LONDONDERRY, NH PLANNING BOARD
MINUTES OF THE MEETING OF SEPTEMBER 9, 2026
AT THE MOOSE HILL COUNCIL CHAMBERS

Meeting Link: http://173.166.17.35/internetchannel/show/14349?channel=4

Members Present: Jake Butler, Chair; Art Rugg, Secretary; Tony DeFrancesco, Assistant Secretary; John Farrell, Member; Ann Chiampa, Member; Giovanni Verani, Ex-Officio; Shawn Faber, Town Council Ex-Officio; Jason Knights, Alternate

Members Absent: Jeff Penta, Vice Chair; Jonathan Cruz, Ex-Officio; Ryan Ouellette, Alternate; Brent Lyskawa, 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

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

A. Rugg made a motion to approve the minutes of August 5, 2026, as presented. J. Farrell seconded the motion. The motion carried 7-0-1, with J. Knights abstaining. Chair votes in the affirmative.

A. Rugg made a motion to approve the minutes of August 12, 2026, as presented. J. Farrell seconded the motion. The motion carried 6-0-2, with J. Knights and J. Farrell abstaining. Chair votes in the affirmative.

B. REGIONAL IMPACT DETERMINATION

There were no cases of regional impact.

C. DISCUSSIONS WITH TOWN STAFF

1. Extension Request

J. Farrell made a motion to grant a 60-day extension of the conditional site plan for approval for Rockpoint Commons, 225 Rockingham Road, Tax Map 15 Lot 126, to November 4, 2026. A. Rugg seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

2. Nouria Improvements

J. Trottier reported the applicant requested administrative review and then minor site plan review of the improvements to the entrance to the Nouria site at Simms Drive and Rockingham Road, and cited the reasons he did not feel this was appropriate. He reminded the Board of significant concerns about traffic due to the site's proximity to the signalized intersection at Simms Drive and Rockingham Road, and recommended reviewing the traffic study. He recommended also the applicant return to the Board and the case be reopened.

The Board discussed the requested changes and agreed they should be discussed at the Planning Board level.

3. Dunkin Donuts, Rockingham Road, Site Improvements

S. von Aulock reported the applicant is renovating the store interior and adding a second drive-thru window, which requires a 50-foot addition. They have requested administrative approval. She reviewed the requested changes and associated concerns, and suggested the Board review this application. The Board agreed.

4. The Baldwin

J. Trottier reviewed the original phasing plan and the proposed revisions to the plan for The Baldwin. He said the revisions could be handled administratively and the Board agreed.

III. OLD BUSINESS

None

IV. NEW PLANS / CONCEPTUAL PLANS

A. Public hearing on an application for formal review of a lot line adjustment. 16 & 22 Delta Drive, Map 14 Lot 21-4 and 21-11 zoned Industrial-2 (IND-II), 16 Delta Drive Owner LLC and 17 & 22 Delta Drive Owner LLC (owner & applicant).

Chair Butler read the case into the record.

S. von Aulock explained this is not a typical lot line adjustment, as moving the lot line would result in the stormwater system being located on a different lot than the two-story structure, which does not comply with Town regulations. Staff considers this to be an amended site plan and a lot line adjustment. She reviewed Staff's concerns, noting a design review would have resolved these issues. She recommended that the application not be accepted as complete, to allow the applicant's engineer time to respond to Staff's concerns.

J. Trottier reviewed the missing checklist items.

The Board discussed accepting the lot line adjustment application as complete, to be able to discuss the proposal with the applicant.

J. Farrell made a motion to accept the application as complete for acceptance purposes only, and any outstanding checklist items would be addressed as a condition of approval. G. Verani seconded the motion. The motion failed 4-4-0, with A. Chiampa, T. DeFrancesco, A. Rugg, and J. Knights voting in opposition. Chair votes in the affirmative.

The Board urged the applicant to work with Staff.

Jim Petropoulos of IMEG explained both lots are owned by the same company. He reviewed the timeline of the Town's response to their application, noting they had no time to work with Staff. He explained the intent to complete the lot line adjustment to facilitate the sale of 16 Delta Drive within a short timeframe, and then work on a site plan for 21-11. He felt the delay due to a misunderstanding was unfair.

S. von Aulock noted Town regulations prohibit Staff from discussing the application with the applicant when they forego design review. The Board noted concerns about the timeline involved in Staff responding to this application. Chair Butler asked Staff to ensure this application is addressed at the first Board meeting in October.

