

Michael Malaguti
Town Manager

Kellie Caron
Assistant Town Manager



Town Council
Chair John Farrell
Vice Chair Chad Franz
Jim Butler
Ted Combes
Ron Dunn

Town of Londonderry • 268B Mammoth Road • Londonderry, NH 03053

Londonderry Town Council Meeting
Monday, October 2, 2023, 7:00 p.m., Moose Hill Council Chambers

A. CALL TO ORDER

B. PUBLIC COMMENT

C. PUBLIC HEARINGS

D. NEW BUSINESS

1. Town Treasurer Discussion

(Michael Malaguti, Town Manager & Kathy Wagner, Town Treasurer)

2. Ordinance #2023-05 – An Amendment to Londonderry Zoning Ordinance, Building Code Amendments, Section 9 Reflecting the Adoption of the 2018 Editions of the International Codes

(Kellie Caron, Assistant Town Manager)

3. Ordinance #2023-04 – Amending the Fee Schedule for the Issuance of Permits by the Londonderry Fire Department (First Reading)

(Michael Malaguti, Town Manager)

4. First Pass Lions Hall Presentation

(Dave Wholley, Director of DPW & Dan Tenney, Weston and Sampson Engineering Firm)

E. OLD BUSINESS

1. Final Review of Term Expiration List for Appointed Town Boards

(Kirsten Hildonen, Administrative Support Coordinator)

F. APPROVAL OF MINUTES

1. September 25, 2023 Town Council Minutes

G. APPOINTMENTS/REAPPOINTMENTS

1. None

H. OTHER BUSINESS

1. Liaison Reports
2. Town Manager Report
3. Assistant Town Manager Report

I. ADJOURNMENT

J. MEETING SCHEDULE

1. October 16, 2023; Moose Hill Council Chambers; 7:00 p.m.
2. November 4, 2023; Budget Kick-off Meeting; Moose Hill Council Chambers 9:00 a.m.
3. November 6, 2023; Moose Hill Council Chambers; 7:00 p.m.
4. November 20, 2023; Moose Hill Council Chambers; 7:00 p.m.

In addition to the items listed on the agenda the Town Council may consider other matters not on the posted agenda and may enter a non-public session or convene in a non-meeting in accordance with RSA 91-A if the need arises.

Introduced: 10/2/23
Public Hearing: 10/16/23
Adopted: 10/16/23

ORDINANCE 2023-05
AN AMENDMENT TO LONDONDERRY ZONING
ORDINANCE, BUILDING CODE AMENDMENTS,
SECTION 9 REFLECTING THE ADOPTION OF THE 2018
EDITIONS OF THE INTERNATIONAL CODES

WHEREAS the New Hampshire State Legislature voted for House Bill 1681 for the adoption of the 2018 editions of the international codes as promulgated by the New Hampshire State Building Code which was signed into law by the Governor on July 1, 2022 and became effective on August 30, 2022; and

WHEREAS the Londonderry Zoning Ordinance should be reflective of those changes; and

WHEREAS the Planning Board has voted to recommend Town Council adoption of the proposed amendments.

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Londonderry that Londonderry Zoning Ordinance, Building Code Amendments, Section 9 to be amended to reflect the adoption of the 2018 editions of the international codes as promulgated by the New Hampshire State Building Code. Said section of the Zoning Ordinance shall be amended as posted.

To become effective upon passage of this Ordinance.

John Farrell, Chairman
Londonderry Town Council

A TRUE COPY ATTEST:

Sherry Farrell - Town Clerk
x/xx/xx

Town Seal

To: Kellie Caron, Assistant Town Manager | Director of Economic Development

From: Nick Codner, Chief Building Inspector/Zoning Administrator

Date: September 6, 2023

Subject: Proposed Zoning Amendment to update Adopted Code Editions

Language unchanged appears in Normal text

Language omitted appears ~~Strick-Through~~

New Language appears in ***BOLD RED italics*** (only those section paragraphs affected are included here.)

There are no newly proposed amendments to the Londonderry Building Regulations. The purpose of this amendment is to update our local regulations to coincide with the adoption of the 2018 editions of the International Codes as promulgated by the NH State Building Code. House Bill 1681, July 1, 2022.

9.1 Building Code Amendments - Part I

The International Building Code ~~2015~~ **2018** Edition as recommended and maintained by the voting membership of the International Code Council, Inc., with the following deletions and insertions:

F. **Section ~~107.2.6~~ **107.2.6.2**** Add the following section: “Section 107.2.6.2 Soil and Technical Data: All technical and soil data required by the current State of NH Subdivision and Individual Sewage Disposal System Design Rules and the Town of Londonderry Health Ordinance, Chapter XX shall be submitted with the site plan.”

G. **Section ~~107.2.7~~ **107.2.7.1 Driveway Plan****: Add the following section: “Section 107.2.7.1 Driveway Plan: The driveway plan shall indicate the location and profile of the driveway(s) in accordance with the Public Works design specifications for the Town of Londonderry. The driveway plan shall be reviewed and approved by the Public Works Department prior to the issuance of a building permit.”

R. **Section 2901.1 Scope**: Amend third sentence of paragraph to read as follows: “ Private sewage disposal systems shall conform to the current State of NH Env.-WS1000 Subdivision and Individual Sewage Disposal System Design Rules and the Town of Londonderry Health Ordinance, Chapter XX.”

S. **International Plumbing Code ~~2015~~ **2018** – Section 106.6.2 Fee Schedule**: The fees for plumbing work shall be “in accordance with the schedule as determined by the Londonderry Town Council.”

T. **International Plumbing Code ~~2015~~ **2018** – Section 106.6.3 Fee refunds**: *Delete sub-section Item 2 and Item 3 entirely.*

U. **International Plumbing Code ~~2015~~ **2018**- Section 602.3.3 Water Quality**: Insert at the end of the section paragraph, the following sentence: “A water test report shall be submitted to the Building Inspector for review prior to the issuance of a certificate of occupancy. Such test shall include, “standard analysis” as recommended by the NH Department of Environmental Services, as well as volatile organic compounds (VOC) contaminants.”

V. **International Mechanical Code 2015 2018- Section 101.1 Title:** These regulations shall be known as the Mechanical Code of the “Town of Londonderry”, hereinafter referred to as “this code”

W. **International Mechanical Code 2015 2018- Section 106.5.2 Fee schedule:** The fees for mechanical work shall be “in accordance with the schedule as determined by the Londonderry Town Council.”

X. **International Mechanical Code 2015 2018- Section 106.5.3 Fee refunds:** Delete sub-section Item 2 and Item 3 entirely.

9.2 Building Code Amendments – Part II

The International Residential Code, 2015 2018 Edition as recommended and maintained by the voting membership of the International Code Council, Inc., with the following deletions and insertions.

O. **Table R301.2(1) Climatic and Geographic Design Criteria:** Insert design criteria in the Table as follows: Ground Snow Load - “It has been determined by a site-specific study conducted by the Structural Engineers of NH that the ground snow load for Londonderry is 65 pounds per square foot.” ;Wind Speed - “120 mph Exposure B” Seismic Design Category - “D”; Weathering - “Severe”; Frost Depth - “48”; Termite - “Moderate”; Winter Design Temp - “-3F”; Ice Barrier Underlayment - “Yes”; Flood Hazard - “2005”; Air Freezing Index - “1500”; Mean Annual Temperature - “45”

Q. **International Plumbing Code 2015 2018- Section 602.3.3 Water Quality:** insert at the end of the Section paragraph, the following sentence “A water test report shall be submitted to the Building Inspector for review prior to the issuance of a certificate of occupancy. Such test shall include, “standard analysis” as recommended by the NH Department of Environmental Services, as well as volatile organic compounds (VOC) contaminants.”

