

# THE VILLAGE ON TECHNOLOGY HILL

PLANNED UNIT DEVELOPMENT MASTER PLAN



JANUARY 2024

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*Note: This PUD document is arranged consistent with the  
Town of Londonderry Zoning Ordinance Section 5.2 Planned Unit Development.*

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# Glossary and Abbreviations

*The below presents a glossary and abbreviations for certain terms used in this PUD Master Plan which are not defined in the Town of Londonderry Regulation documents (or where our definition is different from those regulation documents).*

**Affordable Housing** – housing that provides a diversity of housing for varying pay rates of anticipated employees.

**Applicant or Developer** – Londonderry Holdings, LLC (“LH” or “Londonderry Holdings”)

**Building Height** – the vertical distance from the grade plane to the average height of the roof surface. The grade plane is the reference plane representing the average grades adjoining the exterior walls of the building.

**General Retail Building** – A building in Village Area 1 that may encompass multiple tenants such as a general store, salon, among other potential commercial uses.

**GIS** – Geographic Information System website

**Londonderry Site Plan Regulations (“LSPR”)** – The Town of Londonderry Site Plan Regulations, November 2021.

**Londonderry Subdivision Regulations (“LSR”)** – The Town of Londonderry Subdivision Regulations, as Amended through August 2014.

**Londonderry Zoning Ordinance** – The Londonderry Zoning Ordinance, as Amended through June 2022.

**Parcourse** – A fitness trail that has stations with equipment for calisthenics (e.g., sit-ups, pull-ups, etc.)

**Planning Board** – Town of Londonderry, NH Planning Board

**PUD Master Plan or Master Plan** – The Village on Technology Hill’s Planned Unit Development Master Plan (this document).

**Stone River Architects (“SRA”)** – Architects hired by Londonderry Holdings, LLC for The Village on Technology Hill.

**TF Moran (“TFM”)** – Civil Engineers hired by Londonderry Holdings, LLC for The Village on Technology Hill

**Town** – Town of Londonderry, NH

**Town of Londonderry Master Plan** – The town of Londonderry’s 2013 Master Plan.

**TVTH** – The Village on Technology Hill

# 1.0 Executive Summary

Londonderry Holdings, LLC (“Londonderry Holdings” or “LH”) is pleased to present this Planned Unit Development Master Plan for The Village on Technology Hill (“TVTH” or the “Village”), a mixed-use development consisting of over 180,000 square feet of industrial and office buildings with provisions to increase to 333,460 square feet of industrial and office buildings, 439 apartments for workers at the businesses that will occupy these and adjacent office and industrial buildings, a child care center and a general retail building (which will encompass a general store and will hereinafter be referred to as “general retail store”) to support the residences. Furthermore, this development and all improvements will have common ownership.

# 2.0 Planned Unit Development

An overview of the Village on Technology Hill is shown in Figure 2.0-1 below.

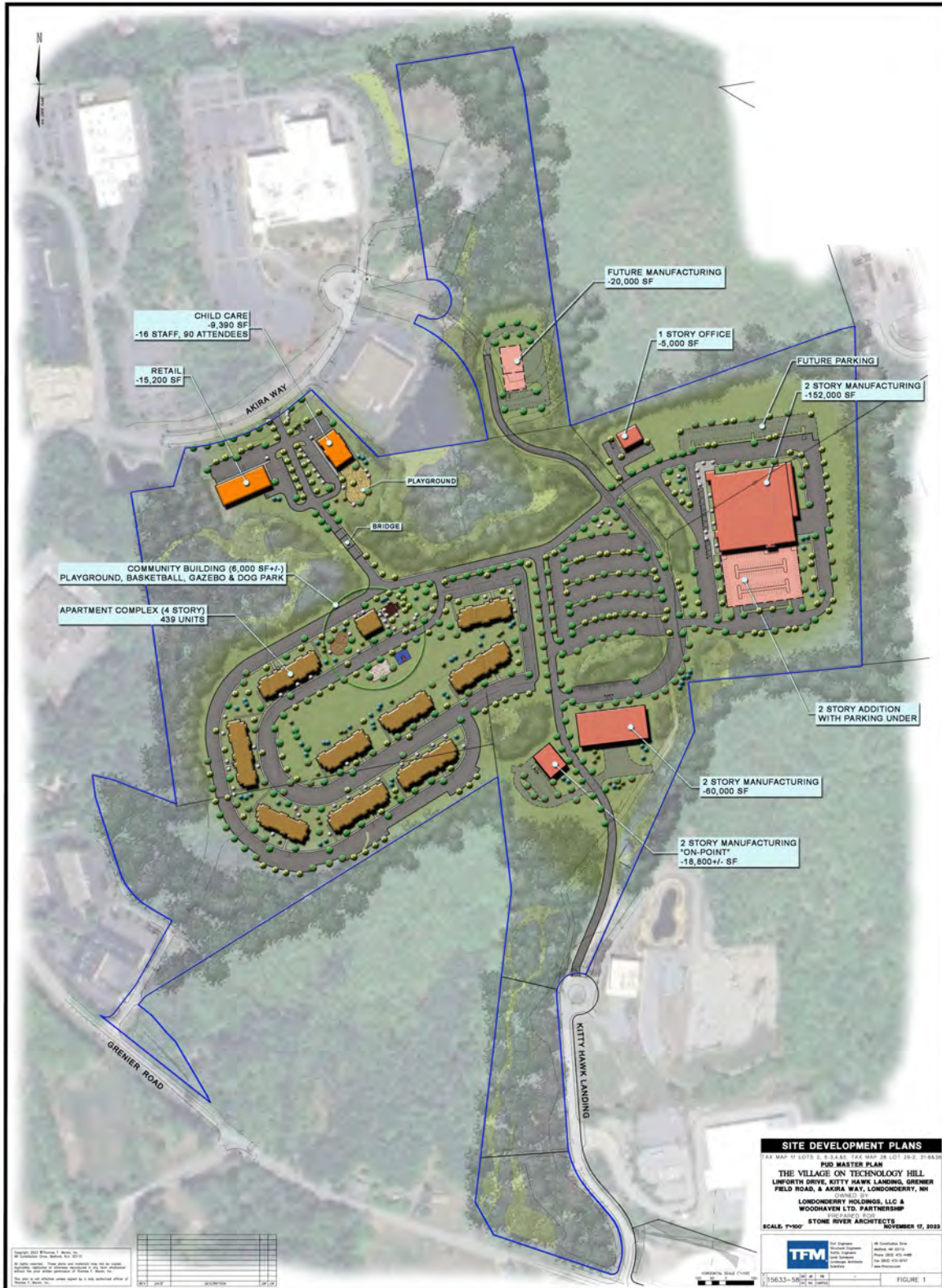


Figure 2.0-1: The Village on Technology Hill Site Plan.



As can be seen, the Village consists of 3 distinct zones. To the east is the industrial zone consisting of a 60,000 square foot building for Envision Technology, an approximately 20,000 square foot building for OnPoint Systems, a 5,000 square foot office building for the Solinsky Family Office and Family Foundation. An additional pad site will also be prepared for a 263,000 square foot industrial building to support Envision Technology as it continues to grow, and future pad ready site for an additional 12,000 square foot building.

West of the industrial zone and separated by the natural topography, a road, and landscaping, is the residential zone consisting of 439 one-, two-, and three-bedroom apartments in 9 residential buildings, as well as a community building. These 10 buildings are formed in a large oval surrounding a village green. This expansive green grass area will have a children's playground area, dog park, and picnic tables. In addition, the northwest area of the property will have a parcourse for walking and exercising in a wooded environment.

To the north of the residential area is the Village entrance from Akira Way. This entrance will have a general retail store. This general retail store will provide convenient access to sundries, sandwiches, ice cream and other items associated with general retail stores historically in small villages throughout New Hampshire. The Akira Way entrance will also include a childcare facility to serve the Village and employees of other companies in the area who have preschool children. A covered bus stop will be by the entrance area and along Akira Way.

Connecting the entrance area to the main village area is a gradually cambered bridge with a sidewalk and wood railings.

## 2.1 Authority

Londonderry Holdings, LLC understands that the authority for a PUD is pursuant to RSA 674:21 that addresses innovative land use controls.

## 2.2 Purpose

### **2.2.A. Purpose of the Planned Unit Development Master Plan**

As the owner of more than 100 contiguous acres of land in Londonderry, Londonderry Holdings is proposing a mixed-use industrial and residential development with supporting general retail store and childcare facility consistent with the Town of Londonderry Master Plan and independent of current land use regulations otherwise applicable.

### **2.2.B. Acknowledgement of Londonderry's PUD ordinance**

LH acknowledges and appreciates the flexibility provided our large 110-acre development by the Town based on a comprehensive, integrated and detailed plan rather than the specific constraints applicable to piecemeal lot-by-lot development under conventional zoning.

## 2.3 Process

Londonderry Holdings will follow Londonderry's established PUD process in accordance with section 5.2 of the Londonderry Zoning Ordinance in pursuing its Planned Unit Development for the Village on Technology Hill.

### **2.3.A. Involvement of relevant town departments and boards**

Prior to developing this detailed PUD we have met with the Planning and Economic Development Department and the Town Manager for a series of meetings in which ideas were shared resulting in a better Planned Unit Development than originally conceived. Additionally, we held a public meeting with the Town of Londonderry Heritage Commission on Thursday, December 14, 2023 to present initial architectural renderings of the Village. A conceptual discussion was also held with the chairperson of the Planning Board that led to further enhancements to this PUD document.

### **2.3.B. Applicant's formal submittal of the Planned Unit Development**

This document is LH's proposed PUD Master Plan for the Village and constitutes our PUD Application.

### **2.3.C. Acknowledgement of the Planning Board's public hearing and timeline**

We understand that the Planning Board will hold a public hearing on this PUD application. We also understand that during and immediately after the hearing it will be determined if the PUD application is complete and in accordance with the Town of Londonderry Zoning Ordinance. LH is committed to make any and all necessary upgrades to the application to render it complete. We also understand that once determined to be complete the board will take final action on the application within 65 days.

### **2.3.D. Acknowledgement of the Planning Board approval process**

We understand that Planning Board actions can be to approve, deny, or approve the PUD application with conditions. We also understand that LH may appeal any decisions.

### **2.3.E. Recordkeeping of PUD Master Plans**

LH understands that the Londonderry Planning and Economic Development Department maintains a record of all approved PUD Master Plans.

### **2.3.F. Documents and plans subsequent to PUD approval**

Subsequent to PUD approval, LH will submit a separate site plan application and/or subdivision application for development of the tract in accordance with this Master Plan. We will ensure that there are no conflicts between the terms of this approved PUD Master Plan document and the terms of the site plans. If there are conflicts between this PUD Master Plan document and the site plans, this PUD Master Plan document will be the controlling document.

### **2.3.G. Development on subject property**

LH understands that any development on the Property needs to be consistent with the approved Master Plan as approved by the Planning Board. We also understand that there will be zoning tracts for the various areas of the PUD.

### **2.3.H. Required development timeline after town approval**

LH understands that active and substantial development or building needs to proceed in accordance with the approved master plan within four years of its approval, or this Master Plan will have been deemed to have expired. LH has the funding and resources and is committed to proceed immediately upon approval of the PUD.

### **2.3.I. Amendments and extinguishments**

At LH we appreciate the fact that we may need to apply to amend all or a portion of an approved PUD. It is our intent to provide a completely thought-out PUD application and expect there will be no material changes to the approved plan. In the unexpected circumstance that material changes need to be made, LH will consult with the Town of Londonderry to discuss the matter or circumstances of those material changes.

## 2.4 PUD Master Plan

Section 2.4 is a summary of the overall Village on Technology Hill Planned Unit Development (PUD) Master Plan. This Master Plan is based on the Town of Londonderry Zoning Ordinance, Site Plan Regulations, and Subdivision Regulations. Alternative standards, such as the *Parking Generation Manual by the Institute of Transportation Engineers, 6th Edition, October 2023* have been used where a deviation from the Town of Londonderry has been proposed. All elements for the Village on Technology Hill PUD Master Plan required by the Town of Londonderry are enclosed.

### 2.4.A. Understanding of limitations guidelines, and objectives

Londonderry Holdings understands that subject to specific limitations, guidelines, and objectives stated in the Town of Londonderry Zoning Ordinance, there is flexibility in the selection of land uses, density, setbacks, buffers, building heights, lot sizes, lot dimensions, parking requirements, and most site design and development standards contained in the Zoning Ordinance, Site Plan Regulations, and Subdivision Regulations. This flexibility enables us to plan a development that cohesively brings together manufacturing facilities with adjacent housing supported by commercial space (e.g., child care, general retail store). In doing this we remain aware of existing regulations and are developing The Village on Technology Hill to be faithful to the intent of Town regulations to support the health and well-being of all who live and work in the Village and the surrounding Town of Londonderry.

### 2.4.B. Summary of elements comprising the master plan

This Master Plan includes the following elements which are present throughout the document:

1. A land use plan (drawing)
2. Land use list
3. PUD application
4. Narrative
5. Architectural guidelines (if applicable)
6. Any other development guidelines
7. Any additions, deletions, modifications, and/or clarifications stipulated by the Planning Board in its approval.

### 2.4.C. Delineation of Land Use Areas

See section 2.9.A.3. for the Village on Technology Hill PUD Land Use Areas.

## 2.5 Compliance with Basic Requirements

Section 2.5 illustrates how the Village on Technology Hill development meets the initial criteria for a PUD, as outlined in section 5.2.5 in the Town of Londonderry Zoning Ordinance. The Town of Londonderry Geographic Information System (GIS) was used to obtain tax map and zoning district information.

### 2.5.A. Location

The Village is accessible via Akira Way and Kitty Hawk Landing in Londonderry, New Hampshire. The current physical address is 5 Kitty Hawk Landing, Londonderry, NH 03053, and the associated parcel is 017-005-5. Londonderry Holdings filed a Notice of Merger of Parcels under RSA 674:39-a to the town of Londonderry concurrent with this PUD application. This Notice of Merger of Parcels is intended to merge parcels (i) 028-031-6, (ii) 028-031-36, (iii) 017-002-0, (iv) 028-029-2, (v) 017-005-3, (vi) 017-005-4 into lot 017-005-5. The proposed development is in the existing zoning districts of Commercial II, Industrial I, Industrial II, and Agricultural-Residential.

### 2.5.B. Tract Size

The development area is approximately 110 contiguous acres, with approximately 97 acres of buildable land. The proposed development meets the required minimum of one hundred (100) contiguous acres to permit a PUD Master Plan.

### 2.5.C. Ownership

The parcels associated with the PUD are owned under the common ownership of Londonderry Holdings, LLC.

### 2.5.D. Water and Sewer

All buildings located within the PUD will be serviced by municipal water (Manchester Water Works) and municipal sewer systems. Water and Sewer Systems will comply with the requirements of the Site Plan Regulations and Subdivision regulations.

## 2.6 Compliance with Establishment of Permitted Uses

### 2.6.A. Uses Proposed for the PUD

Proposed uses are in Figure 2.6.A-1 below. The uses listed in the PUD column of the Table of Uses (Section 4.1 of the Town of Londonderry Zoning Ordinance) may be proposed for inclusion in a PUD. However, no use is permitted in a PUD unless specifically approved by the Planning Board as part of the PUD Master Plan. Any uses that are permitted in the underlying zoning district, either by right, special exception or conditional use permit (at such time as this procedure may be established) are permitted uses in a PUD. No portion of the Village on Technology Hill PUD is located within the Gateway Business District.

