

Mike Malaguti

Town Manager

Kellie Caron

Assistant Town Manager



Town Council

Chad Franz, Chair
Ted Combes, Vice Chair
John Farrell
Ron Dunn
Shawn Faber

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

Londonderry Town Council Meeting

Monday, September 23, 2024, 7:00 p.m., Moose Hill Council Chambers

A. CALL TO ORDER

- Introduction of New Police and Fire Department Employees
(Bo Butler, Fire Chief & Kim Bernard, Chief of Police)

B. PUBLIC COMMENT

C. NEW BUSINESS

- Memorandum of Understanding for a Behavioral Health Hospital at 6 & 10 Innovation Way to Address Safety Policies and Demand on Municipal Resources
(Mike Malaguti, Town Manager & Town Council)
- Reverend Morrison Meetinghouse Study Committee Presentation
(Derek D'Anna & Larry Casey)
- Master Plan Update
(Jake Butler, Planning Board Chair & Jeff Penta, Master Plan Steering Committee Chair)
- Resolution 2024-25: Acceptance of Unanticipated Revenue Under RSA 31:95-b III(a); Highway Safety Grant
(Mike Malaguti, Town Manager)
- Order 2024-12: Withdrawal from the Master Plan Capital Reserve Fund
(Mike Malaguti, Town Manager)
- Ordinance 2024-11: An Amendment to the Zoning Ordinance Relative to Section 2 Adding the Definition of "Abutter" *(first reading)*
(Mike Malaguti, Town Manager)

D. PUBLIC HEARINGS

- Ordinance 2024-09: An Amendment to the Zoning Ordinance Relative to Rezoning Map 10, Lot 45 – 42 Ash Street
(Mike Malaguti, Town Manager)
- Ordinance 2024-10: An Amendment to the Municipal Code, Title II Traffic Safety Code, Chapter IX – Speed Limits/Trucking Regulations
(Mike Malaguti, Town Manager)

E. OLD BUSINESS

- Possible State Legislative Changes (continued)
(Mike Malaguti, Town Manager & Ron Dunn, Town Councilor)
- Managing and Responding to Growth and Development
(Mike Malaguti, Town Manager)

F. APPROVAL OF MINUTES

1. September 16, 2024, Town Council Minutes

G. OTHER BUSINESS

1. Liaison Reports
2. Town Manager Report

H. ADJOURNMENT

I. MEETING SCHEDULE

1. October 7, 2024; Moose Hill Council Chambers; 7:00 p.m.
2. October 21, 2024; 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.

Reverend William Morrison Meetinghouse



Preserving Londonderry's History

The Meetinghouse Today



Keeping Town History

- Londonderry is a town full of history, from the farms to the apple orchards to the buildings and the people.
- One of Londonderry's last, true, small-town-feeling places is in and around the town center. We need to preserve this for future generations.
- The Meetinghouse is not just a building; it is a piece of the town's past and an emblem of its historical significance. It is how we want to represent the future of our town.

Phase One: Needs and Action Items



The Needs

- Understand what is needed to meet Town codes
- Understand the overall stability of the building
- Understand the costs of renovating
- Understand the cost of water diversion
- Understand the needs of a GM for the project

Action Items

- Step 1
 - Initial code inspection
 - Informal information obtained
 - Structural engineer
 - The Committee will need Town funds
 - Estimated Cost: In process
- Step 2
 - Obtain quotes for renovation
 - Obtain quotes for water diversion
 - Potential need to obtain quotes for structure
 - Potential need to obtain quotes for GM
- Step 3
 - Present to the Town Council
 - Present for Town vote

Option A



Rental Hall Open to the Public (no kitchen)

Use and Information

- The building would stay as it currently stands with some enhancements to ensure not only the structural integrity of the building but also compliance with current building codes.
- This option would allow the public to rent the building for approved uses.
- The kitchen would be removed, and the area would be updated to accommodate a serving area for catering & food cooked offsite.