First Reading: 10-2-2023
Second Reading/Public Hearing: 10-16-2023
Adopted: 10-16-2023

ORDINANCE # 2023-04
AMENDING THE FEE SCHEDULE FOR THE ISSUANCE OF PERMITS BY THE
LONDONDERRY FIRE DEPARTMENT

- WHEREAS*** NH RSA 47:22 empowers and authorizes the board of mayor and aldermen, or the corresponding governmental body of any city, to pass and adopt ordinances, codes, rules and regulations for the prevention of fires provided that such regulations are not less stringent than the requirements of the state building code under RSA 155-A or the state fire code under RSA 153; and
- WHEREAS*** Pursuant to Ordinance 2011-08 (9/12/2011), the Town Council adopted Title IV, Chapter III of the Londonderry Municipal Code; and
- WHEREAS*** Title IV, Chapter III of the Londonderry Municipal Code governs Fire Prevention; and
- WHEREAS*** As set forth in Title IV, Chapter III, Section V(A) of the Londonderry Municipal Code, the Town has voted to adopt a fee schedule for the issuance of permits by the Londonderry Fire Department, said permits to be issued in accordance with State Fire Code Saf-C 6000 as allowed under the provisions of RSA 153:5; and
- WHEREAS*** Pursuant to Title IV, Chapter III, Section V(F) of the Londonderry Municipal Code, Town Council is to review and adjust the fees as necessary every two years; and
- WHEREAS*** The Town Council has determined that the fees established by the current Londonderry Fire Prevention Code Fee Schedule, attached hereto as Exhibit A, are insufficient to cover the costs associated with time spent by Town personnel, including employees of the Londonderry Fire Department, in connection with related permit requests; and
- WHEREAS*** Accordingly, the Town Council believes that it is in the public benefit to adjust the Londonderry Fire Prevention Code Fee Schedule to reflect the fees set forth on Exhibit B hereto in order to ensure that the costs associated with requests for permits from the Londonderry Fire Department are paid by the individual or entity requesting the permit(s) in

question rather than being passed through to the taxpayers of the Town of Londonderry; and

WHEREAS The Town Council affirms its intention to adopt the permit and fee requirements set forth on Exhibit B hereto in accordance with the NH State Fire Code, NFPA 1, Current State Adopted Edition; and

WHEREAS This Ordinance shall remain in effect until its rescission or amendment by further action of the Town Council; and

WHEREAS Upon adoption of this Ordinance, there shall be filed 3 copies of this Ordinance with the attachments hereto in the main office of the Town of Londonderry Fire Department; and

WHEREAS Upon adoption of this Ordinance, there shall be filed 3 copies of this Ordinance with the attachments hereto in the Office of the Town Clerk and

WHEREAS If there is a conflict between any provision of this Ordinance and an existing provision of the Londonderry Municipal Code, the terms of this Ordinance shall prevail.

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Londonderry that the Londonderry Fire Prevention Code Fee Schedule be that which is attached hereto as Exhibit B.

Sharon Farrell, Town Clerk

John Farrell, Chairman, Town Council

A TRUE COPY ATTEST:

EXHIBIT

A



LONDONDERRY FIRE DEPARTMENT

280 Mammoth Road

Londonderry, New Hampshire 03053

www.londonderrynh.org

Business (603) 432-1124

FAX (603) 432-1129



NOTICE TO INSTALLERS

**INSTALLERS ARE RESPONSIBLE
FOR ALL INSPECTIONS**

**PERMITS WILL NOT BE ISSUED WITHOUT
STREET ADDRESS, LOT NUMBERS WILL NOT BE ACCEPTED
INSPECTIONS WILL NOT BE SCHEDULED WITHOUT PERMITS BEING PULLED**

LONDONDERRY FIRE PREVENTION CODE FEE SCHEDULE

<u>PERMIT</u>	<u>FEE</u>	<u>TERM</u>
OPEN BURNING		
BRUSH	Per NH State	24 HOURS
SEASONAL	Forest & Lands Website	END OF CALENDAR YEAR
RE-INSPECTION FEES		
1&2 FAMILY	\$25.00	PER RE-INSPECTION
COMMERCIAL	\$195.00 MINIMUM	PER RE-INSPECTION
OIL BURNER EQUIP. OR OIL/FUEL TANK (Per Burner or Tank)		
1&2 FAMILY	\$30.00	ONE TIME FEE
COMMERCIAL	\$75.00	ONE TIME FEE
UNDERGROUND TANK REMOVAL	\$30.00 (Per Tank)	ONE TIME FEE
BLASTING PERMIT	\$100.00	ONE (1) YEAR
FIRE ALARM PLANS REVIEW	\$1.00 PER DEVICE INCLUDING INITIATION DEVICES OR \$30.00 MINIMUM WHICHEVER IS GREATER	PAID WHEN PLANS ARE SUBMITTED
FIRE ALARM INSTALLATION	\$30.00	ONE TIME FEE
FIRE ALARM CONNECTION FEE	\$100.00	ONE TIME FEE
FIRE SUPPRESSION SYSTEM	\$30.00	ONE TIME FEE



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<u>PERMIT</u>	<u>FEE</u>	<u>TERM</u>
SPRINKLER PLANS REVIEW	\$1.00 PER SPRINKLER HEAD OR \$30.00 MINIMUM WHICHEVER IS GREATER	PAID WHEN PLANS ARE SUBMITTED
SPRINKLER INSTALLATION	\$30.00	ONE TIME FEE
STANDPIPE SYSTEM	\$50.00	ONE TIME FEE
FIREWORKS		
CONSUMER – Class C (Limit of 12 per year)	NO FEE	ONE (1) DAY
CLASS B DISPLAY SALES	\$100.00	PER EVENT
FLAME EFFECTS	\$1000.00	ONE (1) YEAR
PYROTECHNICS	\$100.00	PER EVENT
PLACE OF ASSEMBLY INSPECTION		
LESS THAN 100 PERSONS	\$25.00	ONE (1) YEAR
MORE THAN 100 PERSONS	\$75.00	ONE (1) YEAR
LIFE SAFETY COMPLIANCE REPORTS		
FAMILY DAY CARE 4 to 6 kids	\$30.00	PER INSPECTION
GROUP DAY CARE 7 to 12 kids	\$50.00	PER INSPECTION
DAY CARE CENTER over 12 kids	\$75.00	PER INSPECTION
FOSTER CARE	\$30.00	PER INSPECTION
RESIDENTIAL PLACEMENT	\$30.00	PER INSPECTION
TENT (400 sq. ft. or larger) or AIR SUPPORTED STRUCTURE		
COMMERCIAL	\$30.00	PER EVENT
SPECIAL AMUSEMENT	\$30.00	PER EVENT
OTHER FEES		
INCIDENT REPORTS	\$10.00	ONE TIME FEE
INVESTIGATION REPORTS	\$30.00	ONE TIME FEE
ENVIRONMENTAL SITE ASSESSMENT	\$30.00	ONE TIME FEE
PHOTOGRAPHS ELECTRONIC	\$30.00	ONE TIME FEE

EXHIBIT

B



DEPUTY CHIEFS
FRED HEINRICH
BO BUTLER

FIRE PREVENTION
BRIAN JOHNSON

CHIEF OF DEPARTMENT
EMERGENCY MANAGEMENT DIRECTOR
DARREN M. O'BRIEN
dobrien@londonderrynh.org

BATTALION CHIEFS
JEREMY MAGUE
PHILIP LEBLANC
BRUCE HALLOWELL
JEFFREY ANDERSON

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FOR ALL INSPECTIONS**

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STREET ADDRESS, LOT NUMBERS WILL NOT BE ACCEPTED
INSPECTIONS WILL NOT BE SCHEDULED WITHOUT PERMITS BEING PULLED**

LONDONDERRY FIRE PREVENTION CODE FEE SCHEDULE

<u>PERMIT</u>	<u>FEE</u>	<u>TERM</u>
OPEN BURNING		
BRUSH	Per NH State	24 HOURS
SEASONAL	Forest & Lands Website	END OF CALENDAR YEAR
RE-INSPECTION FEES		
1&2 FAMILY	\$30.00	PER RE-INSPECTION
COMMERCIAL	Same as Initial Fee	PER RE-INSPECTION
OIL BURNER EQUIP. (Per Burner)		
1&2 FAMILY	\$40.00	ONE TIME FEE
COMMERCIAL	\$75.00	ONE TIME FEE
OIL or FUEL TANK (Per Tank)		
1&2 FAMILY	\$40.00	ONE TIME FEE
COMMERCIAL	\$75.00	ONE TIME FEE
UNDERGROUND TANK REMOVAL		
Residential	\$40.00	Per Tank
Commercial	\$75.00	Per Tank
BLASTING PERMIT		
	\$100 a week + \$15 a day over 7 days	
	\$1000 a year for fixed sites	



