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3 **LONDONDERRY, NH PLANNING BOARD**  
4 **MINUTES OF THE MEETING OF JANUARY 14, 2026**  
5 **AT THE MOOSE HILL COUNCIL CHAMBERS**

6 Meeting Link: [https://www.youtube.com/watch?v=ybwz8p-2\\_Iw](https://www.youtube.com/watch?v=ybwz8p-2_Iw)

7  
8 **Members Present:** Jake Butler, Chair; Jeff Penta, Vice Chair; Art Rugg, Secretary;  
9 Ann Chiampa, Member; Tony DeFrancesco, Member; John Farrell, Member; Shawn  
10 Faber, Town Council Ex-Officio; Jonathan Cruz, Ex-Officio; Jason Knights, Alternate;  
11 Ryan Ouellette, Alternate; Steven Bickford, Alternate

12  
13 **Members Absent:** Giovanni Verani, Ex-Officio

14  
15 **Also Present:** Kellie Caron, Deputy Town Manager & Director of Economic  
16 Development; Kristan Farr, Town Planner; John Trottier, Director of Engineering  
17 and Environmental Services

18  
19  
20 **I. CALL TO ORDER**

21 Chair Butler called the meeting to order at 7:00 p.m. and led the Pledge of  
22 Allegiance.

23  
24 **II. ADMINISTRATIVE BOARD WORK**

25  
26 **A. APPROVAL OF MINUTES**

27  
28 There were no minutes to review.

29  
30 **B. REGIONAL IMPACT DETERMINATION**

31  
32 There were no cases of regional impact.

33  
34 **C. DISCUSSIONS WITH TOWN STAFF**

35  
36 K. Caron reported there was an extension request for the 5 Ricker Avenue  
37 site plan to April 29, 2026.

38  
39 **J. Penta made a motion to grant the extension request for 5 Ricker**  
40 **Avenue to April 9, 2026. A. Rugg seconded the motion. The motion**  
41 **carried 8-0-0. Chair votes in the affirmative.**

42  
43 K. Caron reported a minor site plan application was submitted for 12  
44 Innovation Way requesting adjustments to the parking areas and  
45 entranceways to deal with ADA-accessibility issues.

46  
47 K. Caron reported The Village on Technology Hill will be expanding the  
48 childcare building and the parking area. This reduces the playground, but

49 does not change the unloading area or circulation in front of the building.  
50 Staff said they could handle this administratively and the Board concurred.  
51

52 **III. OLD BUSINESS**

53  
54 **A. Public hearing on an application for formal review of a conditional**  
55 **use permit to permit multi-family use. The property is located at 2**  
56 **Litchfield Road (Map 12, Lot 68) within the AR-1 Zoning District**  
57 **(formerly zoned Commercial III and Historic Overlay District). CC**  
58 **Properties, LLC (owner/applicant). Application was filed prior to the**  
59 **rezoning of the property and will be reviewed under the zoning**  
60 **regulations in effect at the time of submission.**  
61

62 Chair Butler read the case into the record.  
63

64 Laura Gandia of Devine, Millimet & Branch and Richard Flier, managing  
65 member of CC Properties LLC and property owner, appeared before the  
66 Board. L. Gandia said a motion was made in the negative at an earlier  
67 meeting. Her understanding was that another public hearing would be held,  
68 as a motion in the affirmative was needed and not made at that time.  
69

70 L. Gandia asked the Board to incorporate the application material submitted  
71 at the earlier meeting, and offered a history of this application. She reviewed  
72 the criteria for granting a CUP.  
73

74 K. Caron noted approval of the CUP should be conditioned on submission of a  
75 full site plan application.  
76

77 The Board reiterated that the application will be considered under the C-III  
78 and Historic Overlay District zoning regulations that were in effect when it  
79 was submitted.  
80

81 Chair Butler asked for public comment.  
82

83 **Name:** Susan Flier

84 **Address:** 43 Adams Road

85 S. Flier said the zoning change was done without consulting the property  
86 owners. She spoke to the amount of time being wasted on this subject.  
87

88 **J. Penta made a motion to grant approval of the conditional use**  
89 **permit to permit multi-family use. The property is located at 2**  
90 **Litchfield Road (Map 12, Lot 68) within the AR-1 Zoning District**  
91 **(formerly zoned Commercial III and Historic Overlay District), CC**  
92 **Properties, LLC (owner/applicant). The application was filed prior to**  
93 **the rezoning of the property and will be reviewed under the zoning**  
94 **regulations in effect at the time of submission, with the following**  
95 **condition: a full site plan application is required to address**  
96 **engineering design, utilities, parking, access, drainage, landscaping,**

97- **and other applicable details. J. Cruz seconded the motion. The**  
98 **motion carried 7-1-0, with A. Chiampa voting in opposition. Chair**  
99 **votes in the affirmative.**

100  
101 **IV. NEW PLANS / CONCEPTUAL PLANS**

102  
103 **A. Conceptual, non-binding discussion regarding the renovation of an**  
104 **existing building to add a restaurant and associated parking in**  
105 **support of an agritourism operation at 230 Mammoth Road (Map 06,**  
106 **Lot 21), zoned Agricultural-Residential (AR-1). MHO Acquisition, LLC,**  
107 **(owner/applicant).**

108  
109 Chair Butler read the case into the record.