The Needs

- Minimum updates:
 - Electrical
 - Restrooms / Plumbing
 - Fire Detection and Alarm System
 - Kitchen Removal
 - Ensuring ADA compliance
 - HVAC
 - Main Hall Floor
 - Exterior Water Diversion
 - Exterior Rot

Option A Benefits and Drawbacks

Rental Hall Open to the Public (no kitchen)

Top Benefits

- Lowest renovation cost option
- Another space for affordable public use (rental)
- Another location the Town can use for public needs during poor weather conditions (cooling shelter, warming shelter, etc.)
- Best way to keep and preserve the town's history

Top Drawbacks

- Another space for affordable public use (rental)
- Potentially low/slow return on investment
- Potential for the Town to cover all maintenance and utilities costs if there is low rental use
- Potential for pulling rentals from the Historical Society barn and the hall at the Senior Center

Option B



Rental Hall Open to the Public (with kitchen)

Use and Information

- The building would stay as it currently stands with some enhancements to ensure not only the structural integrity of the building but also compliance with current building codes.
- This option would allow the public to rent the building for approved uses.
- The kitchen would be updated to allow renters to bring in and cook food.

The Needs

- Minimum updates:
 - Electrical
 - Restrooms / Plumbing
 - Fire Detection and Alarm System
 - Kitchen
 - Ensuring ADA compliance
 - HVAC
 - Main Hall Floor
 - Exterior Water Diversion
 - Exterior Rot

Option B Benefits and Drawbacks

Rental Hall Open to the Public (with kitchen)

Top Benefits

- Another space for affordable public use (rental)
- Another location the Town can use for public needs during poor weather conditions (cooling shelter, warming shelter, etc.)
- Best way to keep and preserve the town's history

Top Drawbacks

- Higher cost than option A
- Another space for affordable public use (rental)
- Potentially low/slow return on investment
- Potential for the Town to cover all maintenance and utilities costs if there is low rental use
- Potential for pulling rentals from the Historical Society barn and the hall at the Senior Center

Options Cost & Potential Revenue

Phase One (Estimated Numbers)

Options	Potential Low-Cost Estimate	Potential High-Cost Estimate	Potential Recurring Yearly Cost	Potential Revenue
Rental Hall (No Kitchen)	\$800,500	\$1,200,000	\$6,000 to \$10,000	\$10,000 to \$15,000
Rental Hall (With Kitchen)	\$950,000	\$1,650,000	\$6,000 to \$10,000	\$5,000 to \$10,000

Marketing & Funding

How to Market and Obtain Funding

Marketing

- Ads in the *Londonderry Times*
- Mailers
- Flyers at local businesses
- Open at Town and public events
- Signs and a fundraising thermometer outside the Meetinghouse
- Place a presentation on the Town website

Funding

- Residents
 - Warrant article
- Local Businesses
 - Donation of services
 - Donation of goods
- Grants
 - Government (state & federal) and private
- Fundraisers / Financial Donations
 - GoFundMe
 - Local business financial donations
 - Meetinghouse events

Phase Two Options and Action Items



Options

- Small Expansion of Rental Hall (extend the back of the building)
 - Commercial rental use
 - e.g., restaurant, healthy quick food service, organic market, etc.
- Large Expansion of Rental Hall (extend the back of the building)
 - Create additional space for visual and performing arts

Action Items

- Step 1
 - Obtain quotes for design engineer
- Step 2
 - Determine Town code needs based on phase 2 project designs
 - Obtain quotes for renovation based on phase 2 project designs
 - Potential need to obtain quotes for GM
- Step 3
 - Present to the Town Council
 - Market to Town
 - Present for Town vote

Thank you

A decorative flourish consisting of a horizontal line with a central diamond shape and a small circle in the middle.

