LONDONDERRY, NH PLANNING BOARD
MINUTES OF THE MEETING OF JUNE 10, 2026
AT THE MOOSE HILL COUNCIL CHAMBERS

Meeting Link: https://www.youtube.com/watch?v=z3ONgByXx6A&t=3s

Members Present: Jake Butler, Chair; Jeff Penta, Vice Chair; Art Rugg, Secretary; Tony DeFrancesco, Assistant Secretary; Ann Chiampa, Member; Giovanni Verani, Ex-Officio; Shawn Faber, Town Council Ex-Officio; Jonathan Cruz, Ex-Officio; Ryan Ouellette, Alternate

Members Absent: John Farrell, Member, Jason Knights, Alternate

Also Present: Kellie Caron, Deputy Town Manager & Director of Economic Development; John Trottier, Director of Engineering & Environmental Services; Shaun Mulholland, Town Manager

I. CALL TO ORDER

Chair Butler called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. He appointed Ryan Ouellette to sit in for John Farrell.

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

T. DeFrancesco made a motion to grant the extension request for the vehicle storage lot at 4 Nashua Road and 6 Londonderry Road to August 9, 2026. A. Rugg seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

A. Rugg made a motion to grant the extension request for 2 and 5 Highlander Way to June 2, 2027. J. Penta seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

III. NEW PLANS / CONCEPTUAL PLANS

A. Modification to a condition of the approval granted by the Planning Board on April 1, 2026, relating to traffic mitigation. 295 Rockingham Road, Commercial II (C-II) District Tax Map 17, Lot 25, Page Rock, LLC (Owner/Applicant).

Chair Butler read the case into the record.

Paul Chisholm of Keach-Nordstrom Associates and Brad Westgate of Welts, White & Fontaine appeared before the Board to present this request regarding site plans approved on April 1, 2026 for two 12-unit townhome developments. At the time, the applicant offered a voluntary contribution for the Town for potential traffic mitigation measures in the area.

In response to the applicant's request for modification of this condition, an alternative has been suggested by the Town. P. Chisholm noted the need for clarity on the timing and requested that the condition be subsequent as opposed to precedent.

K. Caron agreed that the condition could be subsequent. She acknowledged the open-ended nature of "or other traffic management measures approved by the Town" and explained the rationale behind this wording.

The Board asked whether a bond would typically be held. K. Caron explained the applicant conducted a traffic analysis that did not reach a threshold to trigger mitigation/improvements. This condition was created to address concerns about traffic; however, it was unclear what improvements were being sought by the Board, so it was impossible to set a dollar amount. The Traffic Management Working Group has since identified what measures could be implemented, so a dollar amount could be determined through the Town Manager.

The Board acknowledged that they created a condition that was not warranted and is not supported by Town regulations. This would be akin to a donation, which the Board cannot accept.

B. Westgate proposed a definitive subsequent condition to install either 24/7 solar speed feedback signs or solar flashing signs, as determined by the director of Public Works, by a certain date. J. Trottier suggested the Traffic Management Working Group should review the measures as well.

After discussion, the Board agreed to set a date no later than December 31, 2026 for the installation of these traffic-calming measures.

Chair Butler asked for public comment.

Bob Merrill, 569 Mammoth Road, suggested changes to the proposed driveways. He asked if the existing house could be moved instead of destroyed. He reviewed the history of the property.

Chair Butler closed public comment.

J. Penta made a motion to modify the condition to state a subsequent condition to install two 24/7 solar speed feedback signs as specified by the Town's Traffic Management Working Group on or before December 31, 2026. R. Ouellette seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

B. Modification to a condition of the approval granted by the Planning Board on April 1, 2026 relating to traffic mitigation. 3 Page Road, Commercial II (C-II) District Tax Map 15, Lot 235, Page Rock, LLC (Owner/Applicant).

Chair Butler read the case into the record.

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

J. Penta made a motion to modify the condition to state a subsequent condition to install two 24/7 solar speed feedback signs as specified by the Town's Traffic Management Working Group on or before December 31, 2026. A. Rugg seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

IV. OLD BUSINESS

None

V. OTHER BUSINESS

Chair Butler suggested comments from the Traffic Management Working Group should be presented to the Board as part of the design review process and design review comments. K. Caron noted this would involve the group in a level of individual development review, which is not necessarily their task. J. Trottier reviewed the difference between this group and the Traffic Safety Committee.

J. Trottier verified that moving forward, the Town will arrange for traffic/corridor studies to be conducted on new developments and applicants will pay for them.

VI. MISCELLANEOUS

The Board thanked K. Caron for her contributions to the Town. K. Caron complimented the Board on the level of work they have accomplished.

VII. ADJOURNMENT

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

The meeting was adjourned at 7:50 p.m.

These minutes were prepared by Beth Hanggeli.

Respectfully submitted,



Name: Arthur Rugg
Title: Secretary

These minutes were accepted and approved on 7-8-2026 by a motion made by A. RUGG and seconded by J. PEXTA