LONDONDERRY, NH PLANNING BOARD
MINUTES OF THE MEETING OF MAY 6, 2026
AT THE MOOSE HILL COUNCIL CHAMBERS

Meeting Link: http://173.166.17.35/internetchannel/show/14237?channel=4

Members Present: Jake Butler, Chair; Art Rugg, Secretary; Tony DeFrancesco, Member; Ann Chiampa, Member; John Farrell, Member; Shawn Faber, Town Council Ex-Officio; Jonathan Cruz, Ex-Officio

Members Absent: Jeff Penta, Vice Chair; Giovanni Verani, Ex-Officio; Ryan Ouellette, Alternate; Jason Knights, Alternate

Also Present: Kellie Caron, Deputy Town Manager & Director of Economic Development

I. CALL TO ORDER

Chair Butler called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. He reported that Steve Bickford has resigned as an alternate member of the Board, so there is an open position. The Board thanked S. Bickford for his service and contributions to the Board.

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES

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

A. Rugg made a motion to approve the minutes of the April 8, 2026, Board meeting as presented. T. DeFrancesco seconded the motion. The motion carried 7-0-0. Chair votes in the affirmative.

B. REGIONAL IMPACT DETERMINATION

There were no cases of regional impact.

C. DISCUSSIONS WITH TOWN STAFF

K. Caron reported that Staff will be handling the administrative review to clarify the record regarding the approved commercial/industrial use for 108 West Road.

K. Caron reported that Staff will be handling the administrative review of a request made by the Executive Health Club to install temporary pickleball courts on the existing parking area. The Executive Health Club continues to

work through the conditions of approval established by the Board for their proposed expansion.

III. NEW PLANS / CONCEPTUAL PLANS

A. Public hearing on an application for a Conditional Use Permit (CUP) for approximately 17,598 sq. ft of temporary wetland impact, and 11,291 sq. ft. of buffer impact for equipment access and work pad placement associated with the proposed structure replacement, located within the Conservation Overlay District along the existing 326 Transmission Line in the areas between Hovey Road and Hardy Road, West Parish Drive, Bancroft Road, Hickory Hill Drive and Nashua Road, Dan Hill Road, Severance Drive, Colonial Drive, Seasons Lane. Zoned AR-1. Public Service Company of New Hampshire dba Eversource Energy (applicant).

Chair Butler read the case into the record.

Lindsey Tower of GZA GeoEnvironmental and Kurt Nelson of Eversource Energy appeared before the Board to discuss maintenance work along the 326 transmission line between October 2026 and May 2027 to replace 11 wooden utility poles with steel poles. L. Tower reviewed the project, the impact on the conservation overlay district, and the proposed restoration. They noted this is a similar project to many they have brought before the Board in the past.

J. Farrell made a motion to accept this application as complete. J. Cruz seconded the motion. The motion carried 7-0-0. Chair votes in the affirmative.

Chair Butler asked for Board comment.

The Board asked clarifying questions. They noted that the Conservation Commission had no comment about this project.

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

J. Farrell made a motion to approve the applicant's request for a Conditional Use Permit (CUP) for approximately 17,598 sq. ft of temporary wetland impact, and 11,291 sq. ft. of buffer impact for equipment access and work pad placement associated with the proposed structure replacement located within the Conservation Overlay District along the existing 326 Transmission Line in the areas between Hovey Road and Hardy Road, West Parish Drive, Bancroft Road, Hickory Hill Drive and Nashua Road, Dan Hill Road, Severance Drive, Colonial Drive, Seasons Lane. Zoned AR-1. Public Service Company of New Hampshire dba Eversource Energy (applicant). J.

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

IV. OLD BUSINESS

None

V. OTHER BUSINESS

A. CIP Appointments

J. Farrell made a motion to appoint Jeff Penta and Giovanni Verani to the CIP Committee. A. Chiampa seconded the motion. The motion carried 7-0-0. Chair votes in the affirmative.

B. Southern New Hampshire Planning Commission Appointments

A. Rugg made a motion to recommend Arthur Rugg and Deb Lievens for appointment to four-year terms on the SNHPC. T. DeFrancesco seconded the motion. The motion carried 7-0-0. Chair votes in the affirmative.

C. HOP Grant

As part of the HOP grant, James Vayo of the SNHPC appeared before the Board to review the changes needed to bring the Town's land regulations into line with State statutes.

He proposed five draft amendments regarding ADUs, residential parking minimum, mixed-use residential in commercial districts, development on Class VI roads, and vesting of approvals. The Board asked clarifying questions. J. Vayo asked for input to be sent to K. Caron. The next step would be for the Board to refer this to the Town Council for approval.

J. Vayo also presented four housing concepts for discussion: lot splitting, allowing cottage courts, side-by-side duplexes, and mixed-use residential, and explained where these could apply in Londonderry. The Board asked that J. Vayo create draft amendments for these concepts.

VI. MISCELLANEOUS

T. DeFrancesco reiterated that there is an alternate position available on the Board.

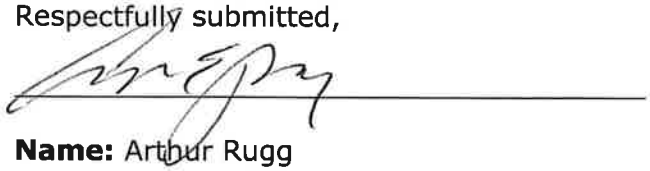
VII. ADJOURNMENT

T. DeFrancesco made a motion to adjourn the meeting. The motion was seconded. The motion carried unanimously.

The meeting was adjourned at 8:05 p.m.

These minutes were prepared by Beth Hanggeli.

Respectfully submitted,



Name: Arthur Rugg
Title: Secretary

These minutes were accepted and approved on _____ by a motion made by A. Rugg and seconded by T. DeFrancesco