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<u>PERMIT</u>	<u>FEE</u>	<u>TERM</u>
FIRE ALARM PLANS REVIEW	\$1.00 PER DEVICE INCLUDING INITIATION DEVICES OR \$50.00 MINIMUM WHICHEVER IS GREATER	PAID WHEN PLANS ARE SUBMITTED
FIRE ALARM CONNECTION FEE	\$100.00	ONE TIME FEE
FIRE ALARM INSTALLATION	\$1.00 PER DEVICE INCLUDING INITIATING DEVICES OR \$50.00 MINIMUM WHICHEVER IS GREATER	ONE TIME FEE
FIRE SUPPRESSION SYSTEM	\$50.00	ONE TIME FEE
FIRE SUPPRESSION PLANS REVIEW	\$50.00	ONE TIME FEE
RADIO BOX MONITORING FEE	\$400.000	ONE (1) YEAR
BDA INSTALLATION	\$75.00	ONE TIME FEE
ANNUAL BDA PERMIT	\$10.00	ONE (1) YEAR (WHEN 2021 CODE IS ADOPTED)
SPRINKLER PLANS REVIEW	\$1.00 PER SPRINKLER HEAD OR \$50.00 MINIMUM WHICHEVER IS GREATER	PAID WHEN PLANS ARE SUBMITTED
SPRINKLER INSTALLATION	\$1.00 PER SPRINKLER HEAD OR \$50.00 MINIMUM WHICHEVER IS GREATER	ONE TIME FEE
STANDPIPE SYSTEM	\$50.00	ONE TIME FEE
FIRE PUMP	\$250.00	ONE TIME FEE



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FIRE PUMP PLANS REVIEW	\$50.00	ONE TIME FEE
CISTERN	\$250	PER TANK
FIREWORKS		
CONSUMER – Class C (Limit of 12 per year)	NO FEE	ONE (1) DAY
CLASS B DISPLAY	\$1000.00	PER EVENT
SALES	\$1000.00	ONE (1) YEAR
FLAME EFFECTS	\$100.00	PER EVENT
PYROTECHNICS	\$100.00	PER EVENT
PLACE OF ASSEMBLY INSPECTION		
LESS THAN 100 PERSONS	\$50.00	ONE (1) YEAR
100 PERSONS OR MORE	\$100.00	ONE (1) YEAR
LIFE SAFETY COMPLIANCE INSPECTIONS		
FAMILY DAY CARE 4 to 7 kids	\$30.00	PER INSPECTION
GROUP DAY CARE 7 to 12 kids	\$50.00	PER INSPECTION
DAY CARE CENTER over 12 kids	\$75.00	PER INSPECTION
FOSTER CARE	\$30.00	PER INSPECTION
RESIDENTIAL PLACEMENT	\$30.00	PER INSPECTION
HEALTHCARE FACILITY	\$150.00	PER INSPECTION
SCHOOL INSPECTION	\$75.00	PER INSPECTION
TENT (400 sq. ft. or larger) or AIR SUPPORTED STRUCTURE		
COMMERCIAL	\$30.00	PER EVENT
SPECIAL AMUSEMENT	\$30.00	PER EVENT



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<u>PERMIT</u>	<u>FEE</u>	<u>TERM</u>
OTHER FEES		
INCIDENT REPORTS	\$15.00	ONE TIME FEE
INVESTIGATION REPORTS	\$30.00	ONE TIME FEE
ENVIRONMENTAL SITE ASSESSMENT	\$30.00	ONE TIME FEE
PHOTOGRAPHS ELECTRONIC	\$30.00	ONE TIME FEE

THE LIONS HALL

256 Mammoth Rd, Londonderry

REDEVELOPMENT OPPORTUNITIES

October 2, 2023





What We Do:



Structural

Permitting

Stormwater

Geotechnical

Cost Estimating

Landscape Design

Industrial Equipment

Wetlands Compliance

Full Civil / Site / Utilities

Architecture / Space Planning

Solid Waste / Environmental (LSP)

Functional Programming & Planning

HVAC / Plumbing / Fire Protection / Electrical

Sustainability and Resiliency 

Our Project Team

Principal-in-Charge:

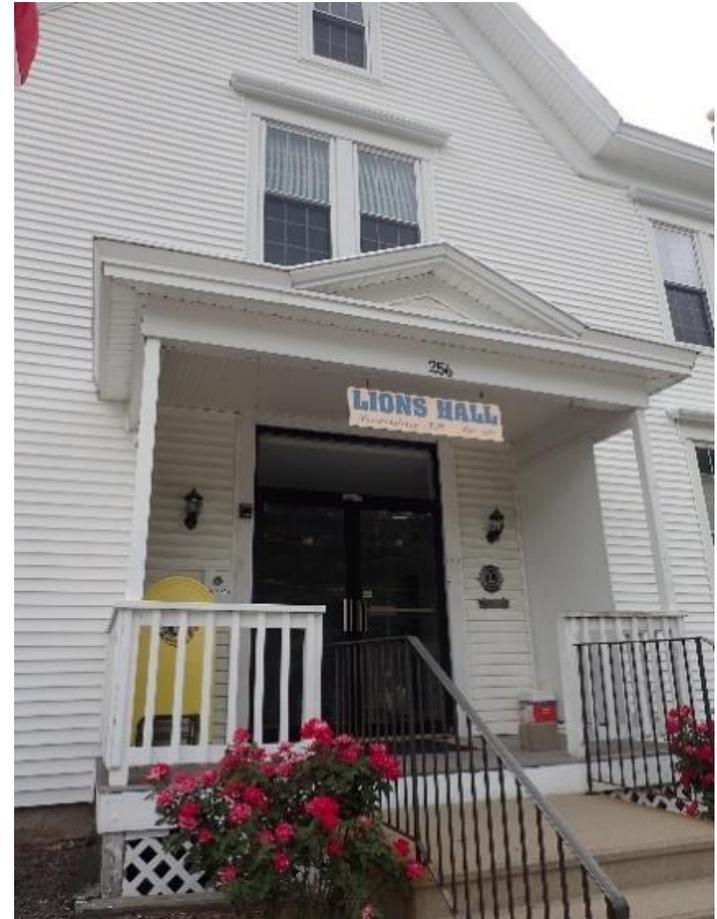
- Chris Perkins, PE

Architectural:

- **Dan Tenney, RA**
- Margaret Schmaling

Site and Landscape Design:

- Doug Gerber, LA
- Alyla Phomphakdy



What We've Done - 2022

Overall Building Investigation

- Structural
- Architectural
- Building Systems – Mechanical, Electrical, Plumbing
- Code Compliance
- Accessibility Compliance

Identified Redevelopment Options

- Extensive Renovations (Scenario 1)
- Limited Renovations (Scenario 2)
- Demolition and Replacement (Scenario 3)

Developed Estimates of Probable Construction Cost

Recommended Next Steps to Establish Basis-of-Design



What We Found - 2022

- Building Condition**
- Building Code Compliance**
- Accessibility**
- Energy Performance**



What's New - 2023

Overall Building and Site Investigation

- Measurements and Drawings
- Pleasant Surprises

Updated Redevelopment Possibilities

- Redesign of Driveways and Parking
- New Front Terrace
- Accessibility
- Building Renovation and Expansion

