

The Planning Board for the Town of Derry held a public meeting on Wednesday, June 21, 2017, at 7:00 p.m., at the Derry Municipal Center (3rd Floor Meeting Room) located at 14 Manning Street in Derry, New Hampshire.

Members present: David Granese, Chairman; John O'Connor, Vice Chairman; Michael Fairbanks, Secretary; Brian Chirichiello, Town Council Liaison; Randy Chase, Town Administrative Representative; Frank Bartkiewicz, Lori Davison, Jim MacEachern, Mirjam Ijtsma, Members; Elizabeth Carver (7:07 p.m.), Alternate

Absent: Mark Connors

Also present: George Sioras, Planning Director. Elizabeth Robidoux, Planning Assistant

Mr. Granese called the meeting to order at 7:00 p.m. The meeting began with a salute to the flag. Mr. Granese then noted the emergency exits, the location of meeting materials, and introduced the Board members and staff.

Escrow

#17-20

Project Name: BR10-Subdivision, Steele Road

Developer: BR-10 LLC

Escrow Account: Same

Escrow Type: Letter of Credit

Parcel ID/Location: 04084, 1 Bartlett Road

The request is to approve a release in the amount of \$311,474.16 and request a replacement letter of Credit in the amount of \$485,202.96 for the above noted project. Upon receipt of the replacement Letter of Credit, the Board will release the Letter of Credit in the amount of \$796,677.12.

Motion by Bartkiewicz, seconded by MacEachern to approve as presented. The motion passed with all in favor.

Minutes

The Board reviewed the minutes of the June 07, 2017, meeting.

Motion by O'Connor, seconded by Bartkiewicz to approve the minutes of the June 07, 2017 meeting as amended. The motion passed with Fairbanks and Ijtsma abstained.

Correspondence

Mr. Fairbanks advised the Board has been provided a copy of the escrow renewal reminder letter sent to Eric Spofford for the Extended Realty project.

Other BusinessZoning Amendments – Definitions and Accessory Dwelling Units

Mr. Sioras reported the Town Council held a public hearing last evening to discuss the proposed changes to the Town of Derry Zoning Ordinance, specifically changes to the Definitions and the section pertaining to Accessory Dwelling Units. Both changes were unanimously approved. Mr. Granese thanked Mr. Chirichiello and Mr. Foote for their comments during the hearing. Mr. Chirichiello said he has been on the Planning Board many times over the years. The Board does careful work and makes sure any zoning changes are vetted properly. He was pleased the vote was unanimous to approve the changes.

Summer Schedule

Mr. Granese reminded the members the Board has entered its summer schedule. The Board will meet on July 19 and August 16. If any members will be absent, he asked that they contact Mrs. Robidoux so the Board could ensure there was a quorum.

Request to Extend Approval, Salvatore N. Lupoli, PID 32032, 2 Lenox Road, 2nd Request

Mr. Sioras said the request is straightforward. He believes they are going forward with the project. Staff recommends extension of the approval.

Motion by MacEachern, seconded by Bartkiewicz to approve a six month extension of the conditional approval granted to Salvatore Lupoli, 2 Lenox Road, PID 32032. The new expiration date will be January 6, 2018. This is the second and final extension of the conditions of approval.

Chase, Ijtsma, Chirichiello, O'Connor, MacEachern, Davison, Bartkiewicz, Fairbanks and Granese voted in favor and the motion passed.

Mr. MacEachern noted this project is the planned rebuild of Sal's Pizza, which is located on the corner of Lenox and Crystal Avenue.

Zoning Subcommittee Update – zoning in the area of Exit 4A, the CBD and TBOD

Mr. MacEachern supplied the following update. All Board members received an email from Mrs. Robidoux advising receipt of the plans for Woodmont. Hardcopy is available for viewing at the Planning office. The plans for Tuscan Village in Salem are available on line. Mrs. Robidoux provided the link for the projects to the Board members.

The next step is to speak with Rockingham Economic Development and Southern New Hampshire Planning Commission, gather data, review the information, and put together a program that makes sense. The intent is to create complementary uses in Derry rather than uses that will compete with Londonderry and Salem's projects. The subcommittee will meet and review the data.

Ms. Carver entered the meeting.

Mr. MacEachern stated the subcommittee will first be looking at the area between the Londonderry town line and Tsienneto Road (Route 93 to the Derry Police Station). There are many questions about the best way to move forward with rezoning this neighborhood. This will be difficult because any rezoning affects the lives of the people living there. There will be a site walk of the neighborhood. Many of the lots in that area are small and the subcommittee will need to see how any proposed changes can be made viable. They are still in the data gathering stage. Any thoughts or comments should be forwarded to Mrs. Robidoux. Once the committee has gone through the neighborhood, they will look at the data and plans. They will then be better prepared to come back to the Board with a list of suggested uses. This list will be run by the Economic Development committee and the Planning Board.

Mr. Chirichiello advised the Town Council is looking at an RFP for Elm Street and Abbott Court. They will request that they receive proposals as if there was no zoning on the lots to see what developers would come up with. Depending on that result, the Council may request the Planning Board consider rezoning in those areas.

There was no further business before the Board.

Motion by MacEachern, seconded by Bartkiewicz to adjourn. The motion passed and the meeting was adjourned at 7:09 p.m.

Approved by: _____
Chairman/Vice Chairman

Secretary

Approval date: _____