#### Allowable Uses Table

	Village Area 1	Village Area 2	Village Area 3
<b>RESIDENTIAL</b>			
Dwelling, multi-family		A	
Dwelling, multi-family workforce		A	
<b>CIVIC USES</b>			
Public Utilities	A	A	A
<b>BUSINESS USES</b>			
Group Childcare Center	A		
Manufacturing, Light up to 250,00 sf			A
Manufacturing, Light 250,00 sf or larger			A
Membership club	A		
Recreation, commercial	A		
Retail sale establishment up to 75,000 sf	A		
Professional office	A		A
Research or Development Laboratories			A
Restaurant	A		
Warehouses and Storage up to 250,000 sf			A

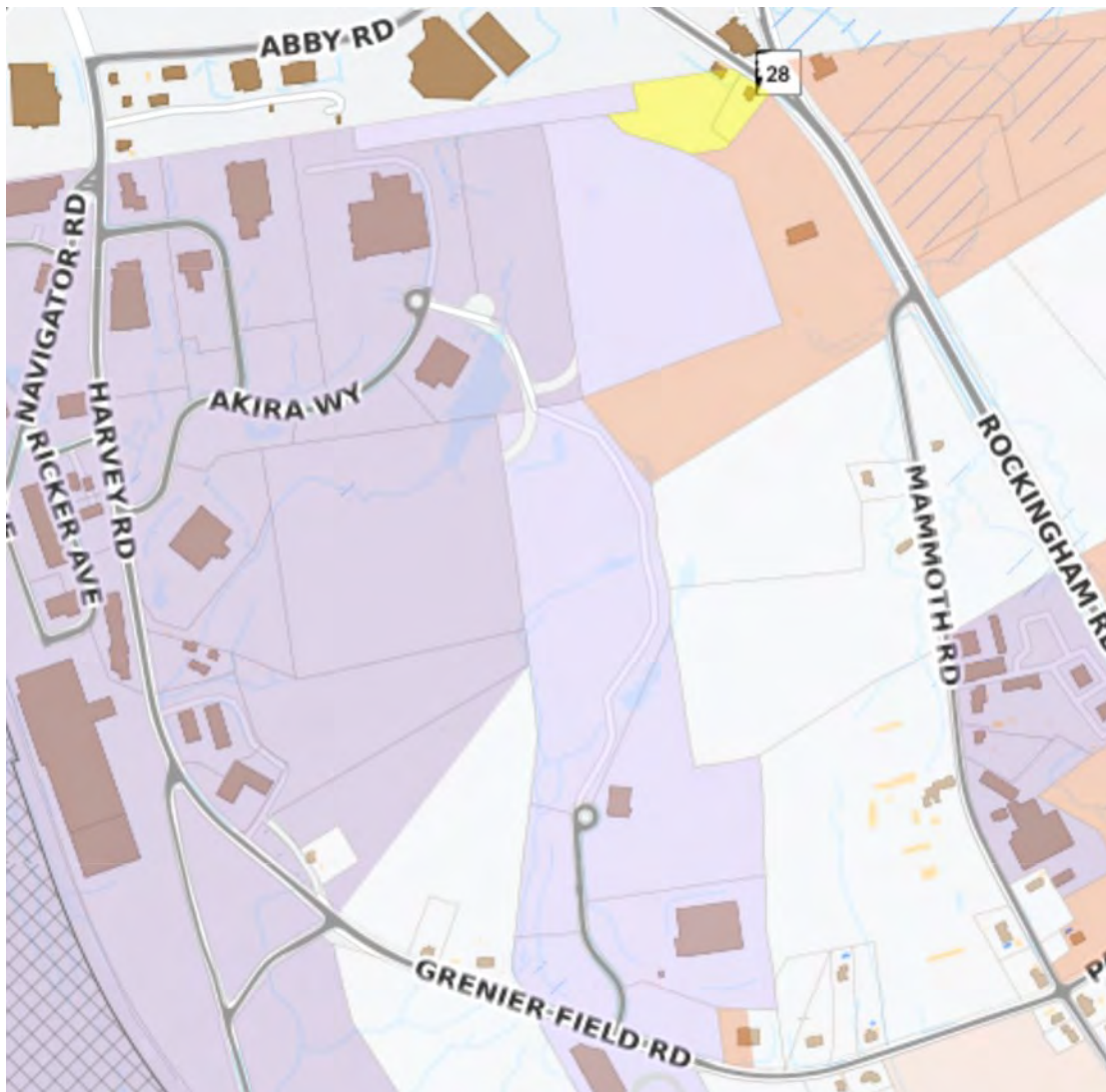
A= Allowable Use

*Figure 2.6.A-1-The Allowable Uses Table presents the proposed allowable use by each subarea of the Village on Technology Hill PUD.*



## 2.6.B. Uses permitted in the underlying zoning district

### Uses Permitted in the Underlying Zoning District Map



**Figure 2.6.B-1.** The above figure presents the underlying zoning of the Village on Technology Hill parcels. Refer to figure 2.6.A-1 for Allowable Uses in the Village on Technology Hill PUD.

GIS Map Legend (per GIS website)



## Village on Technology Hill Property List

(Note: all lots listed below have been consolidated in a Notice of Merger of Parcels submitted to the Town of Londonderry on January 12, 2024).

Lot	Parcel ID	Acres	Underlying Zoning
1	017 002 0	29.866	Industrial II (IND-II)
2	017 005 3	3.484	Industrial I (IND-I)
3	017 005 4	3.651	Industrial I (IND-I)
4	017 005 5	26.548	Industrial I (IND-I)
5	017 011 0	10.808	Agricultural-Residential (AR-I)
6	017 013 0	8.949	Commercial II (C-II)
7	028 029 2	13.367	Industrial II (IND-II)
8	028 031 6	2.621	Industrial II (IND-II)
9	028 031 36	11.160	Industrial II (IND-II)
	Total	110.454	

**Figure 2.6.B-2:** *Underlying zoning of the parcels which encompasses the Village on Technology Hill.*

## Village on Technology Uses permitted in the underlying zoning district table

P= Permitted Use ; N= Not Permitted; C= Conditional Use Permit; S= Special Exception

Use	Industrial I (IND-I)	Industrial II (IND-II)	Commercial II (C-II)	Agricultural- Residential (AR-I)
Dwelling, multi-family	N	N	C	N
Dwelling, multi-family workforce	N	N	C	C
Public Utilities	S	S	P	P
Group Child Care Center	S	S	N	N
Manufacturing, Light up to 250,00 sq. ft.	P	P	P	N
Membership club	N	N	P	N
Recreation, commercial	N	N	P	N
Retail sale establishment up to 75,000 sq. ft.	N	N	P	N
Professional office	P	P	P	N
Research of Development Laboratories	P	P	P	N
Restaurant	N	N	P	P
Warehouses and Storage up to 250,000 sq. ft.	P	P	P	N

**Figure 2.6.B-3:** Table of permitted uses in the underlying zoning districts.

As can be seen in the previous figures and section 2.6.A, TVTH is simply reallocating uses to provide for a better arrangement of these uses to enhance buildability, walkability, and the Village community.

## 2.7 Standards of Development

The Village on Technology Hill developer, Londonderry Holdings and its primary contractors, TFMoran, Stone River Architects, and North Branch Construction understand that *Section 2.7 PUD Regulations and Standards* contains all the components of the PUD Master Plan that will be used as the criteria to guide all project proposals, reviews and approvals within the Village on Technology Hill PUD for which the Planning Board is the regulatory authority for Town of Londonderry. These Regulations and Standards specifically apply to all projects that would otherwise be subject to Planning Board review and approval in implementing the *Londonderry Zoning Ordinance*, the *Londonderry Subdivision Regulations* and the *Londonderry Site Plan Regulations*. These PUD Regulations and Standards replace or augment all the Town’s regulations and standards that have been waived through the adoption of the PUD Master Plan. If the existing Town regulations and standards subject to Planning Board approval as of November 11, 2023 have not been waived, they will apply as criteria for applicable project reviews and approvals, in concert with the special PUD Regulations and Standards.

### 2.7.A. Off Street Parking and Loading

The required number of parking spaces for the Village on Technology Hill will be based on the *Parking Generation Manual by the Institute of Transportation Engineers, 6th edition, October 2023* as an alternative to the Town of Londonderry’s site plan regulations, Section 3.09 Table B. All other items in relationship to off street parking and loading will be in accordance with the Town of Londonderry Site Plan Regulations 3.09. The breakdown of the required number of spaces can be found in the following table. The location of the proposed parking will be nearby the proposed land-use and is further defined in Section 2.9.B.8.

#### General Parking Requirements \*· \*\*

Land Use ***	Rate
Manufacturing (140)	0.92 / 1,000 sf
Day Care Center (565)	2.27 / 1,000 sf
Multi-family housing 1 BR (Mid-Rise) (218)	0.71 / dwelling unit
Multi-family housing 2+BR (Mid-Rise) (221)	1.7 / dwelling unit
General Office Building (710)	1.95 / 1,000 sf
Strip Retail Plaza (<40K) (822)	2.79 / 1,000 sf

\*General/Urban/Suburban setting

\*\*The site is not near rail transit

\*\*\*Land use areas as described in the *Parking Generation Manual* which generally aligns with the Village’s proposed land uses.

**Figure 2.7.A-1:** The general parking requirements provide ample parking space for all proposed land uses.

### 2.7.B. Building Heights and Compliance

The town of Londonderry utilizes a building height design standard limit of 50 feet. The Village on Technology Hill adheres to the prescribed building height limitations in all instances, except one: the residential housing units which are designed to include a gable element which is 60 feet in height.

The intent of the collective village design is to ensure that compliance with all Town of Londonderry design standards are met while providing a visually appealing aesthetic through use of various scales and proportions associated with individual buildings.

## 2.7.C. Conformance of Proposed Residential Density

See Section 2.9.B.5 for conformance of proposed residential density for the Village on Technology Hill PUD.

## 2.7.D. Compliance

### 2.7.D.1. Zoning Standards or Waivers

Section 5.2 of the Londonderry Zoning Ordinance allows a PUD Master Plan to waive and modify development standards contained within the Londonderry Zoning Ordinance, the Londonderry Site Plan Regulations (LSPR), and the Londonderry Subdivision Regulations (LSR). To the extent that a development standard is not specifically waived/modified, or the applicable standard is not otherwise determinable, the most appropriate existing and underlying standard shall be applied as determined by the Planning Board.

Modification/amendment to the PUD Master Plan may be allowed if so requested by LH and after a review by the Planning Board that finds the revision is for good cause and is consistent with the spirit and intent of the PUD Master Plan and the Town of Londonderry Master plan.

Application of the following development standards of the Londonderry Zoning Ordinance are hereby waived in favor of the alternative design standards contained within the approved PUD Master Plan:

Londonderry Zoning Ordinance Section	Explanation of Waiver or Modification
Section 5.1—Residential Development Phasing	Section 5.1.3. Phasing of Development will not apply to the PUD.
Section 6—Conditional Use Permits	Approval of the PUD Master Plan, and its process for amendments to the PUD, supersedes the need for conditional use permits or zoning variances and special exceptions. See Londonderry Zoning Ordinance Section 5.2.2.
Section 4-Zoning Districts/Use Table	Allowable uses will be defined by the PUD table of uses.
4.6.1 Conservation Overlay District	The restrictions imposed by the existing Conservation Overlay District (COD), Londonderry Zoning Ordinance Section 4.6.1 will apply to the PUD, provided that the Planning Board may consider and approve proposed encroachments pursuant to Londonderry Zoning Ordinance Section 4.6.1.4 that would, if granted, allow construction of new structures as close as the edge of the jurisdictional wetland.
Section 5.17– Vehicle Access and Parking	The required number of parking spaces will be determined by the terms of <i>Section 2.7.A. Off Street Parking and Loading</i> of the PUD Master Plan.
Section 7.0 - Signage	Refer to section 2.9.B.19 of this document which will define signage regulations in Village on Technology Hill.
Section 2—Definitions	To the extent the PUD Master Plan contains different definitions for terms used in both the <i>Londonderry Zoning Ordinance</i> and the PUD, the definition stated in <i>the Glossary</i> of the PUD Master Plan will prevail.

**Figure 2.7.D.1-1:** List of zoning waiver modifications

Application of the following development standards of the Londonderry Site Plan Regulations (LSPR) are hereby waived in favor of the alternative design standards contained within the approved PUD Master Plan:

LSPR Section	Explanation of Waiver or Modification
Section 3.01(a)-Approval of Improvements	The approval for improvements process will be constructed in accordance with the PUD Master Plan, the Londonderry Zoning Ordinance, the LSPR, and the LSR, consistent with the waivers and modifications approved by the Planning Board.
Section 3.01(c)-Standards and Specifications	The standards and specifications will be constructed in accordance with the PUD Master Plan, the Londonderry Zoning Ordinance, the LSPR and the LSR, consistent with the waivers and modifications approved by the Planning Board.
Section 3.07-Storm Drain System	The State of New Hampshire’s Alteration of Terrain Permit Regulations (ENV-WQ 1500) will govern the design of storm drain systems and supersedes Section 3.07.
Section 3.09-Vehicle Circulation, Parking, and Loading Standards	<i>The Parking Generation Manual</i> by the Institute of Transportation Engineers, 6th edition, October 2023 is established as an alternative to the Town of Londonderry Site Plan Regulations, Section 3.09 Table B Off Street Parking and Loading.
Section 3.10-Landscaping Design Standards	To the extent conflicts arise, <i>Section 2.7.E. Road Setback and Landscaping Screening</i> will control.
Section 3.12-Building and General Appearance Design Standards	The PUD Master Plan includes architectural guidelines under <i>Section 2.9.B.18 Architectural Treatment</i> for proposed buildings.
Section 6.01(c)	ON-SITE IMPROVEMENTS: All site plans shall be required to submit an erosion control and site restoration bond, in an amount and form determined by the Department of Public Works, prior to commencing construction on the site. Also, in accordance with NH RSA § 676:13, no certificate of occupancy will be issued by the Building Department until all on-site improvements specified on the approved site-plan are completed and inspected in accordance with section 6.02, noting paved surfaces shall be to binder course.
Section 7.06(d)(3)(ii)	Completion of all infrastructure and drainage improvements to support the development, including the roadway binder course, in accordance with approved plans;
Land Use Fees	SITE PLAN FEE is based on the area of disturbance for site plan-\$0.005/sf.

**Figure 2.7.D.1-2:** List of Londonderry site plan modifications.

Application of the following development standards of the Londonderry Subdivision Regulations (LSR) are hereby waived in favor of the alternative design standards contained within this PUD Master Plan:

LSR Section	Explanation of Waiver or Modification
Section 3.01(a)-Approval of Improvements	The approval for improvements process will be constructed in accordance with the PUD Master Plan, the Londonderry Zoning Ordinance, the LSPR, and the LSR, consistent with the waivers and modifications approved by the Planning Board.
Section 3.01(c)-Standards and Specifications	Improvements will be constructed in accordance with the PUD Master Plan, the Londonderry Zoning Ordinance, the LSPR and the LSR, consistent with the waivers and modifications approved by the Planning Board.
Section 3.08-Storm Drain System	The State of New Hampshire’s Alteration of Terrain Permit Regulations (ENV-WQ 1500) will govern the design of storm drain systems and supersedes Section 3.08.
Section 3.10/4.17-High Intensity Soil Study (HISS)	The entire PUD will be serviced by water and sewer, so high intensity soil study is not relevant.

*Figure 2.7.D.1-3: List of Londonderry subdivision regulation modifications.*

### 2.7.D.2. Public Health and Safety

The Village on Technology Hill described herein will not threaten the public health, safety or welfare and is consistent with the applicable components of the Town Master Plan. All applicable public safety standards will be met.

### 2.7.E. Road Setbacks and Landscaping/Screening

All Road and Structure setbacks will be 50-feet from all exterior boundaries of the Village on Technology Hill PUD which abut residential uses as specified in section 5.2.7.E of the Town of Londonderry Zoning Ordinance. In areas where the PUD does not abut residential uses, the setback shall be no less than required by the underlying zoning district as defined in section 4 of the Town of Londonderry Zoning Ordinance.

PUD Site Plan landscaping will be in accordance with the following:

- The Village on Technology Hill is designed as an integrated mixed-use walkable community. Screening will not be required between uses.
- Preservation of existing vegetation is recommended, especially within areas defined as conservation open space. Vegetation within the conservation open space may be removed to permit recreational trails and associated structures, such as a ‘Parcourse’ (or fitness trail with exercise stations along the way to promote good health).
- Street trees along private rights-of-way within the Village on Technology Hill PUD will only be required where existing trees are greater than 50-feet away from edge of pavement. Trees will be placed at a rate of 50-feet on-center where applicable and are not intended to be located within existing tree canopies.
- No landscape screening is required for parking lots within the interior of the PUD.
- Parking lots will be landscaped in compliance with the following guidelines:
  - ◊ Each parking lot of twenty-five (25) spaces or more will provide landscaping within and/

or around the parking lot at a minimum ratio of five percent (5%) of the gross area of the parking lot. Where parking spaces are located off private Right-of-Ways, such parking areas will not apply. Landscaping will be evenly dispersed within and around each parking lot. Placement of trees in uniformly spaced rows will be provided for larger parking areas; adjacent to the Envision Technology Building.

- ◇ Internal parking lot landscaping as required above will contain one (1) deciduous shade tree for every fifteen (15) parking spaces. Trees will be distributed throughout the parking lot as evenly as possible. Trees will be set back at least four (4) feet minimum from the face of the curb. Tree placement will not conflict with parking lot lighting.
  - ◇ Parking lot perimeter shade trees will be provided around the perimeter of parking areas at a minimum ratio of one (1) tree per fifty (50) feet of parking lot perimeter, unless existing trees are located within 50-feet to otherwise satisfy this requirement.
  - ◇ Perimeter shade trees will not be required where buildings or street trees are present.
  - ◇ Parking lot screening is not required except as indicated above or as specified in section 5.2.7.E of the Town of Londonderry Zoning Ordinance.
- The use of existing vegetation, topography, and natural features to provide screening will be encouraged.
  - Areas of ground mounted signage will be suitability landscaped with an area defined around the signage of no less than 4-feet. Landscaping will be provided at a suitable scale to compliment the signage.
  - Where the sum of the tree computations results in a fractional number, fractions of one-half (1/2) or more will be counted as one (1).
  - Native plants or improved native varieties will be used in appropriate locations, such that individual plants are selected for their ability to thrive in or adapt to the particular soil and light conditions they are placed in.
  - Under no circumstances will any plants be used that are recognized by the horticultural or agricultural industries as invasive, whether they are native or exotic (non-native).
  - All plant material will have a minimum winter hardiness for Zone 5B as determined by the American Standards for Nursery Stock.
  - Minimum sizes for plant material, unless indicated elsewhere in these regulations or the Zoning Ordinance, will be as follows:
    - ◇ Deciduous shade trees: 2 ½ to 3 inch caliper,
    - ◇ Deciduous ornamental trees: 1 ½ to 2 inch caliper, and
    - ◇ Evergreen trees: 5 to 6 feet in height.

### **2.7.F. Proposed Covenants, Restrictions and Easements**

There are no proposed covenants, restrictions, or easements associated with this PUD document.

### **2.7.G. Ownership stipulations**

All land included in the PUD is owned in its entirety by Londonderry Holdings, LLC whose members are the Kenneth S. Solinsky Revocable Trust (50%) and the Grace S. Solinsky Revocable Trust (50%). There are no restrictions and covenants on the land for its use other than those prescribed by the Town of Londonderry, the State of New Hampshire, and agencies of the United States government. There is no other party interests in the property. All proposed improvements to the property will also be owned in their entirety by Kenneth (Ken) and Grace.