Questions or Comments



Town of Londonderry, New Hampshire

268B Mammoth Road • Londonderry, NH 03053

(603) 432-1100 • londonderrynh.gov

RESOLUTION 2024-25

A Resolution Relative to

Acceptance of Unanticipated Revenue under RSA 31:95-b, III (a)

WHEREAS the Town of Londonderry adopted the provisions of RSA 31:95-b with the passage of warrant article 18 at their March 1994 town meeting; and

WHEREAS the Town Council desires to and has complied with RSA 31:95-b, III (a) relative to unanticipated monies received in amounts more than \$10,000; and

WHEREAS the Town of Londonderry has been awarded a Highway Safety Grant by the NH Office of Highway Safety & National Highway Traffic Safety Administration in the amount of \$14,400, with matching funds of \$3,600;

NOW THEREFORE BE IT RESOLVED by the Town Council of the Town of Londonderry that the Town hereby accepts the unanticipated revenue under 31:95-b, III (a), and further authorizes the Town Manager to move forward in accepting this award and to sign any paperwork associated with such grant on behalf of the Town.

Chad Franz – Chair
Town Council

Sharon Farrell – Town Clerk

A TRUE COPY ATTEST:

9/23/2024



Town of Londonderry, New Hampshire

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ORDER 2024-12

An Order Relative to

WITHDRAWAL FROM THE MASTER PLAN CAPITAL RESERVE FUND

WHEREAS the Town of Londonderry, by adoption of Article 18 at the 2008 Town meeting, established the Master Plan Capital Reserve Fund and authorized the Town Council as agents to expend from this capital reserve; and

WHEREAS the purpose of the Master Plan Capital Reserve Fund is to fund updates and revisions to the Town of Londonderry's Master Plan as required by RSA 674:2; and

WHEREAS the Town of Londonderry has incurred \$6,235.90 in Master Plan support services from the Southern New Hampshire Planning Commission;

NOW THEREFORE BE IT ORDERED by the Town Council of the Town of Londonderry that the Town Treasurer is hereby directed to disburse \$6,235.90 from the Master Plan Capital Reserve Fund for the purpose previously stated.

Chad Franz – Chair
Town Council

Sharon Farrell – Town Clerk

A TRUE COPY ATTEST:

09/23/2024



Town of Londonderry, New Hampshire

268B Mammoth Road • Londonderry, NH 03053

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ORDINANCE 2024-11

AN AMENDMENT TO THE ZONING ORDINANCE RELATIVE TO SECTION 2 ADDING THE DEFINITION OF “ABUTTER”

WHEREAS the Town of Londonderry provides notice by mail to abutters of certain matters pending before the Londonderry Town Council, Londonderry Planning Board and Londonderry Zoning Board, in addition to general notice provided to the public; and

WHEREAS while state law provides a definition of “abutter,” the Town has received feedback from some residents that this definition does not facilitate the participation of residents who, while not direct abutters, may be affected by action of the Town Council, Planning Board, or Zoning Board of Adjustment; and

WHEREAS the Town Council, upon the recommendation of the Town Manager, wishes to modestly expand the Town’s definition of “abutter” in order to enhance the ability of residents to participate in decisions that might affect them; and

WHEREAS the following amendments reflect the will of the citizens of Londonderry, the Town Council, and the Town Manager;

1. Section 2, Definitions, is amended to add the following definition:

Abutter: In addition to the definition set forth in RSA 672:3, “abutter” shall include properties within 400 feet of the property for which an application is pending before the Town Council, Planning Board, or Zoning Board of Adjustment, as determined using the “abutter” tool in the Town’s GIS system. In any case where the Town of Londonderry is an abutter, “abutter” shall also include all abutters to the parcel or parcels owned by the Town of Londonderry, using both the statutory definition and the 400-foot measurement set forth above.

2. “Abutter” shall be indicated as a defined term where it appears in the Londonderry Zoning Ordinance.

NOW THEREFORE BE IT RESOLVED by the Town Council of the Town of Londonderry that the Town Zoning Ordinance be amended to reflect the above amendments, to become effective upon passage by the Town Council.