Updated Development Budget

Existing Conditions

Site

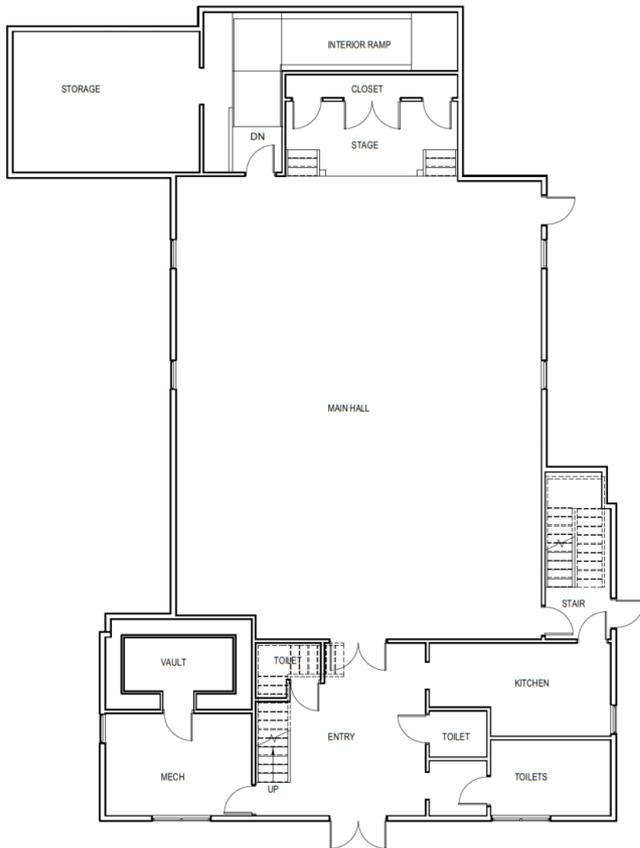


Site

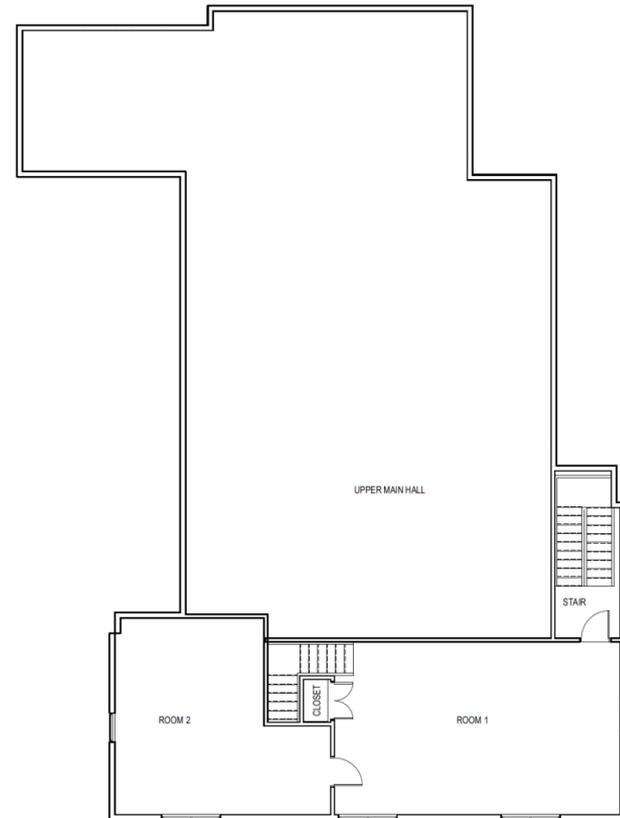


Building

➔ Measured Floor Plans



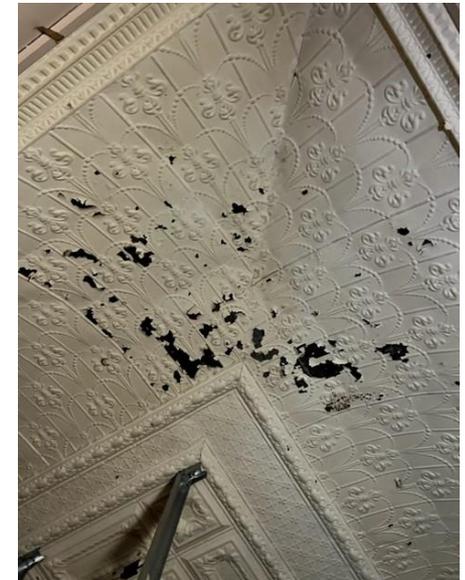
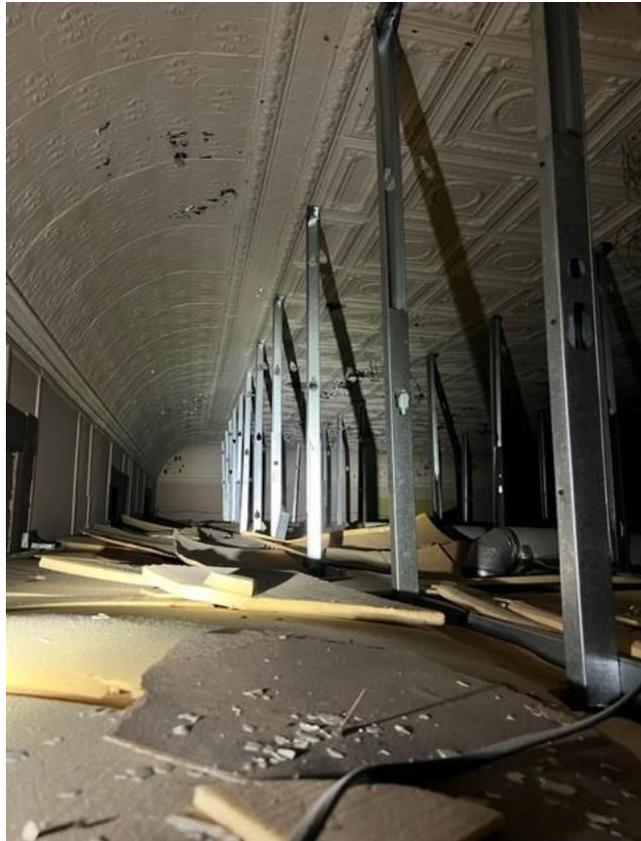
① EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"



① EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"

Building

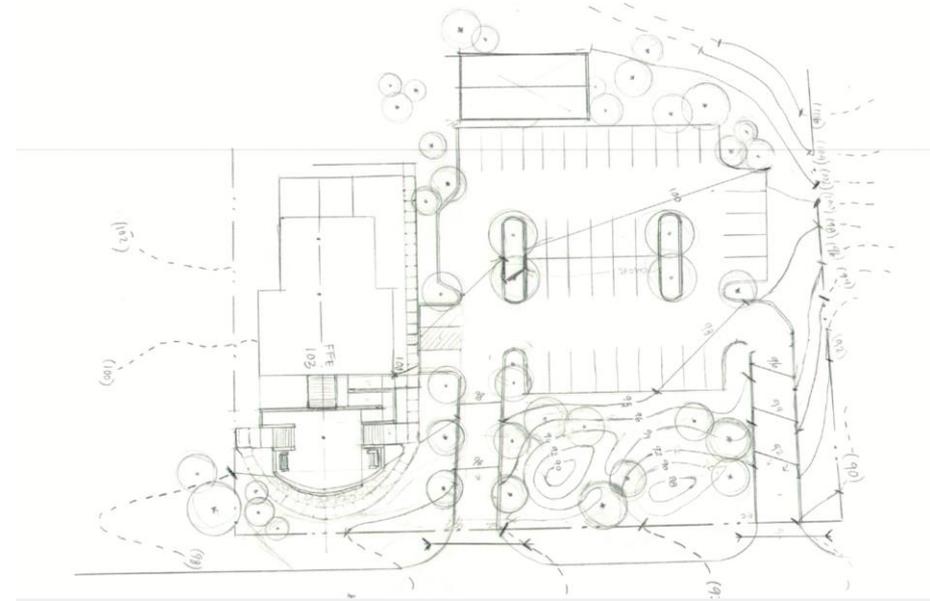
👉 Main Hall Ceiling !