## 2.8 Criteria for PUD Proposal Review

This section highlights objectives of the Village on Technology Hill, particularly the compatibility of these objectives with the goals of the Town of Londonderry. The Town of Londonderry's Master Plan, regulations, and studies were consulted to ensure the Village on Technology Hill is consistent with these documents. The proposed mixed-use development is intended to create a community where residents can achieve a work-life balance which would require a departure from the existing standard of conventional development. Envision Technology and OnPoint Systems both recognize that employees lack affordable housing options in the area. The ability to utilize a work force from the immediate area allows the employees to be more fulfilled and productive, while reducing traffic on local roads and eliminating long commutes to the workplace.

### 2.8.A. General Planning Board Considerations

#### 2.8.A.1. Provisions of Town of Londonderry

We acknowledge that the Town of Londonderry will consider all zoning regulations, site plan regulations, and subdivision regulations, as well as all applicable town, state, and federal laws. Specifically, the project: (1) meets the minimum number of contiguous acres (100 acres) required for a PUD; (2) ownership is unified throughout the land area of the development (Londonderry Holdings, LLC); and (3) municipal water and sewer is served throughout the development via the City of Manchester.

#### 2.8.A.2. Consistency with Town of Londonderry Master Plan

The proposed Village on Technology Hill, stands as a shining example of how a community can align with Londonderry's 2013 Master Plan by transforming the Airport area into a self-sustaining industrial village that harmonizes work, life, and recreation. This visionary project is in complete synergy with the Town of Londonderry 2013 Master Plan's emphasis on growth in the industrial zoning areas near Manchester-Boston Regional Airport and demonstrates a unique commitment to sustainable, community-oriented development.

##### **Work-Life Balance:**

At the core of The Village on Technology Hill is the ambition to recreate the essence of a bygone era when people lived close to their workplaces. It is positioned in close proximity to the high-tech manufacturing center, effectively reducing commuting times for residents who will be working there. This approach aligns perfectly with the Town's 2013 Master Plan vision of reducing car trips on local roads, and offering residents the opportunity to lead a work-life balanced lifestyle.

##### **Amenities for a Vibrant Community:**

The development does not stop at residential and industrial integration; it fosters a vibrant community spirit by incorporating a plethora of amenities. It features a childcare center, a general retail store, (coffee, ice cream, sandwich shop, sundries, salon, etc.), ensuring that residents have their daily needs met conveniently within the development. This directly echoes the Town's 2013 Master Plan call for services and recreational opportunities to support workers.

##### **Recreational Opportunities:**

A key facet of the project's design is its dedication to recreational and open spaces. It boasts

recreational courts, a playground, a dog park, trails, a parcourse, sidewalks, and numerous acres of open space, making it an ideal setting for both active and passive recreation. This emphasis on recreation aligns with the Town's 2013 Master Plan vision of creating a healthy and convenient place for workers and employees.

### **Community Sustainability:**

The project takes the Town's 2013 Master Plan vision to a higher level by aiming to become a sustainable village. The interconnected streets within the development promote walkability, reducing the need for car usage. In addition, it is envisioned that the rooftops of the proposed industrial buildings as well as residential rooftops will take advantage of generating solar energy. This represents a step towards a greener, more self-reliant, and eco-friendly community.

In sum, The Village on Technology Hill is a testament to the alignment of a proposed development with Londonderry's Master Plan. It successfully leverages the industrial zoning near the airport and transforms it into a thriving community that offers residents the opportunity to live, work, and play all within close proximity. This visionary project breathes life into the Master Plan's ambition of creating a self-sustaining industrial village, reducing car trips, and ultimately becoming a national model for a sustainable, community-focused, and interconnected urban development.

### **2.8.A.3. Conformance with Intent and Objectives**

The Village on Technology Hill conforms with the intent and objectives of the specific section criteria in order for the Planning Board to make a favorable determination on the proposed development. Some of the section criteria that is met include (but is not limited to): preservation of open space and natural vegetation; a harmonious mix of uses; quality architectural design; quality landscaping; active and passive recreational areas (childrens and dog parks, recreation court, trails, family picnic areas); quality landscaping; sidewalks and multi-use paths; sustainable green design (including rooftop solar), construction practices; and public benefits especially to those living and working within the Village such as a childcare center, general retail store, playground area, and recreational opportunities. TVTH is also within walking distance of the Londonderry Rail Trail.

### **2.8.A.4. Infrastructure Capacity and Effects Thereon**

The Village is a concerted effort by the applicant to provide housing options at varying rental rates to accommodate their workforce needs as well as the needs of other area businesses in the surrounding area. Creating a living and working "village" is beneficial to both employees and their families, as well as the businesses in the surrounding area. Allowing a mixed-use development such as the Village reduces traffic in the area, and reduces the need for commuter parking, therefore preserving green space and amenity areas onsite. Colocation of housing and child care uses in a responsible manner meets a fundamental need for the community and a specific need of the applicant and their workforces. Inclusion of a general retail store with ice cream shop, soda fountain, sundries, and health items will provide an additional social area and eliminate need to drive to get the proverbial "cup of sugar" or bottle of Tylenol. The combination of the foregoing elements will serve to reduce impacts on municipal infrastructure in comparison to a traditional development.

Refer to section 2.9.B.14 and Figure 2.9.B.14-2 in this document for estimated sewer usage that is being connected to the Manchester Water Works existing infrastructure.

Sewer and water infrastructure existent on Akira Way and on Kitty Hawk Landing are sized for industrial and residential development. As such, these services do not need to be brought to the project. New internal sewer and water infrastructure will be provided for the specific uses and connected to the existing utility infrastructure. In this manner, the water system may be "looped" with adjacent areas so as to eliminate dead ends to the water system infrastructure and maintain adequate pressures for fire protection and domestic water supplies. See Section 2.9.B.14, 15 and 16 for additional information.

Stormwater management will be provided onsite and is not anticipated to directly connect to municipal drainage. See Section 2.9.B.15 for additional commentary.

Traffic generated by the project is expected to be reduced by internal capture with the co-locating of commercial, industrial and residential uses. Specific objectives for traffic mitigation and calming areas are addressed in Section 2.8.B.10. LH plans to address proposed traffic impacts is discussed in Section 2.9.B.9.

### **2.8.A.5. Prospective Fiscal Impact upon Town of Londonderry**

This project is cash positive to the Town of Londonderry. Refer to the Fiscal Impact Report prepared by Fougere Planning under separate cover.

## **2.8.B. Specific Objectives**

### **2.8.B.1. Inclusion of a harmonious mix of uses**

The objective of the Village is to provide housing, child care, and other amenities to build a cohesive, and functional community around the surrounding businesses. With the exception of the large Envision building, the remainder of the proposed buildings are intended to be of a similar size and spacing density. This includes the related office, manufacturing, residential, childcare center, community building, and general retail store buildings.

This development is intended to be a village community and will be served by a general retail store for necessities and conveniences. Sidewalks and walking paths will be provided for accessibility and for recreational purposes. The childcare facility will be equipped with a playground. Other amenities will be provided at locations throughout the development including a dog park, a children's play area, and a recreation court for use by residents. In addition, a parcourse will be located at the northwest portion of the Village.

A community building will also be provided and is sited in the central area of the development to serve as a focal point for gatherings and functions. The central location is intended to serve the residential and commercial portions of the community.

### **2.8.B.2. Provisions for Quality Architectural Design**

Quality assurance in design is a paramount consideration in the development of Technology Hill and our architectural firm, Stone River Architects, has an established quality assurance program. It is a process that guarantees that architectural designs align with the requirements, standards, and expectations of all stakeholders, including clients and end-users, throughout the project's lifecycle. This section outlines the steps and strategies taken to ensure quality assurance in design from project inception to completion.

#### **a. Define Quality Criteria**

The first crucial step in ensuring quality assurance in design for Technology Hill was to define quality criteria. Quality criteria are the measurable attributes and characteristics that define the quality of the design, encompassing factors like functionality, aesthetics, performance, sustainability, accessibility, and compliance. To establish these criteria, thorough consultations with clients, stakeholders, and end-users were conducted to identify their needs, expectations, and preferences. These requirements were then translated into specific quality criteria to align with the project's scope, budget, schedule, and potential risks.

#### **b. Establish a Quality Plan**

The next pivotal step is the creation of a comprehensive quality plan. The quality plan is a living document that outlines how quality objectives will be achieved, measured, and controlled throughout the project lifecycle. It should include the following components:

- **Quality Objectives:** Clearly defined goals regarding the quality of the design.
- **Roles and Responsibilities:** Allocation of responsibilities for quality-related tasks.
- **Activities and Processes:** The procedures and methods for maintaining quality.

- Standards and Guidelines: The industry and internal standards to be followed.
- Tools and Methods: Utilized resources for quality assessment and improvement.
- Metrics and Indicators: Measurable indicators of quality performance.

The quality plan should be communicated, reviewed, and agreed upon with clients, stakeholders, and the project team. It should also be updated as the project progresses to adapt to changing circumstances.

### **c. Implement Quality Control**

Quality control is an ongoing process integral to ensuring that the design deliverables meet the defined quality criteria and standards. This step involves regular inspections, audits, tests, and reviews of design work and documentation. These measures identify and rectify any errors, defects, or deviations. Various quality tools and methods such as checklists, matrices, diagrams, models, simulations, and feedback should be employed for quality control. Results and actions from quality control should be rigorously documented and reported.

### **d. Manage Quality Changes**

Technology Hill's dynamic nature may necessitate changes in design deliverables or quality criteria. These quality changes are introduced due to evolving project scope, budget, schedule, risks, or requirements. It is crucial to manage these changes by establishing a clear change management process. This process should evaluate, approve, and implement quality changes while ensuring effective communication and documentation. Monitoring and measuring the impact of quality changes on design quality and project outcomes are essential to maintain the project's overall integrity.

### **e. Evaluate Quality Performance**

Evaluating quality performance is a continuous process that assesses the extent to which design deliverables meet or exceed quality criteria and standards. This evaluation is achieved by collecting, analyzing, and reporting quality data and feedback, which are then compared to the defined quality objectives and metrics. To effectively evaluate quality performance, appropriate quality tools and methods like surveys, interviews, ratings, benchmarks, and lessons learned should be employed. Celebrating quality achievements and recognizing the contributions of the team are vital components of this process.

### **f. Improve Quality Processes**

Lastly, continuous improvement of quality processes is essential to enhance the efficiency, effectiveness, and consistency of quality-related activities and deliverables. Best practices, innovations, and enhancements should be identified and implemented throughout the project's lifecycle. This process of improvement can be facilitated through audits, assessments, reviews, and feedback. Continuous learning and improvement opportunities for the team's quality skills and knowledge should also be actively pursued.

In conclusion, ensuring quality assurance in design is a fundamental aspect of Technology Hill's development. By following these six steps, we can ensure that the architectural designs meet the highest standards and expectations of all stakeholders, contributing to the success and sustainability of this exciting project.

### **2.8.B.3. Placement of structures on most suitable sites**

Structures within TVTH have been sited consistent with the goals of the proposed development and Town Master Plan to provide a mixed-use Village that promotes “walk to work” with connectivity and walkability of the residential, commercial, child care and industrial uses of the site, while promoting recreational opportunities, maximizing green space, and minimizing environmental impacts. This mixed-use colocation results in reductions in vehicle dependency, roadway congestion, and air pollution. Such a development provides a sense of community and promotes a sense of place, while creating new technical jobs in a location that complements adjacent areas without negatively impacting the surrounding community.

Commercial (Village area 1): These structures have been placed immediately adjacent to Akira Way on the northerly most portion of the PUD to facilitate ease of access for residents of the Village as well as residents and employees in the immediate vicinity. Location along a public street provides for appropriate visibility for the retail use, while minimizing the need to introduce additional traffic internal to the development. Siting of the childcare facility in this area provides similar benefit in that it is located appropriately to allow drop of and pickup of children without introducing additional traffic volumes internal to the development while also providing for appropriate traffic circulation and queuing. As located, these buildings provide the maximum benefit for its users, while also providing appropriate buffer from other elements of the Village and facilitating use by other employees in the area.

Residential (Village area 2): These structures have been placed along the central and westerly most portions of the Village in a concentric ellipsoid formation enabled by the internal roadway configuration. This placement allows a large open space at the center mass of the residential area, while also providing practicable walkability to the other uses associated with the development. This configuration also provides for appropriate construction sequencing relative to areas of cut and fill anticipated for the project based on existing and planned topography.

Industrial (Village area 3): These structures are located on the easterly and southern most portions of the Village, with appropriate demarcation from the commercial and residential uses, but still providing for functional walkability. These locations also provide for multiple suitable access routes for vehicular traffic (passenger and truck) that do not interfere with the other uses of the Village.

#### **2.8.B.4. Preservation of open space**

Preservation of open space is an integral part of the Village on Technology Hill. Open space will consist of forms of Active Open Space, Passive Open Space, and Conservation Open Space.

Active Open Space: Active open space is land that is not developed for residential, commercial or industrial use and is intended to support organized, more formally defined recreational activities such as playgrounds, sports fields and courts. Active recreation open space for the Village will consist of a recreation court, and children's and dog parks. These spaces will be located in the village green. A parcourse is also planned and is intended to be commingled with the conservation open space to allow residents to enjoy nature in a manner that will not have an adverse effect on the environment.

Passive Open Space: Passive open space will mainly be grass, wildflower fields or landscaped with native plant materials. These areas will be flexible to enable an array of informal recreational activities that may include picnic areas, walking, or informal recreation areas. These open spaces will be primarily around residential and industrial areas and in portions of the village green.

Conservation Open Space: Conservation open space that retains or provides natural features and allows for access/use in a manner not determinantal to the surrounding environment. These open spaces will largely be surrounding the Village.

#### **2.8.B.5. Preservation of natural vegetation and other features**

Preservation of natural vegetation and other significant natural features is an important goal for the Village. Natural vegetated buffers will remain around the perimeter of the project boundary to the extent practical, and all wetlands on the property will be preserved.

The preservation of natural vegetation and other natural features will be accomplished by limiting tree clearing at the perimeter of the Village and maintaining suitable vegetative buffers unless existing topography dictates otherwise. Utility infrastructure will be located integral to the development impacts and not cross-country to limit the need for additional tree clearing and excavation. Roadways will follow existing utility access drives from Kitty Hawk Landing to the extent practical to minimize clearing on the east side of the Village.

The Landscape design of the Village will identify and preserve mature specimen trees and complement

existing natural vegetation with similar native plant species. Existing onsite stones/boulders will be repurposed and incorporated into the site design as decorative features and or retaining walls.

### 2.8.B.6. Preservation of important cultural resources

There do not appear to be any Important Cultural Resources located on site, but we will continue to maintain awareness and any discoveries will be preserved to the extent practicable.

The identified boulders and rock walls on site are not associated with any cultural landmark. Relocation of internal rock walls will be permitted, and exterior boundary rock walls will be preserved. Important cultural resources (if any) will be protected by following the standards set by the New Hampshire Department of Historical Resources.

A NHDHR File Review utilizing the EMMIT Tool was conducted on 06/13/2023. During this file review, historically significant features were identified within the 0.5-mile radius, but none are within the immediate area of the project. The identified individual properties within the 0.5-mile buffer are Fred H. and Cora Smith House, Smith Barn and Shoe Shop, Grenier Field Road, E. W. Harvey Barn, Fitts Summer Residence, Grenier Field Road, east side at Harvey Road, Steady House, Edward W. Brooks House, Merrill Farm, District No. 7 School (Harvey School), Webster House, Potter House, Foisy House, Railroad Stone Arch, Boone House, 710 Harvey Road, Rogers' House, Vose House, and The Outbuilding on 1011 Harvey Road. Three historic areas were identified within the 0.5 buffer, Manchester Airport: Grenier Field Area & Manchester Airport Project, and the RR Manchester & Lawrence Railroad.



Figure 2.8.B.6-1: Scope of NHDHR file review.

### 2.8.B.7. Development of active and passive recreational areas.

Development of active and passive recreational areas is an integral part of the Village on Technology Hill. Active and passive recreational areas will be centralized for common use by businesses and residents and will consist of the following minimal elements.

Active Recreational Area: Active recreational areas for the Village will consist of a recreation court, children’s playground and dog park. A parcourse is also planned and is intended to be commingled with the conservation open space to allow residents to enjoy nature in a manner that will not have an adverse effect on the environment.

Passive Recreational Area: Passive recreational areas are flexible to an array of informal recreational activities that may include picnic areas, walking, or informal recreation where sports may be played in a non-structured environment.

### 2.8.B.8. Quality Landscaping

PUD Site Plan Standards for landscaping are designed to create an attractive setting for the Village on Technology Hill. Standards that are not specified in the Village on Technology Hill Master Plan will otherwise conform to the Town of Londonderry Regulations. Landscape Standards enhance the quality of the environment, provide shade for pedestrians, reduce heat island effects, screen parking and utilities and complement building and structure edges. Vegetation along the perimeter of the development will be preserved to the extent practicable to provide a suitable buffer to incompatible land uses, noting that topographical changes (existing or proposed) may be used to meet this objective. Preservation of existing vegetation within wetlands will be adhered to unless specific conditions exist that suggest an alternative of equal or greater value can be achieved.

For additional details, see section 2.7 for Site Plan Standards for Landscaping.