**Chad Franz – Chair
Town Council**

Sharon Farrell – Town Clerk

**A TRUE COPY ATTEST:
10/7/2024**



Town of Londonderry, New Hampshire

268B Mammoth Road • Londonderry, NH 03053

(603) 432-1100 • londonderrynh.gov

ORDINANCE 2024-09

AN AMENDMENT TO THE ZONING ORDINANCE RELATIVE TO REZONING MAP 10, LOT 45 - 42 ASH STREET

WHEREAS the existing parcel, Map 10, Lot 45, 42 Ash Street, is zoned Agricultural-Residential (AR-1); and

WHEREAS the Planning Board has received a request to rezone the above-referenced parcel to Industrial I (Ind-1); and

WHEREAS the Planning Board has recommended that the Town Council act favorably upon the request; and

WHEREAS the requested rezoning is consistent with the purpose and intent of the Londonderry Master Plan and the Londonderry Zoning Ordinance;

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Londonderry that the Town Zoning Ordinance be amended to reflect the rezoning of Map 10, Lot 45 to Industrial I, to become effective upon passage by the Town Council.

Chad Franz – Chair
Town Council

Sharon Farrell – Town Clerk

A TRUE COPY ATTEST:
09/23/2024



JUN 18 2024

RECEIVED

TOWN OF LONDONDERRY

LONDONDERRY PLANNING BOARD & TOWN COUNCIL

268B Mammoth Road Londonderry, NH 03053 Phone: 432-1100, ext.134 Fax: 432-1128

APPLICATION FOR REZONING REQUEST

LOCATION OF PROPERTY:

Street address 42 Ash Street;
Tax map 10 Parcel 45

CURRENT ZONING: AR-1 PROPOSED ZONING: IND-1

Owner's name (s) Pillsbury Realty Development LLC Tel. No.

Owner's address 100 Ferry Street, Hudson, NH 03051

Owner's Email address

Applicant's name(s) TC Boston Development, Inc. Tel. No. 617-880-7702

Applicant's address 265 Franklin Street, Suite 2002, Boston, MA 02110

Applicant's Email address Elong@trammelcrow.com

Representative's name John H. Sokul, Esq., Hinckley, Allen & Snyder LLP Tel. No. 603-545-6132

Representative's address 650 Elm Street, Suite 500, Manchester, NH 03101

Representative's Email address jsokul@hinckleyallen.com

Please explain the purpose for your rezoning request including how the proposed zoning fits in with the neighboring properties and can be justified on the bases of the health, safety and general welfare of the community. Also, please provide an explanation as to how the request is in accordance with comprehensive plan and/or master plan. Attach additional sheets if necessary. See attached letter.



650 Elm Street
Manchester, NH 03101
p: 603-225-4334 f: 603-224-8350
hinckleyallen.com

John H. Sokul
jsokul@hinckleyallen.com
(603) 545-6132

June 18, 2024

VIA HAND DELIVERY

Jake Butler, Chair
Londonderry Planning Board
268B Mammoth Road
Londonderry, New Hampshire 03053

RE: Rezoning of Tax Map 10; Parcel 45, Londonderry, New Hampshire – AR-I to IND-I

Dear Chairman Butler and Members of the Board:

I am writing this letter on behalf of TC Boston Development, Inc. (the “Applicant”) to propose a zoning amendment which would rezone Tax Map 10, Lot 45 (the “Property”), from Agricultural-Residential (AR-I) to Industrial I (IND-I) in Londonderry. The Property is currently a part of the Woodmont Commons PUD district, and therefore subject to the Woodmont Commons PUD Master Plan (the “Master Plan”). The Property is located within the WC-12 subdistrict of the Woodmont Commons PUD.

The Property is owned by Pillsbury Realty Development LLC (the “Property Owner”). The Property is held in common ownership with several other large lots on the east side of I-93, which the Applicant is under contract to purchase. The Property Owner is aware of and supports the proposed rezoning. Outside of the Property, all abutting lots in common ownership have an underlying zoning of IND-I. Applicant’s goal is to develop the Property for commercial and industrial uses. The Property is immediately adjacent to approximately 87.5 acres of industrially zoned land.

