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Plans to move forward on \$1 billion, project approved in Londonderry

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The planning board gave conditional approval to the master plan for Woodmont Commons after signing off on a number of requested waivers, including an exemption of permit requirements for "excavations and renovations" and exemption from "landscape and design standards." The vote to move the plan for the \$1 billion, 625-acre town village project forward was unanimous.

Also approved were waivers for setback limits and other existing subdivision regulation as the board agreed "such is consistent with the intent and purposes of a Planned Unit Development (PUD) master plan."

Londonderry town planner Cynthia May said that developers would still have to submit individual subdivision and site plans to the planning board before they can build anything.

"They'll still have to go through the board's approval process in about the same manner as any conventional application," May said. "The only difference here is that each (site plan) will be reviewed based on the standards and regulations in the Woodmont Commons PUD master plan (as opposed to general town zoning codes)."

Developer Michael Kettenbach said the process "set a precedent not only for Londonderry, but for the state as well." Kettenbach vowed to remain closely involved in the project as its builder and thanked the town for its persistence and patience in the process.

Project officials from Pillsbury Realty Development gave a brief update on the finalized plans at the start of the public hearing, with team members Emily Kelley and Tom Goodwin. Kelley said the project's final master plan, which represents Londonderry's first time working with its PUD zoning ordinance, now includes provisions for a quarter of the site to be preserved as green space.

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