

**LONDONDERRY, NH PLANNING BOARD
MINUTES OF THE MEETING OF FEBRUARY 4, 2026
AT THE MOOSE HILL COUNCIL CHAMBERS**

Meeting Link: https://www.youtube.com/watch?v=cVb47qcB_8A

Members Present: Jake Butler, Chair; Jeff Penta, Vice Chair; Art Rugg, Secretary; Ann Chiampa, Member; Tony DeFrancesco, Member; John Farrell, Member; Shawn Faber, Town Council Ex-Officio; Giovanni Verani, Ex-Officio; Jonathan Cruz, Ex-Officio; Ryan Ouellette, Alternate

Members Absent: Jason Knights, Alternate; Steven Bickford, Alternate

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

I. CALL TO ORDER

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

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES

A. Rugg made a motion to approve the minutes of January 7, 2026, as presented. J. Penta seconded the motion. The motion carried 7-0-2. Chair votes in the affirmative.

A. Rugg made a motion to approve the minutes of January 14, 2026, as presented. J. Cruz seconded the motion. The motion carried 8-0-1. Chair votes in the affirmative.

B. REGIONAL IMPACT DETERMINATION

There were no cases of regional impact.

C. DISCUSSIONS WITH TOWN STAFF

There were no discussions with Town Staff.

III. OLD BUSINESS

Chair Butler revised the Agenda to address Other Business out of order.

IV. OTHER BUSINESS

49 **A. Master Plan Overview**

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51 Suzanne Nienaber, Principal Planner, and Cameron Prolman, Senior Planner
52 with the Southern New Hampshire Planning Commission appeared before the
53 Board to present an overview of the Londonderry Master Plan, the process by
54 which it was developed, and the next steps in the process.

55

56 There will be a public hearing on March 4, 2026, before the Board officially
57 adopts the Master Plan.

58

59 **V. NEW PLANS / CONCEPTUAL PLANS**

60

61 **A. Public hearing for an application for formal review of a site plan for**
62 **forty (40) residential units and a conditional use permit for 1,023**
63 **square feet of buffer impacts, including associated site**
64 **improvements in the Commercial II (C-II) Zone. 225 Rockingham**
65 **Road, Tax Map 15, Lot 126, Genex Construction Group, LLC**
66 **(Owner/Applicant).**

67

68 Chair Butler read the case into the record.

69

70 G. Verani recused himself from this site plan application.

71

72 Chair Butler noted that there were two outstanding checklist items.

73

74 **A. Rugg made a motion to accept the application as complete and**
75 **waive the two items for acceptance purposes only. S. Faber seconded**
76 **the motion. The motion carried 8-0-0.**

77

78 Tony Marcotte of MDP Development and Derek Roache of Vanasse &
79 Associates Inc. appeared before the Board to present Rockpoint Commons, a
80 proposal to construct 40 townhomes on a 6-acre parcel. T. Marcotte reviewed
81 the waiver request for locating trees larger than 15 inches.

82

83 D. Roache reviewed the traffic study completed for the site.

84

85 K. Farr reviewed the request for conditional use permits for multi-family
86 residential use in a commercial district and wetland buffer impact in the
87 conservation overlay district.

88

89 J. Trottier reviewed the outstanding engineering report items.

90

91 The Board held an extensive discussion on the impact of increased traffic
92 from this project and numerous roads/driveways converging in this area.
93 They noted the speed of traffic on Smith Lane merging onto Route 28 and
94 the safety of accessing the development. They discussed possible changes to
95 the access to the property and to Smith Lane. They also considered limiting
96 access from the development onto Route 28 to right-hand turn only.

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They expressed concern about fire equipment access to the back and side of the buildings and to the property. They discussed the location of parking spaces, and noted the possibility of cars parking on the road and blocking fire equipment access. K. Caron noted while the plan before the Board is current, Staff does not have comments from the Fire Department on the current plan.

The Board suggested an additional traffic study be done, due to the proximity of the development to Smith Lane. They recommended holding a full scoping meeting between NHDOT, the Town, and the applicant.

Chair Butler asked for public comment.

Name: Giovanni Verani

Address: 73 Page Road

G. Verani noted that few changes were made to the plan since the conceptual discussion, and that the Board's recommendations were not considered. He expressed concern about the safety of the location of the driveway in relation to traffic on Smith Lane merging onto Route 28.

Name: Brent

Address: 5 Oconnell Drive

Brent expressed concern about the safety of the location of this driveway, noting the proximity of South School, and about fire access on the property.