Pursuant to the Use Table of the Londonderry Zoning Ordinance (the “Zoning Ordinance”), the only allowed use in the AR-I zoning district that is classified as a “Business Use” is a bed and breakfast. Several residential uses are allowed, but there is no commercial, retail, or industrial uses allowed under the underlying agricultural zoning. Given the changing landscape of this area (i.e., the introduction of a new Highway Exit 4A along I-93), as well as the current economic demands of the area, the Property is ideally suited for commercial and industrial uses, which would bring significant tax revenue and employment opportunities to the Town of Londonderry and take advantage of the Property’s proximity to and access from I-93.

The proposed rezoning is also consistent with the goals of the Master Plan as explained below.

1. Economic Development Goals

Rezoning this area IND-I would allow for stronger economic development in the area. Industrial zoning throughout these lots will attract businesses, stimulate economic activity, and create job opportunities; all encouraged by the Master Plan.

2. Land Use Efficiency

Efficient land use is also a major component of the Master Plan. Currently, the Property being zoned AR-I and the surrounding area being zoned IND-I create an uneven and inefficient potential use for this area of the Woodmont Commons PUD. This rezoning would create a contiguous and cohesive industrial zoning district, which is more efficient from a land use perspective, and will be more likely to attract significant investment.

3. Balanced Growth

The Master Plan places an emphasis on a balanced growth between residential and commercial uses. This rezoning would allow for significant commercial development, which, given recent and proposed residential units in this area of Londonderry, would provide better balanced growth as envisioned by the Master Plan.

In light of the above, attached please find the following documentation in support of the Applicant's rezoning request:

1. Completed Rezoning Application;
2. Concept plan showing the requested rezoning, prepared by Hayner/Swanson, Inc., dated June 17, 2024;
3. Abutters list;
4. Two checks made out to the Town of Londonderry, one for \$40.00 (advertising fee) and one for \$372.00 (\$12 per abutter); and
5. Three sets of 1" by 2 5/8" mailing labels for each abutter.

We would appreciate the opportunity to further discuss this idea with the Planning Board, and would ask to be put on your July 17, 2024 agenda to do so. Please call me if you have any questions or comments or would like to discuss further.

Sincerely,



John H. Sokul



Town of Londonderry, New Hampshire

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ORDINANCE 2024-10

AN AMENDMENT TO THE MUNICIPAL CODE, TITLE II TRAFFIC SAFETY CODE, CHAPTER IX – SPEED LIMITS/TRUCKING REGULATIONS

WHEREAS the Town of Londonderry recognizes the need for an update to the Traffic Safety Code; and

WHEREAS this requested change adds Gilcreast Road to Chapter IX, Section I & Griffin Road to Chapter IX, Section II in the Traffic Safety Code;

NOW THEREFORE BE IT RESOLVED by the Londonderry Town Council that the amended Traffic Safety Code attached hereto is hereby adopted.

