



Town of Londonderry Planning Board
268B Mammoth Road - Moose Hill Conference
Agenda
March 4, 2026
7:00 p.m.

I. Call to Order

II. Administrative Board Work

- A. Approval of Minutes
- B. Regional Impact Determinations
- C. Discussions with Town Staff

III. Master Plan Public Hearing

- A. Public hearing to consider the adoption of the Town of Londonderry Master Plan, pursuant to RSA 674:2 and RSA 675:6. The proposed Master Plan is a comprehensive planning document intended to guide the future growth, development, and conservation of the Town of Londonderry and includes the required chapters as set forth in RSA 674:2, including but not limited to the Vision, Land Use, Housing, Transportation, Economic Development, and Natural Resources. The proposed Master Plan is available for public inspection during normal business hours at the Planning Department, 268B Mammoth Road, 2nd floor Town Hall, Planning & Economic Development Department and online on the Town's website at <https://www.londonderrynh.gov/362/Ma>

IV. Old Business

- A. Public hearing for an application for formal review of a subdivision of Map 10 Lot 41 to create a new 12- acre lot on Pillsbury and Gilcreast Road. 15 Pillsbury Road, Map 10, Lot 41 zoned Agricultural Residential (AR-1) and Woodmont Commons Planned Unit Development (PUD). Procopio Companies (Applicant) & Pillsbury Realty Development, LLC (Owner). (Continued from December 3, 2025 and January 7, 2026) Applicant has requested continuance to April 1, 2026

Documents:

[IV.B 15 Pillsbury - Sub 4.12 boundary plan F.pdf](#)
[IV.B 15 Pillsbury Rd Proposed Subdivision Application and Checklist_Redacted.pdf](#)

- B. Public hearing for an application for formal review of a site plan and conditional use permit for 250 single family cottage court style dwellings along with associated site improvements. 36 Pillsbury Road (Map 10, Lot 42) zoned Agricultural Residential (AR-1) and Woodmont Commons Planned Unit Development (PUD). Procopio Companies (Applicant) & Pillsbury Realty Development, LLC (Owner). (Continued from December 3, 2025 and January 7, 2026) Applicant has requested continuance to April 1, 2026

Documents:

[IV.C Thornton Hill - Site Plan Application and Checklist_Redacted.pdf](#)
[IV.C Thornton Hill - Site Plan - Drainage Report - Planning Board Submission.pdf](#)
[IV.C Thornton Hill - Site Plan Review Set - Planning Board Submission.pdf](#)
[IV.C Site Plan Staff Memo_36 Pillsbury 01.07.26_final.pdf](#)

V. New Plans/Conceptual Plans

- A. Public hearing on an application for a formal review of a site plan to construct 60 single family condominiums along with associated site plan improvements. 44 Pillsbury Road (Map 10, Lot 15) Zoned Woodmont Commons PUD (PUD-1) and Agricultural Residential (AR-1), Pillsbury Realty Development, LLC (owner) and Procopio Enterprises, Inc. (applicant). (Applicant has requested continuance to April 1, 2026)

Documents:

[Rosecrans Drive - 44 Pillsbury - Site Plans.pdf](#)
[Rosecrans Drive - 44 Pillsbury - Drainage Report.pdf](#)

- B. Public hearing on an application for formal review of a site plan for renovation of an existing building to add a restaurant and associated parking in support of an agritourism operation at 230 Mammoth Road (Map 06, Lot 21), zoned Agricultural-Residential (AR-1). MHO Acquisition, LLC, (owner/applicant).

Documents:

[Macks Apples Formal Site Plan Application 02.12.26Redacted.pdf](#)
[Macks Apples_Staff Memo_sp_03.04.26.pdf](#)

VI. Other Business

- A. Rules of Procedure

VII. Adjournment

Revised to show applications that have requested continuance.