

PLANNING BOARD

The Planning Board receives its authority from the State of New Hampshire Revised Statutes Annotated (RSA) 672- 678 and the Town of Londonderry Charter (1996). The Planning Board adopts site plan and subdivision regulations, and recommends to the Town Council, the zoning ordinances for adoption. These tools allow our municipal government to meet the demands of evolving growth as well as to enhance the public health, safety and general welfare. They also encourage the appropriate and wise use of land.

The membership is governed by RSA 673:2 and the Town of Londonderry Charter, and consists of nine members and three alternate members. The members must be residents of Londonderry. Of the nine full members, one is a Town Council ex-officio, one is the Town Manager ex-officio or designee and one is a Town administrative official, selected by the Town Manager. Other than the ex-officio members, all members have three year staggered terms and are appointed by the Town Council. The alternate members vote when appointed by the Chair for an absent full member. This excludes the ex-officio members.

The year 2023 proved to be quite busy for the Planning Board. Economic activity overall has increased from 2022, especially new subdivision and site plans, reflecting current economic factors.

2023 Projects Reviewed by the Planning Board:

Projects Reviewed by the Planning Board:	2022	2023
Subdivision/Lot Line Adjustment Plans	3	8
Site Plans	7	15
Conceptual Discussions	5	6
Conditional Use Permits (only)	4	3
Extension Requests Granted	5	7
Withdrawal	0	0
Amended Conditions/Phasing	1	2
Request for Exemption	0	0
Plans Signed	9	15
Ordinance/Regulation Workshops/Public Hearings	14	6
Regional Impact Determinations	23	23
Voluntary Mergers	0	4
Special Studies	0	0
Condominium Conversions	1	2
Waiver Requests	1	1
Administrative Review (Completed by Town Staff)	5	4
Governmental Land Use	0	0
Scenic Road hearings	1	0
Citizen petition for zoning amendment	0	0

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Major 2023 Site Plans Approved or Conditionally Approved by the Planning Board:

New Balance, Pettengill Road, Gateway Business District	102,418 ft ² manufacturing facility
Rhino Capital Advisors, Jack’s Bridge Road	100,000 ft ² warehouse
Rhino Capital Advisors, Page Road	100,000 ft ² warehouse
Scannell Properties (Tesla), Industrial Drive, Gateway Business District	50,180 ft ² automobile dealership
Derry Medical Center, Woodmont Commons	30,000 ft ² medical office
Jean Gagnon/Bill Greiner, Rockingham Road (Rt. 28)	12,000 ft ² medical office/3,000 ft ² bank building
Chase Bank, Gilcreast Road	3,116 ft ² bank building
Wood Partners Residences, Woodmont Commons	264 units multi-family
Jean Gagnon, Rockingham Road (Rt. 28)	130 units multi-family

Londonderry’s Gateway Business District (the Pettengill Road area surrounding the southerly part of the Manchester-Boston Regional Airport) currently has operating businesses of the FedEx Ground facility, Prologis (UPS/Pratt and Whitney) facility, Milton CAT facility, EIS facility, FW Webb facility and Bellavance Beverages facility. All of these combined have contributed over two million square feet of space towards our property tax base. Now we have the addition of New Balance and Tesla to add to the Town’s tax base, along with the other site plans above.

This year, the Planning Board reviewed sections of the Londonderry Zoning Ordinance. The Board held workshops and public hearings where these amendments were discussed and the wording finalized before making a recommendation to the Town Council for adoption:

- (1) An amendment to the Londonderry Zoning Ordinance, Section 9, to reflect the adoption of the 2018 editions of the international codes so promulgated by the New Hampshire State Building Code.
- (2) An amendment to the Londonderry Zoning Ordinance, Use Table 4-1 – adding “hospital” as a permitted use in the Gateway Business District.
- (3) An amendment to the Londonderry Zoning Ordinance, Table 4-2, Gateway Business District Services Use Table - adding “hospital” as a permitted use in the Gateway Business District.
- (4) An amendment to the Londonderry Zoning Ordinance, Section 4.6.3, Floodplain Overlay District – verbiage to stay compliant with FEMA regulations regarding floodplain mapping.
- (5) Removal of the Performance Overlay Districts (POD) on Route 102 and Route 28.

The recommendations were to adopt all but number (5). The Town Council adopted numbers (1) to (4).

The Planning Board received two requests for rezoning. The first request was for the rezoning of the Granite YMCA property on Rockingham Road (Route 28) to all Commercial II (CII). This

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was recommended for adoption to the Town Council, which they adopted. The second request was for the rezoning of property at Mammoth and Page Roads from Agricultural/Residential I (AR I) to Commercial II (CII). This is still pending with the Town Council.