Chad Franz – Chair
Town Council

Sharon Farrell – Town Clerk

A TRUE COPY ATTEST:
09/23/2024

CHAPTER IX - SPEED LIMITS/ TRUCKING REGULATIONS*

SECTION I SPEED LIMITS

A. The streets designated in the schedule below and as amended periodically, shall have the speed limits as indicated:

1. The following roads shall have a speed limit of 30 MPH:

Abbey Rd	Estey Dr	Mallard Ln	Sparhawk Dr
Acorn Dr	Evergreen Cr	Manasquan Cr	Spring Rd
Acropolis Av	Everts St	Manter Mill Rd	Spruce St
Alan Cr	Fairway Rd	Maplewood Dr	St Charles St
Albany Av	Falcon Rd	Marks Ct	State Tree Cr
Alexander Rd	Faucher Rd	Matthew Dr	Sterling Dr
Allison Ln	Faye Ln	Maureen Cr	Stokes Rd
Anderson Cr	Fiddlers Ridge Rd	Mayflower Dr	Stony Point Dr
Anderson Ln	Finch Cr	McAllister Dr	Summer Dr
Angelo Ln	Fir St	McEnroe Dr	Sundy Lee Tr
Angus Av	Forest St	McKinley Av	Sunflower Ln
Anthony Dr	Foxglove St	Meadow Dr	Sunrise Dr
Apple Blossom Dr	Gail Rd	Meetinghouse Dr	Sunset Dr
Appletree Ln	Galaxy Wy	Melody Ln	Sutton Pl
Apollo Rd	Garden Ln	Mercury Dr	Tanager Wy
Apollo Rd Ext	Gardner Cr	Merlin Pl	Terracewood Rd
Arrowhead Dr	Gary Dr	Michelle Ln	Teton Dr
Ashley Dr	Gerry Ln	Midridge Cr	Thornton Rd
Aspen Cr	Gilcreast Rd	Mill Rd	Timber St
Autumn Ln	Gillette Dr	Millstone Cr	Tinkham Ln
Avery Rd	Golen Dr	Misty Ln	Tokanel Dr
	Gordon Dr	Mohawk (E of Meadow)	
Baldwin Rd	Granite St	Mont Vernon Dr	Tranquil Dr
Ball Dr	Grapevine Cr	Morningside Dr	Treadway Ln
Bancroft Rd	Greeley Rd	Morway Dr	Trolley Car Ln
Bartley Hill Rd	Gregg Cr	Moulton Dr	Twin Isles Rd
Bayberry Ln	Griffin Av	Mountain Home Rd	Tyler Dr
Beacon St	Grove St	Nelson Rd	Valley St
Bear Meadow Rd	Hall Rd	Noonan Dr	Verdi Ln
Beech Hill Dr	Hampshire Ln	Nottingham Ct	Victoria Dr
Berkshire Ln	Hampton Dr	Noyes Rd	Wallace Cr
Betty Ln	Hancock Dr	Nutfield Dr	Walnut Dr
Birchwood Dr	Happy Ln	Oak Dr	Walton Cr
Bittersweet Ln	Hardy Rd Ext	O'Connell Dr	Watercrest Dr
Blueberry Ln	Harmony Dr	Old Coach Rd	Watts Rd
Bockes Rd	Hawthorne Rd	Old Mammoth Rd	Wedgewood Dr
Boston Av	Haywood Rd	Old Nashua Rd	Welch Rd
		Olde Country Village Rd	
Boulder Dr	Hazelnut Ln	Orchard View Dr	West Parrish Dr
Boundary Dr	Hearthstone Dr	Oriole Ln	West Woodbine Dr
Boyd Rd	Hemlock St	Otterson Rd	West Yellowstone Dr
Bretton Rd	Heritage Ln	Overlook Av	Westminster Dr
Brewster Rd	Heron Dr	Owl Rd	Westwood Dr
Brian Dr	Hickory Hill Dr	Page Rd	Weymouth Rd
Brookview Dr	Hidden Meadow Dr		Wheelwright Cr

