LONDONDERRY, NH PLANNING BOARD
MINUTES OF THE MEETING OF SEPTEMBER 2, 2026
AT THE MOOSE HILL COUNCIL CHAMBERS

Meeting Link: http://173.166.17.35/internetchannel/show/14344?channel=4

Members Present: Jake Butler, Chair; Art Rugg, Secretary; Tony DeFrancesco, Assistant Secretary; John Farrell, Member; Ann Chiampa, Member; Giovanni Verani, Ex-Officio; Jonathan Cruz, Ex-Officio (joined at 7:05 p.m.); Jason Knight, Alternate; Brent Lyskawa, Alternate

Members Absent: Jeff Penta, Vice Chair; Shawn Faber, Town Council Ex-Officio; Ryan Ouellette, Alternate

Also Present: John Trottier, Director of Engineering & Environmental Services; Sylvia von Aulock and 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. He appointed Jason Knights to vote for Jeff Penta.

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

There were no discussions with Town Staff.

III. OLD BUSINESS

A. 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). *(Continued from August 5, 2026)*

Chair Butler read the case into the record.

Laura Gandia of Devine, Millimet & Branch, Rich Whitehouse of VHB, and Tyler Murphy of By Land LLC appeared before the Board to continue discussion of a proposal to construct a commercial warehouse in the Myles Standish Business Park. L. Gandia noted that the Board granted four of the

five waiver requests at the August 5th meeting, and asked that they grant the fifth waiver request pertaining to trees 15" or greater in diameter, with notes added to the plan. The Board discussed reordering the paragraphs in the waiver to better reflect the timing of each action.

Chair Butler asked for Board comment; there was none.

J. Farrell made a motion to approve the waiver as presented, flipping A and B. A. Rugg seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

S. von Aulock recommended that the notes be added to Sheet C1 of the plan and be reviewed during the construction meeting to ensure the contractor is aware of the intent of the Board to protect these trees.

T. Murphy reviewed the plans for the warehouse. R. Whitehouse reviewed the plans for visual screening of the site. The Board discussed the role plantings on the slope would play and if they were necessary.

T. Murphy addressed Staff concerns regarding the sewer system and pump station, explaining the plan to replace a substandard pump and eventually transition the pump station from private to public ownership. The current owner has asked the Town to take over the pump station, which would be maintained via an enterprise fund. J. Trottier asked that the Board not approve the plan until the failed pump station is repaired. The Board noted the station services the entire park, but is not the responsibility of the applicant.

J. Trottier asked for verification that the pipe structure could support the weight of the additional fill. T. Murphy said they have this information.

R. Whitehouse noted that Stantec is in agreement with what has been provided regarding the site plans and traffic study.

J. Trottier reviewed the design review comments. S. von Aulock asked that the note regarding the stones from the stone wall be added to Sheet C1.

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

J. Farrell made a motion for conditional approval of 12 Jack's Bridge Road, Tax Map 15, Lot 103-1, for all of the precedent conditions and general and subsequent conditions that have been discussed and are in the memo. J. Knights seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

IV. NEW PLANS / CONCEPTUAL PLANS

None

V. OTHER BUSINESS

A. Public Hearing

James Vayo of the Southern New Hampshire Planning Commission presented an overview of the sections proposed to be amended in the Londonderry Zoning Ordinance regarding residential parking, development on Class VI and private roads, and Accessory Dwelling Units. Changes are being made to bring the Town into compliance with State regulations.

J. Vayo explained that the amendment to the Site Plan and Subdivision Regulations regarding vesting of approvals did not need Board action at this point and could be deferred.

Chair Butler opened the public hearing.

Greg Marshall, 5 Yorkshire Lane, spoke to size limits of an ADU and asked why the cap on the size is 40% of the primary dwelling, noting that other towns have a maximum cap, while Londonderry does not. The Board noted the State does not have a cap, so those towns are out of compliance. G. Marshall also questioned finished basements being counted toward the square footage of the main house, as it has a distorting effect. The Board noted that taxes are paid on livable space.

J. Vayo said the Town could set a maximum size limit on ADUs as long as it exceeds the minimum State requirement.

The Board discussed the reasons for constructing ADUs and questioned setting a maximum size. They also noted the need for an ADU to comply with zoning regulations.

Chair Butler closed public comment.

The Board discussed the parking space limit and the difficulties it presents. They noted that although the State only requires one space, the Board can request more.

J. Farrell made a motion for residential parking zoning ordinance RSA 674:16, Part 7; Class VI roads and private roads RSA 674:41; and Accessory Dwelling Units RSA 674:71-73, for all of these proposed amendments to be recommended to the Londonderry Town Council. T. DeFrancesco seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

J. Farrell made a motion to defer action on the proposed amendments to the Site Plan Regulations. A. Rugg seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

B. Data Centers

J. Knights asked the Board to request that Staff look into developing regulations for data centers, specifically locating them in industrial districts as a CUP or a special use; requiring that they be required to generate a majority of their power onsite; studies be conducted to prove that it will not negatively impact groundwater quality or supply; and establishing air quality standards, maximum noise limits, and size restrictions in terms of megawatts. He noted a moratorium could be passed for a year, while these regulations are being developed.

Chair Butler suggested that the incoming Director of Economic Development can take responsibility for this.

C. Miscellaneous

T. DeFrancesco thanked A. Rugg for the information he shares from the SNHPC and others.

T. DeFrancesco and Chair Butler offered a shoutout to Glenn Douglas for sharing the video of the Planning Board to help citizens understand how local government works.

A. Rugg referred to an article in the Derry News about how to cope with the current housing situation, including mixed-use development.

Chair Butler asked that the oversized monitor at his seat be removed.

VI. ADJOURNMENT

T. DeFrancesco made a motion to adjourn the meeting. J. Knights seconded the motion. The motion carried unanimously.

The meeting was adjourned at 8:43 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. DeFrancesco