chadwick addressed the waiver request, noting there are no large trees on the parcel worth saving.

K. Caron reviewed the three items the Board had asked to be addressed: full traffic impact analysis, historic accident data from Police Department for Smith Lane and Rockingham Road, and confirmation from the Fire Department regarding adequacy of access to the site.

J. Trottier reviewed the design review comments and Stantec comments. K. Caron noted that the DOT would need to determine whether a left turn lane is warranted.

After discussion, the Board agreed that the road needs to be 28 feet wide to facilitate emergency vehicle access. They discussed whether the access to the development is a driveway or a road.

Chair Butler asked for public input.

Name: Giovanni Verani
Address: 73 Page Road
G. Verani said the Police Department had concerns about this development. He noted safety issues entering Route 28 from Smith Lane. He agreed the access should be considered a road instead of a driveway. He spoke to

problems with parking on the cul de sac. He questioned whether multi-family was an appropriate use for this property.

Chair Butler closed public comment.

The Board expressed concern over the safety of traffic accessing Route 28 from Smith Road.

K. Caron reviewed the concerns of the Police Department regarding circulation within the site, limited access to sides and rear of the buildings, and increased traffic generation in the proximity of Smith Lane and Rockingham Road.

G. Chadwick said the Fire Department did not have concerns about accessing the rear of the buildings. He agreed to widen the road the 28 feet. The Board asked that representatives from the Police and Fire Department attend a meeting to discuss concerns about the geography and layout of the site.

J. Farrell made a motion to continue this case until May 13, 2026. A. Rugg seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

G. Verani returned to the meeting.

E. 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) ***(Continued from March 4, 2026)***

Chair Butler read the case into the record.

K. Caron reported the applicant has made revisions to the plan set to address the Board's concerns, including relocating the restaurant's main entrance to the front of the building, providing additional geotechnical data and test pits, revising the existing conditions and site plan sheets to show direction of overland flow, and obtaining an updated NHDOT driveway permit.

J. Trottier reported the revised design proposes a new offsite well. D. Sassan said the new well would be located onsite.

Laura Gandia of Devine, Millimet & Branch and Dari Sassan of Brown Engineering appeared before the Board to discuss this application. L. Gandia reviewed the history of the case.

The Board acknowledged the changes made to the original plan, and a discussion followed of the requirements of the agritourism statutes. They reviewed the direction of overland flow as indicated on the site plan, noting

J. Farrell made a motion to grant a waiver from Section 4.12.c.19.viii. J. Penta seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

A. Rugg made a motion to grant a waiver from Section 4.14.c.2.7. J. Farrell seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

J. Farrell made a motion to grant a waiver from Section 3.08.c.2. J. Penta seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

J. Farrell made a motion to grant a waiver from Section 3.09.k. A. Rugg seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

K. Caron clarified that this waiver includes 3.09.k.1, 3.09.k.2, and 3.09.a, 3.09.c, 3.09.d, 3.09.f, 3.09.g, and 3.09.k.

J. Farrell made a motion to grant a waiver from Section 3.07, checklist 6. A. Rugg seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

J. Farrell made a motion to grant a waiver from Section 3.07, checklist 11.2. A. Rugg seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

J. Farrell made a motion to grant a waiver from Section 3.14. J. Penta seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

A. Rugg made a motion to grant a waiver from Section 3.08.b.3. J. Farrell seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

J. Farrell made a motion to grant a waiver from Section 3.08.b.3. J. Penta seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

J. Farrell made a motion to grant a waiver from RSA 674:72-C. J. Penta seconded the motion.

After discussion, L. Gandia withdrew the waiver request from RSA 674:72-C.

J. Farrell withdrew his motion and J. Penta withdrew his second of the motion.

that the parking lot had been topped with gravel, so the flow would need to be redetermined.

The Board questioned whether the number of parking spaces was adequate. D. Sassan said they met Town standards. J. Trottier noted other uses on the property were not being taken into consideration in this calculation.

The property owner said they will hire a contractor for snow removal to ensure green management of salt.

T. DeFrancesco recommended paving the entrance to the parking lot to provide a safe surface for braking and accelerating. The property owner stated his intent to retain the parking lot in its original state. J. Trottier noted issues with gravel parking lots, including winter maintenance, drainage, and identifying parking spaces. The Board recommended setting dates for maintaining the parking lot.

The Board discussed that if the restaurant fails, the property could transition to any use approved in the AR-1 zone. L. Gandia noted the waivers would only apply if the use continued to be agricultural as permitted.

Chair Butler asked for public comment.

Name: Robert and Ginny (sp) Bonham
Address: Former Londonderry residents
The Bonhams spoke to the need for the property owner to adjust his business in light of the uncertain future of orchards, and asked the Board to support this proposal.

Name: Anne Marie & Dean Rich
Address: 4 Sutton Place
The Riches spoke in support of this proposal and the contribution Mack's has made to the community.

Name: Dana Green
Address: 46 Seasons Lane
D. Green spoke in support of this proposal and the need to support farms.

Chair Butler closed public comment.

After discussion, the Board agreed to add a paved pad at the entrance of the gravel parking lot to provide safe access. They also recommended paving around the hut for safer pedestrian and handicap access.

J. Farrell made a motion to grant a waiver from Section 3.11, Section 5.06, and Section 3.02. A. Rugg seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

J. Farrell made a motion to grant conditional approval of the Mack's Apples site plan with the conditions set forth in the Staff Recommendation Memorandum, and adding an asphalt/concrete surface near the ice cream stand, adding a binder coat of material 2 inches thick for 20 feet by the width of the driveway with no excavation underneath, and requiring biannual maintenance and regrading of the parking lot no later than April 15th and no later than November 15th each year. A. Rugg seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

Chair Butler noted the Board is not against this development and site improvements, and has done everything possible to make this work.

IV. NEW PLANS / CONCEPTUAL PLANS

V. OTHER BUSINESS

VI. MISCELLANEOUS

J. Penta spoke to the need for the Town Council and the Board to work together and support each other when working on projects such as updating the PUD ordinance.

VII. ADJOURNMENT

A motion was made and seconded to adjourn the meeting. The motion carried unanimously.

The meeting was adjourned at 11:28 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.