#### **2.8.B.9. Use of sidewalks, bikeways, and other multi-use paths**

The Village on Technology Hill will be organized to promote alternatives to vehicular transportation. This is primarily achieved in collocating residential offerings in close proximity to places of employment including the retail, child care, and industrial uses. The development supports well-connected pedestrian-oriented segments by providing sidewalks on one or both sides of roads. Sidewalks will facilitate access to adjacent open space and other uses within the development.

In general, bike racks will be provided within 50-feet of a primary building entrance. Additional bike racks may be placed as appropriate given the specified use and anticipated needs.

Other multi-use paths will be considered in the design of the Village. A parcourse within areas defined as conservation open space will be constructed in a manner that will allow users to enjoy the natural elements but not be determinantal to the surrounding environment.

#### **2.8.B.10. Traffic mitigation, Calming and Transportation Demand Management Methods**

Use of traffic mitigation, traffic calming, and Transportation Demand Management measures will be incorporated into the Village on Technology Hill to maximize the efficiency of alternative transport by discouraging the use of private transport and promoting more effective, healthy and environmentally friendly modes of transport, including public transport and non-motorized transport.

A Traffic Impact and Access Study (TIAS) will be prepared for the PUD in accordance with the Londonderry Site Plan Regulations Section 3.14 to determine the need for offsite traffic mitigation.

The colocation of uses in connection with developing a comprehensive walkability network within the Village is a primary strategy to implement a successful transportation demand management program. Location of parking that provides shared parking during peak parking demand also serves to reduce impervious surfaces and provide a more efficient parking network.

Traffic calming measures may be provided in many forms, several of which are provided here for example. Measures will not be limited to the below and will be evaluated by the Planning Board on a case-by-case basis.

Community Gateway Treatment: will be provided at the entrance or “gateway” to the development at a prominent location at a size large enough to attract the attention of motorists and to effectively communicate they are entering the Village. The community gateway treatment will involve the combined use of sign installations, landscaping, monuments, or other arrangements placed at the entrance to communicate a sense of neighborhood identity. The installations serve to inform motorists they are entering a community where there is a significant change in the driving environment such as a transition from a rural or urban road to a residential street.

Vertical, Horizontal and Narrowing Devices: On-street parking, curb extensions for pedestrian crossings, raised or striped crosswalks, pavement markings and median islands are being considered.

#### **2.8.B.11. Screening of, or rear placement of, parking areas**

Screening standards will be in conformance with the landscape requirements specified in sections 2.7.E and 2.8.B.8 of this PUD Master Plan.

#### **2.8.B.12. Practices promotion energy conservation**

The Village on Technology Hill will implement several impactful energy conservation measures throughout the complex involving multiple disciplines, trades, and systems. Of note, the following systems are being integrated into the design documents:

- **Solar (PV) Array Implementation**

Implementation of photovoltaic (PV) solar panel arrays with an anticipated capacity of approximately 2 megawatts (MW) of power. The solar panels will be installed on all residential buildings, OnPoint's building, Envision's 60,000 square foot building and the 157,000 square foot building contemplated to support Envision as they continue to grow. Initial evaluation (by the solar designer) indicates these solar PV arrays will result in the production of over 50% of all required power for the residential buildings.

- **Mechanical Systems Design**

With the implementation of a large, renewable power source (PV panels), all buildings (with potential exception to certain of the manufacturing buildings) will implement a decarbonization approach into the HVAC design (i.e., fully electrified HVAC systems). The buildings will be designed with high efficiency, variable refrigerant flow (VRF) HVAC systems. On the manufacturing buildings (if determined necessary), the rooftop units will be provided with premium efficiency motors and ultra-low-leakage dampers to increase HVAC efficiency. Certain manufacturing buildings air distribution system will also consist of variable-air-volume terminal units to provide code-required ventilation air flow and reduce airflow when unoccupied or load doesn't require it (as necessary). All hydronic pumps and rooftop units will be furnished with variable frequency drives (VFD's) on the motors for enhanced efficiency. The complex will be furnished with a DDC BAC net Building Management System (BMS) on all non-residential buildings, for energy usage monitoring, trending and performance evaluation and maintenance. Plumbing fixtures will be specified as low-flow throughout the complex to reduce water (and subsequent) wastewater flows.

- **Lighting Systems Design**

All lighting systems throughout the complex will integrate LED lighting fixtures. Furthermore, all buildings will include dimming capabilities and occupancy sensors, where allowed by code. This includes, but not limited to offices, conference rooms, restrooms and applicable work areas.

Our design will strive to achieve high energy efficiencies to lower utility costs and meet criteria for utility rebates.

### **2.8.B.13. Other Public Benefits**

The Village on Technology Hill contains a number of public benefits to both the residents and employees within the Village. Specifically, the public benefits include, but are not limited to:

- Active and Passive Recreational Opportunities (e.g., trails, sidewalks, dog park, playground, and open space).
- Child care services located within the Village
- General retail store amenities within walking distance to the residences
- Green energy solutions utilizing solar technology

The owners of the Village on Technology Hill also believe in prudent land stewardship that balances development with the preservation of open space for vital animal habitat in the area. As such, they plan to continue supporting the Londonderry Conservation Commission for future use as determined by the Commission.



**2.8.B.14. Public Access to Community Facilities in PUD.**

The general retail store and childcare facility are located off Akira Way are accessible to the public. The industrial buildings are accessible to employees and those with business to conduct. The residential areas are accessible to tenants and their guests. The Village’s recreational areas are not intended for public use.

## 2.9 Submissions Being Provided

### 2.9.A Materials Provided

#### 2.9.A.1. Completed PUD Application

The Village on Technology Hill PUD Master Plan provided herein fulfills the PUD Application requirements per the Town of Londonderry Zoning Ordinance.

#### 2.9.A.2. Narrative: Purpose of PUD and how it meets goals

The Village on Technology Hill Master Plan was prepared to outline the Village’s purpose in accordance with the Town of Londonderry’s Zoning Ordinance, Section 5.2 Planned Unit Development. The goals of the proposed development are to provide a mixed-use village that promotes “walk to work” through connectivity and walkability of the industrial, residential, retail, and childcare areas of the site while promoting recreational opportunities, maximizing green space, and minimizing environmental impacts. This enables reductions in vehicle dependency, roadway congestion, and air pollution by co-locating these uses. Such a development provides a sense of community and promotes a sense of place while creating new technical jobs in a location that complements adjacent areas without negatively impacting the surrounding community and creates a positive economic outcome for the town.

Beyond serving the immediate needs of the Town of Londonderry, the development serves broader needs of the State of New Hampshire’s lack of affordable housing that is a substantial labor force and economic constraint. Investing in effective solutions for the Granite State’s housing shortage will be critical to not only directly supporting a robust workforce and economy but will play a key role in supporting the health and well-being of New Hampshire residents.

### 2.9.A.3. Proposed land plan

The PUD has 3 distinct Land Use Areas (i) Village Area 1, (ii) Village Area 2, and (iii) Village Area 3 as presented in the figure below. Refer to section 2.9.B.4 for the definition of each Village Area.



*Figure 2.9.A.3-1: The Village on Technology Hill Land Uses*

#### 2.9.A.4. Proposed land use list

The proposed Allowable Uses Table is located in the previous section 2.6.A. The proposed uses for each land use area are contained in section 2.9.B.4 that follows.

#### 2.9.A.5. Completed abutters list

The below list of abutters by abutting parcel ID is populated from the Town of Londonderry's GIS system.

<b>014-010-0</b> Karen J Smith 44 Grenier Field Road Londonderry, NH 03053	<b>014-011-0</b> Nancy J Whitman Living Trust 246 Kennedy Hill Road Goffstown, NH 03045	<b>014-009-0</b> DMC Trust 74 High Range Road Londonderry, NH 03053	<b>017-010-0</b> Kenneth R. Merrill 587 Mammoth Road Londonderry, NH 03053
<b>017-011-0</b> Thibeault Corporation of NE 603 Mammoth Road Londonderry, NH 03053	<b>017-012-0</b> SBDNHINVEST LLC PO Box 3925 Concord, NH 03302	<b>017-013-0</b> Thibeault Corporation of NH 603 Mammoth Road Londonderry, NH 03053	<b>017-017A-0</b> JLJ Properties LLC 4 Leigh Cr Stratham, NH 03885
<b>017-004-0</b> Karen J Smith 44 Grenier Field Road Londonderry, NH 03053	<b>017-004-1</b> Karen J Smith 44 Grenier Field Road Londonderry, NH 03053	<b>017-005-0</b> ARG, LLC 500 Harvey Road Suite 205 Manchester, NH 03103	<b>028-025-0</b> Nancy J Whitman Living Trust 246 Kennedy Hill Road Goffstown, NH 03045
<b>028-026-0</b> MDR Rehab & Develop- ment PO Box 633 Goffstown, NH 03045	<b>028-029-0</b> Woodhaven Limited Part- nership PO Box 560159 W Medford, MA 02156	<b>028-030-0</b> Alfred Leo Dubreuil 140 Harvey Road Londonderry, NH 03053	<b>028-031-0</b> L-3 Insight Technology Inc 9 Akira Way Londonderry, NH 03053
<b>028-031-2</b> 144 Harvey LLC 37 Olde English Road Bedford, NH 03110	<b>028-031-2-2</b> 144 Harvey LLC 37 Olde English Road Bedford, NH 03110	<b>028-029-1</b> 2208 Clay Street Inves- tors 1550 East Beltline Ave NE Grand Rapids, MI 49506	<b>028-031-4</b> L-3 Insight Technology Inc 9 Akira Way Londonderry, NH 03053
<b>028-031-5</b> L-3 Insight Technology Inc 9 Akira Way Londonderry, NH 03053	<b>028-031-8</b> Redfern Family Partners LLC 20362 Windrow Drive Lake Forest, CA 92630	<b>017-005-6</b> Falling Water LLC 6A Kitty Hawk Landing Londonderry, NH 03053	<b>017-005-7</b> Sarina Seacoast, LLC 11 Court Street Suite 100 Exeter, NH 03053

#### 2.9.A.6. PUD application fee

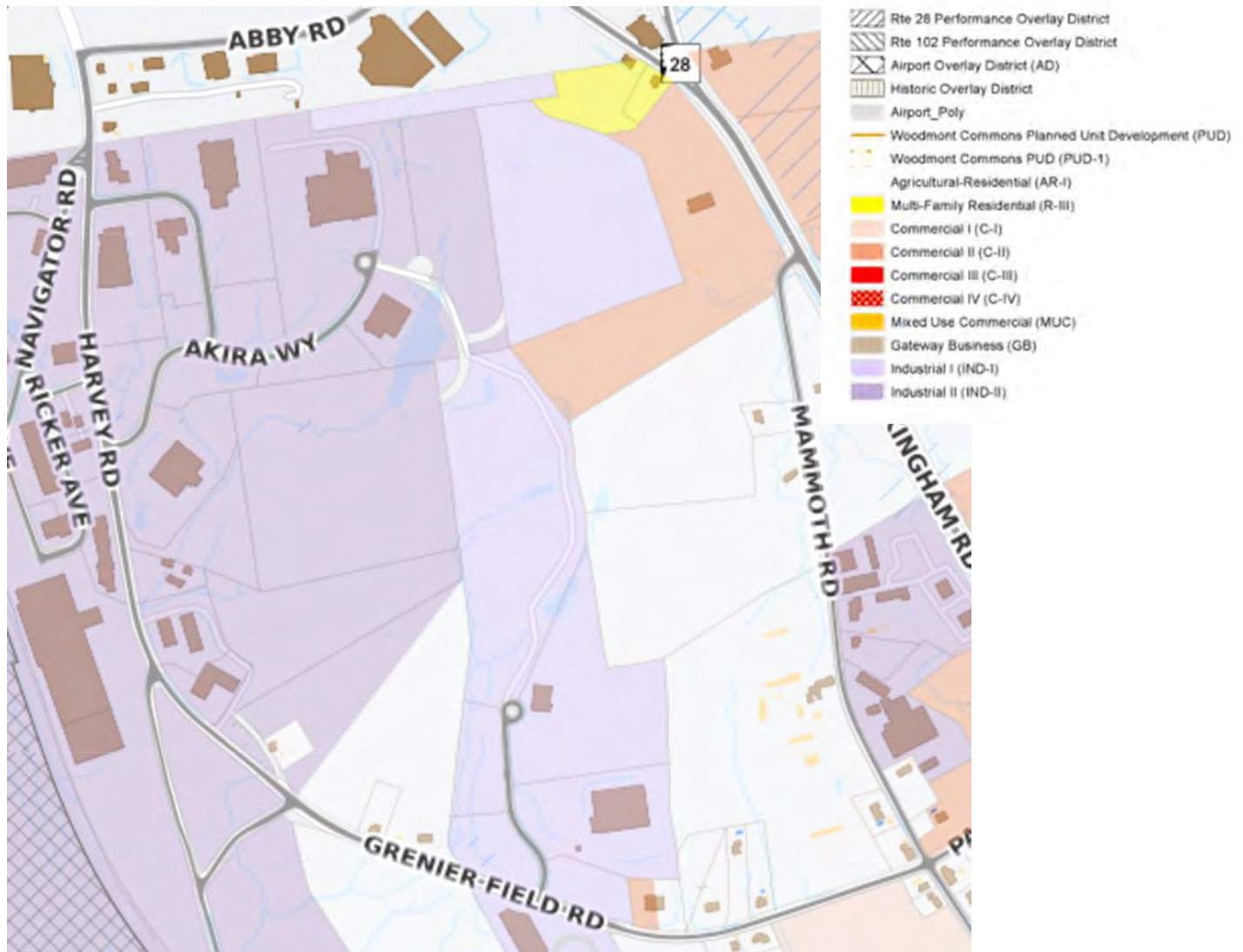
A check for the PUD application fee, \$2,220, determined as stated in paragraph 2.11.A is attached to this application.

## 2.9.B. Information

### 2.9.B.1. Zoning of Lot

The preset underlying zoning classification for The Village on Technology Hill with all adjoining lots is as shown in Figure 2.9.B.1-1 Underlying Zoning Classifications. Underlying Zoning Classifications for the Village's tract are identified in Figure 2.9.B.1-2: List of parcels and their various zoning classifications on the following page.

#### Underlying Zoning Classifications



**Figure 2.9.B.1-1:** The above figure presents the underlying zoning of the Village on Technology Hill parcels. Refer to figure 2.6.A-1 for Allowable Uses in the Village on Technology Hill PUD.

\*Figure 2.9.B.1-1 was taken from the Town of Londonderry GIS, which was last updated on March 31, 2023, and does not reflect revised parcel line boundaries or the 19.74 acres that were acquired from Ernie Thibeault.

## Village on Technology Hill Property List

(Note: all lots listed below have been consolidated in a Notice of Merger of Parcels submitted to the Town of Londonderry on January 12, 2024).

Lot	Parcel ID	Acres	Underlying Zoning
1	017 002 0	29.866	Industrial II (IND-II)
2	017 005 3	3.484	Industrial I (IND-I)
3	017 005 4	3.651	Industrial I (IND-I)
4	017 005 5	26.548	Industrial I (IND-I)
5	017 011 0	10.808	Agricultural-Residential (AR-I)
6	017 013 0	8.949	Commercial II (C-II)
7	028 029 2	13.367	Industrial II (IND-II)
8	028 031 6	2.621	Industrial II (IND-II)
9	028 031 36	11.160	Industrial II (IND-II)
	<b>Total</b>	<b>110.454</b>	

*Figure 2.9.B.1-2: List of parcels and their various zoning classification.*

### 2.9.B.2. Topographic, soils, wetlands, and other land information

Refer to the supplemental exhibit labeled ‘The Village on Technology Hill Existing Conditions Plans’ that is a separate exhibit to this PUD document.

**2.9.B.3. Total acreage and delineation of each land use area**

The Village on Technology Hill will consolidate multiple existing lots into the PUD tract. The consolidated area shall be split into three different types of land use areas, Village area 1, Village area 2, Village area 3 (as defined in 2.6). A graphic approximating the land use delineation can be found in Section 2.9.A.3. The tables on subsequent pages, Figure 2.9.B.3-1 and 2.9.B.3-2, provide the approximate acreage by existing zoning district and proposed lot acreage within each land use area.

**Village on Technology Hill Property List**

(Note: all lots listed below have been consolidated in a Notice of Merger of Parcels submitted to the Town of Londonderry on January 12, 2024).

Lot	Parcel ID	Acres	Underlying Zoning
1	017 002 0	29.866	Industrial II (IND-II)
2	017 005 3	3.484	Industrial I (IND-I)
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4	017 005 5	26.548	Industrial I (IND-I)
5	017 011 0	10.808	Agricultural-Residential (AR-I)
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7	028 029 2	13.367	Industrial II (IND-II)
8	028 031 6	2.621	Industrial II (IND-II)
9	028 031 36	11.160	Industrial II (IND-II)
	<b>Total</b>	<b>110.454</b>	

*Figure 2.9.B.3-1: Property List and Underlying Zoning*

**Land Use List\***

Type of Land Use	Acreage (ac)
Village area 1	11
Village area 2	38
Village area 3	61
<b>Total</b>	<b>110</b>

\*Final areas of each area subject to adjustment

*Figure 2.9.B.3-2: The land use is primarily industrial and residential.*

#### 2.9.B.4. Proposed uses for each land use area

The following land use areas are hereby established for the Village on Technology Hill. Allowable uses are as defined in the Allowable Use Table in Section 2.6.A. Locations are as shown on the Land Use Area Plan.

