

Motion by MacEachern, seconded by Davison to schedule a public hearing for February 17, 2021, to discuss proposed amendments to the following: Article II, Word Use and Definitions, Section 165-5 to ADD definitions for Aeroponic, Aquaponics, Hydroponic Agriculture, Indoor Farming and Printer; Article VI, District Provisions, Section 165-42, Industrial IV District, to repeal subsection A, B & C, and replace it with a new subsection A, B & C. This change would amend the list of permitted uses in the zone and renumber Section 165-42 accordingly.

Grabowski, Connors, Davison, MacEachern, Tripp, Chase and O'Connor voted in favor and the motion passed.

Request to reconsider decision – Traditional Business Overlay Expansion

Mr. Sioras advised staff is asking the Planning Board to reconsider its decision with regard to the parcels to be included in the Traditional Business Overlay (TBOD) District, prior to the changes moving to Town Council. Abutters noted during the public hearing that three parcels were missing if it was the Board's intent to use streets as the boundary. The parcels are 27138, 2 Central Court Extension, owned by the Town of Derry; Parcel 27136, 4 Central Court Extension, owned by Brilor Corp; and Parcel 30012, 17 South Avenue, owned by 17 South Avenue, LLC. That lot is in the MHDR; the other two are in the CBD. Staff agrees the three parcels should be included and Central Court Extension and South Avenue used as the boundary to the Overlay District in that area.

If the Board agrees, the Board will first need to vote to reconsider its decision. The motion must be made by someone who voted in the affirmative. If that passes, the second vote would be to schedule a public hearing, which could occur on March 03, 2021.

Motion by MacEachern, seconded by Grabowski to reconsider the vote of January 21, 2021 to move 63 parcels into the Traditional Business Overlay District. Discussion followed.

Mr. Connors recalled during the workshops he had questioned the inclusion of these parcels and those adjacent to Storer Court along Central Street. He felt those should also be included. He does not recall the reason why they were not included. He was in favor of the proposed inclusion. Mr. MacEachern said many of those parcels are residential. It was noted the original change was not suggested by a property owner. Mr. Sioras advised the three property owners would be provided notice of a public hearing so that they are aware of the proposed change. The thought was not to move the border too far to the west where there were more single family residences. Mr. Connors felt it made sense to include the town owned property in the district but was not sure about including the townhomes at 17 South Avenue. Mr. Sioras thought it was good input to include those three parcels; including them in the overlay district will not change their status. Mr. Connors said including the parcels adjacent to Central Court would not change their status either.

Mr. MacEachern asked to move the question.

Grabowski, MacEachern, Connors, Davison, Chase, Tripp and O'Connor voted in favor and the motion to reconsider the decision passed.

Mr. MacEachern said now that the Board has reconsidered its decision, the Board can discuss which parcels can be included in the district. He recommends staying with the inclusion of the three additional parcels and using Central Court Ext. as the border. Mr. Sioras identified each of the three parcels on the map provided to the Board. One is a vacant parcel; one is a commercial lot and the other has townhomes on it.

Motion by MacEachern, seconded by Davison, to schedule a public hearing for March 03, 2021, to revise the previously approved boundary for the TBOD to include parcels 27138, 27136, and 30012.

MacEachern, Connors, Davison, Chase, Tripp, Grabowski and O'Connor voted in favor and the motion passed.

