LONDONDERRY, NH PLANNING BOARD
MINUTES OF THE MEETING OF JUNE 3, 2026
AT THE MOOSE HILL COUNCIL CHAMBERS

Meeting Link: http://173.166.17.35/internetchannel/show/14263?channel=4

Members Present: Jake Butler, Chair; Art Rugg, Secretary; Tony DeFrancesco, Assistant Secretary; Ann Chiampa, Member; John Farrell, Member (joined at 7:05 p.m.); 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; 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 Jeff Penta and Jason Knights for John Farrell until his arrival.

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES

A. Rugg made a motion to approve the minutes of May 6, 2026, as presented. T. DeFrancesco seconded the motion. The motion carried 8-0-1. Chair votes in the affirmative.

B. REGIONAL IMPACT DETERMINATION

K. Caron reported on her actions to respond to the impact of a proposed 44 single-family residential cluster subdivision in Manchester. The Board reviewed the letter she composed and suggested it include concerns about traffic, and the need for additional emergency services due to the increase in traffic. They asked if Planning Board members could participate in public hearings about this development.

Chair Butler noted receipt of a Notice of Merger for 523 Mammoth Road, 525 Mammoth Road, and 527 Mammoth Road.

C. DISCUSSIONS WITH TOWN STAFF

A. Rugg made a motion to grant the 120-day extension request for 222 Rockingham Road. R. Ouellette seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

III. NEW PLANS / CONCEPTUAL PLANS

A. Formal application for a modification to a condition of the approval granted by the Planning Board on December 4, 2025, relating to off-site roadway improvements prior to issuance of the first residential building Certificate of Occupancy. 5 Kitty Hawk Landing (Map 17 Lot 5-5), The Village on Technology Hill Planned Unit Development (PUD) Zoned IND-1, IND-II, AR-1 and C-II, Londonderry Holdings, LLC (owner & applicant)

Chair Butler read the case into the record. He reviewed the request to issue a COO for the two residential buildings before the offsite improvements are complete.

Nick Golon of TFMoran and Dick Anagnost appeared before the Board to discuss this request. N. Golon explained they have addressed the comments and resubmitted the final designs for Town approval. D. Anagnost stressed they are ready to begin the offsite improvements. J. Trottier noted the developer is also waiting for Eversource to relocate utility poles. The Board noted concerns about delaying improvements that will impact traffic and a hesitancy to approve any further modifications.

Chair Butler asked for public comment.

Ken Solinsky of Londonderry Holdings explained a decrease in employees exiting the development will compensate for the number of residents in the two buildings, so the impact to Harvey Road will decrease as well.

Bruce Blazon of North Branch Construction reviewed the status of preparation for the offsite improvements and offered an update on the project.

Chair Butler closed public comment.

J. Farrell made a motion to grant approval of the modification of condition 6 on The Village on Technology Hill site plan approval permit issuance of certificates of occupancy for residential buildings 1 and 9 prior to the completion of offsite roadway improvements at Harvey Road, Technology Drive, Grenier Field Road, Kitty Hawk Landing subject to condition that required offsite roadway improvements shall be completed prior to the issuance of a certificate of occupancy for any additional residential building within the development and subject to any additional conditions deemed appropriate and/or are already placed on the residential site plan application approved December 4, 2025, by the Planning Board. R. Ouellette seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

B. Public hearing of an application of a site plan for sixty (60) residential units, with associated site improvements along with a Conditional Use Permit for 597 square feet of wetland buffer impact, in the Commercial II (C-II) Zone and the Route 28 Performance Overlay District. 196 & 198 Rockingham Road, Tax Map 15, Lot 66 & 66-1, S&S Metal Recycling, Inc. (Owner) and Gino Bernard (Applicant).

Chair Butler read the case into the record.

J. Trottier noted there was one outstanding checklist item.

A. Rugg made a motion to accept the application as complete and that the checklist item will be waived for acceptance purposes only, and will ultimately become a condition of approval. R. Ouellette seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

George Chadwick of Bedford Design Consultants and Scott Thornton of Vanesse & Associates appeared before the Board to review this proposal to construct 60 rental units at The Village at Londonderry. G. Chadwick reviewed the waiver request and the request for two CUPs. The Conservation Commission has recommended approval of this project. S. Thornton reviewed the plan to install an exclusive left-turn lane and noted site distances for the driveway have been approved.

Chair Butler asked for Board comment.

Andrea Kenter of Tomforde Environmental Services reviewed the cleanup occurring on the property and the monitoring requirements. The Board asked about the handling of contaminated soils, and A. Kenter and J. Trottier reviewed the protocol for this. J. Trottier and A. Kenter also reviewed monitoring and treatment of contaminated groundwater.

The Board asked about the location of contaminants on the site, citing concerns about the proximity of Cohas Brook. They stressed the need for a full site remediation, noting the difference between commercial and residential use of property. They suggested review of the site should be fully closed by NHDES before construction begins. They also discussed the responsibility of future owners of the property for any cleanup.

J. Trottier asked if the cleanup would be done subsequent to construction or in conjunction. G. Chadwick said the developer will begin cleanup as soon as ownership of the land is transferred.

After an extensive discussion, the Board asked that a third party be hired by the Town, at the applicant's cost, to conduct an environmental study on both

lots. They also requested a work sequence plan be provided by the applicant at time of cleanup.

J. Farrell made a motion to continue the public hearing to August 5, 2026. A. Rugg seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

IV. OLD BUSINESS

None

V. OTHER BUSINESS

None

VI. MISCELLANEOUS

J. Farrell questioned who would be living in the housing units being proposed and constructed in Town, citing concerns over potential traffic issues. G. Verani referred to statistics on projected population growth in the state.

R. Ouellette spoke to the difficulty of preparing for a meeting without having access to all of the documentation.

In light of the absence of a planner and pending departure of K. Caron, Chair Butler suggested a member of the Planning Board be active in the design review phase and pre-application meetings. The Board agreed that the Chair or his designee should fill this role.

The Board discussed whether a quorum would be present at the July 8th meeting and determined there would be.

T. DeFrancesco addressed a comment made at the Town Council meeting on June 1st that, "The Planning Board is making a mess of things." He said the Board is following the State Constitution and RSAs, and the Town's regulations. He cited RSA 674:21, V(j) regarding the Board being able to do exactions on a development; this is limited to highway, drainage, sewer, and water. He also cited case law and addressed the Board's responsibility to assist citizens during the permit process.

VII. ADJOURNMENT

R. Ouellette made a motion to adjourn the meeting. A. Rugg seconded the motion. The motion carried unanimously.

The meeting was adjourned at 8:47 p.m.

These minutes were prepared by Beth Hanggeli.

Respectfully submitted,

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195 **Name:** Arthur Rugg

196 **Title:** Secretary

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198 These minutes were accepted and approved on 7-8-2026 by a motion made by

199 A. RUGG and seconded by J. PENTA