Village area 1: This subdistrict is intended to be the gateway to the development and contain commercial uses that address daily needs of the residents and employees of the Village. Uses consist of a general retail store for convenient access to sundries, sandwiches, ice cream and other items associated with general retail stores historically in small villages throughout New Hampshire, a Childcare facility to serve the Village and employees of other companies in the area who have preschool children, and a covered bus stop located at the entrance area along Akira Way.

Village area 2: This subdistrict consists of the residential offerings associated with the Village in the form of 4-story multi-family buildings and associated community building. These structures have been placed along the central and westerly most portions of the Village in a concentric ellipsoid formation enabled by the internal roadway configuration. This placement allows a large open space at the center of the residential area, while also providing practical walkability to the other uses associated with the development.

Village area 3: This subdistrict contains the industrial uses associated with the Village, including Envision Technology and OnPoint Systems. Envision Technology develops and produces Night Vision and Electro-Optical Systems. OnPoint Systems, develops and produces a GPS based virtual dog fence and tracking collar, with future high tech pet care product offerings anticipated. A 5,000 square foot office building for the Solinsky Family Office and Family Foundation is also proposed. Additional complimentary uses are identified for potential future use and may include a machine shop business, injection molding business, and an electronic circuit board assembly business. Supporting uses may also consist of research and development laboratories, and professional office space.

#### 2.9.B.5. Proposed number of dwelling units and density

The Village on Technology Hill will contain 439 residential units. This is in comparison to the 660 residential units allowed by the Town of Londonderry’s Zoning Ordinance, Section 5.2 Planned Unit Development and the 473 units that would otherwise be allowed by traditional zoning via the Town of Londonderry Zoning Ordinance, section 4.2.2.3.B.1.a, as established in the calculations below.

In PUDs where residential uses are proposed, the overall residential density of a PUD may not exceed six (6) residential dwelling units (including single family homes) per gross acre of the PUD tract. In determining appropriate density, in addition to other criteria here, the Planning Board shall pay special attention to the amount of buildable land contained on the tract as determined or reasonably estimated in the submission materials. Permitted non-residential uses may be located in a flexible spatial environment, assuring compatibility with residential uses and with the overall development design.

#### PUD Density Table:

Tax Map	Area (ac)	Allowable No. Units
17-005-5	110	660

*Figure 2.9.B.5-1: The PUD Density table shows 660 residential units are allowed based on 6 per acre under Town of Londonderry Zoning Ordinance. (110x6) = 660*



The below calculation reflects the permitted density (allowable number of dwelling units) as documented in the Town of Londonderry Zoning Ordinance, section 4.2.2.3.B.1.a, and is calculated for TVTH on the subsequent page.

$$\text{Number of dwelling units} = \frac{0.80 (\text{development lot area} - \text{unusable land area})}{7000 \text{ square feet}}$$

$$\text{Number of dwelling units} = \frac{0.80 (4,811,349 \text{ sf} - 664,071 \text{ sf})}{7000 \text{ square feet}} = 474 \text{ units.}$$

The developable lot area is the size of the lot minus unusable land. Unusable land is the areas of wetlands, steep slopes greater than 25%, and anywhere with drainage or utility easements. Below are the approximate values of the buildable area, unusable land, and dwelling calculation based off field surveys, aerial imaging, and lidar data. Please refer to section 2.4.C of this PUD for an additional summary table.

**Developable Lot Area Table:**

(Note: all lots listed below have been consolidated in a Notice of Merger of Parcels submitted to the Town of Londonderry on January 12, 2024).

Lot	District	Area sf	Wetlands sf	Easements sf	>25% slopes sf
17-2	IND-II	1,300,959	93,927	-	-
17-5-3	IND-I	151,783	3,399	-	-
17-5-4	IND-I	159,034	16,081	-	-
17-5-5	IND-I	1,156,418	62,542	60,190	-
Portion 17-11	AR-I	470,792	12,782	-	-
Portion 17-13	C-II	389,807	8,905	-	-
28-29-2	IND-II	582,286	-	24,343	-
28-31-6	IND-II	114,153	-	13,771	-
28-31-36	IND-II	486,117	11,366	45,062	-
<b>Total</b>	-	<b>4,811,349</b>	<b>209,002</b>	<b>143,366</b>	<b>311,703</b>

\*The extreme slopes calculation was calculated for the entire tract vs. by existing parcel.

**Figure 2.9.B.5-2:** Only a relatively small amount of land is wetlands, easements, or steep slopes.

## Permitted Density Table:

(Note: all lots listed below have been consolidated in a Notice of Merger of Parcels submitted to the Town of Londonderry on January 12, 2024).

<b>Tax Map</b>	<b>Total Buildable Area (sf +/-)</b>	<b>Allowable No. Units</b>
Lot 17-2	1,207,032	-
Lot 17-5-3	148,384	-
Lot 17-5-4	148,384	-
Lot 17-5-5*	1,872,598	-
Lot 28-29-2	557,943	-
Lot 28-31-6	100,382	-
Lot 28-31-36	429,690	-
<b>Total</b>	<b>4,147,278 sf +/-</b>	<b>474</b>

Buildable area: [area sf]-[wetlands sf]-[easement sf]-[slope sf] in Figure 2.8.B.5-2

\*Includes portions of Lots 17-11 & 17-13 that are consolidated in Lot 17-5-5.

*Figure 2.9.B.5-3: 474 apartments are permitted based on zoning density calculations.*

### 2.9.B.6. Proposed location and size of each structure

#### General Building Locations

In our meticulously planned village development, our team has placed a strong emphasis on the size and positioning of buildings to create a harmonious and functional community. Upon entering through the main west entry, site users are welcomed by the sight of the general retail building and childcare facilities. This strategic placement provides an introduction to the extensive village that lies ahead. Upon crossing a newly constructed bridge into the main village area, visitors are immediately introduced to the heart of the village, fostering a sense of accessibility and community engagement. Individuals are then presented with a north or south travel of engagement. Traveling South, users will find the housing units and a community building, forming the heart of the residential community. Alternatively, they can choose to travel north, where the industrial and commercial area awaits.

Heading north, visitors encounter a dynamic mix of structures, including the OnPoint building, the Envision building, and the Solinsky Foundation building. There will be a designated pad site for a future building to support Envisions growth. This diversity facilitates a vibrant environment for businesses, innovation, and commerce, while nurturing a sense of shared purpose and collaboration. The carefully orchestrated placement of these buildings supports an interconnected hub within the Village.

#### Building Sizes:

##### **General Retail Building:**

1 Story

Floor Plate Area: 15,680 sf +/-

Gross Building Area: 15,680 sf +/-

**Childcare Building:**

1 Story  
Floor Plate Area: 9,350 sf +/-  
Gross Building Area: 9,350 sf +/-  
Exterior Playground: 2,000 sf +/- of fenced area

**Housing Buildings:**

Type A: 4 Total Building Units

Total Residential Units Per Building: 43  
4 Stories  
Floor Plate Area: 13,090 sf +/-  
Gross Building Area: 52,360

Type B: 4 Total Building Units

Total Residential Units Per Building: 55  
4 Stories  
Floor Plate Area: 16,190 sf +/-  
Gross Building Area: 64,760

Type B.1: 1 Total Building Unit

Total Residential Units Per Building: 47  
3.5 Stories (ground level is half a story of units with lower access)  
Floor Plate Area: 16,190 sf +/-  
Gross Building Area: 64,760

**Community Building:**

1 Story  
Floor Plate Area: 5,975 sf +/-  
Gross Building Area: 5,975 sf +/-

**OnPoint Building:**

2 Stories  
Floor Plate Area: 9,400 sf +/-  
Gross Building Area: 18,800 sf +/-

**Envision Building (Phase 1):**

2 Stories  
Floor Plate Area: 30,000 sf +/-  
Potential Gross Area: 60,000 sf +/-

**Envision Building (Phase 2 – Future Pad Site):**

2 Stories  
Floor Plate Area: 82,975 Ssf +/-  
Gross Area: 161,275 sf +/-  
Future Addition Floor Plate Area: 77,100 sf +/-  
Gross Area After Addition: 315,475 sf +/-

**Solinsky Foundation:**

1 Story

Floor Plate Area: 5,035 sf +/-

Gross Building Area: 5,035 sf +/-

**Machine Molding Shop/Molding Shop/Circuit Board Assembly Facility:**

1 Story

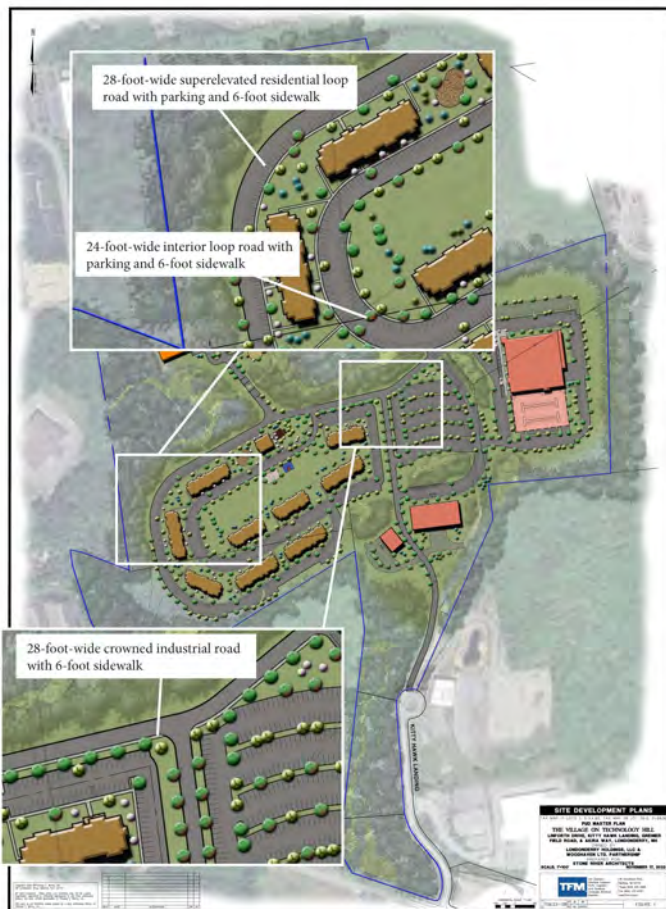
Floor Plate Area: TBD

**2.9.B.7. Proposed streets, drives, sidewalks, and paths**

The dimensional standards for the streets and sidewalks within the Village on Technology Hill PUD will be in accordance with the PUD Master Plan. The materials and construction methods for the streets and sidewalks will be in accordance with *the Londonderry Subdivision Regulations* and the *Typical Details for Site and Roadway Infrastructure*. Vertical granite curbs will be used within the PUD in accordance with the *Londonderry Subdivision Regulations* and *the Typical Details for Site and Roadway Infrastructure*. Other treatment materials and/or treatments may also be used as appropriate for the development and shall be subject to review at the time of PUD Site Plan or PUD Subdivision submittal.

Any construction details pertinent to the Village on Technology Hill PUD which are not specifically included in the Londonderry or NHDOT standards shall be subject to review at the time of PUD Site Plan or PUD Subdivision submittal.

The mixed-use development proposes a variety of sidewalks and walking paths to promote alternatives to automotive transportation. This will include bituminous concrete sidewalks with vertical granite curbing adjacent to parking areas as well as earthen trails that wind through the conservation open spaces areas and parcourse.



**Figure 2.9.B.7-1.** Easy access to all building by residents and emergency vehicles is provided by a 28-foot-wide super-elevated residential loop road with parking and 6-foot sidewalk, and a 24-foot-wide interior loop road with parking and 6-foot sidewalk. Direct access to industrial building for employees and emergency vehicles is provided by a 28-foot-wide crowned industrial road with a 6-foot sidewalk.

**2.9.B.8. Proposed location and number of parking spaces**

The required number of parking spaces for the Village on Technology Hill Master Plan is based on the *Parking Generation Manual by the Institute of Transportation Engineers, 6<sup>th</sup> edition, October 2023* as an alternative to the *Town of Londonderry Site Plan Regulations, Section 3.09 Table B*. The breakdown of the required number of spaces can be found in the following tables. The location of the proposed parking will be nearby the proposed land use. Refer to the Village on Technology Hill Land Plan for details.

**General Parking Requirements \*<sup>1</sup> \*\***

Land-Use	Rate	Use	Calculated Spaces	Min. Required spaces
Manufacturing (140)	0.92/1,000 sf.	361,864 sf.	332.91	333
Day Care Center (565)	2.27/1,000 sf.	9,390 sf.	21.31	21
Multi-family housing 1 BR (Mid-Rise) (218)	0.71/dwelling unit	201 dwelling units	142.71	143
Multi-family housing 2+BR (Mid-Rise) (221)	1.7/dwelling unit	238 dwelling units	404.6	405
General Office Building (710)	1.95/1,000 sf.	5,000 sf.	9.75	10
Strip Retail Plaza (<40k) (822)	2.79/1,000 sf.	18,800sf.	54.4	52
<b>Total</b>				<b>964</b>

\*General/Urban/Suburban setting

\*\*The site is not near rail transit

**Figure 2.9.B.8-1:** *The Village on Technology Hill will have substantially more spaces than the 964 required spaces.*

## Anticipated Parking Location Plans

### Village Area 1

Day Care Center: 31 +/- spaces

Strip Retail Plaza: 64 +/- spaces

### Village Area 2

Multi-family housing: 671 +/- spaces

### Village Area 3

Manufacturing: 1,134 +/- spaces (including future)

General Office Building: 15 +/- spaces



*Figure 2.9.B.8-2: Anticipated parking location plans for Village areas 1, 2, and 3.*

### 2.9.B.9. Summary of Proposed Traffic Impact

A Traffic Impact Study will be prepared by TF Moran, with input from the Town of Londonderry, and will be provided under a separate cover. We expect this study will address the following components as highlighted in the Town of Londonderry Zoning Ordinance Section 5.2.9.B.9: (i) preliminary estimates of trip generation, (ii) trip distribution, (iii) potential areas of off-site transportation improvements, (iv) among other topics to the extent requested by the Planning Board and Town Staff.

### 2.9.B.10. Proposed open space areas

Forms of open space are as identified in section 2.8.B.3 and are generally located and described below.

**Active Open Space:** A playground, recreation court, gazebo/patio area and dog park are to be located in the immediate vicinity of the community building.

**Passive Open Space:** A central green is located south of the community building between the residential structures.

**Conservation Open Space:** Is intermingled throughout the project site with the largest area being located adjacent to the bridge crossing between sub-tract Village area 1 and Village area 2.



*Figure 2.9.B.10-1: Significant open space is provided in the form of active, passive, and conservation open space.*

### 2.9.B.11. Natural and cultural resources to be preserved

The potential for Important Cultural Resources to be located on site will be evaluated and preservation of said resources provided to the extent practicable. Initial evaluation of the site for important cultural resources yields limited findings as to significant cultural artifacts or historic structures. Large boulders and rock walls are potential evidence of previous development; however, review of the Londonderry Assessor Records and Historic USGS Maps from 1905 and 1941 did not identify uses of the property prior to the current development. A map of the USGS from 1968 is contained within this section. No archaeological resources such as cellar holes, dams, etc. were identified within the proposed project area.

A NHDHR (New Hampshire Department of Historical Resources) File Review utilizing the EMMIT Tool was conducted on 06/13/2023. During this file review, historically significant features were identified within the 0.5-mile radius, but none are within the immediate area of the project. The identified individual properties within the 0.5-mile buffer are Fred H. and Cora Smith House, Smith Barn and Shoe Shop, Grenier Field Road, E. W. Harvey Barn, Fitts Summer Residence, Grenier Field Road, east side at Harvey Road, Steady House, Edward W. Brooks House, Merrill Farm, District No. 7 School (Harvey School), Webster House, Potter House, Foisy House, Railroad Stone Arch, Boone House, 710 Harvey Road, Rogers' House, Vose House, and The Outbuilding on 1011 Harvey Road. Three historic areas were identified within the 0.5 mile buffer, Manchester Airport: Grenier Field Area, & Manchester Airport Project, and the RR Manchester & Lawrence Railroad. An additional review shall be necessary to encompass the entirety of the proposed PUD.

The large wetland complex located centrally on the PUD tract will be preserved with minimal proposed impacts by implementing retaining walls and wetland crossings where appropriate. The identified boulders and rock walls on site are not associated with any cultural landmarks. Important cultural resources shall be protected by following the standards set by the New Hampshire Department of Historical Resources.

### 2.9.B.12. Proposed Perimeter Buffers

The *Londonderry Zoning Ordinance* requires a fifty (50) foot setback for streets and structures from the perimeter of the Village at Technology Hill PUD boundary which abuts existing residential uses. This Perimeter Buffer, as indicated in *Section 5.2.7 Standards of Development*, may be crossed by streets, driveways, paths, or sidewalks, may include pervious and impervious surfaces, and may include Shared Use Paths or Recreation Trails. The Perimeter Buffer is measured from the edge of the abutting right-of-way or property boundary.

Landscaping and other screening elements will be designed to provide a reasonable buffer between the PUD and adjoining property except where compatible uses adjoin one another.

Vegetation along the perimeter of the development is to be preserved to the extent practicable to provide a suitable buffer to incompatible land uses, noting that topographical changes (existing or proposed) may be used to meet this objective.