Workshop

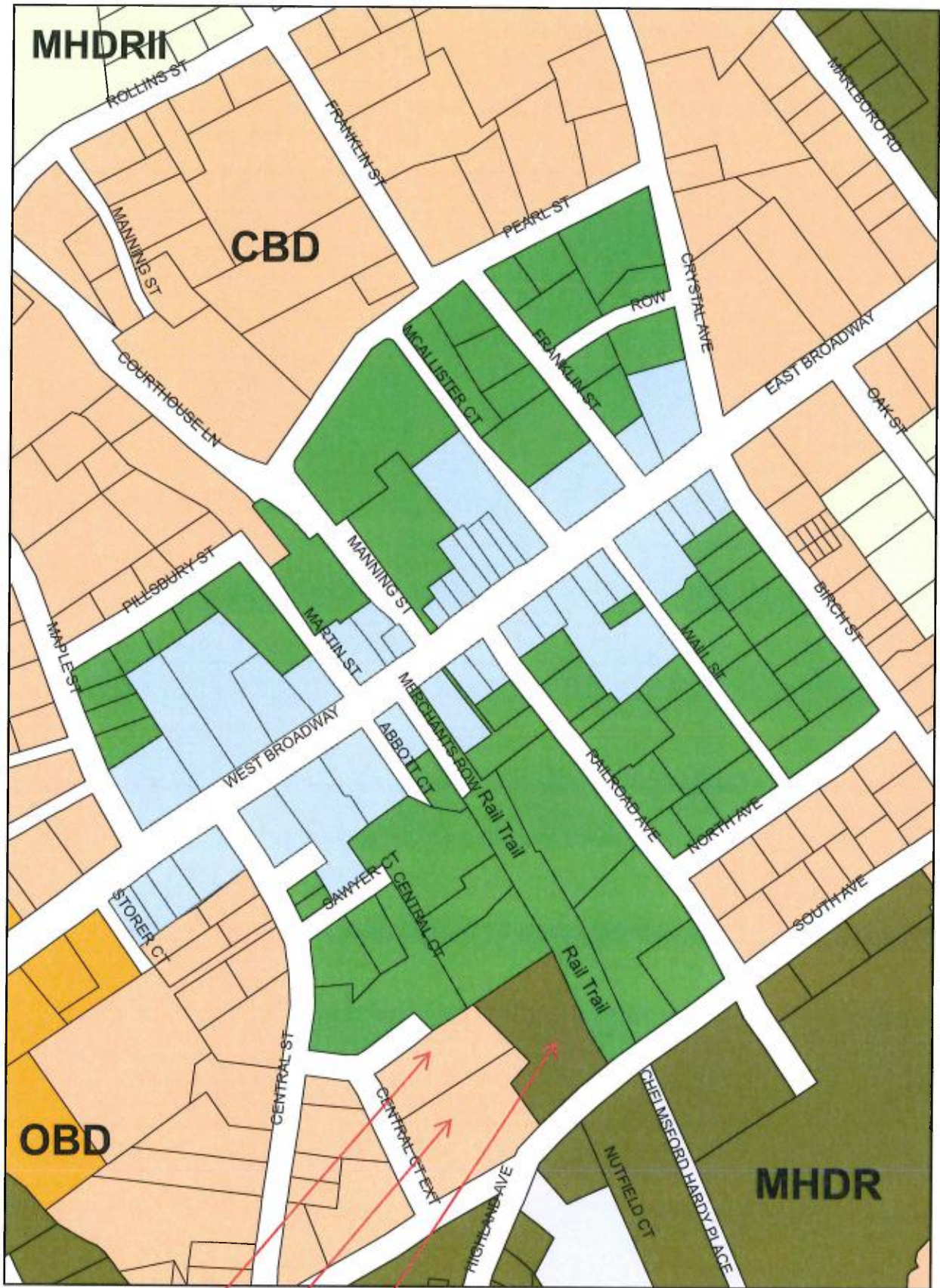
Workshop #1 – Planning Board discussion of potential changes to the General Commercial District, specifically relating to permitted uses.

Mr. O'Connor believed the suggested changes will clean up the General Commercial zone, especially with regard to the Contractor use. Mr. Sioras added staff looked at the other zones when this issue came up and added the use to this zone. The proposed changes are in red and are as follows. New permitted uses would be Aeroponics, Agritourism, Aquaponics, Brewery, Brew Pub, Contractor, Health Service Facility, Hydroponic Agriculture, Indoor Farming, Light Manufacturing, Microbrewery, and Research and Development Laboratory. There have been no changes to the dimensional requirements. Mr. O'Connor indicated once the Board accepts the proposed changes, this can move forward in the public hearing process.

Mr. MacEachern commented a map of the district was not attached. He did not recall agricultural uses being discussed in General Commercial. Mr. Sioras advised the district includes properties along Route 111, where LaBelle just located and on Crystal Avenue from Hood Plaza to Sal's Pizza. Mr. MacEachern did not understand why agricultural uses were being included in this zone. Light Manufacturing might occur on Route 111. Mrs. Robidoux explained Light Manufacturing included nano breweries. If Kelsen, which needs to find a home when Exit 4A comes through, wanted to move to a property in the GC, they would not be able to do so. Mr. Connors felt this change cleaned up the Crystal Avenue. Ms. Davison said Microbreweries allow someone to make enough to serve on premises; Light Manufacturing allows someone to sell what they make off site. Mrs. Robidoux advised the list of permitted uses is meant to look into the future so that the uses don't need to keep being revised.

