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.

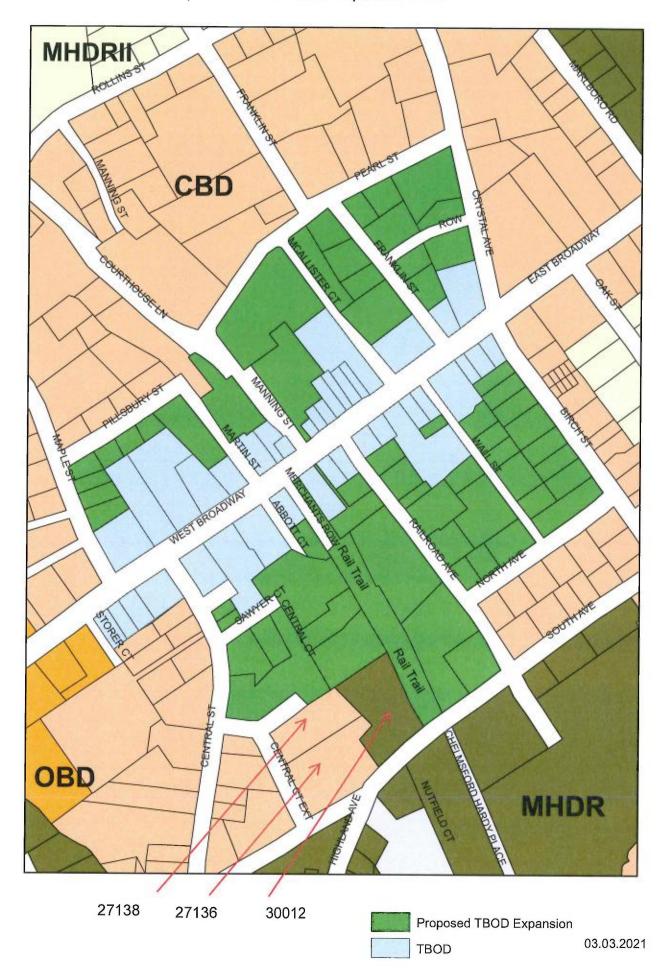
Workshop

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



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LATO DONNA EZ HOUSINGS LLC AUGUSTA BRUCE AUGUSTA BRUCE FIRST BAPIST CHURCH B&B FIREHALL 1 LLC BRAFELTER CHARLES CHRISTOPH SONSHINE SOUP NITCHEN DERRY FRIENDSHIP CENTER INC DERRY FRIENDSHIP CENTER INC 13 MAPIE ST LLC 9 MAPIE ST LLC CONTRARO'S LEO J JUSTER MARK E AMBROSE CLEANERS CORP AMBROSE CLEANERS CORP AMBROSE CLEANERS CONTRARO'S LEO J GONSTER MARK E SABIN DERRY LLC CHASTA ANENUE DERRY NH LLC SABIN DERRY LLC EVANS DOROTHY A LLC BRINGING DERRY TOGETHER LLC SABIN DERRY LLC EVANS DOROTHY A LLC BRINGING DERRY TOGETHER L	3 PEARL ST	DERRY, NH 03038	Conv/ Old Style	CBD	SFR/IN-LAW
EZ HOUSINGS LLC AUGIUSTA BRUCE I PETROPOLLOS ARGIRIOS FIRST BAPTIST CHURCH FIRST BAPTIST CHURCH OF DERRY B&B FIRST BAPTIST CHURCH OF DERRY FRIENDSHIP CENTER INC 13 MAPLE ST LLC 0 DERRY FRIENDSHIP CENTER INC 13 MAPLE ST LLC 5 MAPLE ST LLC 5 MAPLE ST LLC CONTRAROS LEO J 10 JUSTEN MARK E AMBROSE CLEANERS CORP AMBROSE CLEANERS C	3 SAWYER CT	DERRY, NH 03038	Conv/ Old Style	CBD	SFR/IN-LAW
AUGUSTA BRUCE I PETROPOULOS ARGIRIOS FIRST BAPIST CHURCH OF DERRY BAB FIREMALLI 1LC PRO VENTURES LIC INGAMFELTER CHARLES CHRISTOPH SONSHINE SOUP KITCHEN CONSTRUCE INGAMFELTER CHARLES CHRISTOPH SONSHINE SOUP KITCHEN DERRY RRIENDSHIP CENTER INC 13 MAPLE ST LLC 5 MAPLE ST LLC CONTRAROS LEO. 1USTER MARK E AMBROSE CLEANERS CORP AMBROSI CLEANERS CORP AMBROSE CLEANERS CORP AMBRO	32 GAUMONT RD	WINDHAM, NH 03087	Multi Family	CBD	THREE FAM
PETROPOLICA ARGINOS FIRST BAPTIST CHURCH FIRST FILC FIRST BAPTIST FILC FIRST FILC FIRST BAPTIST FILC FIRST FILC	34 EDWARDS MILL RD	CHESTER, NH 03036	Century +	CBD	SINGLE FAMILY
HEYS BAZIST CHURCH FIRST BAPIST CHURCH B&B HERHALLI 1LIC PRG VENTURES LLC LINGAMELETE RCHARLE CHRISTOPH SONSHINE SOUP KITCHEN DERRY RRIENDSHIP CENTER INC SMAPLE ST LLC SMAPLE ST LLC SMAPLE ST LLC CONTRAROS LEO J JUSTER MARK E AMBROSE CLEANERS CORP AMBROSE CLEANERS C	34C FARMLAND RD	LOWELL, MA 01850	Multi Family	CBD	THREE FAM