**Town of Londonderry, NH
Title II - Traffic Safety Code**

**Adopted - May 15, 2000, Revised 11/03/03,
08/19/04, 09/17/07, Ordinance 2024-10 09/23/24**

Buckingham Dr	Hillcrest Ln	Palmer Dr	White Plains Av
Buckthorn St	Holly Ln	Park Av	Wildwood Rd
Bunker Hill Dr	Holmes St	Parmenter Rd	William Dr
Burbank Rd	Holstein Av	Partridge Ln	Willow Ln
Button Dr	Holton Cr	Paula Av	Wilshire Dr
Buyck Av	Homestead Ln	Peabody Rw	Wilson Rd
Buttrick Road			
Carmel Dr	Hovey Rd	Pendleton Ln	Wimbledon Dr
Canterbury Ln	Hunter Mill Wy	Pheasant Run Rd	Winding Pond Rd
Capital Hill Dr	Hyde Park Cr	Picadilly Cr	Windsor Bv
Cardinal Cr	Imperial Dr	Pine Hollow Dr	Winterwood Dr
Carousel Ct	Iroquois Cr	Pine St	Winthrop Rd
Castle Ct	Isabella Dr	Pleasant Dr	Woodcrest Dr
Catamount Rd	Jason Dr	Poplar Cr	Woodhenge Cr
Cedar Ln	Jay Dr	Premier Dr	Woodland Dr
Chandler Dr	Jefferson Dr	Preserve Dr	Woods Av
Charleston Av	Jersey St	Priscilla Ln	Woodside Dr
Charmarand Rw	Jewel Ct	Quentin Dr	Wyandot Cr
Chartwell Ct	John St	Quincy Rd	Yorkshire Ln
Chase Brook Dr	Jolly Ln	Rabbit Run	Young Rd
Chase Rd	Josephine Dr	Raintree Dr	
High Range Rd.			
Checkerberry Ln	Judy Dr	Raven Tr	
Cherokee Ct	Justin Cr	Rebecca Dr	
Cheshire Ct	Karen Ln	Red Deer Rd	
Chestnut Hill Dr	Kelley Rd	Red Fern Cr	
Cheyenne Av	Kendall Pond Rd	Reed St	
Clark Rd	Kestree Dr	Reo Ln	
Cohas Ter	Kim Av	Rev Parker Rd	
Coin St	Kimball Rd	Ridgemont Dr	
Coleman Pl	King Arthur Dr	Rindge Rd	
Colonial Dr	King Charles Dr	Ringe Rd	
Columbia Dr	King Edward Dr	Robin Hood Dr	
Connors St	King George Dr	Rocco Dr	
Constance Dr	King Henry Dr	Rockwood Ln	
Constitution Dr	King James Dr	Rolling Ridge Rd	
Copperfield Ln	King John Dr	Ross Dr	
Cortland St	King Phillip Dr	Rossini Rd	
Cote Ln	King Richard Dr	Royal Ln	
Coteville Rd	Kitt Ln	Saddleback Rd	
Coventry Ln	Lafayette Rd	Sadies Wy	
Crabapple Ln	Lancaster Dr	Sanborn Rd	
Crosby Ln	Lance Av	Sandstone Cr	
Cross Rd	Lane Wy	Sandy Brook Ln	
Currier Dr	Lantern Ln	Sara Beth Ln	
Dan Hill Rd	Larch Ln	Sargent Rd	
Danbury Ct	Laurel Hill Dr	Seasons Ln	
Darrow Wy	Lawson Farm Rd	Seminole Pl	
Davis Dr	Ledgewood Dr	Sequoia Av	
Devonshire Ln	Leelynn Cr	Severance Dr	
Dianna Rd	Lexington Av	Shadow Ridge Rd	

SECTION II TRUCKING REGULATIONS – THRU TRUCKING PERMITTED/PROHIBITED

- A. Thru trucking shall mean use by trucks having ten or more wheels that make no pickups or deliveries to, nor provide services to, residential dwellings on designated streets.
- B. The streets designated in the schedule below and as amended periodically, shall be permitted thru trucking during the times indicated:
 - 1. West Road Both Entire Length
7:00 AM- 6:00 PM*
 - 2. Litchfield Road Entire Length
7:00 AM - 6:00 PM*
* Except Sundays
- C. Thru Trucking shall be prohibited on the streets designated in the schedule below, and as amended periodically:
 - 1. Dan Hill Road Both Entire Length
 - 2. Elwood Road Both Entire Length
 - 3. Ash Street REPEALED
 - 4. High Range Road Entire length
 - 5. Pillsbury Road Entire length
 - 6. Gilcreast Road Entire length
 - 7. Hardy Road Entire length
 - 8. Stonehenge Road Entire length
 - 9. Adams Road Entire length
 - 0. Shasta Drive Entire length
 - 1. Noyes Road Entire length
 - 2. Perkins Road Entire length
 - 3. Bartley Hill Road Entire length
 - 4. Londonderry Road REPEALED
 - 5. Wiley Hill Road Entire length
 - 6. Hall Road Entire length
 - 7. South Road Entire length
 - 8. Kendall Pond Road Entire length
 - 9. Westminster Road Entire length
 - 10. Bancroft Road Entire length
 - 11. Otterson Road Entire length
 - 12. Young Road Entire length
 - 13. Parmenter Road Entire length
 - 14. Mammoth Road From Page Road/Grenier Fld Rd.
South to Rte. 128 Intersection
 - 15. Mammoth Road From Page Road/Grenier Fld Rd.
North to Rte. 128 Intersection
 - 16. Longwood Avenue Entire Length
 - 17. Litchfield Road East of High Range Road*Saturdays
Only*
 - 18. Griffin Rd Entire Length