Mr. MacEachern felt there was a difference between Route 111 and Crystal Avenue. When the Exit 4A subcommittee meets, it will talk about the requirements in the area of Folsom and Tsienneto Road– he does not want to open up a can of worms since Crystal Ave and Route 111



Proposed amendment to Expanded TBOD



27138

27136

30012

-  Proposed TBOD Expansion
-  TBOD

03.03.2021

UNIVERS ID	LOCATION	SUB_OWNR_NAME	SUB_OWNR_ADDR	CITY	CNTY	CH_STYLE_DESC	LAND_ZONE	IND_OCC_DESC
30160	1 BIRCH ST	BANISTER CHARLES	1 BIRCH ST	DERRY, NH 03038	CBD	Office/Apt	CBD	OFFICE BLD
29184	1 PILLSBURY ST	FARLAND THERESA H	1 PILLSBURY ST	DERRY, NH 03038	CBD	Century +	CBD	SINGLE FAMILY
30068	10 FRANKLIN ST	KAPETANAKIS JERRY	10 FRANKLIN ST	DERRY, NH 03038	CBD	Comy/ Old Style	CBD	TWO FAMILY
30157	7 BIRCH ST	SWOPE PAUL F TRUSTEE	10 PARK AVE	DERRY, NH 03038	CBD	4-8 Family	CBD	APT 4-8 UN
30155	11 BIRCH ST	HAGOPIAN MATTHEW E	11 BIRCH ST	DERRY, NH 03038	CBD	Multi Family	CBD	APT 4-8 UN
30042	2 CENTRAL CT	HALCYON CLUB INC	ATTN PATRICIA WOOD	DERRY, NH 03038	CBD		CBD	COM VAC BD
30158	5 BIRCH ST	WHITAMORE MARIEL V	111 EMERSON AVE #2	HAMPSTEAD, NH 03841	CBD	Century +	CBD	THREE FAM
30069	12 FRANKLIN ST	STEWART JANINE	12 FRANKLIN ST	DERRY, NH 03038	CBD	Multi Family	CBD	THREE FAM
30151	12 WALL ST	EYRING KEVIN MATTHEW	12 WALL ST	DERRY, NH 03038	CBD	Multi Family	CBD	THREE FAM
30023	2.5 EAST BROADWAY	TOWN OF DERRY	14 MANNING ST	DERRY, NH 03038	IND1	Multi Family	CBD	MUN CPAL
30034	8 CENTRAL ST	TOWN OF DERRY	14 MANNING ST	DERRY, NH 03038	CBD	Multi Family	CBD	MUN CPAL
30037	3 CENTRAL CT	TOWN OF DERRY	14 MANNING ST	DERRY, NH 03038	CBD	Multi Family	CBD	MUN CPAL
30038	1 CENTRAL CT	TOWN OF DERRY	14 MANNING ST	DERRY, NH 03038	CBD	Multi Family	CBD	MUN CPAL
30060	14 MANNING ST	TOWN OF DERRY	14 MANNING ST	DERRY, NH 03038	CBD	City/Town Hall	CBD	MUN CPAL
30126	WALL ST - PARKING LOT	TOWN OF DERRY	14 MANNING ST	DERRY, NH 03038	CBD		CBD	MUN CPAL
30026-001	5 ABBOTT CT	TOWN OF DERRY	14 MANNING ST	DERRY, NH 03038	CBD		CBD	MUN CPAL
29185	17 MAPLE ST	ALM FAMILY TRUST	14 ROY DR	HUDSON, NH 03051	CBD	4-8 Family	CBD	APT 4-8 UN
30121	12 RAILROAD AVE	HANSCOM RONALD R	146 NORTH SHORE RD	DERRY, NH 03038	CBD	Auto Sales Rpr	CBD	AUTO SUP SALES
30071	15 FRANKLIN ST	FREEMAN EARL C	15 FRANKLIN ST	DERRY, NH 03038	CBD	Comy/ Old Style	CBD	TWO FAMILY
30152	E & C PEABODY ENTERPRISES LLC	E & C PEABODY ENTERPRISES LLC	15 BIRCH ST	DERRY, NH 03038	CBD	Century +	CBD	TWO FAMILY