HERT BARIST CHURCH OF DERRY BAB HER FRALL LILC PROVENTURES LLC LINGAMFELTER CHARLES CHRISTOPH SONSHINE SOUP RICHEN DERRY FRIENDSHIP CENTER INC DERRY FRIENDSHIP CENTER INC 13 MAPLE 5T LLC 9 MAPLE 5T LLC 5 MAPLE 5T LLC CONTRAROS LEO J LUSTER MARK E AMBROSE CLEANERS CORP S-BNK DERRY LLC S-BNK DERRY LLC EVANS DOROTHY A LLC BRINGING DERRY LLC EVANS DOROTHY A LLC BRINGING DERRY TOGETHER LLC ANDREOI WILLIAM J SR/WILLIAM J JR. BUSHELL MARK WARK WARK WARK WARK WARK WARK WARK W	4 CRYSTAL AVE SUITE 1A	DERRY, NH 03038	4-8 Family	CBD	APT 4-8 UN
RAB FIREMALL 1LIC PRG VENTURES LLC INGAMFELTER CHARLES CHRISTOPH SONSHINE SOUP KITCHEN DERRY FRIENDSHIP CENTER INC 13 MAPLE ST LLC 9 MAPLE ST LLC 5 MAPLE ST LLC CONTRARO'S LEO 1 105TER MARK E AMBROSE CLEANERS CORP AMBROS	4 CRYSTAL AVE SUITE 1A	DERRY, NH 03038	Office/Apt	œ	OFFICE BLD
PRGYENTINES LIC INGAMFELER CHARLES CHRISTOPH SONSHINE SOUP KITCHEN DERRY FRIENDSHIP CENTER INC 13 MAPLE ST LLC 13 MAPLE ST LLC 5 MAPLE ST LLC CONTRARO'S LEO J JUSTER MARK E AMBROSE CLANKERS CORP AMBROSE CLANKERS CORP AMBROSE CLANKERS CORP AMBROSE CLANKERS T S-BINK DERRY LLC CYSTAL ANENUE DERRY NH LLC S-BINK DERRY LLC EVANAS DOROTHY A LLC EVANS DOROTHY A LLC BRINGING DERRY TOGETHER LLC BRINGING DERRY TOGETHER LLC ANDREON WILLIAM J.R. BUSHELL MARK W	4 MULBERRY ST	WINDHAM, NH 03087	4-8 Family	CBD	APT 4-8 UN
INGAMELER CCARLES CHAISTOPH SONSHINE SOUP RITCHEN DERRY FRIENDSHIP CENTER INC 13 MAPLE ST ILC 9 MAPLE ST ILC 5 MAPLE ST ILC CONTRAROS LED J JUSTER MARK E AMBROSE CLEANERS CORP AMBROSE CLEANERS T S-BINE DERRY ILC CRYSTAL AVENUE DERRY NH ILC S-BINE DERRY ILC EVANS DOROTHY A ILC BRINGING DERRY TIC EVANS DOROTHY A ILC BRINGING DERRY TIC EVANS DOROTHY A ILC BRINGING DERRY TIC BRINGING DERRY TIC S-BINE DERRY ILC EVANS DOROTHY A ILC BRINGING DERRY TIC BRINGING DERRY TICANIS DERRY TICANIS DOROTHY A ILC BRINGING DERRY TICANIS DERRY TICANIS DOROTHY A ILC BRINGING DERRY TOGETHER ILC BRINGING DERRY TOGETHER ILC BRINGING DERRY TOGETHER ILC BRINGING DERRY TOGETHER ILC ANDREOLI WILLIAM J SR, WILLIAM J JR. BUSHELL MARK W	50 SPRINGWOOD WAY	MANCHESTER, NH 03102	Commercial	CBD	COMIN BLDG
SONSHIME SOUP KITCHEN DERRY FRIENDSHIP CENTER INC 13 MAPLE ST ILC 9 MAPLE ST ILC 5 MAPLE ST ILC CONTRAROS LEO J USTER MARK E AMBROSE CLEANERS CORP S-BINK DERRY ILC BRINGING DERRY TOGETHER ILC ANDREOI WILLIAM J SK/WILLIAM J JR. BUSHELL MARK WARK BRISTELL MARK WARK BUSHELL MARK BUSHELL MARK BUSHELL MARK WARK BUSHELL MARK BUSH BUSHELL MARK BUSHELL MARK BUSH BUSH BUSH BUSH BUSH BUSH BUSH BUSH	595 WASHINGTON RD	RYE, NH 03870-2344	Conv/ Old Style	CBD	TWO FAMILY