*Figure 2.9.B.11-1: Map of cultural resources depicting no important cultural resources discovered.*



### **2.9.B.13. Sketch/plan of proposed landscaping**

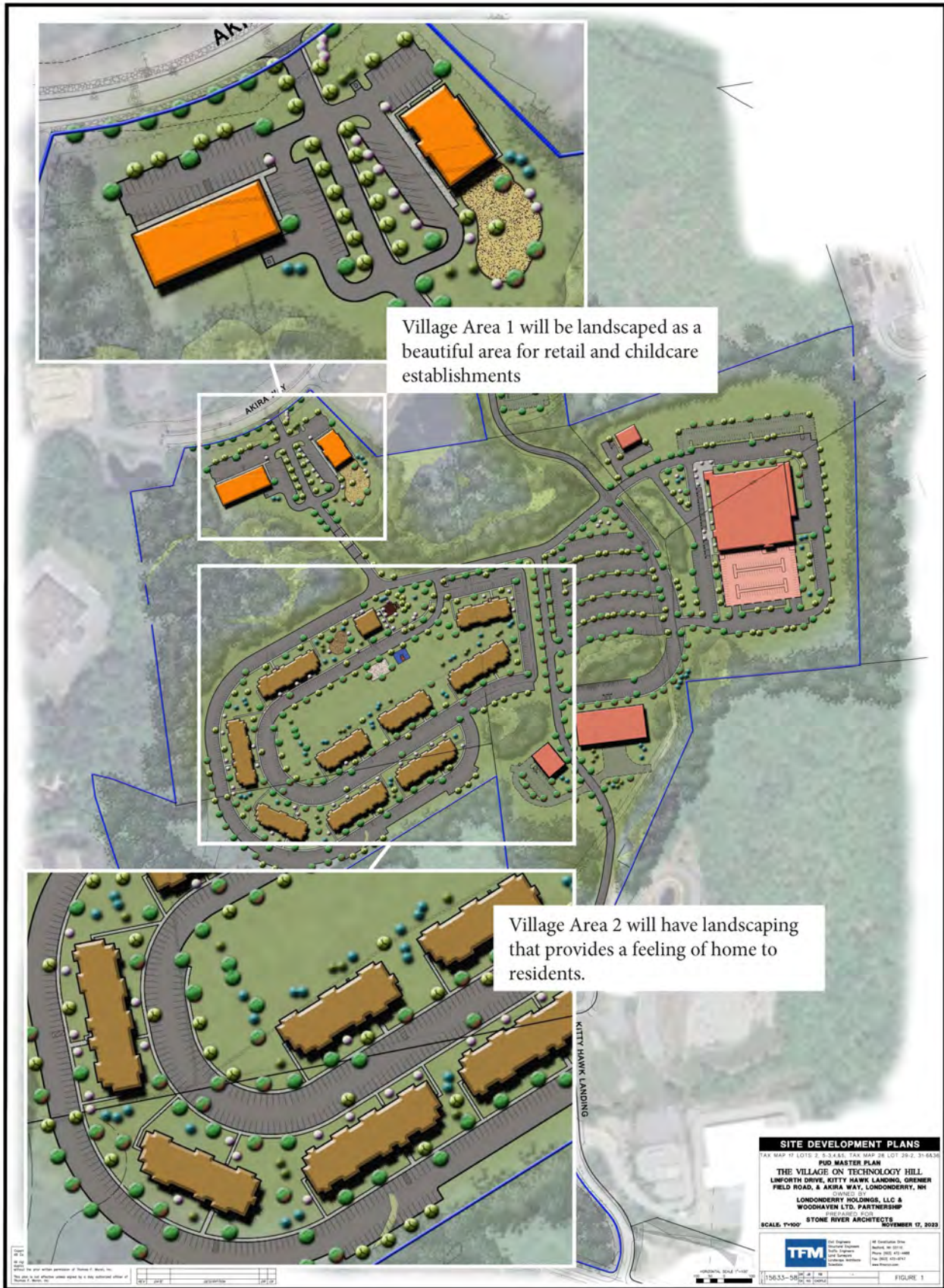
PUD Site Plan Standards for landscaping are designed to create an attractive setting for the Village at Technology Hill PUD. Site plans within the Village on Technology Hill shall conform to the landscaping standards specified in sections 2.7.E and 2.8.8 of this PUD Master Plan. Landscape Standards enhance the quality of the environment, provide shade for pedestrians, reduce heat island effects, screen parking and utilities and soften building and structure edges. These landscape standards apply to landscaping for PUD Site Plans within private lots in the Village at Technology Hill PUD.

**Village Area 1:** This subtract will have pedestrian connectivity via a sidewalk and landscaping will be provided to soften parking areas from the other uses. Parking lot perimeter trees are placed at a maximum of 50 feet for ease of maintenance.

**Village Area 2:** The landscape design for this subtract involves creating a welcoming and sustainable environment for residents which includes walking/fitness trails that will allow easy passage. Several recreation areas that will include outdoor seating, dog park, gazebo, playgrounds and a recreation court. The landscaping of the parking lots will include 1 landscape island every 25 spaces to provide breaks in parking rows while maintaining easy snow removal. We will plant perimeter shade trees on average of 50ft to reduce heat island effect, soften the four-story structures and provide a pleasant environment for residents. A large outdoor green space is also provided to allow for multi-purpose outdoor activities.

**Village Area 3:** Buffers will be provided between the residential and industrial uses through means of landscaping and topographical changes while providing pedestrian/bike access between each use. Large parking lot perimeters will be softened with shade trees every 50 ft. large parking lots will be broken up with 10 ft wide landscape medians and shade trees at a maximum of 50ft on center to reduce heat island effect and provide shade for employees.

See Figure 2.9.B.13-1 on following page.



Village Area 1 will be landscaped as a beautiful area for retail and childcare establishments

Village Area 2 will have landscaping that provides a feeling of home to residents.

**Figure 2.9.B.13-1:** Village area 1 will be landscaped as a beautiful area for retail and childcare establishments. The residential area, Village area 2, will have landscaping that reduces heat islands and provides a feeling of home to residents. Parking lots will have landscaped medians with shade trees every 50 ft.

#### **2.9.B.14. Proposed water and sewer systems**

The proposed water and sewer system will connect to Manchester Water Works and the municipal sanitary system. Village area 1 will connect to the existing water and sewer infrastructure located in Akira Way. The remainder of the development will connect to the existing water and sewer infrastructure on Kitty Hawk Landing. Regarding water service, Manchester Water Works operates and maintains an existing 12-inch ductile iron water service that runs from Kitty Hawk Landing northerly across the PUD tract, ultimately connecting to the existing 12-inch ductile iron service in Akira Way through a series of future road rights of way. Initial evaluation of pressure and flow indicate adequate availability to service the project which would be verified as part of the Site Plan review process. Anticipated water and sewer connection points are as generally shown below at Akira Way and Kitty Hawk Landing.

See Figures 2.9.B.14-1 and 2.9.B.14-2 on the following pages.





Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects

TFM Project No:	15633-58		
Calculated by:	J. Belanger,	Revised By:	
Calculated Date:	11/6/2023	Revised Date:	
Reviewed By:		Reviewed By:	
Reviewed Date:		Reviewed Date:	

**PROPOSED DOMESTIC SEWER FLOW CALCULATIONS**

Manual Entry  
 Calculated

Domestic Sewer Flows - Akira Way		
	GPD	GPM
Child Care Center	400	0
Retail	15,200	0.7
<b>Totals</b>	<b>15,600</b>	<b>0.9</b>

Total Average Daily Flow: **15,600** GPD  
 Peaking Factor: \* **6** \* Env-Wq 700, March 25, 2006, 704.03(d) for flow less than 100,000 GPD.  
 Peak Daily Flow: **93,600** GPD

Average Daily Flow + Infiltration **15,779** GPD  
**11.0** GPM

Domestic Sewer Flows - Kitty Hawk Landing		
	GPD	GPM
Community Building	700	0.5
Envision	7,000	4.9
Machine Shop	400	0.3
On-Point	1,000	0.7
Residential Buildings	124,200	86.3
<b>Totals</b>	<b>133,300</b>	<b>93</b>

Total Average Daily Flow: **133,300** GPD  
 Peaking Factor: \* **10** \* TR-16 Fig. 2-1, Env-Wq 700, March 25, 2006, 704.03(d) for flow greater than 100,000 GPD.  
 Peak Daily Flow: **1,333,000** GPD

Average Daily Flow + Infiltration **133,300** GPD  
**93** GPM

**Figure 2.9.B.14-2:** TF Moran estimates the proposed average daily sewer flows from the Village on Technology Hill to Akira Way (approximately 15,800 gallons per day) and Kitty Hawk Landing (approximately 133,300 gallons per day) represent <1% and <9% of the existing sewer system capacities in Akira Way (1,690,000 gallons per day) and Kitty Hawk Landing (1,630,000 gallons per day), respectively. As such, it would be our expectation that the existing infrastructure can support the project as presented.

**2.9.B.15. Proposed stormwater management**

The Village on Technology Hill PUD will rely on the State of New Hampshire’s Alteration of Terrain Permit Regulations (ENV-WQ 1500) to govern the design of stormwater management systems. Stormwater will be collected by a closed drainage system that will primarily outlet to infiltration/filtration basins with appropriate pretreatment (sediment forebays) prior to formal treatment taking place within the infiltration/filtration basins. Infiltration/filtration basins are expected to be primarily located at the perimeter of the development and will allow for discharges along existing flow paths that maintain peak rates of runoff associated with the PUD. Other Low Impact Development (LID) stormwater management techniques such as bio-retention will be employed throughout the development with the expectation that some level of underground stormwater storage will be required to attenuate peak rates of runoff in the post-development conditions. Anticipated Stormwater Management locations are shown below, subject to final engineering design.

See Figure 2.9.B.15-1 on the following page.



### 2.9.B.16. Other proposed utilities

Other utilities will comprise the following:

- Gas: Liberty Utilities
- Electric: Eversource Energy
- Telecommunications: Consolidated Communications

All utilities will be extended from existing utility infrastructure located at the PUD tract property lines. Pending the utility companies review and approval, the expectation is that electrical service will be provided via Akira Way for the entirety of the development. A will-serve letter will be obtained for any non-municipal utility prior to a Subdivision or Site Plan approval for any development within the Village on Technology Hill. Anticipated utility connection points are as generally shown below at Akira Way and Kitty Hawk Landing.

#### Gas, Electric, and Telecommunications

a. At Akira Way

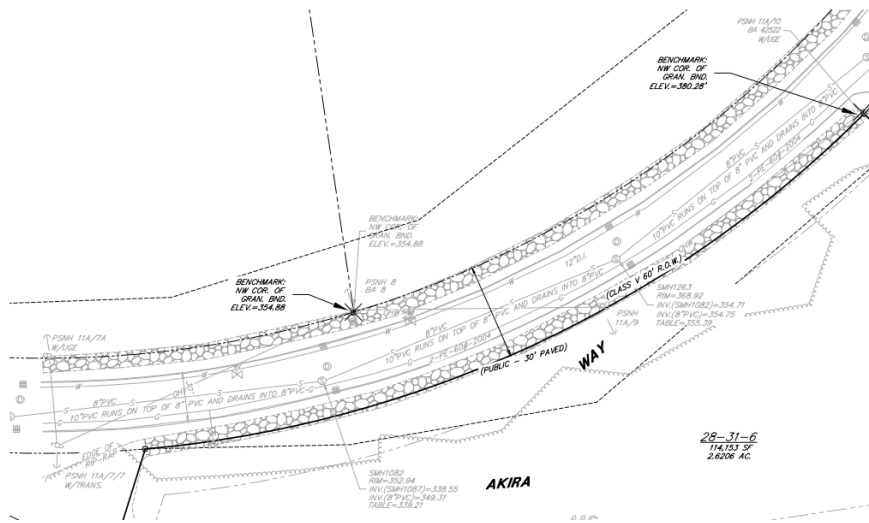


Figure 2.9.B.16-1: Gas, electric and telecommunications connections at Akira Way

b. At Kitty Hawk Landing

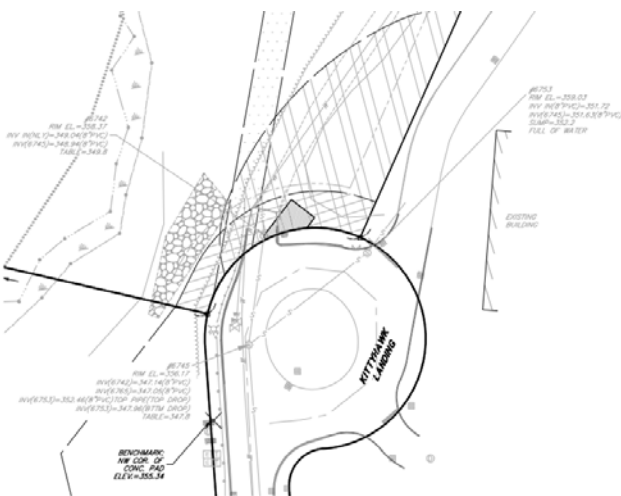


Figure 2.9.B.16-2: Gas, electric, and telecommunications connections at Kitty Hawk Landing.

### **2.9.B.17. Proposed firefighting strategy**

Standard public safety requirements will be met as stated in section 5.2.7.D.2 of the Town of Londonderry Zoning Ordinance. LH will consult with the Town of Londonderry Fire Department to ensure emergency vehicle access clearances are met, fire hydrants are established at key locations, and sprinkler systems are installed. The PUD will comply with all applicable local, state, and federal laws relating to public health and safety, building construction, and drainage.

### **2.9.B.18. Architectural treatment**

#### **Overview**

The Village on Technology Hill incorporates architectural treatments in line with those already established for the Town of Londonderry. This results in a new development with the character that is already established in Londonderry. If there is a proposal within this PUD to alter or deviate from the Town of Londonderry's Building Standards, those specific elements in each section will be emphasized. Additional language has been incorporated to substantiate and explain any such proposed changes.

Extending beyond mere architectural considerations, the Village on Technology Hill seamlessly weaves in the enduring charm of traditional New England. The residential units are thoughtfully arranged around a central village green, serving not only as physical structures but as integral components of a community designed to offer a blend of nature and recreation. Drawing inspiration from the bygone era of New England Villages, the Village invites its residents to walk to their workplace, conveniently access the nearby childcare facility, peruse the offerings of the general retail building, and engage in shared activities at the community center. This multifaceted approach not only enhances the aesthetic appeal of the village but also fosters an environment where daily life is infused with an active and interconnected spirit, reflecting the dynamic synergy between modern living and the timeless charm of the past.

#### **Compliance**

The Town of Londonderry's Site Plan Regulations, particularly Section 3.12 focusing on building and general appearance, serve as a meticulous guide for the Village on Technology Hill. Following this regulation helps to ensure that new non-residential structures seamlessly integrate with the town's character, contributing to the aesthetic enhancement of the community.

#### **General Standards:**

Embracing a commitment to the traditional New England style, the Village on Technology Hill emphasizes sensitivity to both the natural and man-made environment. Alignment with the town's character is paramount, and the Village's architect and design team has consulted with the Londonderry Heritage Commission's "Look Book" for preferred design examples.

**Scale and Proportion:** At the Village on Technology Hill, there are no direct adjacent structures to be taken into consideration for average heights. That said, each building is being designed to a specific height (see section 2.7.B). In a few instances, the proposed building height does exceed the 50' height limitations set by the Town of Londonderry, but these heights are consistent with the scale and proportion of the village as a whole.

**Vertical or Horizontal Emphasis:** The emphasis on vertical or horizontal elements extends to facade characteristics, window and door proportions, and the overall preservation of traditional New England character.

Although the Town's building standards discourage the use of extensive plate glass windows, the guidelines prioritize preserving the distinctive charm of New England architecture. In the case of the Envision manufacturing building and future Envision building phases, the design incorporates sizable glass expanses, termed as a "modern mill building." Drawing inspiration from historical mill structures that deviated from the surrounding town, this design concept aligns with a similar idea, incorporating contemporary building materials and methods.



**Roof Form Guidelines:** Adhering to the Roof Form Guidelines mandated by the Town, the Village on Technology Hill takes a nuanced approach to its architectural design, ensuring specific details cater to both aesthetic preferences and functional considerations. Notably, the retail general store building is a prime example of this, featuring a pitched roof design augmented by large gable end dormers at the entry. This deliberate choice not only aligns with the guidelines advocating for shingled roofs made of asphalt or wooden shingles but also serves as a striking architectural focal point, drawing attention to the main entry.

In parallel, the child care building harmonizes with the guidelines by incorporating a pitched roof adorned with a distinctive gable dormer and porte cochere at the main entry. Additionally, it showcases a contemporary touch with more modern shed dormers strategically positioned at the windows, combining tradition with innovation. Meanwhile, the community building adheres to the guidelines with a pitched roof, featuring a small entry dormer that adds architectural interest.

Diverging from the pitched roof structures, the residential buildings, the OnPoint building, and the Envision building (s) all embrace a flat roof design as a strategic choice. This departure is specifically tailored to harness the benefits of solar roof panels, aligning with the Village's commitment to sustainable practices. The flat roofs of these buildings also help to lower the overall scale and massing of each structure. Noteworthy on the residential buildings are the gable dormers adorning the roofline at the main entry, serving both functional and aesthetic purposes by drawing attention to and emphasizing their uniqueness.