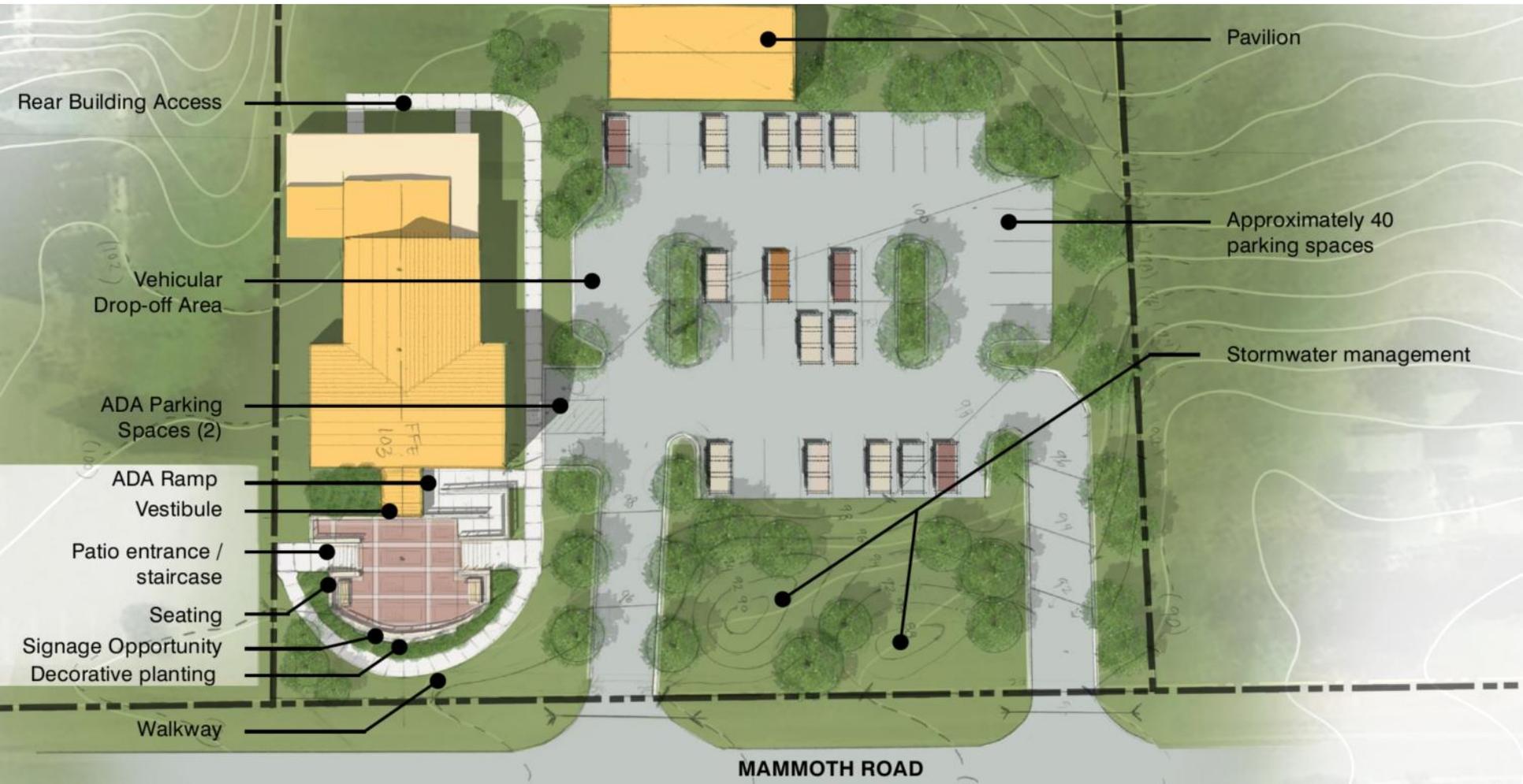
New Possibilities

Site

- ➔ New Driveway Entrances
- ➔ Revised Parking
- ➔ Accessibility
- ➔ New Front Terrace Facing the Town Green



Site – Preliminary Concept Plan



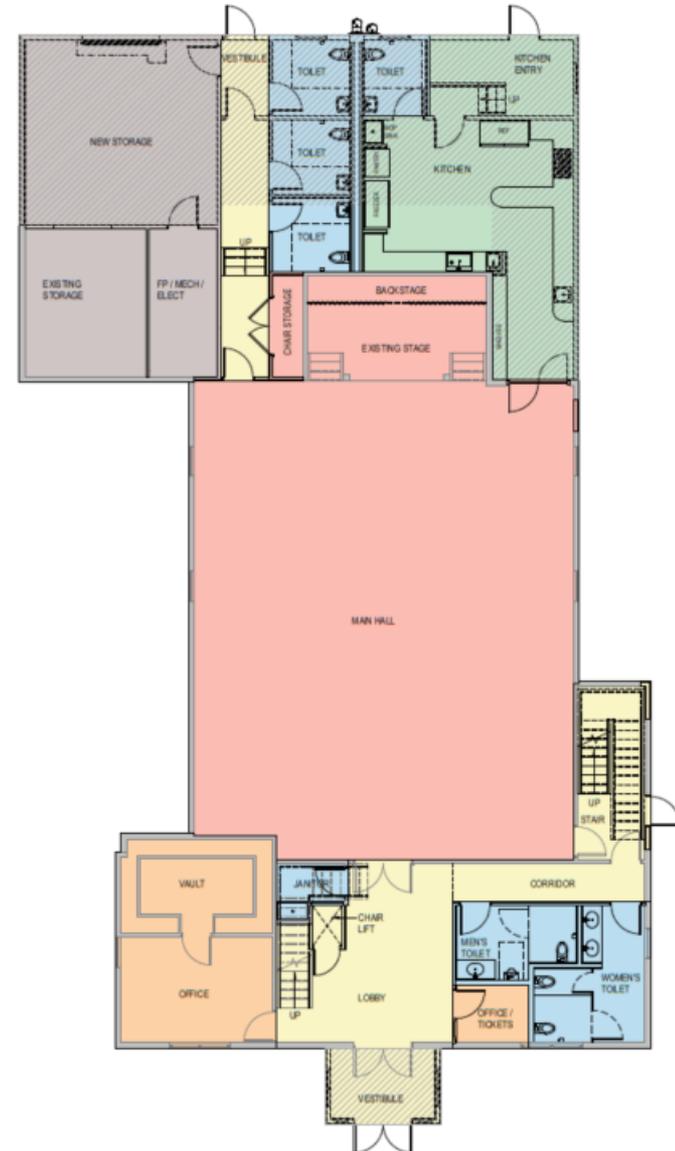
Building – New Entrance and Terrace



Building

👉 First Floor

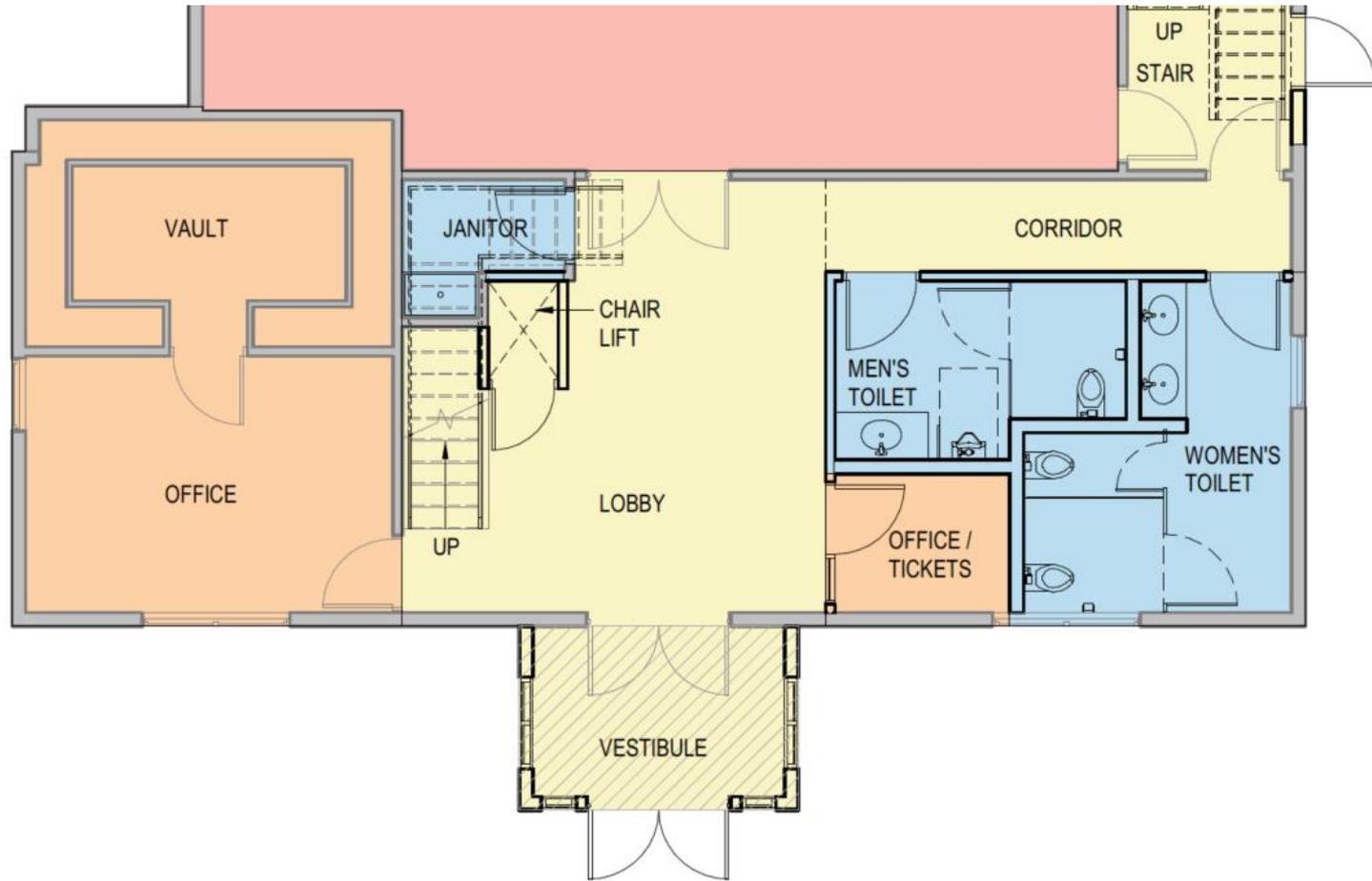
- 👉 New Vestibule
- 👉 Chair Lift
- 👉 Larger Restrooms
- 👉 Renovated Hall
- 👉 New Kitchen
- 👉 New Rear Entrance, Restrooms and Storage



② PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

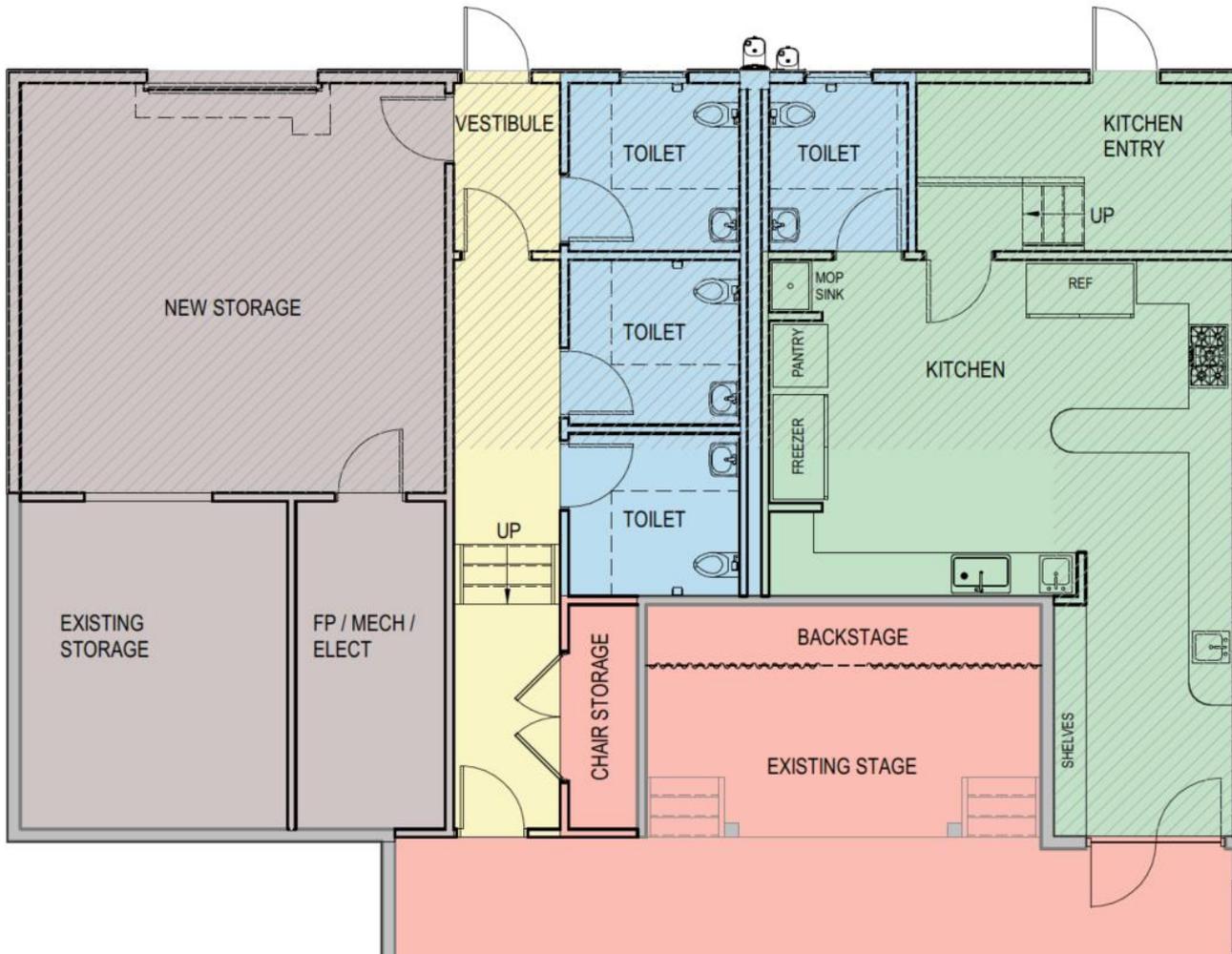
Building

👉 First Floor - Front



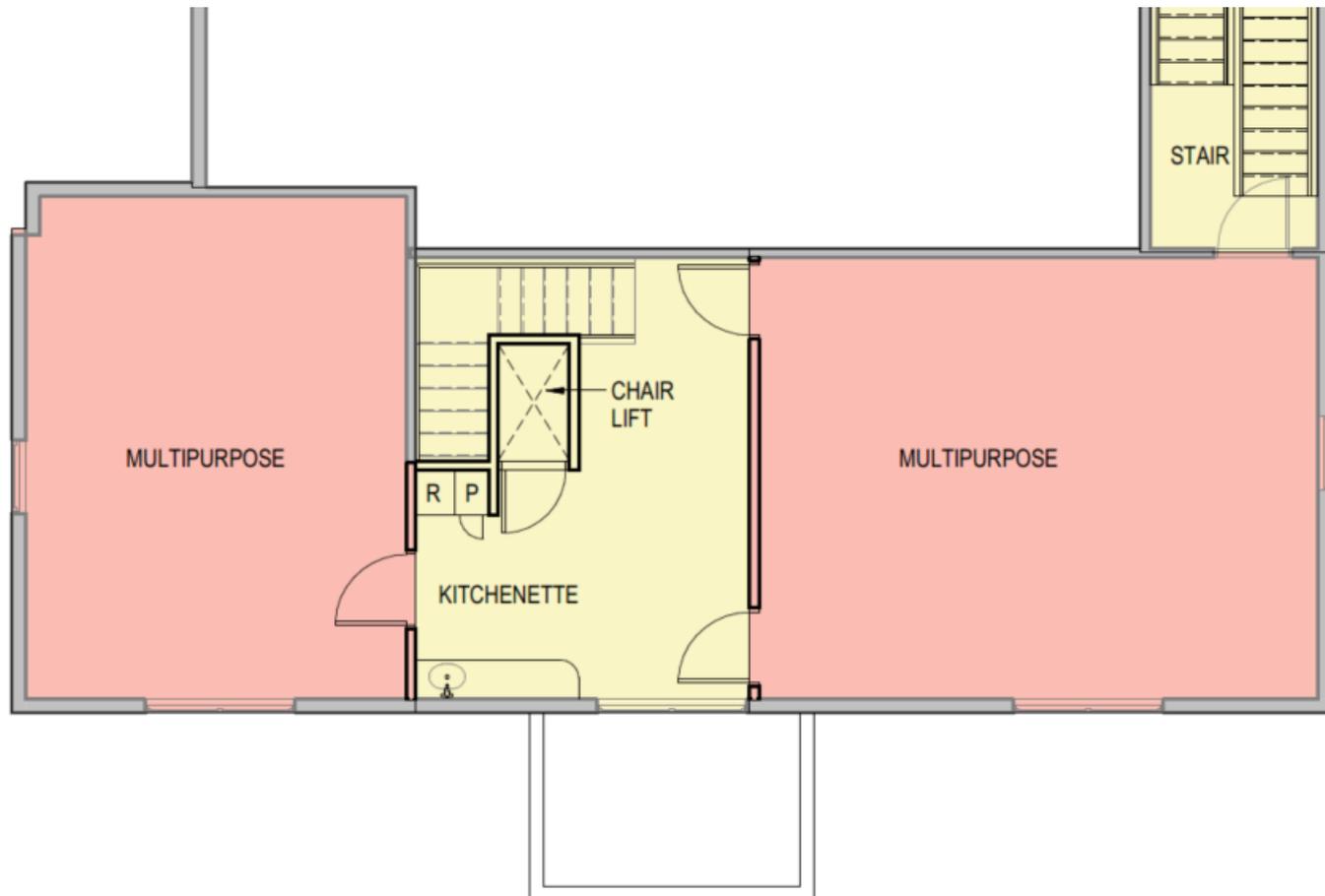
Building

👉 First Floor - Rear



Building

👉 Upstairs - Front



ANTICIPATED COSTS

1. Site Improvements

\$ 857,635

Consider:

