LONDONDERRY, NH PLANNING BOARD
MINUTES OF THE MEETING OF AUGUST 5, 2026
AT THE MOOSE HILL COUNCIL CHAMBERS

Meeting Link: https://www.youtube.com/watch?v=CcM9MmhFLM8

Members Present: Art Rugg, Secretary; Tony DeFrancesco, Assistant Secretary; Ann Chiampa, Member; John Farrell, Member (joined at 7:03 p.m.); Giovanni Verani, Ex-Officio; Shawn Faber, Town Council Ex-Officio; Jonathan Cruz, Ex-Officio; Brent Lyskawa, Alternate

Members Absent: Jake Butler, Chair; Jeff Penta, Vice Chair; Jason Knight, Alternate; Ryan Ouellette, Alternate

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

I. CALL TO ORDER

Acting Chair Rugg called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. He appointed Brent Lyskawa to vote for Jake Butler.

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES

T. DeFrancesco made a motion to approve the minutes of the July 8, 2026, Board meeting as presented. G. Verani seconded the motion. The motion carried 6-0-1, with T. DeFrancesco abstaining. Chair votes in the affirmative.

J. Farrell joined the meeting.

Acting Chair Rugg announced that Agenda items would be taken out of order, hearing Old Business first.

III. OLD BUSINESS

A. Formal 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). (*Continued from June 3, 2026)*

Acting Chair Rugg read the case into the record and noted the applicant has requested a continuance until October 14, 2026.

T. DeFrancesco made a motion to continue this case until October 14, 2026. J. Farrell seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

This case will be heard at the October 14, 2026, Planning Board meeting in this meeting room. There will be no other notice.

IV. ADMINISTRATIVE BOARD WORK (continued)

B. REGIONAL IMPACT DETERMINATION

There were no cases of regional impact.

C. DISCUSSIONS WITH TOWN STAFF

J. Farrell made a motion to grant the 120-day extension requests for 36 Pillsbury Road and 44 Pillsbury Road to December 4, 2026. G. Verani seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

T. DeFrancesco made a motion to grant the one-year extension request for Mack's Apples, 230 Mammoth Road, Map 6, Lot 21 to August 6, 2027. J. Cruz seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

V. NEW PLANS / CONCEPTUAL PLANS

A. Public hearing of a formal application for a waiver from the precedent, general and subsequent conditions to allow the applicant to begin interior and exterior work on and to the existing building prior to obtaining planning board signatures in the Agricultural Residential 1 (AR-1) zoning district. 230A Mammoth Road, Map 6 Lot 21, MHO Acquisition, LLC (owner/applicant).

Acting Chair Rugg read the case into the record. This is a conditionally approved site plan.

Laura Gandia of Devine, Millimet & Branch appeared before the Board to present this waiver request to allow work to be done on the interior and exterior of the building. She said the building inspector agreed the work could be considered general maintenance. She acknowledged the risk of doing this work without the plans being signed.

Acting Chair Rugg asked for Board comment.

S. von Aulock said the building inspector and code enforcement had no concerns about this proposal. She recommended the Board entertain a waiver from the first of the general and subsequent conditions.

The Board clarified L. Gandia's understanding of the risk involved in moving forward without approved plans. They asked why a year extension was needed to do this work. L. Gandia explained they wanted to allow a buffer to obtain State permits, to coordinate with NHDOT, and to avoid additional attorney's fees to request additional extensions.

J. Farrell pointed out the first condition cites no construction; it does not indicate exterior or interior. S. von Aulock explained this is a gray area, hence the waiver request. J. Trottier clarified a construction meeting would be held with the code enforcement officer.

Acting Chair Rugg asked for public comment; there was none.

J. Farrell made a motion that the Planning Board votes to approve the request of 230 Mammoth Road, Tax Map 6, Lot 21, for the allowance to make improvements limited to the interior and exterior of the building. J. Cruz seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

B. Public hearing of a formal application of a site plan for a 105,000-square foot warehouse and associated site improvements in the Industrial I (IND-1) Zone. 12 Jack's Bridge Road, Tax Map 15, Lot 103-1, 12 Jack's Bridge LLC (applicant), Charles H. Evans (Owner).

Acting Chair Rugg read the case into the record.

J. Trottier reviewed the outstanding checklist items and the waiver request.

J. Cruz made a motion to waive Section 3.05 for acceptance purposes only and to accept the application as complete. J. Verani seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

Laura Gandia of Devine of Millimet & Branch and Tyler Murphy of By Land LLC appeared before the Board to present a proposal to construct a commercial warehouse in the Jack's Bridge Business Park. L. Gandia noted the applicant was requesting a continuance and approval of five waivers. T. Murphy noted the similarities between this project and the warehouse at 26 Jack's Bridge Road.

L. Gandia reviewed the five waiver requests pertaining to the location of a service access road, driveway width, setting a boundary monument in the wetlands, loading dock dimensions, and surveying trees greater than 15 inches in diameter within the limit of work, all of which the Staff supported with the exception of the tree survey, noting the need for screening along the edge of construction.

J. Farrell made a motion to approve waivers 1-4 in the memo dated August 5, 2026. T. DeFrancesco seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

T. Murphy reviewed the conditions of the 11.9-acre site, noting that development is outside of the wetlands and wetland buffer zone. The Board asked if the stones from the stone walls that will be disturbed could be used in the landscaping and T. Murphy agreed.

Christine Trearchis of VHB reviewed the results of the traffic analysis. The Board asked clarifying questions.

Acting Chair Rugg asked for public comment; there was none.

J. Farrell made a motion to continue this hearing to September 2, 2026. T. DeFrancesco seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

This case was continued to the September 2, 2026, Planning Board meeting in this meeting room. There will be no other notice.

VI. OTHER BUSINESS

A. PUD Workshop

J. Farrell spoke to a newspaper article citing the development of a PUD strategy proposal within 60 days. He asked S. Faber to ask the Town Council for information about this strategy and suggested that the sessions come before the Planning Board. Town Manager Mulholland clarified that the strategy is addressing the impact of the proposed PUD, not about changing the PUD ordinance. T. DeFrancesco noted that no application has been submitted yet for a proposed PUD.

B. Brian Battaglia for appointment to the Southern New Hampshire Planning Commission (4-year term)

J. Farrell moved that the Board make a recommendation to the Town Council to appoint Brian Battaglia to the Southern New Hampshire Planning Commission for a four-year term. T. DeFrancesco seconded the motion. The motion carried 7-0-1, with S. Faber abstaining. Chair votes in the affirmative.

C. Clear-cutting of Site

G. Verani reported the site of the multi-family project on Rockingham Road and Smith Lane has been clear cut. He asked if Staff could visit the site and whether a buffer had been required. A. Rugg suggested reviewing the minutes/video of the meeting to determine if a buffer was required.

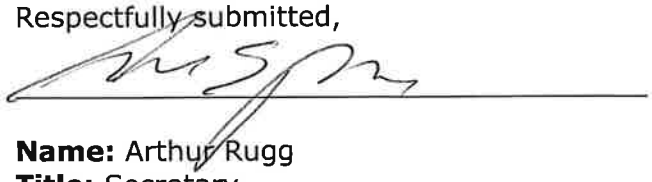
VII. ADJOURNMENT

J. Farrell made a motion to adjourn the meeting. G. Verani seconded the motion. The motion carried 8-0-0.

The meeting was adjourned at 8:30 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. DeFranco