

Town of Londonderry Planning Board
268B Mammoth Road – Moose Hill Conference Room
AGENDA
December 6, 2023
7:00 p.m.

I. Call To Order

II. Administrative Board Work

- A. Approval of Minutes
- B. Regional Impact Determinations
- C. Discussions with Town Staff

III. Old Business

IV. New Plans/Conceptual

A. Public hearing on an application for formal review of a subdivision plan to subdivide Map 10 Lot 41 into two lots, Pillsbury Road, Michels Way & Woodmont Avenue, Map 10 Lot 41, Zoned C-1 & PUD, Woodmont Commons Planned Unit Development, Pillsbury Realty Development LLC (owner) and Nickerson Designs LLC (applicant).

B. Public hearing on an application for formal review of a site plan to construct a 30,000 square foot two story medical office building, Pillsbury Road, Michels Way & Woodmont Avenue, Map 10 Lot 41, Zoned C-1 & PUD, Woodmont Commons Planned Unit Development, Pillsbury Realty Development LLC (owner) and Nickerson Designs LLC (applicant).

C. Public hearing on an application for formal review of a subdivision and lot consolidation plan for 71 Perkins Road (Map 15 Lot 51, Zoned Mixed Use Commercial), 171 Rockingham Road (Map 15 Lot 59, Zoned MUC), 179 Rockingham Road (Map 15 Lot 60, Zoned MUC), 175 Rockingham Road (Map 15 Lot 60-2, Zoned MUC) and 191 Rockingham Road (Map 15 Lot 64, Zoned MUC), Jean Gagnon (Owner & Applicant).

D. Public hearing on an application for formal review of a site plan for 130 town houses and associated site improvements at 71 Perkins Road (Map 15 Lot 51, Zoned MUC), 171 Rockingham Road (Map 15 Lot 59, Zoned MUC), 179 Rockingham Road (Map 15 Lot 60, Zoned MUC), 175 Rockingham Road (Map 15 Lot 60-2, Zoned MUC) and 191 Rockingham Road (Map 15 Lot 64, Zoned MUC), Jean Gagnon (Owner & Applicant)

E. Public hearing on an application for formal review of a site plan amendment to reflect the additional use of a preschool at the Orchard Christian Fellowship property. 136 Pillsbury Road (Map 6, Lot 18-2, zoned AR-1), Orchard Christian Fellowship (applicant & owner).

F. Public hearing on an application for conditional use permit to allow 10,500 square feet of wetland impact. Map 15, Lo 60-2, zoned MUC, Jean Gagnon (owner) and Bill Greiner (applicant).

G. Public hearing on an application for formal review of a site plan and conditional use permit to construct a 12,000 square foot medical building and a 3,000 square foot bank and associated site improvements. Map 15, Lot 60-2, zoned MUC, Jean Gagnon (owner), Bill Greiner (applicant).

V. Other Business

A. Public Hearing on amendments to the Londonderry Zoning Ordinance relating to the Use Table, Floodplain Overlay District. The following sections are proposed to be amended:

- Section 4.1.2 – Use Table 4-1, Londonderry Zoning Ordinance Use Table
- Section 4.1.3 – Table 4-2, GB District Services Use Table

- Section 4.6.3 – Floodplain Overlay District

The full text of the proposed amendment can be viewed in the Planning & Economic Development Department and the Town Clerk's Office.

VI. Adjournment