DERRY PRINDSHIP CENTER INC 13 MAPLE ST LLC 14 MAPLE ST LLC 15 MAPLE ST LLC 5 MAPLE ST LLC CONTRARO'S LEO J. LUSTER MARK E AMBROSE CLEANERS CORP AMBROSE CLEANERS CORP AMBROSE CLEANERS CORP AMBROSE LEANERS CORP AMBROSE LEANERS CORP AMBROSE LEANERS T 5-BIN DERRY LLC S-BIN DERRY LLC S-BIN DERRY LLC FANAIS DOROTHY A LLC ENAIS DOROTHY A LLC ENAIS DOROTHY A LLC BRINGING DERRY TOGETHER LLC MODEON WILLIAM J. SERVILLIAM J. J. R. BUSHELL MARK WILLIAM J. R. BUSHELL MARK WILLIAM SERVILLIAM J. R.	6 CRYSTAL AVE	DERRY, NH 03038	Office/Apt	CBD	CHARITABLE
DERRY KENDSHIP CENTER INC 13 MAPLE ST LLC 9 MAPLE ST LLC 5 MAPLE ST LLC CONTRAROS LED J JUSTER MARK E AMBROSE CLEANSERS T S-BINK DERRY LLC CRYSTAL AVENUE DERRY NH LLC S-BINK DERRY LLC EVANS DOROTHY A LLC BRINGING DERRY TOGETHER LLC BRIN	6 RAILROAD AVE	DERRY, NH 03038	Clubs/Lodges	CBD	CHARITABLE
13 MARE ST LLC 9 MAPLE ST LLC 5 MAPLE ST LLC CONTRAROS LEO J JUSTEN MARK E AMBROSE CLEANERS CORP AMBROSE CLEANERS CORP AMBROSE CLEANERS CORP AMBROSE CLEANERS CARP AMBROSE CLEANERS CARP AMBROSE CLEANERS CARP AMBROSE CLEANERS CARP AMBROSE CLEANERS EVANA DERRY LLC S-BINK DERRY LLC EVANA DOROTHY A LLC BRINGING DERRY TOGETHER LLC BRINGING DERRY TOGETHER LLC ANDREOI WILLIAM J SR, WILLIAM J JR BUSHELL MARK WA	6 RAILROAD AVE	DERRY, NH 03038		CBD	CHARITABLE
9 MAPLE ST LLC 5 MAPLE ST LLC CONTRARO'S LEO J LUSTER MARK E AMBROSE CLEANERS CORP S-BINK DERRY LLC S-BINK DERRY LLC S-BINK DERRY LLC EVANS DOROTHY A LLC EVANS DOROTHY A LLC EVANS DOROTHY A LLC BRINGING DERRY TOGETHER LLC MADREON WILLIAM J SRYWILLIAM J JR BUSHELL MARK W	64 EAST DERRY RD	DERRY, NH 03038	Multi Family	CBD	THREE FAM
S MAPLE ST LLC CONTRAROS LEO J JUSTER MARK E AMBROSE CLEANERS CORP AMBROSE CLEANSERS T S-BINK DERRY LLC GRYSTAL AVENUE DERRY NH LLC S-BINK DERRY LLC EVANS DOROTHY A LLC EVANS DOROTHY A LLC BRINGING DERRY TOGETHER LLC ANDREOLI WILLIAM J SR/WILLIAM J JR BUSHELL MARK W	64 EAST DERRY RD	DERRY, NH 03038	Multi Family	CBD	THREE FAM
CONTRARSOS LEO J JUSTER MARKE AMBROSE CLEANSERS AMBROSE CLEANSERS T S-BIN DERRY LLC CRYSTAL AVENUE DERRY NH LLC S-BINK DERRY LLC EVANS DOROTHY A LLC BRINGING DERRY TOGETHER LLC ANDREOLI WILLIAM J SR/WILLIAM J JR BUSHELL MARK W	64 EAST DERRY RD	DERRY, NH 03038	4-8 Family	CBD	APT 4-8 UN