Name: Robin Stewart

Address: Old Mammoth Road

R. Stewart asked if the Town will be conducting traffic studies independent of developers, and expressed concern about increased traffic in this area.

Name: Patrick Strong

Address: 221 Rockingham Road

Patrick expressed concern about the traffic pattern in this area and the potential for accidents.

Name: Ethan Schickler

Address: 9 Park Avenue

E. Schickler expressed support for increasing affordable housing, but had concerns about the number of parking spaces, access to Route 28, and fire equipment access.

Chair Butler read a letter into the record from Sean and Patrick Strong expressing their concerns about this development.

Chair Butler closed public comment.

The Board reviewed their concerns about this project.

145 **A. Rugg made a motion to continue this public hearing to March 11,**
146 **2026, with a request for a scoping review from the State, Town, and**
147 **applicant, a full traffic study for the impacted intersections, and**
148 **more input from both the Fire and Police Departments.**

149
150 J. Farrell suggested an amendment to the motion be made to include asking
151 the NHDOT, as part of the scoping review, if a curb cut would be granted
152 under these conditions if one did not currently exist.

153
154 K. Caron asked for clarification of the Board's requests. Chair Butler listed
155 requests for a scoping review, a full traffic study, a letter from the Fire
156 Department as to whether they are satisfied with the current site plan, and
157 historic data from the Police Department for the last decade for accidents in
158 and around the intersection of Smith Lane and Route 28.

159
160 **J. Penta seconded the motion. The motion carried 8-0-0. Chair votes**
161 **in the affirmative.**

162
163 G. Verani returned to the Board.

164
165 **B. Public hearing on an application for formal review of a subdivision of**
166 **a 9.624-acre lot into two (2) lots, consisting of one 1.226-acre lot**
167 **and one 8.398-acre lot, with associated site improvements, in the**
168 **Commercial 1 (C-I) District. The property is located at 222**
169 **Rockingham Road, Tax Map 15, Lot 150-1. Dark Horse Investments,**
170 **LLC, (Owner/Applicant)**

171
172 Chair Butler read the case into the record.

173
174 Chair Butler noted there were three outstanding checklist items.

175
176 **J. Penta made a motion to accept the application as complete and**
177 **waive the three items for acceptance purposes only. T. DeFrancesco**
178 **seconded the motion. The motion carried 9-0-0.**

179
180 K. Farr reviewed the waiver request from filing a stormwater management
181 report, as it will be discussed in the site plan.

182
183 Doug MacGuire of The Dubay Group and John Norton of Dark Horse
184 Investments LLC appeared before the Board to present this request to
185 subdivide a parcel containing an existing single-family home from the
186 remainder of the property. They propose creating a shared driveway to
187 access both properties, eliminating the curb cut closest to Smith Lane.

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189 J. Trottier reviewed the outstanding engineering report items.

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191 Chair Butler asked for public comment; there was none.
192 Chair Butler closed public comment.

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S. Faber stepped away from the meeting.

J. Farrell made a motion to grant the waiver as outlined in the Staff Recommendation Memorandum, as this waiver can be granted without substantial detriment to the public good. J. Cruz seconded the motion. The motion carried 8-0-0. Chair votes in the affirmative.

S. Faber returned to the meeting.

A. Rugg made a motion to grant conditional approval of subdivision of a 9.624-acre lot into two (2) lots, consisting of one 1.226-acre lot and one 8.398-acre lot, with associated site improvements, in the Commercial 1 (C-I) District. The property is located at 222 Rockingham Road, Tax Map 15, Lot 150-1, Dark Horse Investments, LLC, (Owner/Applicant), in accordance with plans prepared by The Dubai Group Inc. dated May 22, 2025, last revised January 15, 2026. J. Penta seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

C. Public hearing for an application for formal review of a site plan for a 48-unit multi-family residential development and a conditional use permit for 2,808 square feet of wetland impacts and 2,357 square feet of buffer impacts, including associated site improvements in the Commercial 1 (C-I) District. 222 Rockingham Road, Tax Map 15, Lot 150-1, Dark Horse Investments, LLC (Owner/Applicant).

Chair Butler read the case into the record.

Chair Butler noted there were two outstanding checklist items.

J. Farrell made a motion to accept the application as complete and waive the two items for acceptance purposes only. A. Rugg seconded the motion. The motion carried 9-0-0.

K. Farr reviewed the waiver requests for a pipe cover less than 36 inches and the temporary surcharge of pipes during a 25-year storm. She reviewed two conditional use permits for wetland and wetland buffer impacts, and multi-family use in a C-I district and the Route 28 Performance Overlay District.