B. Public hearing on an application for formal review of a site plan for an existing industrial building to expand and reconfigure trailer parking areas, installation of security fencing and controlled access gates, construction of a mobile loading dock area and associated site improvements in the Industrial II (IND-II) District. 10 & 12 Industrial Drive, Tax Map 28, Lot 21C-7 and 21-7. Austin Schimming CCB, Inc (Applicant) and Aero Manchester Fee LLC (Owner).

Chair Butler read the case into the record.

J. Trottier reviewed the missing checklist item and recommended waiving it for acceptance purposes only.

A. Rugg made a motion to accept the application as complete and to waive the traffic report for acceptance purposes only, which would turn into a condition of approval. J. Farrell seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

Drew Olehowski with Haley Ward, representing CCB Inc., appeared before the Board to present this proposal for site improvements to an existing parcel. He noted there are no changes of use or existing traffic to the site, so no traffic study is needed. They are willing to request a waiver, if necessary. He asked that comments from the DRC be addressed as conditions of approval, and reviewed the requested waivers.

Chair Butler asked for Board comment.

The Board asked if the Conservation Commission had concerns about wetland buffers. D. Olehowski read the memo from the Commission asking to ensure there was no requirement to depict any wetland buffer. He noted that the wetland scientist stated there were no wetlands on the property. The Board asked D. Olehowski to send this information to the Commission.

Chair Butler asked for public comment.

Ray Breslin, 3 Gary Drive, asked if there was wetland impact. D. Olehowski reiterated that the wetland scientist surveyed the property and found no wetlands.

Chair Butler closed public comment.

J. Farrell made a motion to grant a waiver from LSPR 3.10.3.2 to locate and identify each individual tree measuring 12 inches in caliper or greater. The requested waiver will not affect the intent of the regulation, as the existing wood buffer will be preserved in its entirety and will continue to provide screening between the properties. J. Knights seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

A. Rugg made a motion to grant conditional approval of a site plan to expand and reconfigure trailer parking areas, installation of security fencing and controlled access gates, construction of a mobile loading dock area and associated site improvements. J. Farrell seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

C. Public hearing on an application for formal review of a subdivision and lot line adjustment of Map 10 Lot 42 into three residential lots and adjust/remove the lot line between Map 10 Lot 15 and the proposed new lot 42-2. Existing Map 10 Lot 15 will now become part of proposed lot 42-2. 36 Pillsbury Road, zoned Woodmont Commons PUD and Agricultural Residential 1 (AR-1). Pillsbury Realty Development, LLC owner and Procopio Enterprises, Inc (applicant).

Chair Butler read the case into the record.

S. von Aulock explained Staff felt this was a lot merger and lot line adjustment. She said Staff felt that the lot line adjustment and subdivision should stand alone, and reviewed Staff's concerns. She suggested the Board either not accept the application as complete to allow time for the applicant to meet with Staff to address concerns, or accept it as complete to allow for Board/public/abutter comment, ask the applicant to waive the 65-day requirement, and continue the case to October 14th to provide time for Staff to discuss revisions to the application package.

J. Farrell made a motion to accept the application as complete for acceptance purposes only, and any outstanding checklist items will be part of a condition of approval. J. Knights seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

Benjamin Zoller of VHB and Laura Gandia of Devine, Millimet & Branch appeared before the Board to present this proposal. B. Zoller noted applications for 250 residential and 60 condominium-style units were conditionally approved on April 8th. This application is for a three-lot subdivision and to extinguish a lot line. They intend to turn some of the proposed rental units into condos for a total of 151 condo units, due to financial considerations. All amenities would be available to both renters and owners.

B. Zoller reviewed a partial waiver request for placement of a monument at the street right-of-way due to the location being problematic.

J. Trottier noted concerns as a result of the application not going through the design review process. S. von Aulock reiterated that the public hearing should be continued.

Chair Butler asked for public comment.

Peter Gallo, 30 Kitt Lane, expressed concern that this development would increase drainage problems on his property. He asked about the project completion date. B. Zoller said they will be building in phases and it will be a three- to five-year process. P. Gallo asked about the monumentation and where the lot lines would be moved to. L. Gandia explained there will be no physical changes; the lines are being redrawn on the map.

Bob Lees, 21 Kitt Lane, asked for clarification of the change from rentals to condos. He asked if construction would be closer to the stone wall. Chair Butler reiterated nothing is physically changing.

