LONDONDERRY, NH PLANNING BOARD
MINUTES OF THE MEETING OF AUGUST 12, 2026
AT THE MOOSE HILL COUNCIL CHAMBERS

Meeting Link: https://www.youtube.com/watch?v=6AiIqtQvfgo

Members Present: Jake Butler, Chair; Jeff Penta, Vice Chair; 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: Art Rugg, Secretary; John Farrell, Member; Jason Knight, Alternate; Brent Lyskawa, Alternate

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

I. CALL TO ORDER

Chair Butler called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES

The approval of minutes was tabled.

B. REGIONAL IMPACT DETERMINATION

There were no cases of regional impact.

C. DISCUSSIONS WITH TOWN STAFF

There were no discussions with Town Staff.

III. OLD BUSINESS

None

IV. NEW PLANS / CONCEPTUAL PLANS

None

V. OTHER BUSINESS

A. 6 Dickey Street - Broadway Auto Sales

Chair Butler asked if the Town of Londonderry is engaged in litigation regarding this property. Tamara and Leon Lampes, owners of 6 Dickey Street, Broadway Auto Sales, said this was true.

Chair Butler suggested the Lampes submit waiver requests for the conditions of approval on the site plan, so the Board can hold a noticed public hearing to discuss those waivers.

T. Lampes clarified they were not requesting waivers, but deserved the opportunity to speak to the Board about an issue they have with the site plan process. Chair Butler said he would entertain hearing their statement, but warned them not to expect a response from the Board. The Lampes agreed to this.

T. Lampes read a statement saying that in correspondence with the Town, Stantec Consulting Services referred to the Lampes' application as a minor site plan application. She asked why their application was not processed and treated under the Town's minor site plan procedure instead of undergoing a full site plan review. The current site plan appears to have been designed using standards more applicable to a newly developed parcel as opposed to an existing, longstanding property with physical constraints. The requirements of extensive grading, removal of mature trees and landscape to install improvements appear disproportionate to the scale and longstanding use of the site and are excessive, redundant, and financially burdensome. They asked whether these requirements were necessary to protect the public health, safety, and welfare, and whether utilizing the waiver authority available to the Board under RSA 674:35 and 674:43 would have better served the intent of the site plan regulations.

The Lampes asked for feedback from the Board. Chair Butler said due to the existing litigation, the Board could not provide feedback at this time.

T. Lampes passed out information to the Board. She said she hoped the Board would serve as a go-between between the Lampes and the Town Staff. She said Town Manager Mulholland has had an open-door policy for the Lampes, but they continued to struggle with Staff's treatment of them.

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

James Vayo of the SNHPC appeared before the Board to review the proposed amendments regarding housing. He recapped what had been done over the past year regarding conducting a review of the Town's land use regulations through the HOP grant and the Master Plan process. He noted SNHPC's involvement with this project would need to be completed by the end of September, when the Town's contracts with New Hampshire Housing and the SNHPC would end. Chair Butler pointed out the difficulty of completing this project within that timeline, given the lack of a Director of Planning and a Town Planner.

J. Vayo reviewed the amendments being suggested to bring the Town into compliance with the RSAs that address ADUs, residential parking, vesting of approvals, development on Class VI highways and private roads, and

residential development being allowed in commercial districts. He also reviewed amendments addressing split-lot developments, in which lot and home sizes would be reduced to increase achievable housing opportunities, and cottage court developments.

The Board agreed to send the first four amendments to public hearing and to reserve addressing the other three until staff is in place.

J. Vayo explained the SNHPC is contractually obligated to provide a land use audit report by September 30th; the additional work completed was above and beyond this original scope of work. The Town is under no pressure to follow through with these recommendations. He reiterated that the SNHPC is always a resource for its member communities.

The Board thanked J. Vayo for his work, and for aligning the Master Plan context to each of the amendments.

VI. ADJOURNMENT

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

The meeting was adjourned at 7:32 p.m.

These minutes were prepared by Beth Hanggeli.

Respectfully submitted,

Name: Arthur Rugg
Title: Secretary

These minutes were accepted and approved on 7-9-2026 by a motion made by A. Rugg and seconded by J. Farah