**Materials and Colors:** Considerations for materials and colors play a pivotal role in shaping the aesthetic coherence of Technology Hill. The guidelines meticulously outline material choices, advocating for the use of appropriate materials such as clapboard, shingles, stone, and architectural concrete block for wall surfaces. However, acknowledging advancements in construction, there is a recognition that modern materials can achieve these traditional looks through cost-effective faux finishes. These finishes boast increased durability, reducing the need for maintenance compared to their authentic counterparts. For instance, vinyl siding has evolved significantly over the years, replicating the appearance of traditional cedar shake or clapboard with remarkable fidelity. Similarly, faux stone facades emulate the genuine feel of stone without requiring specialized masons or intricate installations.

In the spirit of creating a visually harmonious Technology Hill Village, a comprehensive color palette will be curated. Adhering to the Town of Londonderry's building standards, larger, more understated buildings will feature subtle colors, contributing to a sense of unity and sophistication. Conversely, smaller structures will embrace a traditional New England color palette, incorporating more vibrant hues to infuse character and charm into the architectural landscape.

### **Specific Descriptions and Narratives of Each Building:**

The following is a short description of each proposed building within the PUD, its form, materials, and general scale. Each building description is presented in the approximate sequence one will encounter when approaching and entering the Village from Akira Way.

### **General Retail Building:**

The general retail building is a harmonious fusion of traditional New England architectural elements and modern aesthetics, with a single-story structure encompassing 15,000 square feet of space. This building retains the timeless charm of New England with its pitched gable roof, gable dormers, and shingled exterior in subdued colors reminiscent of the region's heritage. However, it cleverly introduces contemporary touches, such as larger glass windows that flood the interior with natural light, offering a seamless connection between the interior and the surrounding environment. The addition of flat awnings not only provides a modern flair but also enhances the building's functionality by providing shade and protection for shoppers. This design successfully marries tradition and innovation, creating a visually appealing and functional retail space that respects its New England roots while embracing modern retail sensibilities.



**2.9.B.18-1:** *The figure above presents rendering of the General Retail building. Refer to the paragraph immediately above the rendering for detailed commentary on the architectural elements.*

**Childcare Building:**

The childcare building design is a charming single-story structure, spanning 8,000 square feet, thoughtfully incorporating traditional New England architectural elements while infusing a minimal touch of modernity. The child care building features a classic New England form, complete with a pitched gable roof and a timeless facade of clapboard siding, all adorned in soft, heritage-inspired colors. What sets it apart are the generously sized, shed dormers with contemporary windows that adorn the structure, welcoming an abundance of natural light into the interior spaces. These modern windows not only enhance the building's energy efficiency but also create a warm and inviting atmosphere, making it a delightful and child-friendly space that seamlessly combines traditional New England charm with modern comfort and functionality.



*2.9.B.18-2: The figure above presents rendering of the Childcare building. Refer to the paragraph immediately above the rendering for detailed commentary on the architectural elements.*

### **Community Building:**

The community center building design is a welcoming single-story structure, spanning 7,500 square feet, thoughtfully embracing traditional New England architectural aesthetics while introducing a modern and inviting element. The building features a classic New England form with a pitched gable roof, clapboard siding, and a timeless color palette. However, what truly distinguishes it is the innovative large corner storefront system, which serves as a dynamic bridge between the indoors and outdoors. This expansive glass feature not only floods the interior with natural light but also fosters a seamless connection with the surrounding greenspace, creating an energizing and inclusive atmosphere that encourages community interaction, making it an ideal hub for social and recreational activities.



**2.9.B.18-3:** *The figure above presents rendering of the Community building. Refer to the paragraph immediately above the rendering for detailed commentary on the architectural elements.*

**Residential Buildings:**

The residential apartment buildings are meticulously designed four-story structures, with each floor offering an efficient and well-planned 13,088 square feet of living space. While maintaining a traditional New England ambiance, the design's unique charm lies in its thoughtfully integrated roof and balcony features. Unlike overwhelming structures, this building strikes a balance, harmoniously fitting within the landscape. The flat roof design not only complements the New England style but also serves a modern purpose, providing an ideal platform for solar panels that harness renewable energy. The balconies, offering residents scenic views and outdoor living spaces, enhance the sense of community and the connection to the beautiful surroundings. This apartment building embodies both the classic and the contemporary, ensuring a sustainable and aesthetically pleasing living experience for residents.



*2.9.B.18-4: The figure above presents rendering of the Residential buildings. Refer to the paragraph immediately above the rendering for detailed commentary on the architectural elements.*

**OnPoint Building:**

The architectural design of the two-story commercial manufacturing space reflects a consistent look to that of the Envision building, which enhances an integrated village feel. The strategically flat roof not only lends the structure an inviting "downtown shop" ambiance but also serves a modern, sustainable purpose by accommodating solar panels. This harmony of style with the larger Envision building pays homage to a traditional New England village heritage, while promoting an eco-conscious manufacturing practice, ensuring a harmonious and forward-looking addition to the local architectural landscape.



**2.9.B.18-5:** *The figure above presents rendering of the OnPoint building. Refer to the paragraph immediately above the rendering for detailed commentary on the architectural elements.*

### **The Solinsky Foundation Building:**

The Solinsky Foundation Building is an integral component to the Village on Technology Hill. The building design stands as a testament to the seamless integration of industrial aesthetics and architectural innovation. The materiality echoes the robustness of its industrial counterparts, fostering a cohesive relationship with the surrounding buildings in the Village. Components of the design pay homage to the industrial heritage of the area, while also ensuring longevity and sustainability. Characterized by a circular form, the exterior establishes a distinctive aesthetic identity, serving as a nod to modern design principles while maintaining a visual connection with the industrial structures that define the Village.

A striking feature of the Solinsky Foundation Building is its pronounced cantilever, extending boldly from the hillside and creating a visual prominence on the site. This large cantilever adds a sense of dynamism to the architecture and also provides an awe-inspiring structure for any of its visitors. To enhance the building's integration into its natural surroundings, it is thoughtfully nestled into the side of the hill at one of the highest points of the site. This intentional sinking into the landscape minimizes the visual impact on the site while also promoting a sense of harmony between the built environment and the natural topography. The Solinsky Foundation Building, with its circular form, industrial materiality, cantilevered design, and sensitive integration with the hillside, stands as an architectural masterpiece that seamlessly blends innovation, functionality, and environmental stewardship.



*2.9.B.18-6: The figure above presents rendering of the Solinsky Foundation building. Refer to the paragraphs immediately above the rendering for detailed commentary on the architectural elements.*

## **Envision Buildings:**

### **Standalone Two-Story Building for Envision**

Our proposed standalone two-story building for Envision is a 30,000 square foot building footprint, with each floor spanning 30,000 square feet. This initial structure marks the beginning of the Envision manufacturing complex and exhibits a design slightly divergent from the distinctive plans foreseen in the larger Envision building. The building is meticulously crafted to seamlessly integrate into the complete buildout of The Village, ensuring it harmonizes with the aesthetic of future buildings without detracting from its unique design. The design anticipates Envision's eventual move to the larger building on the northeast portion of the Village, while consciously aiming to attract new high-tech industrial use with a more generic aesthetic.

Functioning as a transitional space for Envision before advancing to the specialized structures in the larger Envision building, this building maintains a connection to the area's aesthetic while embracing modern materials. Despite its more generic appearance, it serves as an attractive hub for innovative industries, preserving a link to The Village's industrial aesthetic. As Envision progresses, this building lays the foundation for a seamless fusion of modernity and tradition within the evolving Envision manufacturing complex.



*2.9.B.18-7: The figure above presents rendering of the 60,000 sf +/- Envision building. Refer to the paragraphs immediately above the rendering for detailed commentary on the architectural elements.*



## Larger Envision Building and Future Addition

The larger Envision building represents a bold departure from traditional New England architectural norms, aiming to redefine the essence of a modern New England village. The driving concept behind the design is to create a "modern mill," one that pays homage to the region's industrial heritage while embracing contemporary materials and architectural elements. The building's façade will feature a harmonious fusion of prefabricated exterior wall panels and glass, marrying form and function in a strikingly modern way. The large glass expanses, although unconventional in the context of a traditional New England village, are strategically incorporated to flood the interior with natural light, promoting a sense of transparency and connectivity within the workspace.

This forward-thinking architectural approach not only celebrates the evolution of New England's industrial landscape but also reimagines it for the 21st century. The Envision manufacturing building aspires to be a symbol of innovation and sustainability, with its roof designed to support a solar array, demonstrating a commitment to eco-conscious practices. By further advancing the modern high tech manufacturing building design of the nearby Insight Technology, this building seeks to enhance the very concept of a modern New England village, symbolizing the region's ability to embrace its rich history while embracing the future with open arms.



**2.9.B.18-8:** *The figure above presents rendering of the larger Envision building. Refer to the paragraphs immediately above the rendering for detailed commentary on the architectural elements.*

## 2.9.B.19 Signage

The signage for the Proposed Unit Development at Technology Hill is designed to follow the Town of Londonderry Zoning Ordinance with exception to the waiver requests in the paragraphs described. In alignment with the local regulations and community aesthetics, the signage plan for the Village on Technology Hill is crafted to seamlessly integrate with the surrounding environment. This means that the signage will reflect the character of Londonderry and uphold the town's commitment to maintaining a harmonious visual landscape.

The signage for the proposed Planned Unit Development will prioritize clear and informative communication. It will provide essential information such as directions, building identification, and safety instructions. The proposed signage plan also ensures that the design is legible, well-lit, and accessible to all visitors, aligning with the town's vision of creating a welcoming and navigable environment. The signage for the Village on Technology Hill will enhance the community's visual appeal and functionality, ensuring a positive and cohesive experience for all who visit and reside in the area.

Any illuminated sign within the village will be backlit, ensuring visibility during both day and night. Emphasis for all signs lies on clarity and legibility. Notably, as one crosses the bridge into the heart of Technology Hill, an ornate monumental sign warmly welcomes residents and visitors alike. This distinctive entrance feature serves as a symbol of the village's unique identity, inviting all to explore the vibrant community.

**The following modifications either waive, replace, or expand upon components of Section 7.5 of the Town of Londonderry Zoning Ordinance for the Village on Technology Hill PUD:**

**7.5.A.2 – Sign Face Area Calculations:** Signage area will be calculated by the following signage types:

**Lettering Only** – The sign area will be calculated based on the measurement of the script or lettering. Below is an example of the measurement area where a sign is Lettering Only. The dimensions of the yellow area in the below figure constitute the dimensions of the Lettering Only signage area.



**Lettering on Signage Housing** – The sign area for Lettering on Signage Housing will be calculated based on the measurement of the script or lettering (presented in yellow in the figure below). The signage housing must not exceed twice the size of this measured area (presented in red in the figure below).



**Lettering with Logo on Signage Housing** – The sign area for Lettering with Logo on Signage Housing will be calculated based on the measurement of the script or lettering and the logo. The signage housing must not exceed twice the size of this measured area (presented in red in the figure below).



**Lettering and Logo Only** – The sign area for Lettering and Logo Only will be calculated based on the measurement of the script or lettering and the logo, as presented in the below example. The dimensions of the yellow area in the below figure constitute the dimensions of the Lettering and Logo Only signage area. For the avoidance of doubt, the logo and the space between the logo and the script or lettering shall be included in the sign area.



## 7.6 General Sign Requirements per District:

7.6.D.1 – Village Area 2 of The Village on Technology Hill will follow the Town of Londonderry Zoning Ordinance 7.6.D.1.a – 7.6.D.1.e. The following additional ordinances shall apply to Village Area 2:

- Each residential building shall be considered its own “developed parcel”
- Non-residential uses, identifications signs shall not exceed 10 feet in height.

7.6.D.2 – The restrictions imposed by the existing Town of Londonderry Zoning Ordinance 7.6.D.2 will not apply to the Village on Technology Hill PUD.

7.6.D.3 – Village Area 1 will comply with the Town of Londonderry Zoning Ordinance 7.6.D.3.

7.6.D.4 – The restrictions imposed by the existing Town of Londonderry Zoning Ordinance 7.6.D.4 will not apply to the Village on Technology Hill PUD.

7.6.D.5 – Village Area 3 will comply with the Town of Londonderry Zoning Ordinance 7.6.D.4.

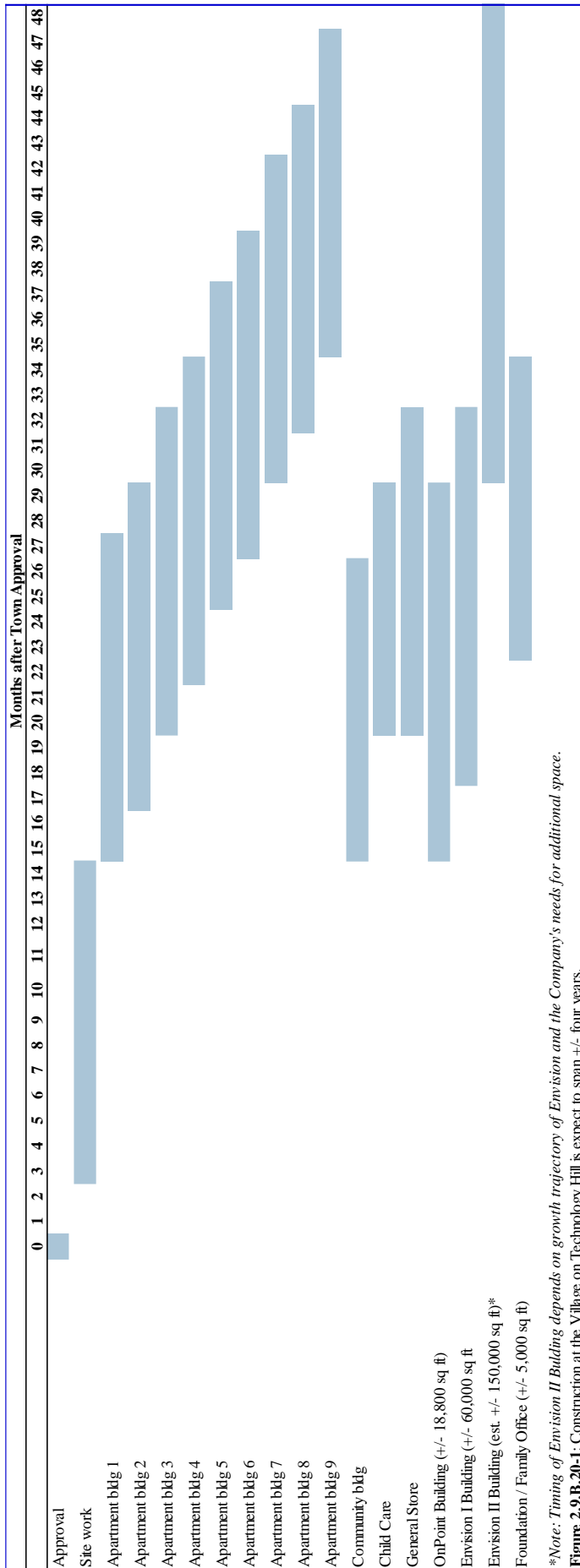
7.6.D.6 - 7.6.D.10 – The restrictions imposed by the existing Town of Londonderry Zoning Ordinance 7.6.D.6 through 7.6.D.10 will not apply to the Village on Technology Hill PUD.

Freestanding Signs (as defined in the Town of Londonderry Zoning Ordinance, also referred to as Monument Signs in this document) for “The Village on Technology Hill” shall be in compliance with the following:

- Monument Signs are permitted for the “overall” PUD area that encompasses The Village on Technology Hill.
- The signage shall be designed to be architecturally compatible with the surrounding environment and will serve as identifiers for The Village on Technology Hill.
- Each Monument Sign shall not exceed a maximum calculated area of 100 square feet, and no taller than 10 feet.

## **2.9.B.20. Proposed time schedule**

We expect to begin site work within +/- 60 days after approval of the PUD. Once site work is complete, it is expected ground breaking on the residential, commercial and industrial buildings will occur approximately 365 days following the completion of site work. It is expected that construction of the residential buildings will be staggered at +/- 10 weeks apart. Refer to figure 2.9.B.20-1 on the following page for an approximate build timeline for buildings included in TVTH.



**Figure 2.9.B.20-1: Approximate building timeline for buildings included in The Village on Technology Hill.**

### **2.9.B.21. Proposed covenants, restrictions, and easements**

Refer to 2.7 F. for additional commentary.

### **2.9.B.22. Ownership**

The Village on Technology Hill will be owned fee simple in its entirety by Londonderry Holdings, LLC. Londonderry Holdings LLC has two Members, the Kenneth S. Solinsky Revocable Trust, and the Grace S. Solinsky Revocable Trust, each of which has 50% ownership. At least two of the industrial buildings will be leased to Envision Technology, LLC and OnPoint Systems, LLC, two companies 100% owned by Ken and Grace Solinsky. A small office building will be fully occupied by the Solinsky family office and future Solinsky Foundation. The apartment buildings and related infrastructure will also be owned by an entity in which Ken and Grace own 100% and will be rented to individual tenants, many of whom will be employees of Envision Technology and OnPoint Systems. The childcare facility will be leased to a childcare provider with proven operational capabilities and an excellent reputation. The general retail store will also be leased to one or more business entities.

Anagnost Investments, Inc., directly or through Metropolis Property Management Group, will manage the apartments, childcare center and general retail store. Metropolis Property Management has considerable experience managing such property throughout New Hampshire and beyond. In exchange for its services, Anagnost shall receive a 10% profits interest in the residential, childcare, and retail aspects of the development including 10% of all net income from residential, daycare, and retail operations of the real estate.

### **2.9.B.23. Articles of incorporation and Bylaws**

The Village on Technology Hill property and buildings will be fully owned by Londonderry Holdings, LLC. Londonderry Holdings, LLC was formed as a New Hampshire Limited Liability Company in November 2019 and is registered with the NH Secretary of State.

