LONDONDERRY, NH PLANNING BOARD
MINUTES OF THE MEETING OF MAY 13, 2026
AT THE MOOSE HILL COUNCIL CHAMBERS

Meeting Link: http://173.166.17.35/internetchannel/show/14242?channel=4

Members Present: Jake Butler, Chair; 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; Ryan Ouellette, Alternate

Members Absent: Jeff Penta, Vice Chair

Also Present: Kellie Caron, Deputy Town Manager & Director of Economic Development; Shaun Mulholland, Town Manager; Jim Young, Fire Department Chief; Jason Breen, Police Department Deputy Chief

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 sit in for Jeff Penta. He announced that Steve Bickford submitted his resignation, and thanked him for his time on the Planning Board.

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

There were no discussions with Town Staff.

III. NEW PLANS / CONCEPTUAL PLANS

A. Conceptual non-binding discussion for a Planned Unit Development (PUD) mixed use development including 1,028 residential units and approximately 99,000 +/- square feet of commercial, light industrial, and recreation space along with associated site improvements. 109 Auburn Road, Map 18 Lots 32 & 36, zoned agricultural residential (AR1). Governors Hill Corporation (owner/applicant).

Chair Butler read the case into the record.

Brian Pratt of Fuss & O'Neill and Christina (sp) LaMontagne of Governors Hill Corporation appeared before the Board to present this updated proposal. B. Pratt highlighted changes made to the plans as a result of discussions with the Board in 2025. He offered an overview of the project, describing the diversity of housing stock and commercial development. He also reviewed the infrastructure, amenities, and recreational facilities.

The Board asked about Fire Department approval. Town Manager Mulholland noted the response time will be 9 to 10 minutes and suggested partnering with Derry, as their response time would be within 4 minutes. The Board expressed concern over relying on another town to be the primary provider of emergency services. They suggested the developer could set aside land to potentially be used for emergency services in the future.

B. Pratt noted the development is outside of the flood plain, so he does not anticipate flooding issues. They have yet to determine if the third property access will be limited to emergency use only. The roads, sidewalks, shared-access paths, and nature trails will be privately maintained, but open to the public. The HOA will be responsible for maintaining and plowing the roads.

B. Pratt reviewed the portion of the development in Auburn that is zoned industrial but could also support commercial use.

B. Pratt reported a scoping meeting was held with DOT and Auburn and Londonderry Town Staff to discuss traffic impacts. They agreed that Stantec would conduct the traffic study, as there are approximately 18 intersections involved, and the developer would bear the cost of this. The developer is committed to paying their fair share for improvements. He noted the phasing would take 10 to 20 years, so traffic will increase incrementally.

The Board noted the need for a community feeling, and warned of the issues increased traffic will present. They discussed commercial development relying on adequate residential support.

B. Pratt said a development agreement would be necessary to address all fiscal impacts. He compared the PUD and a traditional residential subdivision in terms of positive fiscal impact, housing diversity, public amenities, open space, and school impact.

Fire Chief Young shared information on response times, noting that Londonderry is striving to meet national response times and to reduce ISO ratings.

Bob LaMontagne of Governors Hill Corporation said the Town's Master Plan almost describes this project to a T.

IV. 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, March 11 and April 8, 2026)

Chair Butler read the case into the record.

G. Verani recused himself from this public hearing.

K. Caron noted this application was accepted as complete in February 2026. There are two CUPs and a waiver request to be considered.

In April, the Board tasked the applicant and Staff to meet with the Police and Fire Departments to discuss fire access and Police Department concerns. The general consensus is that concerns have been addressed.

George Chadwick of Bedford Design Consultants reported that the driveway width was increased to 28 feet and fire lane signs will be posted on the east side of the driveway.

Chief Young credited Division Chief Brian Johnson for his work on this project. The Department's three major concerns regarding driveway width, cul-de-sac turning radius, and building setbacks from the road have been resolved. There is adequate access around the buildings.

Deputy Chief Breen said concerns regarding the entryway becoming congested in an emergency were addressed by widening the driveway. In terms of access around the buildings, officers would adapt if there were a critical incident. He noted concerns about the cumulative amount of traffic entering Route 28 as a result of a number of proposed developments.

Scott Thornton of Vanasse & Associates Inc. reported that since the last meeting, the DOT found a left-turn lane was not required and the driveway permit did not need to be changed. Comments from the Town's peer reviewer were incorporated into a revised traffic study, but did not change the results. No mitigation measures were needed, based on the updated traffic study.

The Board asked that striping be added to delineate the fire lane.

J. Farrell made a motion to grant a waiver from Site Plan Regulations 4.12.c.19.viii, as there is no substantial detriment to the public good. J. Knights seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

J. Farrell made a motion to grant approval of a Conditional Use Permit for approximately 1,023 square feet of wetland buffer impact for the construction of stormwater infrastructure. A. Rugg seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

J. Farrell made a motion to grant approval of a Conditional Use Permit for multi-family housing in the C-II Zoning District in accordance with LZO Section 6.2 and Table 4.1. J. Knights seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

A. Rugg made a motion to grant conditional approval of a site plan to construct forty (40) residential townhome-style apartment units with associated site improvements at 225 Rockingham Road, Map 15, Lot 126, Zone C-II, in Route 28 performance overlay district, applicant and owner Genex Construction Group, LLC, with the condition that the applicant work with Town Staff on a pavement striping solution for the fire lane. J. Farrell seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

Chair Butler acknowledged the applicant's work with Staff and the Board to achieve the best outcome on what is a difficult property.

G. Verani returned to the Board.

V. OTHER BUSINESS

A. SNHPC Appointments

These appointments were made at the last meeting.

B. CIP Appointments

These appointments were made at the last meeting.

VI. MISCELLANEOUS

R. Ouellette asked that Board members have access to background materials before a meeting.

J. Farrell expressed regret that K. Caron is leaving the Town employ, but congratulated her on her new position in Concord and thanked her for her work. The Board concurred.

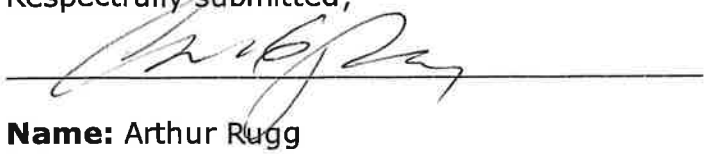
VII. ADJOURNMENT

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

The meeting was adjourned at 9:00 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