- Phased Implementation
- Procurement Strategies

PRELIMINARY CONSTRUCTION BUDGET 2023

Site Improvements/ Amenities

Site Demolition, Preparation & Earthwork	4850	SY	\$	15	\$	72,750
Common Excavation & Compaction	2420	CY	\$	12	\$	29,040
Stormwater Management	1	LS	\$	60,000	\$	60,000
Fine Grading	4850	SY	\$	5	\$	24,250
Gravel Base & Geotextile	933	CY	\$	45	\$	41,985
Asphalt Pavement (Parking & Driveways)	20000	SF	\$	5	\$	100,000
Concrete Pavement (Sidewalks, Walkways)	278	SY	\$	45	\$	12,510
Unit Brick Paving on Concrete Base	1400	SF	\$	22	\$	30,800
Curb & Gutter (Parking & Driveways)	540	LF	\$	35	\$	18,900

Site Amenities

Benches	2	EA	\$	2,000	\$	4,000
Bike Racks	1	EA	\$	2,000	\$	2,000
Trash Receptacles	0	EA	\$	2,000	\$	-
Stairs	2	EA	\$	10,000	\$	20,000
Ramps	1	EA	\$	15,000	\$	15,000
Retaining Walls (CIP)	200	LF	\$	800	\$	160,000
Monumental Signage	1	EA	\$	10,000	\$	10,000
Railings/Handrails	225	EA	\$	300	\$	67,500
Site Lighting (Pedestrian & Parking)	0	EA	\$	2,000	\$	-

Traffic Markings & Signage

Traffic Signage	1	EA	\$	2,000	\$	2,000
Traffic Markings (Painted)	0	EA	\$	2,000	\$	-

Tree Plantings

	30	EA	\$	750	\$	22,500
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Turf & Grasses

	17300	SF	\$	3	\$	51,900
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Utility Allowance

	1	LS	\$	112,500	\$	112,500
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CONSTRUCTION VALUE					\$	857,635
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SITE IMPROVEMENTS						
Qty	Unit		Unit Cost		Ext Cost	
4850	SY	\$	15	\$	72,750	
2420	CY	\$	12	\$	29,040	
1	LS	\$	60,000	\$	60,000	
4850	SY	\$	5	\$	24,250	
933	CY	\$	45	\$	41,985	
20000	SF	\$	5	\$	100,000	
278	SY	\$	45	\$	12,510	
1400	SF	\$	22	\$	30,800	
540	LF	\$	35	\$	18,900	
2	EA	\$	2,000	\$	4,000	
1	EA	\$	2,000	\$	2,000	
0	EA	\$	2,000	\$	-	
2	EA	\$	10,000	\$	20,000	
1	EA	\$	15,000	\$	15,000	
200	LF	\$	800	\$	160,000	
1	EA	\$	10,000	\$	10,000	
225	EA	\$	300	\$	67,500	
0	EA	\$	2,000	\$	-	
1	EA	\$	2,000	\$	2,000	
0	EA	\$	2,000	\$	-	
30	EA	\$	750	\$	22,500	
17300	SF	\$	3	\$	51,900	
1	LS	\$	112,500	\$	112,500	
CONSTRUCTION VALUE					\$	857,635

ANTICIPATED COSTS

2. Building Additions, Repairs and Renovations

\$ 2.6 M full build-out

\$ 478 per square foot

Consider:

- Phased Implementation
- Procurement Strategies

PRELIMINARY CONSTRUCTION BUDGET 2023

Repairs, Renovations & New Construction

	basis	qty	per	total
Hazardous Materials Abatement	LS	1	\$ 50,000	\$ 50,000
Site Improvements				
Water Service extension	LF	0	\$ 75	-
Substructure - allowance for upgrades	LS	1	\$ 50,000	\$ 50,000
Superstructure - Existing				
Main Hall Floor repair/replacement	SF	1964	\$ 100	\$ 196,400
Exterior wall repair allowance	LS	1	\$ 25,000	\$ 25,000
Floor repairs/reinforcement	SF	600	\$ 50	\$ 30,000
Exterior Envelope - Existing				
Roof - repairs, tie-ins etc.	LS	1	\$ 25,000	\$ 25,000
Walls - Main Hall only	SF	1,000	\$ 50	\$ 50,000
Windows - Main Hall only	EA	5	\$ 7,500	\$ 37,500
Interior Construction - Existing areas				
Selective demolition, incl MEP	SF	5,418	\$ 10	\$ 54,180
General Interior framing & finishes	SF	3,317	\$ 45	\$ 149,265
Reconstructed exit stair	SF	175	\$ 175	\$ 30,625
2-stop chair lift	LS	1	\$ 25,000	\$ 25,000
Main Hall restoration, incl. ceiling	SF	1,800	\$ 100	\$ 180,000
Substructure - new foundations and slabs	SF	1505	\$ 75	\$ 112,875
Superstructure - New				
Exclusive of finishes and equipment	SF	1,505	\$ 225	\$ 338,625
Interior Construction & Finshes - New Areas				
Storage	SF	380	\$ 50	\$ 19,000
Kitchen, Toilet rooms	SF	952	\$ 100	\$ 95,200
Corridor, etc.	SF	77	\$ 75	\$ 5,775
Front Vestibule	SF	96	\$ 100	\$ 9,600
Special Equipment				
Kitchen Fit-out	LS	0	\$ 150,000	\$ -
Standby Generator	LS	0	\$ 150,000	\$ -
Building Systems				
Fire Protection	SF	6,622	\$ 12	\$ 79,464
Plumbing	SF	6,622	\$ 25	\$ 165,550
Mechanical	SF	6,622	\$ 75	\$ 496,650
Electrical	SF	6,622	\$ 55	\$ 364,210
Construction Value				\$ 2,589,919
			6,622 GSF	cost per SF \$ 478

Next Steps

Further investigations and Schematic design:

- Develop detailed as-built plans, elevations and details
- Conduct Hazardous Materials survey, testing and report
- Verify Site/Civil requirements for extension of municipal water for Fire Protection; septic system, verification of grades, etc.
- Conduct detailed Structural investigations and analysis
- Conduct Building envelope investigation (siding, trim, doors and windows)
- Coordinate with the Town to fine-tune operational requirements for the site and building
- Develop Schematic-level Design and Update Cost Estimate
- Establish a working development schedule, including key meeting, approvals, etc.

THANK YOU



Michael Malaguti
Town Manager



Kellie Caron
Assistant Town Manager

Town Council
Chair John Farrell
Vice Chair Chad Franz
Jim Butler
Ted Combes
Ron Dunn

Town of Londonderry • 268B Mammoth Road • Londonderry, NH 03053

The Town of Londonderry is seeking volunteers to serve on the following Boards:

Conservation Commission

Three (3) Three-Year Full Member Positions
One (1) Three-Year Alternate Position

Heritage Commission

Two (2) Three-Year Full Member Positions
One (1) Two-Year Alternate Position
One (1) Three-Year Alternate Position

Londonderry Housing and Redevelopment Authority

One (1) Five-Year Full Position

Planning Board

Two (2) Three-Year Full Member Positions

Recreation Commission

One (1) Three-Year Full Member Position
One (1) One-Year Full Member Position
One (1) Three-Year Alternate Position

Senior Resources Committee

One (1) One-Year Alternate Position
One (1) Three-Year Alternate Position

Southern New Hampshire Planning Commission

Two (2) One-Year Alternate Positions

You must be a resident of Londonderry to apply for one of these positions. Information regarding these boards can be found on the Town's website. There is an application deadline of **Thursday, November 2, 2023 at 5:00 p.m.** Talent bank forms can be found on the Town website or by emailing Kirsten Hildonen at khildonen@londonderrynh.org. For more information, please call Kirsten at (603) 432-1100 x153.