30153	15 BIRCH ST	E & C PEABODY ENTERPRISES LLC	15 BIRCH ST	DERRY, NH 03038	CBD	Funeral Home	CBD	FUNERAL HM
30154	13 BIRCH ST	E & C PEABODY ENTERPRISES LLC	15 BIRCH ST	DERRY, NH 03038	CBD	Comy/ Old Style	CBD	COM VAC BD
30159	3 BIRCH ST	ATANASOV ALEKSANDAR P	155 JACKSON ST #302	SAN FRANCISCO, CA 94111	CBD	Clubs/Lodges	CBD	THREE FAM
30122	18 RAILROAD AVE	VETERANS OF FOREIGN WARS	18 RAILROAD AVE	DERRY, NH 03038	CBD	Century +	CBD	CHARITABLE
30081	19 FRANKLIN ST	BRANCO KIM X	19 FRANKLIN ST	DERRY, NH 03038	CBD	Century +	CBD	TWO FAMILY
30051	16 MANNING ST	GRANARY OF DERRY INC	DROUIN TARA D	AMHERST, NH 03031	CBD	Cape Cod	CBD	STORE/SHOP
30123	20 RAILROAD AVE	DROUIN DAMA T SR	20 RAILROAD AVE	CONWAY, SC 29526	CBD	Store	CBD	STORE/SHOP
30014	13 SOUTH AVE	FLYER PROPERTY MANAGEMENT	245 RIDGE POINT DR	MANCHESTER, NH 03103	CBD	Apartments	CBD	APT OVER 8
30015	11 RAILROAD AVE	DESMARIS PHILIP TRUSTEE	289 PINE ST	MANCHESTER, NH 03103	CBD	Apartments	CBD	APT OVER 8
30016	7 RAILROAD AVE	DESMARIS PHILIP TRUSTEE	289 PINE ST	MANCHESTER, NH 03102	CBD	Multi Family	CBD	APT 4-8 UN
30019	8 RAILROAD AVE	RAILWAY HILL TRUST	289 PINE ST	DERRY, NH 03038	CBD	Office/Apt	CBD	APT OVER 8
30125	9 NORTH AVE	MARK C LOVSKI FAMILY TRUST	3 DAMORE LN	DERRY, NH 03038	CBD	Comy/ Old Style	CBD	SFR/IN-LAW
30080	3 PEARL ST	PLANT REBECCA	3 PEARL ST	DERRY, NH 03038	CBD	Comy/ Old Style	CBD	SFR/IN-LAW
30039	3 SAWYER CT	LATO DONNA	3 SAWYER CT	DERRY, NH 03038	CBD	Multi Family	CBD	THREE FAM
30127	11 WALL ST	EZ HOUSINGS LLC	32 GAUMONT RD	WINDHAM, NH 03087	CBD	Century +	CBD	SINGLE FAMILY
30070	16 FRANKLIN ST	AUGUSTA BRUCE J	34 EDWARDS MILL RD	CHESTER, NH 03036	CBD	Multi Family	CBD	THREE FAM
30124	11 NORTH AVE	PETROPOULOS ARGIRIOS	34C FARMLAND RD	LOWELL, MA 01850	CBD	Multi Family	CBD	THREE FAM
30073	11 FRANKLIN ST	FIRST BAPTIST CHURCH	4 CRYSTAL AVE SUITE 1A	DERRY, NH 03038	CBD	4-8 Family	CBD	APT 4-8 UN
30076	4 CRYSTAL AVE	FIRST BAPTIST CHURCH OF DERRY	4 CRYSTAL AVE SUITE 1A	DERRY, NH 03038	CBD	Office/Apt	CBD	OFFICE BLD
30040	1 SAWYER CT	B&B FIREHALL 1 LLC	4 MULBERRY ST	WINDHAM, NH 03087	CBD	Commercial	CBD	APT 4-8 UN
30072	13 FRANKLIN ST	PRG VENTURES LLC	505 SPRINGWOOD WAY	MANCHESTER, NH 03102	CBD	Comy/ Old Style	CBD	TWO FAMILY
30033	4 CENTRAL ST	LINGAMFELTER CHARLES CHRISTOPH	595 WASHINGTON RD	RYE, NH 03870-2344	CBD	Clubs/Lodges	CBD	CHARITABLE
30077	6 CRYSTAL AVE	SONSHINE SOUP KITCHEN	6 CRYSTAL AVE	DERRY, NH 03038	CBD	Clubs/Lodges	CBD	CHARITABLE
