

**LONDONDERRY, NH PLANNING BOARD
MINUTES OF THE MEETING OF FEBRUARY 11, 2026
AT THE MOOSE HILL COUNCIL CHAMBERS**

Meeting Link: https://www.youtube.com/live/jmC34ANV6Zo?si=d_5w-dFoBlJpSdNn

Members Present: Jeff Penta, Vice Chair; Art Rugg, Secretary; Ann Chiampa, Member; Tony DeFrancesco, Member; John Farrell, Member; Jonathan Cruz, Ex-Officio; Giovanni Verani, Ex-Officio; Jason Knights, Alternate; Deb Paul, Councilor

Members Absent: Jake Butler, Chair; Shawn Faber, Town Council Ex-Officio; Ryan Ouellette, Alternate; Steven Bickford, Alternate

Also Present: Kellie Caron, Deputy Town Manager & Director of Economic Development; Kristan Farr, Town Planner

I. CALL TO ORDER

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

II. ADMINISTRATIVE BOARD WORK

A. APPROVAL OF MINUTES

There were no minutes to review.

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

A. Public hearing on an application for formal review of a subdivision to permit an organic waste processing facility in the Gateway Business (GB) district at 162 Litchfield Road (Map 14 Lot 39-2). Zoned Gateway Business (GB), PurposeEnergy-Londonderry, LLC (applicant), Nicholas F. Codner Trust 2012 (owner). Continued from January 14, 2026.

J. Penta read the case into the record and reported the applicant has requested that this case be continued to March 11, 2026.

49 J. Knights was appointed to vote for J. Butler.

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A. Rugg made a motion to continue this public hearing on an application for formal review of a subdivision to March 11, 2026. T. DeFrancesco seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

B. Public hearing on an application for formal review of a site plan and conditional use permits to permit an organic waste processing facility in the Gateway Business (GB) district at 162 Litchfield Road (Map 14 Lot 39-2). Zoned Gateway Business (GB), Purpose Energy-Londonderry, LLC (applicant), Nicholas F Codner Trust 2012 (owner). Continued from January 14, 2026.

J. Penta read the case into the record and reported the applicant has requested that this case be continued to March 11, 2026.

A. Rugg made a motion to continue this public hearing on an application for formal review of a site plan and conditional use permits to March 11, 2026. T. DeFrancesco seconded the motion. The motion carried 9-0-0. Chair votes in the affirmative.

Board members and K. Caron answered questions from the public about the process of receiving input from residents on this application and the application process in general.

IV. NEW PLANS / CONCEPTUAL PLANS

V. OTHER BUSINESS

A. Work Session: PUD Ordinance

K. Caron reviewed changes made to the PUD ordinance to reflect the Board's input at the last work session, including adding definitions of public infrastructure and community benefit, adjusting the tract size back to 100 contiguous acres, and adding to the community benefit table.

The Board discussed ways to ensure developers comply with the requirements of a PUD. They agreed the next step would be to hold a public hearing to obtain public input.

T. DeFrancesco made a motion to move this to a public hearing. J. Farrell seconded the motion.

Discussion: G. Verani questioned why the tract size has been limited to 100 acres. The Board agreed this could be discussed at the public hearing.

The motion carried 9-0-0. Chair votes in the affirmative.

VI. ADJOURNMENT

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98 **J. Farrell moved to adjourn the meeting. T. DeFrancesco seconded**
99 **the motion. The motion carried unanimously.**

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101 The meeting was adjourned at 7:42 p.m.

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103 These minutes were prepared by Beth Haggeli.

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105 Respectfully submitted,

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109 **Name:** Arthur Rugg

110 **Title:** Secretary

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112 These minutes were accepted and approved on 3-4-2024 by a motion made by

113 A. Rugg and seconded by Jeff Perata