Marge Badois, Conservation Commission, noted that by virtue of subdividing this lot, the property is no longer exempt from the conservation overlay district, so wetland buffers would apply. L. Gandia said the site plan was already approved, so was vested, and under Section 4.6.1.7 of the zoning ordinance, new subdivisions and condominium conversions with no improvements proposed are exempt.

Ray Breslin, 3 Gary Drive, expressed concerns about stormwater runoff and wetland impact. He asked if the State has approved this plan and if there were other approvals that had not been completed. B. Zoller reviewed the outstanding conditions of approval and noted they are actively working to meet these. R. Breslin asked if traffic concerns were being addressed. Town Manager Mulholland said the applicant is working with the Town on this.

Peter Gallo, 30 Kitt Lane, asked why the rental units are changing to condominiums. L. Gandia said this was based on internal finance decisions and business discussions. P. Gallo asked if work being done on the sewer line was related to this project and was told the pump station would service this development.

John Ferreira, Utilities Committee, asked if there would be a change in demand on water or sewerage output. B. Zoller explained sewer calculations and water demand remained the same. J. Ferreira asked who would handle connections for metering, measurement, and billing. B. Zoller said they are working with Pennichuck on this. J. Ferreira noted the amount of truck traffic using Hovey Road as a cut-through.

The resident at 19 Kitt Lane asked if there will be screening between the property and Kitt Lane. Chair Butler verified the developer is not clear-cutting to the buffer and additional planting has been requested.

Chair Butler closed public comment.

Ann Chiampa asked if the stream to the duck pond was still on the property. B. Zoller said the lot line adjustment does not go through any wetlands or streams. He added a NHDES dredge and fill permit was approved for all disturbance.

J. Farrell made a motion to grant the partial waiver with regards to the monument. A. Rugg seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

J. Farrell made a motion to grant conditional approval on the application for formal review of the subdivision and lot line adjustment of Map 10 Lot 42 into three residential lots and adjust/remove the lot line between Map 10 Lot 15 and the proposed new lot 42-2. Existing Map 10 Lot 15 will now become part of proposed lot 42-2. 36 Pillsbury Road, zoned Woodmont Commons PUD and Agricultural Residential 1 (AR-1). Pillsbury Realty Development, LLC owner and Procopio Enterprises, Inc (applicant). A. Rugg seconded the motion.

S. von Aulock asked that existing checklist items from Hoyle Tanner be addressed, and asked to see the complete package. Chair Butler verified these were included in the conditions of approval.

The motion carried 8-0-0. Chair votes in the affirmative.

D. Public hearing on an application for formal review of a condo conversion of existing Map 10 Lot 42-2. 36 Pillsbury Road, zoned Woodmont Commons PUD and Agricultural Residential 1 (AR-1).

Pillsbury Realty Development, LLC owner and Procopio Enterprises, Inc. (applicant).

Chair Butler read the case into the record.

J. Farrell made a motion to accept the application as complete. A. Rugg seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

Benjamin Zoller of VHB and Laura Gandia of Devine, Millimet & Branch appeared before the Board to present this proposal. The discussion of this application was included in the prior case.

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

J. Farrell made a motion to grant approval of a condo conversion of existing Map 10 Lot 42-2. 36 Pillsbury Road, zoned Woodmont Commons PUD and Agricultural Residential 1 (AR-1). Pillsbury Realty Development, LLC owner and Procopio Enterprises, Inc. (applicant). A. Rugg seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

V. OTHER BUSINESS

VI. SNHPC REAPPOINTMENT

A. Rugg reported that Suzanne Brunelle was appointed to a four-year term on the SNHPC on September 15, 2025. Her term expires on September 30, 2029. No reappointment was needed at this time.

VII. MISCELLANEOUS

A. Rugg reported the SNHPC is holding a 60th anniversary celebration on September 24, 2026, from 4-6 p.m. at Bellavance Beverage Company. Board members will be reimbursed for the cost of attending.

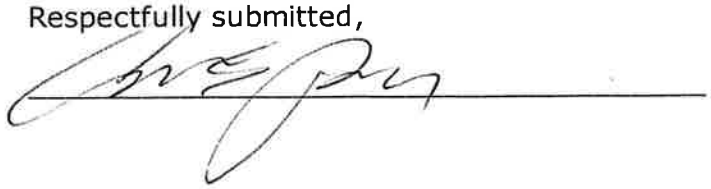
VIII. ADJOURNMENT

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

The meeting was adjourned at 9:01 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.