### **2.9.B.24. Miscellaneous studies and documents as required**

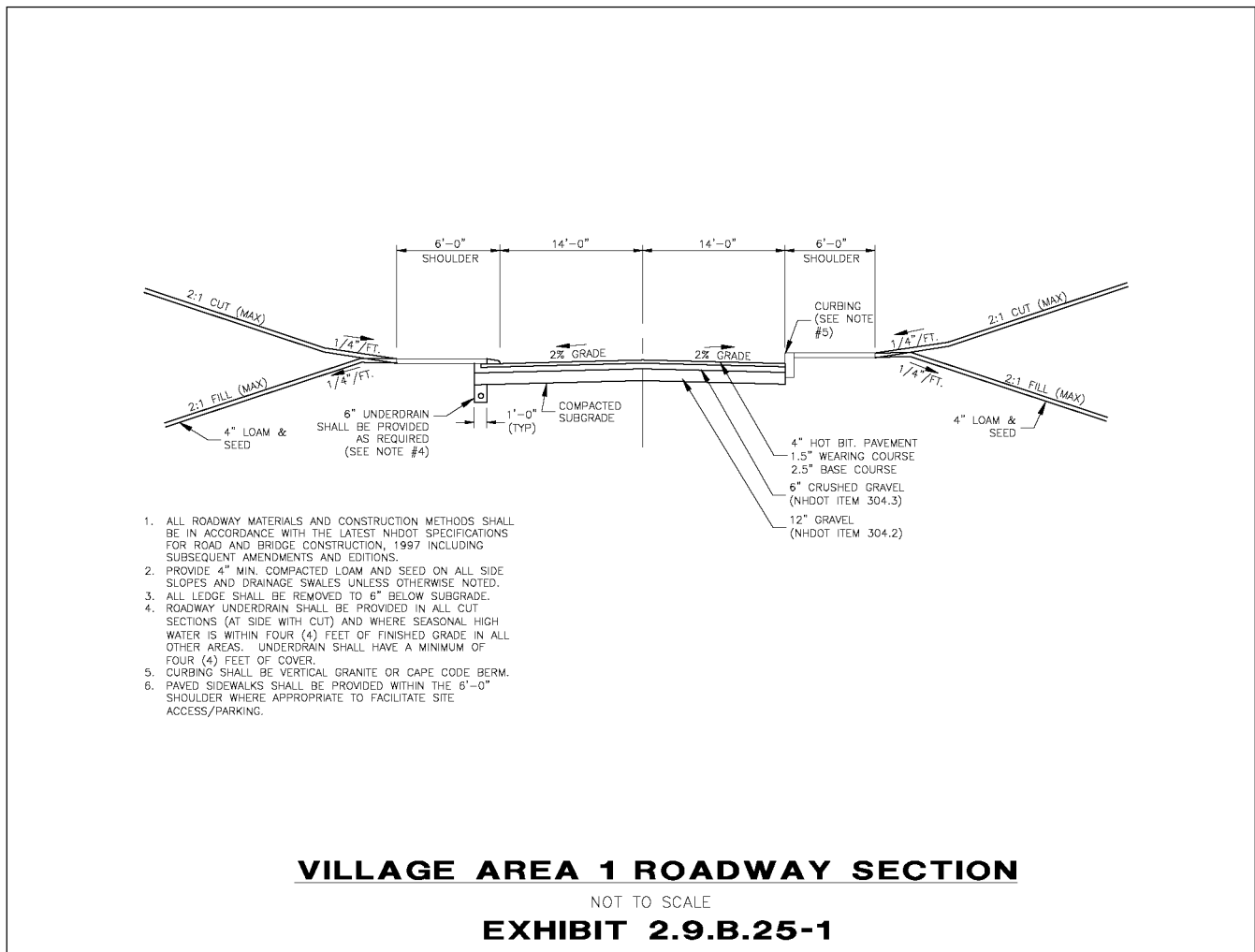
The below articles from various publications around the state underscore the dire need for more affordable and diversified housing, especially in Southern New Hampshire, and how the current lack of housing inventory is detrimental to attracting more business and skilled labor to the area. More so, young professionals today are seeking affordable housing that is also “walkable” to their places of employment, nearby recreation, and amenities.

1. Housing is ‘front and center challenge’ for new Stay Work Play events manager – May 2022, NH Business Review <https://www.nhbr.com/housing-is-front-and-center-challenge-for-new-stay-work-play-events-manager/>
2. The economic, social impacts of state’s housing crisis – March 2023, NH Fiscal Policy Institute <https://www.nhbr.com/the-economic-social-impacts-of-states-housing-crisis/>
3. Affordable housing is N.H.’s top economic problem, leaders & voters agree – August 2023, The Josiah Bartlett Center for Public Policy <https://jbartlett.org/2023/08/affordable-housing-is-n-h-s-top-economic-problem-leaders-voters-agree/>
4. Survey says affordable housing measures are gaining popularity across NH – August 2023, NHPR <https://www.nhpr.org/nh-news/2023-08-25/survey-says-affordable-housing-measures-are-gaining-popularity-across-nh>
5. Housing crisis is harming New Hampshire’s economy and its communities – September 2023, New Hampshire Bulletin <https://newhampshirebulletin.com/2023/09/25/housing-crisis-is-harming-new-hampshires-economy-and-its-communities/>
6. NH among highest in country for housing need – October 2023, New Hampshire Business Review <https://www.nhbr.com/nh-among-highest-in-country-for-housing-need/>

7. Three huge developments combine retail and office space with thousands of residential units – September 2022, Union Leader [https://www.unionleader.com/news/business/whats\\_working/three-huge-developments-combine-retail-and-office-space-with-thousands-of-residential-units/article\\_84f8edca-c8d8-5225-8bad-88cd6ebaf4fe.html](https://www.unionleader.com/news/business/whats_working/three-huge-developments-combine-retail-and-office-space-with-thousands-of-residential-units/article_84f8edca-c8d8-5225-8bad-88cd6ebaf4fe.html)

**2.9.B.25. Any other information deemed reasonably necessary**

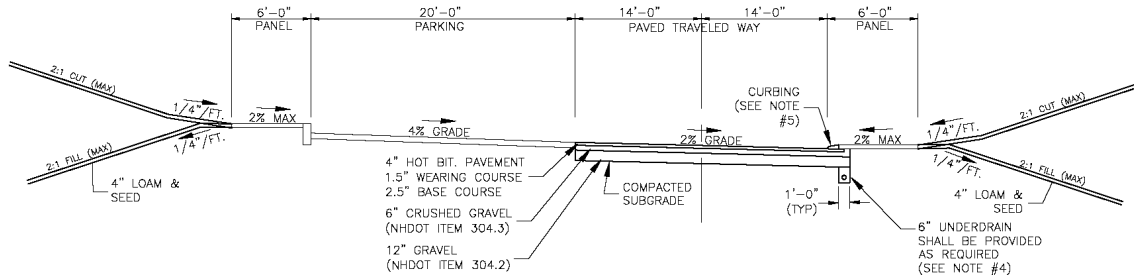
Refer to Figures 2.9.B.25-1, 2.9.B.25-2, 2.9.B.25-3, and 2.9.B.25-4 on this and the following pages depicting roadway sections that will be used for the Village on Technology Hill.



1. ALL ROADWAY MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE LATEST NHDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1997 INCLUDING SUBSEQUENT AMENDMENTS AND EDITIONS.
2. PROVIDE 4" MIN. COMPACTED LOAM AND SEED ON ALL SIDE SLOPES AND DRAINAGE SWALES UNLESS OTHERWISE NOTED.
3. ALL LEDGE SHALL BE REMOVED TO 6" BELOW SUBGRADE.
4. ROADWAY UNDERDRAIN SHALL BE PROVIDED IN ALL CUT SECTIONS (AT SIDE WITH CUT) AND WHERE SEASONAL HIGH WATER IS WITHIN FOUR (4) FEET OF FINISHED GRADE IN ALL OTHER AREAS. UNDERDRAIN SHALL HAVE A MINIMUM OF FOUR (4) FEET OF COVER.
5. CURBING SHALL BE VERTICAL GRANITE OR CAPE CODE BERM.
6. PAVED SIDEWALKS SHALL BE PROVIDED WITHIN THE 6'-0" SHOULDER WHERE APPROPRIATE TO FACILITATE SITE ACCESS/PARKING.

- 4" HOT BIT, PAVEMENT
- 1.5" WEARING COURSE
- 2.5" BASE COURSE
- 6" CRUSHED GRAVEL (NHDOT ITEM 304.3)
- 12" GRAVEL (NHDOT ITEM 304.2)

*Figure 2.9.B.25-1: Refer to the text embedded in the figure for commentary specifically related to the exterior roadway sections for the Village on Technology Hill.*



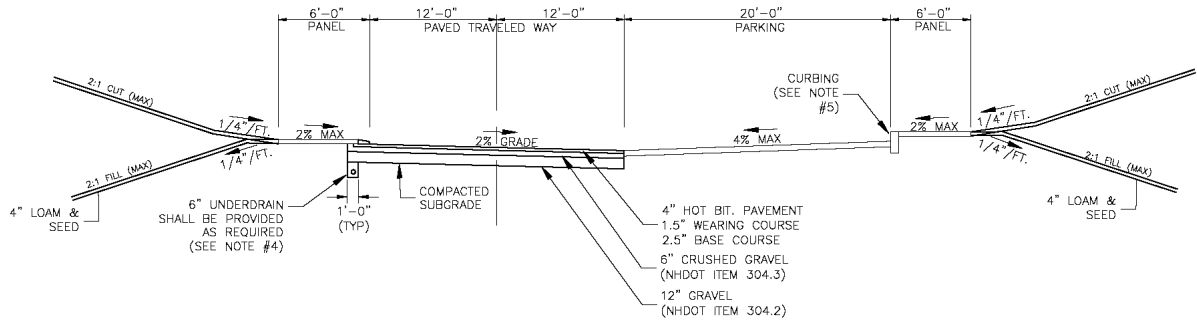
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5. CURBING SHALL BE VERTICAL GRANITE OR CAPE CODE BERM.
6. PAVED SIDEWALKS SHALL BE PROVIDED WITHIN THE 6'-0" PANEL WHERE APPROPRIATE TO FACILITATE SITE ACCESS/PARKING.

## VILLAGE AREA 2 EXTERIOR ROADWAY SECTION

NOT TO SCALE

### EXHIBIT 2.9.B.25-2

*Figure 2.9.B.25-2: Refer to the text embedded in the figure for commentary specifically related to the exterior roadway sections for the Village on Technology Hill.*



1. ALL ROADWAY MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE LATEST NHDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. PROVIDE 4" MIN. COMPACTED LOAM AND SEED ON ALL SIDE SLOPES AND DRAINAGE SWALES UNLESS OTHERWISE NOTED.
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5. CURBING SHALL BE VERTICAL GRANITE OR CAPE CODE BERM.
6. PAVED SIDEWALKS SHALL BE PROVIDED WITHIN THE 6'-0" PANEL WHERE APPROPRIATE TO FACILITATE SITE ACCESS/PARKING.

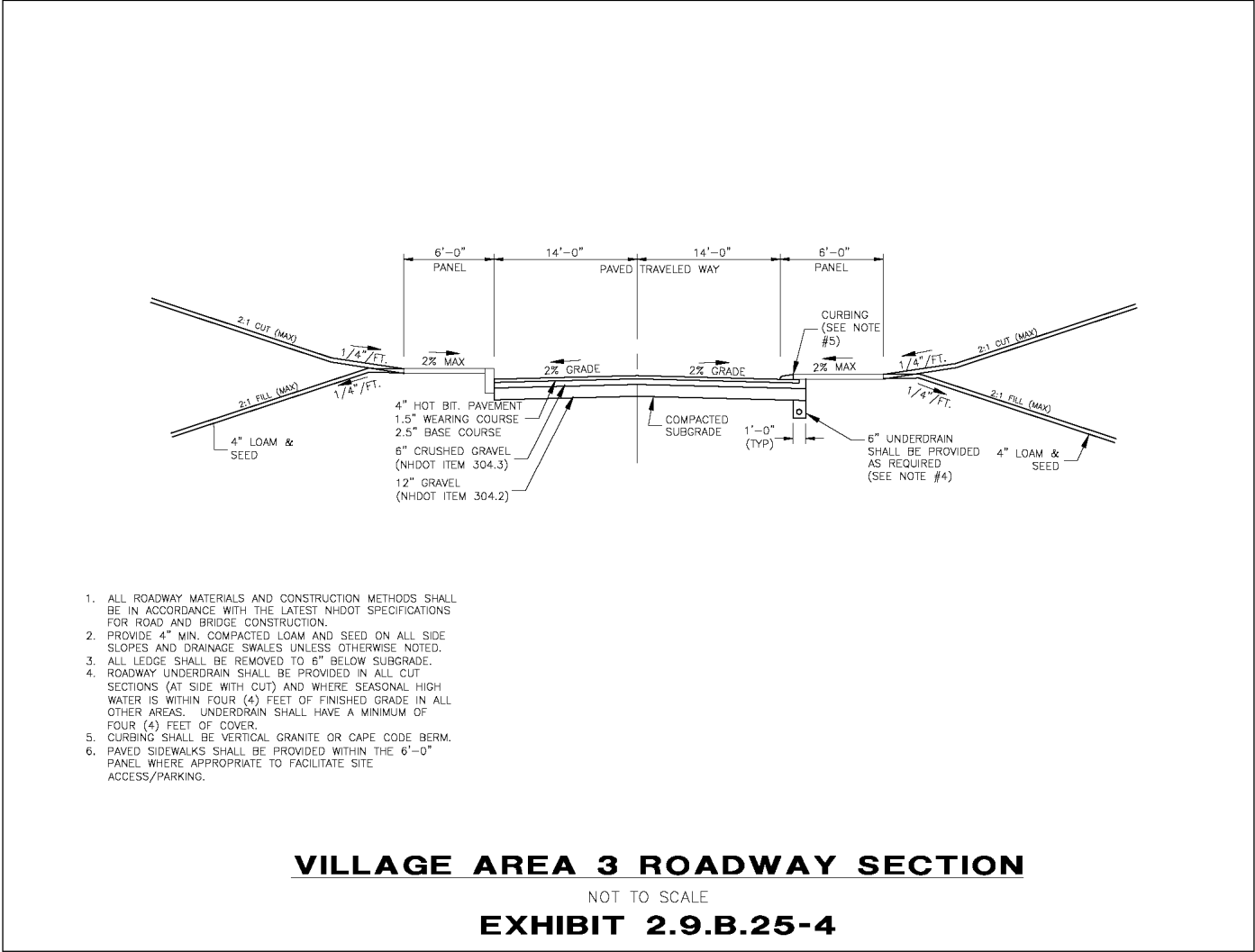
## **VILLAGE AREA 2 INTERIOR ROADWAY SECTION**

NOT TO SCALE

### **EXHIBIT 2.9.B.25-3**

*Figure 2.9.B.25-3: Refer to the text embedded in the figure for commentary specifically related to the exterior roadway sections for the Village on Technology Hill.*





1. ALL ROADWAY MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE LATEST NHDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. PROVIDE 4" MIN. COMPACTED LOAM AND SEED ON ALL SIDE SLOPES AND DRAINAGE SWALES UNLESS OTHERWISE NOTED.
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5. CURBING SHALL BE VERTICAL GRANITE OR CAPE CODE BERM.
6. PAVED SIDEWALKS SHALL BE PROVIDED WITHIN THE 6'-0" PANEL WHERE APPROPRIATE TO FACILITATE SITE ACCESS/PARKING.

*Figure 2.9.B.25-4: Refer to the text embedded in the figure for commentary specifically related to the exterior roadway sections for the Village on Technology Hill.*

## 2.10 Interpretation/Application of PUD Master Plan

We understand that the Town of Londonderry Planning Board will review any site plan or subdivision applications within the proposed area under the Village on Technology Hill for conformity with this PUD Master Plan. The PUD supersedes the Town of Londonderry regulations. The Planning Board shall determine if items are constant with the intent of the PUD at its discretion.

### **2.10.A. Relationship of Master Plan to site plan/subdivision application**

The Village on Technology Hill Master Plan will be considered a preliminary sketch for all site plan and subdivision applications within the proposed development. Submitted applications may differ from the Master Plan. Potential differences include exact lot locations and layouts, exact locations of roads and paths, size and configuration of parking lots, utility information, water and sewer, drainage, landscaping, and architectural renderings. The application process as outlined in the *Londonderry Subdivision Regulations* and the *Londonderry Site Plan Regulations* will be followed; however the Master Plan will have control over site review and subdivision regulations.

### **2.10.B. Development Standards ultimately determinable for each area.**

Wherever the Village on Technology Hill Master Plan does not specify or imply a development standard, the most appropriate standard shall be applied from the *Londonderry Zoning Ordinance*, the *Londonderry Subdivision Regulations*, or the *Londonderry Site Plan Regulations*, as determined by the Town of Londonderry Planning Board.

## 2.11 Fees

### **2.11.A. Application fee of \$200 per acre attached**

The Village on Technology Hill encompasses approximately 110.454 acres. Based on the established PUD application fee of \$20.00 per gross acre not to exceed \$5,000, a check in the amount of \$2,220 is attached to this submission. The submission fee is rounded to 111 acres.

### **2.11.B. Understanding of abutter notification fees**

Londonderry Holdings, LLC is prepared to pay fees for legal notices and abutter notifications upon being informed by the Town of such fee amounts.