30118	6 RAILROAD AVE	DERRY FRIENDSHIP CENTER INC	6 RAILROAD AVE	DERRY, NH 03038	CBD	Multi Family	CBD	THREE FAM
30120	10 RAILROAD AVE	DERRY FRIENDSHIP CENTER INC	6 RAILROAD AVE	DERRY, NH 03038	CBD	Multi Family	CBD	THREE FAM
29186	13 MAPLE ST	13 MAPLE ST LLC	64 EAST DERRY RD	DERRY, NH 03038	CBD	Multi Family	CBD	THREE FAM
29187	9 MAPLE ST	9 MAPLE ST LLC	64 EAST DERRY RD	DERRY, NH 03038	CBD	Multi Family	CBD	THREE FAM
29188	5 MAPLE ST	5 MAPLE ST LLC	64 EAST DERRY RD	DERRY, NH 03038	CBD	4-8 Family	CBD	APT 4-8 UN
30149	8 WALL ST	CONTRAROS LEO J	8 WALL ST	DERRY, NH 03038	CBD	Comy/ Old Style	CBD	TWO FAMILY
30156	5 BIRCH ST	JUSTYR MARK E	9 BIRCH ST	DERRY, NH 03038	CBD	Comy/ Old Style	CBD	SINGLE FAMILY
30017	5 RAILROAD AVE	AMBROSE CLEANERS CORP	C/O AMBROSE PROP MGT	MANCHESTER, NH 03104	CBD	Comy/ Old Style	CBD	COM VAC PB
30018	3 RAILROAD AVE	AMBROSE CLEANERS	C/O AMBROSE PROP MGT	MANCHESTER, NH 03104	CBD	Comy/ Old Style	CBD	COM VAC PB
30062	11 MCALLISTER CT	S-BNK DERRY LLC	C/O ASSESSORS OFFICE	DERRY, NH 03038	CBD	Profess. Bldg	CBD	COM VAC BD
30078	8 CRYSTAL AVE	CRYSTAL AVENUE DERRY NH LLC	C/O SIMPLY ORTHODONTICS	HOPKINTON, MA 01748	CBD	Branch Bank	CBD	BANK BLDG
30064	7 MCALLISTER CT	S-BNK DERRY LLC	PO BOX 14115	READING, PA 19612-4115	CBD	Commercial	CBD	STORE/SHOP
30046	3 MARTIN ST	EVANS DOROTHY A LLC	PO BOX 152	DERRY, NH 03038	CBD		CBD	RES VAC UN
30130	3 WALL ST	BRINGING DERRY TOGETHER LLC	PO BOX 153	DERRY, NH 03038	CBD		CBD	RES VAC UN
30148	6 WALL ST	ANDREOLI WILLIAM J SR/WILLIAM J JR	PO BOX 41	WINDHAM, NH 03079	CBD	Multi Family	CBD	PARK LOT
30150	10 WALL ST	BUSHELL MARK W	PO BOX 41	WINDHAM, NH 03087	CBD	Multi Family	CBD	THREE FAM
29182	5 PILLSBURY ST	GBS REALTY ASSOC	PO BOX 444	DERRY, NH 03038	CBD	Comy/ Old Style	CBD	PARK LOT
29183	3 PILLSBURY ST	BENSON GRANT G III	PO BOX 444	DERRY, NH 03038	CBD	Commercial	CBD	SINGLE FAMILY
30045	6 MARTIN ST	DERRY RD ASSOCIATES	PO BOX 444	DERRY, NH 03038	CBD	Commercial	CBD	HOWARE ST
30025	3 MERCHANTS ROW	NNM REALTY TRUST	PO BOX 502	ANDOVER, MA 01810	CBD		CBD	COM VAC UN

ADDED 3.3.3021

30012	17 SOUTH AVENUE	17 SOUTH AVENUE, LLC	ATTN: DAVID BARKA	64 EAST DERRY RD	DERRY, NH 03038	MULTI Family	MHDR	APT 4-8 UN
27136	4 CENTRAL CT EXT	BRILOR CORPORATION		25 ORCHARD VIEW DRIVE	LONDONDERRY, NH 03053	warehouse	CBD	
27138	2 CENTRAL CT EXT	TOWN OF DERRY		14 MANNING ST	DERRY, NH 03038	vacant	CBD	MUNICIPAL