Doug MacGuire of The Dubai Group and John Norton of Dark Horse Investments LLC appeared before the Board to present this proposal to construct 48 two-bedroom, two-bath units in four buildings. D. MacGuire reviewed actions taken to reduce traffic concerns, including moving a curb cut and conducting an in-depth traffic study.

J. Trottier reviewed the outstanding engineering report items.

241 The Board expressed concern about flooding and adequate parking. D.
242 MacGuire noted the wetlands are 6 to 8 feet below the buildings. He
243 explained the development will have minimal impact to the flood plain and
244 how they have increased flood storage to compensate.

245
246 In discussing fire equipment access, the Board asked that no-parking signs
247 be placed on the south side of the parking lot and if a choke point could be
248 revised.

249
250 The Board discussed the difference between accessing this development from
251 Route 28 and the one in the previous application. Overall, they were pleased
252 with the design of this project. They asked that the stone walls/piles on the
253 property be utilized in the landscaping.

254
255 Chair Butler asked for public comment; there was none.
256 Chair Butler closed public comment.

257
258 K. Farr read an email into the record from John Hannah, 10 Stokes Road,
259 expressing his concerns about the project.

260
261 **A. Rugg made a motion to grant waivers 1 and 2 as outlined in the**
262 **Staff Recommendation Memorandum. J. Penta seconded the motion.**
263 **The motion carried 9-0-0. Chair votes in the affirmative.**

264
265 **J. Cruz made a motion to approve a conditional use permit per LZO**
266 **4.6.1 to allow 2,808 square feet of wetland impacts and 2,357**
267 **square feet of buffer impacts to access upland area, consistent with**
268 **the Conservation Commission's June 10, 2025, recommendation and**
269 **as shown on the plan set. J. Penta seconded the motion. The motion**
270 **carried 9-0-0. Chair votes in the affirmative.**

271
272 **J. Cruz made a motion to approve a conditional use permit per LZO**
273 **Section 4.6.6.5 to allow multi-family residential use on a parcel in**
274 **the C-I district within the Route 28 Performance Overlay District. J.**
275 **Penta seconded the motion. The motion carried 9-0-0. Chair votes in**
276 **the affirmative.**

277
278 **A. Rugg made a motion to grant conditional approval of a site plan**
279 **for a 48-unit multi-family residential development, including**
280 **associated site improvements, in the Commercial 1 (C-I) District,**
281 **222 Rockingham Road, Tax Map 15, Lot 150-1, Dark Horse**
282 **Investments, LLC (Owner/Applicant).**

283
284 K. Caron asked that the motion be amended to add that the subdivision will
285 need to be finalized prior to this plan being signed, that the Board is granting
286 the exception for the driveway width, and that no-parking signs be added to
287 the south side of the parking lot.

288

289 **A. Rugg amended his motion to grant conditional approval of a site**
290 **plan for a 48-unit multi-family residential development, including**
291 **associated site improvements, in the Commercial 1 (C-I) District,**
292 **222 Rockingham Road, Tax Map 15, Lot 150-1, Dark Horse**
293 **Investments, LLC (Owner/Applicant), with the conditions that the**
294 **subdivision will need to be finalized prior to this plan being signed,**
295 **the Board grants exception for the driveway width, and no-parking**
296 **signs be added to the south side of the parking lot. J. Penta**
297 **seconded the amended motion. The motion carried 9-0-0. Chair votes**
298 **in the affirmative.**

299
300 **B. Smith Lane**

301 T. DeFrancesco asked the Board if there was any interest in asking Town
302 Council to discuss the intersection of Smith Lane and Route 28 with the
303 State. The Board noted that the indication is that this intersection will be
304 addressed by the State in 2027.

305
306 **C. Public Comment**

307 T. DeFrancesco noted there were two sessions of public comment at this
308 meeting.

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310 **VI. ADJOURNMENT**

311
312 **J. Penta made a motion to adjourn the meeting. A. Rugg seconded**
313 **the motion. The motion carried 9-0-0.**

314 The meeting was adjourned at 9:30 p.m.

315
316 These minutes were prepared by Beth Haggeli.

317
318 Respectfully submitted,

319
320 
321 _____

322
323 **Name:** Arthur Rugg

324 **Title:** Secretary

325
326 These minutes were accepted and approved on 3-4-2026 by a motion made by

327 A. Rugg and seconded by Jeff Penta