1 **Londonderry Town Council Minutes**
2 **Monday, September 25, 2023**
3 **7:00 PM**
4 **Moose Hill Council Chambers**

5
6 **Meeting Link:** <http://173.166.17.35/CablecastPublicSite/show/12387?channel=4>
7

8
9 **Attendance:** Chairman John Farrell; Vice Chairman Chad Franz; Councilors Ted Combes and
10 Ron Dunn; Town Manager Michael Malaguti; Assistant Town Manager Kellie Caron;
11 Administrative Support Coordinator Kirsten Hildonen
12 Absent: Councilor Jim Butler

13
14 **CALL TO ORDER**

15
16 Chairman Farrell called the Town Council meeting to order at 7:00 PM. The Pledge was led by
17 Chairman Farrell. This was followed by a moment of silence led by Chairman Farrell for the people
18 of Londonderry.

19
20 **PUBLIC COMMENT**

21
22 **Recognition of LHS Varsity Baseball Team**

23
24 Chairman Farrell read a proclamation congratulating the Londonderry High School Varsity
25 Baseball team for winning the state championship.

26
27 **Introduction of New Town Hall Employees**

28
29 M. Malaguti introduced two new Town employees:
30 **Recreation Department:** Doug Cole, Assistant Recreation Director
31 **Town Manager's Office:** Cameron Maher, Executive Assistant

32
33 K. Caron introduced two new Town employees:
34 **Planning and Economic Development:** Benjamin Bennett, Town Planner
35 **Planning and Economic Development:** Michael Bazegian, GIS Manager/Comprehensive
36 Planner

37
38 The Council welcomed the new employees and congratulated them on their positions.

39
40 **Chairman Farrell opened public comment.**

41
42 **Name:** Ron Dunn, Town Councilor
43 R. Dunn thanked everyone who participated in the Senior Expo. It was well run and well attended.
44
45 **Name:** Jim Green
46 Address: 22 Sugarplum Lane

47 J. Green expressed his pleasure with the Town participation in the Senior Expo and thanked them
48 for their efforts.

49
50 **Chairman Farrell closed public comment.**

51
52 **PUBLIC HEARING**

53
54 **Resolution #2023-15 – Acceptance of Unanticipated Revenue 31:95-b, III(a) Grant received**
55 **from the New Hampshire Department of Safety, Office of Highway Safety in the amount of**
56 **\$14,400.00**

57
58 Motion to open the public hearing made by Vice Chair Franz and seconded by Councilor Dunn.
59

John Farrell	Yes
Chad Franz	Yes
Jim Butler	Yes
Ron Dunn	Yes

60
61 Motion passed 4-0-0.

62
63 **Chairman Farrell opened the public hearing.**

64
65 M. Malaguti explained the purpose of this grant is to add additional patrols.

66
67 **Chairman Farrell invited public comment; there was none.**

68
69 **Chairman Farrell invited Council comment.**

70
71 T. Combes asked if these funds would be more directly utilized by the Police Department and Mr.
72 Malaguti answered that this was the case.

73
74 Motion to approve Resolution #2023-15 made by Vice Chair Franz by Councilor Combes.
75

John Farrell	Yes
Chad Franz	Yes
Ted Combes	Yes
Ron Dunn	Yes

76
77 Motion passed 4-0-0.

78
79 Motion to close the public hearing made by Vice Chair Franz and seconded by Councilor Combes.

80

John Farrell	Yes
Chad Franz	Yes
Ted Combes	Yes

Ron Dunn	Yes
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81
82 Motion passed 4-0-0.

83
84 **NEW BUSINESS**

85
86 **Leach Library Programming & Participation Update**

87
88 Erin Matlin, Library Director, presented an update of recent happenings at the library, including
89 the summer reading program. She thanked the local businesses who donated prizes for the summer
90 reading program. As it is National Library Card Signup Month, she urged residents to come to the
91 library and sign up for or renew library cards. She thanked the Town IT Department for their help
92 with the new online museum and reservation pass system, and described the system. She
93 announced upcoming programs at the library.

94
95 **Order #2023-13 – The Expenditure of Maintenance Trust Funds for Fire Department Door**
96 **Sensors**

97
98 M. Malaguti explained the fire station overhead doors are often open, which creates inefficiencies
99 in the operation of the HVAC system. The sensors will ensure that the system does not run when
100 the doors are open, which should result in a cost savings as well as less wear and tear on the
101 equipment. The cost is \$19,840. There is a \$6,014 deduction, if wiring is not run in conduit, which
102 is the plan.

103
104 Motion to approve Order #2023-13 made by Vice Chair Franz and seconded by Councilor Dunn.

105

John Farrell	Yes
Chad Franz	Yes
Ted Combes	Yes
Ron Dunn	Yes

106
107 Motion passed 4-0-0.

108
109 **Resolution #2023-16 – Establishing Beautify Londonderry as a Town Committee**

110
111 K. Hildonen reported that based on discussions with Joy Muller, Chair of Beautiful Londonderry,
112 and the Town Finance Director, a decision was made that Beautify Londonderry would function
113 best as an individual freestanding Town committee. The members will be confirmed by the
114 Council.

115
116 Motion to approve Resolution #2023-16 made by Vice Chair Franz and seconded by Councilor
117 Combes.

118

John Farrell	Yes
Chad Franz	Yes
Ted Combes	Yes

Ron Dunn	Yes
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130

Motion passed 4-0-0.

Resolution #2023-17 – Dissolving the Solid Waste Committee

K. Hildonen reported that information on this was shared by M. Malaguti and Lynn Wiles, Chair of the Utilities Committee, at the last Council meeting. It has been decided that the Committee has become redundant and thus should be dissolved.

Motion to approve Resolution #2023-17 made by Vice Chair Franz and seconded by Councilor Dunn.

John Farrell	Yes
Chad Franz	Yes
Ted Combes	Yes
Ron Dunn	Yes

131
132
133
134
135

Motion passed 4-0-0.

Review Term Expiration List for Appointed Town Boards

K. Hildonen presented a list of openings for appointed Town boards. She requested a timeline for the posting deadline and conducting interviews. Chairman Farrell requested the list be sent to the Councilors and this information will be provided at the next Council meeting. She will post the final list.

140
141

OLD BUSINESS

142
143

APPROVAL OF MINUTES

144
145
146
147
148

Minutes for the September 11, 2023, meeting were presented. Motion to approve minutes made by Vice Chair Franz and seconded by Councilor Combes.

John Farrell	Yes
Chad Franz	Yes
Ted Combes	Yes
Ron Dunn	Yes

149
150
151
152
153
154
155

Motion passed 4-0-0.

APPOINTMENTS/REAPPOINTMENTS

None

156 **LIAISON REPORTS**

157
158 There were no liaison reports.

159
160 **TOWN MANAGER & ASSISTANT TOWN MANAGER REPORTS**

161
162 Town Manager Malaguti made his report.

163
164 Assistant Town Manager Caron made her report.

165
166 **OTHER BUSINESS**

167
168 Chairman Farrell reported he has received a number of enquiries regarding runway 35 opening, so
169 he shared with these individuals the original press release, explaining the need for repairs.

170
171 Chairman Farrell announced the Saturday budget review will be held on November 4th at 8:00 a.m.

172
173 M. Malaguti reported a rumor is circulating that a homeless shelter is coming to Londonderry. He
174 said this is not true and he has not been advocating for this.

175
176 **MEETING SCHEDULE**

- 177
178 1. October 2, 2023; Moose Hill Council Chambers; 7:00 p.m.
179 2. October 16, 2023; Moose Hill Council Chambers; 7:00 p.m.
180 3. November 6, 2023; Moose Hill Council Chambers; 7:00 p.m.

181
182 **ADJOURNMENT**

183
184 Motion to adjourn made by Vice Chair Franz and seconded by Councilor Dunn.

185

John Farrell	Yes
Chad Franz	Yes
Ted Combes	Yes
Ron Dunn	Yes

186
187 Motion passed 4-0-0. Meeting adjourned at 7:32 p.m.

188
189 Minutes prepared by Beth Hanggeli