110  
111 Laura Gandia of Devine, Millimet & Branch and Jason Mills of Mack's Apples  
112 appeared before the Board to discuss a proposed 99-seat farm-to-table  
113 restaurant at Mack's Apples. L. Gandia noted that Nick Codner, Londonderry  
114 zoning administrator, agreed that a farm-to-table restaurant is a form of  
115 agritourism, which is a permitted use in the AR-1 zoning district. She  
116 reviewed the agritourism statutes, and presented a history of the property  
117 and business. She also reviewed the proposed plan and waivers.

118  
119 K. Caron noted the applicant has proceeded with the design review  
120 application. J. Trottier clarified that decisions are made per the regulations,  
121 not the desires of Staff.

122  
123 The Board questioned what the State is offering to municipalities to support  
124 agritourism. They questioned why the parking lot would not be paved. They  
125 expressed concern over safe egress onto Mammoth Road.

126  
127 Shawn Jasper, New Hampshire Department of Agriculture Commissioner, said  
128 the State will not provide anything to municipalities. He spoke to agriculture  
129 disappearing in New Hampshire and the role of agritourism in addressing  
130 this. He suggested a site plan would not be needed as there is no expansion  
131 of the building; however, the building would need to meet life/safety codes.

132  
133 The Board questioned whether a restaurant is agritourism. They expressed  
134 support of this project and the need to protect agriculture, but challenged  
135 approving a restaurant without a full site plan review to protect public safety  
136 and health. They questioned the safety of putting a restaurant in the farm  
137 stand. They noted the need for appropriate drainage to protect the pond.

138  
139 The Board asked for a simple presentation as to what is being proposed and  
140 why, and how problems will be resolved. L. Gandia explained her intent was  
141 to provide a framework on agritourism for the Board. She reiterated that an  
142 application for design review for the site plan has been submitted; they are  
143 asking for relief via waivers. They are working with the Fire Department on

144 life/safety issues and have submitted a lighting plan. She asked for  
145 verification that the use is permitted as agritourism.

146  
147 K. Caron explained that the zoning administrator evaluated the criteria of  
148 State law and concluded that this proposal is agritourism, which is a  
149 permitted use by right in AR-1. She agreed with this and said it is not the  
150 Board's role to make this determination.

151  
152 The Board discussed whether a restaurant qualifies as agritourism. Mr.  
153 Jasper explained that per State law, if there is a disagreement between the  
154 Town and the applicant, this would be appealed to the Commission and then  
155 to the Supreme Court.

156  
157 Chair Butler asked the Board members if they consider a restaurant  
158 agritourism. All Board members except Chair Butler agreed it was, although  
159 some agreed with Chair Butler's analysis. The Board agreed a full site plan  
160 review was necessary.

161  
162 **B. Public hearing on an application for formal review of a subdivision to**  
163 **permit an organic waste processing facility in the Gateway Business**  
164 **(GB) district at 162 Litchfield Road (Map 14 Lot 39-2). Zoned**  
165 **Gateway Business (GB), PurposeEnergy-Londonderry, LLC**  
166 **(applicant), Nicholas F. Codner Trust 2012 (owner).**

167  
168 **C. Public hearing on an application for formal review of a site plan and**  
169 **conditional use permits to permit an organic waste processing**  
170 **facility in the Gateway Business (GB) district at 162 Litchfield Road**  
171 **(Map 14 Lot 39-2). Zoned Gateway Business (GB), PurposeEnergy-**  
172 **Londonderry, LLC (applicant), Nicholas F Codner Trust 2012 (owner).**

173  
174 Chair Butler read the case into the record.

175  
176 K. Caron suggested the applicant would like to discuss these cases  
177 concurrently. Staff is working through outstanding items with the applicant  
178 and recommend a continuance; however, they thought a presentation would  
179 be beneficial, given the nature of the use.

180  
181 J. Trottier noted there are a number of outstanding checklist items and  
182 waiver requests, and recommended not granting the waivers even for  
183 acceptance.

