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

Meeting Link: http://173.166.17.35/internetchannel/show/14300?channel=4

Members Present: Jake Butler, Chair; Jeff Penta, Vice Chair; Art Rugg, Secretary; Ann Chiampa, Member; John Farrell, Member; Shawn Faber, Town Council Ex-Officio; Jason Knight, Alternate; Brent Lyskawa, Alternate

Members Absent: Tony DeFrancesco, Assistant Secretary; Giovanni Verani, Ex-Officio; Jonathan Cruz, Ex-Officio; Ryan Ouellette, Alternate

Also Present: John Trottier, Director of Engineering & Environmental Services; Sylvia von Aulock, Southern New Hampshire Planning Commission; James Vayo, Southern New Hampshire Planning Commission; Shaun Mulholland, Town Manager; Jeremy Spaulding, Cyber Services Director

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 Tony DeFrancesco.

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES

A. Rugg made a motion to approve the minutes of the May 13, 2026, Board meeting as presented. J. Penta seconded the motion. The motion carried 4-0-3, with J. Penta, J. Farrell, and J. Knights abstaining. Chair votes in the affirmative.

A. Rugg made a motion to approve the minutes of the June 3, 2026, Board meeting as presented. J. Penta seconded the motion. The motion carried 6-0-1, with J. Knights abstaining. Chair votes in the affirmative.

A. Rugg made a motion to approve the minutes of the June 10, 2026, Board meeting as presented. J. Penta seconded the motion. The motion carried 6-0-1, with J. Knights abstaining. Chair votes in the affirmative.

B. REGIONAL IMPACT DETERMINATION

There were no cases of regional impact.

C. DISCUSSIONS WITH TOWN STAFF

J. Penta made a motion to grant the extension request for 6 Dickey Street to August 31, 2026. J. Farrell seconded the motion. The motion carried 7-0-0. Chair votes in the affirmative.

A. Rugg made a motion to grant the extension request for 5 Ricker Avenue to August 31, 2026. J. Farrell seconded the motion. The motion carried 7-0-0. Chair votes in the affirmative.

J. Farrell made a motion to grant the extension request for 162 Litchfield Road to October 31, 2026. J. Penta seconded the motion. The motion carried 7-0-0. Chair votes in the affirmative.

J. Farrell made a motion to grant the extension request for 3 Page Road to December 31, 2026. J. Penta seconded the motion. The motion carried 7-0-0. Chair votes in the affirmative.

J. Farrell made a motion to grant the extension request for 295 Rockingham Road to December 31, 2026. A. Rugg seconded the motion. The motion carried 7-0-0. Chair votes in the affirmative.

J. Trottier reported the applicant has changed the orientation of the 60,000 square foot manufacturing building at The Village on Technology Hill. Staff agrees that the proposed changes meet the minor site plan review criteria. He recommended the hearing occur during a Board meeting to allow for public input. The Board said as this has already been approved, Staff could handle this.

J. Trottier reported Staff is working with the architect and owner of Alan's Car Wash on rebuilding on the existing foundation, after the recent fire.

A. Rugg and J. Penta shared takeaways from the Office of Planning and Development's presentation on impact fees.

III. NEW PLANS / CONCEPTUAL PLANS

None

IV. OLD BUSINESS

None

V. OTHER BUSINESS

A. Sharepoint Discussion - Jeremy Spaulding, Cyber Services Director

J. Spaulding presented information on the Sharepoint site built for the Planning Board and answered questions from the Board. He verified that all meeting documents will continue to be available on the website, as the public will not have access to Sharepoint.

The Board asked about deleting obsolete email addresses, and J. Spaulding explained how to address this in Outlook. They also asked about forwarding

from email addresses when individuals change/leave roles, and J. Spaulding explained how the firewalling system operates to limit exposure.

B. Land Use Amendments and Proposed New Ordinance Discussion with SNHPC

James Vayo reviewed draft amendments created to address housing concepts discussed in his earlier presentation and to bring the Town into compliance with changes in state regulations relative to housing.

The Board asked for clarification as to what is required by the state and what SNHPC is recommending. Chair Butler was not comfortable adding new sections to the regulations without a Town Planner. J. Vayo noted the changes to the RSAs have already taken effect, so the amendments incorporating those are important to address.

The Board asked clarifying questions and discussed specific amendments. They agreed to review the draft amendments first, and then address the proposed new section.

J. Vayo noted the Town's contract with SNHPC to implement elements of the HOP grant will end at the end of August. At that time, SNHPC will provide a report for the Town to submit to New Hampshire Housing.

S. von Aulock suggested J. Vayo meet with the Police and Fire Departments, and the Director of Engineering, to obtain their input on the amendments. The Board agreed. S. von Aulock asked if the amendments should be related to the Master Plan recommendations and J. Penta offered to help with this.

C. Discussion of Proposed Edits and Revisions to the Town's Strategic Plan

Town Manager Mulholland reported the strategic plan is scheduled as an Agenda item for the July 20th Town Council meeting to discuss changes proposed by Councilor Combes.

J. Penta shared a memo outlining suggested inclusions associated with the Master Plan that have been omitted. The Board acknowledged that the strategic plan is a living document that can be amended at any point. They also acknowledged the role a Town Planner would play in moving forward any changes.

The Board asked that Councilor Combes appear before them to explain the suggested changes relating to the Planning Board before the Council makes a decision on the strategic plan.

VI. MISCELLANEOUS

None

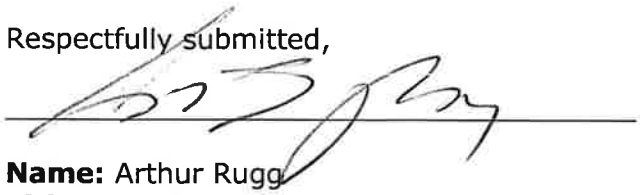
VII. ADJOURNMENT

J. Farrell made a motion to adjourn the meeting. S. Faber seconded the motion. The motion carried 7-0-0.

The meeting was adjourned at 8:04 p.m.

These minutes were prepared by Beth Hanggeli.

Respectfully submitted,



Name: Arthur Rugg
Title: Secretary

These minutes were accepted and approved on 8-5-2026 by a motion made by T. DeFrancesco and seconded by J. FARRELL.