I USTER MARKE AMBROSE CLEANERS CORP AMBROSE CLEANERS CORP AMBROSE CLEANERS T S-BINK DERRY LLC GKYSTAL ANTENEU ED ERRY NH LLC S-BINK DERRY LLC EVARIS DOROTHY A LLC BRINGING DERRY TOGETHER LLC ANDREOI WILLIAM J SR	8 WALL ST	DERRY, NH 03038	Conv/ Old Style	CBD	TWO FAMILY
AMBROSE CLEANERS CORP AMBROSE CLEANERS T. S-BINK DERRY LLC CRYSTAL ANENUE DERRY NH LLC S-BINK DERRY LLC EVANS DOROTHY A LLC EVANS DOROTHY A LLC BRINGING DERRY TOGETHER LLC ANDREON WILLIAM J. SKIVILLIAM J. IR. BUSHELL MARK W.	9 BIRCH ST	DERRY, NH 03038	Conv/ Old Style	CBD	SINGLE FAMILY
AMBROSE CLEANSERS 5-BIN DERRY LLC CRYSTAL AVENUE DERRY NH LLC 5-BIN DERRY LLC EVANS DOROTHY A LLC BINIGING DERRY TOGETHER LLC ANDREOLI WILLIAM J SR/WILLIAM J JR BUSHELL MARK W	C/O AMBROSE PROP MGT	MANCHESTER, NH 03104		CBD	COM VAC PB
S-BIN KOERRY LLC CRYSTAL AVENUE DERRY NH LLC S-BINK DERRY LLC EVANS DOROTHY A LLC BRINGING DERRY TOGETHER LLC ANDREOU WILLIAM J SR/WILLIAM J JR BUSHELL MARK W	C/O AMBROSE PROP MGT	MANCHESTER, NH 03104		CBD	COM VAC PB
CAYSTAL AVENUE DERRY NH LLC S-BINK DERRY LLC EVANS DOROTHY A LLC EVANS DOROTHY A LLC BRINGING DERRY TOGETHER LLC ANDREON WILLIAM J.SR. BUSHELL MARK W	C/O ASSESSORS OFFICE	DERRY, NH 03038		CBD	COM VAC BD
S-BINK DERRY LLC EVANS DOROTHY A LLC BRINGING DERRY TOGETHER LLC ANDREOLI WILLIAM J SR/WILLIAM J JR BUSHELI MARK W	-	HOPKINTON, MA 01748	Profess. Bldg	CBD	PROF BLDG
EVANS DORO HY A LLC BRINGING DERRY TOGETHER LLC ANDREOLI WILLIAM J SR/WILLIAM J JR BUSHELL MARK W		READING, PA 19612-4115	Branch Bank	CBD	BANK-BLDG
BRINGING DERRY TOGETHER LLC ANDREOLI WILLIAM J SR/WILLIAM J JR BUSHELI MARK W	PO BOX 152	DERRY, NH 03038	Commercial	CBD	STORE/SHOP
ANDREOLI WILLIAM J SR/WILLIAM J JR BUSHELL MARK W	PO BOX 153	DERRY, NH 03038		CBD	RES VAC UN
	PO BOX 33	N SALEM, NH 03079		CBD	PARK LOT
	PO BOX 41	WINDHAM, NH 03087	Multi Family	CBD	THREE FAM
GBS REALTY ASSOC	PO BOX 444	DERRY, NH 03038	Construction and make the following the foll	CBD	PARK LOT
SI	PO BOX 444	DERRY, NH 03038	Conv/ Old Style	CBD	SINGLE FAMILY
6 MARTIN ST DERRY RD ASSOCIATES	DO BOY AAA	Depart series			

172	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	
138	2 CENTAL CT EXT	TOWN OF DERRY	A STATE OF THE STA	14 MANNING ST	DERRY, NH 03038	varant	CBJ	MINICPAI