



Thursday, November 2, 2023

Community Development Department Conference Room, 7:00PM

Present: Brad Dinsmore (Regular), Frank Farmer (Alternate), Peter Griffin (Regular - Vice-Chairman), Renee Mallett (Regular - Chairwoman), Carol Pynn (Regular), Derek Saffie (Regular - Secretary)

Meeting was opened at 7:02PM.

Randy Knowles of The Dubay Group and Jake Wagner of Middlesex Glass presented their preliminary site plan for a 48,000 sq. ft. commercial building on Range Road. The plan presented had previously been brought before the Conservation Commission, DRC, and TRC.

The plan will maintain existing woods around the perimeter of the facility such that the building will not be visible from Range Road, the Common Man, or the highway. There will also be plantings alongside the building as requested by DRC. There will be interconnectivity with the Common Man parking and the Middlesex Glass parking lot will be available as overflow parking for the restaurant.

Ms. Mallett asked if there will be any impact on the stonewalls on the property. Mr. Knowles described their intent to minimize disturbing the stonewalls, but any portion of the stonewalls that need to be relocated will be reused on the property.

Mr. Dinsmore asked about the significance of the foundation that was noted on the plan. Mr. Knowles and Mr. Wagner thought it was a more recent concrete foundation but Mr. Knowles will verify with Mr. Dubay and send along any new information to the Commission.

Ms. Pynn asked if there will be any impact on the George Armstrong house. While there may be blasting necessary at the back of the property, Mr. Knowles confirmed there will be no impact to the historic home.

Mr. Griffin expressed his support for the plan as presented.

Mr. Griffin motioned to approve the minutes of the October meeting; seconded by Ms. Pynn, 5 - 0.

Ms. Pynn and Mr. Farmer expressed concern that they had not received notice of the last TRC meeting; Ms. Mallett will look into the matter.

Mr. Griffin shared an update on the Town Center Beautification Sub-Committee. The landscape architect has submitted plans with her recommendations. The Sub-Committee will obtain estimates for completing the work.

Mr. Saffie shared the progress made on the *Nutfield: Then and Now* book project. A representative of the Londonderry Historical Society has volunteered to put together historic images of the town. Peter Gumaskas will assist as needed with digitizing the images.

Mr. Farmer presented a quote from Sewah Studios for \$2,400 for a historic district style sign for which there is currently a 6 month turnaround time.

Mr. Griffin provided an update on the pocket park projects. The Conservation Commission has reviewed plans by Chris Sullivan for the proposed park at Clyde Pond. At this time no action has been taken.

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The Conservation Commission will be identifying trees near Church Road that can be removed as part of a planned cleanup effort of the area.

There was discussion of a marker to be placed near the London Bridge Causeway. It was agreed to purchase and erect a marker in the same style as the historic district signs. Mr. Farmer will work with Sewah Studios on ordering the sign once the exact wording is determined. The Boy Scouts will be erecting a kiosk near the site with more detailed history so only a very brief explanation of the site should be needed on the sign.

Mr. Griffin suggested installing the sign at the parking area near the London Bridge Causeway, with the sign being placed such that it is visible from the road. He also suggested using the monies encumbered for the Edward Searles plaque be put toward the purchase of the sign. Ms. Mallett agreed that this was possible.

Mr. Griffin informed the Commission that Dennis Senibaldi plans on installing the Indian Rock and Governor Dinsmore Wall historic district signs next week. The installation cost for both is \$1,500.

Mr. Griffin asked if there was any update on the town's acquisition of the Fessenden Mill property. Ms. Mallett answered that the town has been waiting for the property owner to finalize the purchase.

Mr. Farmer asked if there was any brochure that shows the historic sites in town. There was discussion of making the community aware of the historic sites. Ms. Mallett volunteered to draft a brochure and Mr. Dinsmore suggested including the historic sites in the *Walking in Windham* booklet that was published by the Conservation Commission.

Mr. Griffin shared plans for upcoming renovations at the Searles School & Chapel. There will be renovations of the restrooms and kitchen taking place over the next few weeks. As part of the restoration effort there will be a photo exhibition installed to highlight the history of the building.

In addition to interior restoration work, the Trustees intend to install a pair of new railings on the front steps and place granite caps on each step. These updates are needed to ensure the steps are accessible and safe. The total cost will be \$24,000 of which the Trustees have planned to fund half. Mr. Griffin asked if the Commission would consider encumbering any left over funds from the 2023 budget to contribute towards the project.

Mr. Griffin motioned to use unexpended funds from the 2023 budget to offset the cost of the Searles School & Chapel project; seconded by Ms. Pynn, 5 - 0.

There was discussion of including historic district maintenance in the 2024 budget. Ms. Mallett was informed that the town's maintenance budget only includes the Simpson and Stickney cellar holes. Mr. Senibaldi had previously suggested allocating \$3,000 in the 2024 budget for maintenance work at the Governor Dinsmore Wall. Ms. Mallett asked if there were any other historic districts where maintenance would be needed. Some historic districts like the Town Center, Searles School & Chapel, and Union Hall are already being maintained. There was a consensus that the 2024 budget will be adjusted to include the \$3,000 suggested by Mr. Senibaldi for maintenance.

Mr. Griffin asked if the maintenance of the Simpson and Stickney cellar holes will stay in the town maintenance contract. Ms. Mallett confirmed that they would be.

Mr. Griffin asked what the justification was for the \$7,500 budget for 2024 and there was some brief discussion of the line items.

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Ms. Mallett shared an update on the destruction of stone walls at the Gage Lands sheep pen. The Conservation Commission has instructed town counsel to send letters to the abutters of the pen to warn them that they will have sixty days to put back any portions of the stone wall they had disturbed. The Conservation Commission will follow up after the letters are sent.

The Conservation Commission also voted to discontinue any unauthorized trails within the pen. Ms. Pynn expressed concern that there will not be any follow up or monitoring of unauthorized trails or use of the property. There was discussion of the Conservation Commission's recent efforts to prevent further improper use and destruction of the site.

Mr. Griffin motioned to adjourn the meeting at 8:55PM; seconded by Mr. Saffie, 5 - 0.

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