The Board received its 2022 Annual Update for Woodmont Commons in April of this year. Noted is that the 2022 Annual Fiscal Update indicates that Woodmont Commons is tax positive and had 16 students in the school system. Details can be found at the Planning Board website under Woodmont Commons Planned Unit Development (PUD) Master Plan. The Derry Medical Center Building is opening in May 2023, and the Baldwin Independent Living Community (a phased elderly retirement living facility of 254 independent living units and 40 assisted living units) is opening the first phase in October of 2023. They have all units filled and there is a waiting list. The Enterprise Bank near Market Basket is completed. Wood Partners Residences have a conditionally approved site plan for 264 units of multi-family apartments. The Derry Medical Center has a conditionally approved site plan for their second building. Behind this for the future will be a space for a 5 story hotel as Woodmont Commons has been communicating with a number of hotel developers and also aggressively pursuing retail and restaurant developers. In addition, they are pursuing more residential/mixed use development on Main Street, similar to what is currently there. The Exit 4A project phase I in Londonderry is planned to be completed in Q1 2024, and Woodmont has received development inquiries for the approximately 200 acres on the East side of I-93.

The 2025-2030 Capital Improvement Plan (CIP) was adopted on October 4, 2023. This CIP Report can be found on the Town's website under the CIP Committee tab. This plan is for use by the Town Council and School Board as they so desire in their budget preparations along with the Budget Committee, and it is a planning tool for determining and measuring infrastructure needs. The purpose is to spread costs over a six-year period so tax rates can be controlled and stabilized. The Planning Board updated the scoring criteria to account for the different safety requirements of the School District. We want to thank the CIP Committee, led by Chair Jake Butler from the Planning Board, for their hard work in addition to our Town Manager and Staff, our Planning Staff, and the School Superintendent and Staff for the 2025-2030 CIP preparation.

After nine years of sustainable growth as defined by our former Growth Management Ordinance (GMO), the GMO was allowed to lapse at the end of 2015. The Planning Board is carefully following the GMO statistics annually to monitor the Town's growth and infrastructure needs (by the CIP – see the above paragraph). Our 2022 Residential Growth Update Report indicates that a total of 321 new residential dwelling units were permitted in 2022. These new dwelling units are the sum of new dwelling units, less the number of residential demolition permits. The number of permits issued in 2022 is greater than average rate of dwelling units over the six preceding calendar years (average 129). Of those permits issued, 76 were new single family residential units, 14 were two family residences, 3 were manufactured housing and 230 were for multi family. The multi-family units are at "The Baldwin", a senior retirement community in Woodmont Commons. This data was obtained from the Southern New Hampshire Planning Commission (SNHPC), which obtained it from the NH Office of Planning and Development. According to the SNHPC's "Regional Housing Needs Assessment", Londonderry is providing more housing than every other town in the SNHPC region in 2022. It should be noted that in New Hampshire, a Growth Management Ordinance is only a temporary ordinance (RSA 674:22), allowing a municipality to address its infrastructure needs to accommodate growth. Londonderry has accomplished this to date through the CIP (see the above paragraph). Also noted,

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Londonderry's tax rate has remained stable, an indicator that growth has been well managed.

We thank the staff of the Planning and Economic Development Department: Kellie Caron, Assistant Town Manager and Economic Development Director, Benjamin Bennett, Town Planner, Mike Bazegian, GIS Manager/Comprehensive Planner and Alecia LaFlamme, Land Use Assistant. Also, we thank John Trottier, Director of Engineering and Environmental Services.

The Planning Board meets the first two Wednesdays of each month at 7:00 PM in the Moose Hill Chambers at the Town Hall, 268B Mammoth Road. The first Wednesday is public hearings for new subdivision and site plans, and the second Wednesday is continued public hearings for new subdivision and site plans, conceptual plans, workshop sessions, and public hearings for proposed zoning ordinances and subdivision and site plan regulations. Projects under review and agendas are posted on the Town's website, and legal notices are published in local newspapers. The public is always welcomed and encouraged to attend these meetings.

Respectfully submitted,

Arthur E. Rugg, Chair

Al Sypek, Vice Chair

Jake Butler, Secretary

Lynn Wiles, Assistant Secretary

Ann Chiampa

Jeff Penta

Ted Combes, Town Council Ex-officio (Town Council appointed 3/2023)

Chad Franz, Town Council alternate Ex-officio (Town Council appointed 3/2023)

Giovanni Verani, Town Manager Ex-officio (Town Manager appointed 6/2015)

Bruce Hallowell, Administrative Official Ex-officio (Town Manager appointed 10/2020)

Roger Fillio, alternate member

Jason Knights, alternate member

Tony DeFrancesco, alternate member

Town Staff:

Kellie Caron, Assistant Town Manager and Planning and Economic Development Director

Benjamin Bennett, Town Planner

Mike Bazegian, GIS Manager/Comprehensive Planner

Alecia LaFlamme, Land Use Assistant

John Trottier, PE, Director of Engineering and Environmental Service