184  
185 Nick Golon of TFMoran and Sean O'Neill of PurposeEnergy-Londonderry  
186 appeared before the Board to present a proposal to subdivide a 50-acre  
187 parcel to create a 15-acre lot to house the Southern New Hampshire Energy  
188 Campus.

189  
190 S. O'Neill explained that his company develops equipment that anaerobically  
191 digests food waste to keep it from going into landfills.

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Dan Buonagurio III of Recycleworks Inc. reviewed the history of his company and their work to keep food waste out of landfills.

They reviewed the process of turning food waste into pipeline-quality renewable natural gas, fertilizer, and effluent. They reviewed how odors will be eliminated and how the gas is handled.

The Board questioned whether energy bills would increase due to the high cost of the gas sold to the pipeline, and were told they would not. They questioned how the effluent would be treated and put into the system.

N. Golon reviewed the subdivision request and site plans. The landlocked lot with substandard frontage created by the subdivision would be allowed in this district via a CUP. The Town can convey the non-built portion of North Wentworth Avenue to the applicant for a driveway that would provide frontage. He reviewed the wetland and buffer impacts, which have been approved by the Conservation Commission. Waivers and permits will be discussed at a later meeting.

The Board discussed how truck traffic will access the site and noted the NHDES oversight of other facilities operated by this company.

Chair Butler asked for public comment.

**Name:** John Sossei

**Address:** 3 Aspen Circle, Brook Park Estates

J. Sossei said Brook Park Estates was notified via the HOA post office box, which residents do not access. K. Caron explained the Town's process of notifying abutters 400 feet from the parcel. J. Sossei asked about impurities released into the air, if animal waste will be processed other than food, the presence of smell, if excess gas will be burned off, if leachate is created, and exterior storage. These were all addressed by the applicants.

**Name:** Patricia Nuttall, Brook Park Estates

**Address:** 1 Shenandoah Avenue

P. Nuttall asked about depreciation of home values. The Board explained the facility is located in the Gateway Business District, not in a residential area, and could not comment on home values.

**Name:** John Messana

**Address:** 2 Shawnee Place

J. Messana asked about piping from Stonyfield and who would be responsible for maintaining it. N. Golon said this would be the responsibility of the applicant. J. Messana noted the traffic impact at the intersection of North Wentworth Avenue and Harvey Road.

**Name:** John Kircaldie

240 **Address:** 51 Yellowstone Drive  
241 J. Kircaldie asked about truck traffic on Litchfield Road. N. Golon said trucks  
242 will not be traveling on Litchfield Road.  
243

244 **Name:** Michael Siracuse  
245 **Address:** 170 Litchfield Road  
246 M. Siracuse spoke against this proposal.  
247

248 **Name:** Matt Truland  
249 **Address:** 3 Shenandoah Avenue  
250 M. Truland expressed concern over the potential for odors.  
251

252 **Name:** John Sossei  
253 **Address:** 3 Aspen Circle, Brook Park Estates  
254 J. Sossei asked how a major odor problem would be handled. K. Caron  
255 reviewed the Town's code enforcement process. The Board explained the  
256 involvement of NHDES and the recourse citizens would have.  
257

258 Chair Butler closed public comment.  
259

260 The Board encouraged the applicant to introduce this project to the  
261 neighborhood and educate the residents. They recommended providing an  
262 opportunity for residents to tour one of the facilities.  
263

264 **T. DeFrancesco made a motion to continue this public hearing on an**  
265 **application for formal review of a subdivision to February 11, 2026.**  
266 **J. Penta seconded the motion. The motion carried 8-0-0. Chair votes**  
267 **in the affirmative.**  
268

269 **T. DeFrancesco made a motion to continue this public hearing on an**  
270 **application for formal review of a site plan and conditional use**  
271 **permits to February 11, 2026. J. Penta seconded the motion. The**  
272 **motion carried 8-0-0. Chair votes in the affirmative.**  
273

274 This is the official notice of these public hearings; no other notices will be  
275 posted.  
276

277 **V. OTHER BUSINESS**

278 **A. Work Session: Rules of Procedure - Annual Review**

279 K. Caron explained the rules of procedure should be reviewed annually; they  
280 were updated in May 2024. The Board suggested edits, which will be  
281 reviewed at a future meeting.  
282

283 **B. Public Comment**

284 T. DeFrancesco noted there were several sessions of public comment at this  
285 meeting, of which the public took advantage.  
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287 **VI. ADJOURNMENT**

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**A motion was made and seconded to adjourn the meeting. The motion carried unanimously.**

The meeting was adjourned at 10:27 p.m.

These minutes were prepared by Beth Haggeli.

Respectfully submitted,



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**Name:** Arthur Rugg

**Title:** Secretary

These minutes were accepted and approved on 2-4-2026 by a motion made by

A. Rugg and seconded by J. Penta