- D. No vehicle shall be operated on any street loaded with, sand, asphalt, stone, gravel or other particulate substance unless said vehicle is equipped with and said load is secured by a close fitting tarpaulin which prevents the escape of any substance from the load onto the street.

SECTION III - WEIGHT LIMITS

- A. Trucks over two and one half (2 1/2) tons are excluded from the streets or parts of streets, except for pickup and delivery at residences, as indicated below:

- 1. Mountain Home Road Entire Length

SECTION IV - COMMERCIAL TRAFFIC

- A. Commercial traffic shall be prohibited on the streets or parts of streets designated below and during the hours indicated:

- 1. Mountain Home Road Entire length 6:00 PM to 8:00 AM
- 2. Old Mammoth Road Bockman's Trlr.Pk.
To Paige Road 9:00 PM to 6:00 AM
- 3. Old Mammoth Road Paige Rd. To
Trkg. terminals north Of Page Road 9:00 PM to 6:00 AM

- 1. Exemptions - emergency vehicles and snow removal vehicles are exempt.

SECTION V PENALTY

- A. Any operator or registered owner of any vehicle found to be in violation of this Ordinance shall be fined as follows:

- 1. First Offense - \$100
- 2. Second Offense - \$250
- 3. Third Offense - \$750
- 4. Fourth Offense \$1,000

*Chapter IX by Ordinances dated 1/28/77 and 9/28/76

~~~~End of Chapter~~~~

1 **Londonderry Town Council Minutes**
2 **Monday, September 16, 2024**
3 **7:00 PM**
4 **Moose Hill Council Chambers**
5

6 **Meeting Link:** <http://173.166.17.35/CablecastPublicSite/show/12694?channel=4>
7

8 **Attendance:** Chair Chad Franz; Vice Chair Ted Combes, Councilor Shawn Faber; Councilor Ron
9 Dunn; Town Manager Mike Malaguti.
10

11 **CALL TO ORDER**
12

13 Chair Franz called the Town Council meeting to order at 7:00 PM. Chair Franz led the Pledge of
14 Allegiance. This was followed by a moment of silence led by Chair Franz for the veterans who
15 have served our country, allowing us as citizens to have our freedom.
16

17 **PUBLIC COMMENT**
18

19 Chair Franz opened public comment.
20

21 **Name:** Doug Thomas (State Rep)

22 **Address:** 143 Mammoth Rd

23 Thomas opened public comment with the wonderful news of a young man named Caleb Haseltine
24 being honored tonight. Haseltine is a current senior at LHS who has been accepted into the Special
25 Forces with hopes of becoming a Navy Seal. Chief Gable from Navy Station Amherst reiterated
26 the immense success Haseltine has shown at the early age of 17. Haseltine came forward and
27 thanked his recruiter Brendan Mcgee and everyone for their time. Thomas presented the young
28 man with the American Flag which flew at the state capitol with a signed letter from the governor
29 of NH and himself.
30

31 **Name:** Tony DeFrancesco

32 **Address:** 1 Cheshire Ct

33 DeFrancesco asked if it is possible to have the viewership pulled from all the meetings to see if it
34 is successful in what was requested in the last warrant article to record all sessions as well as a
35 better understanding of how many people are tuning in.
36

37 **Name:** Ray Breslin

38 **Address:** 3 Gary Dr

39 Breslin agreed with DeFrancesco's remarks and reassured the council that viewership may not be
40 a direct correlation to how much the public is paying attention. Breslin ended his public comment
41 thanking everyone for everything they had done.
42

43 **Name:** Jason Goldman

44 **Address:** 158 Mammoth Rd

45 Goldman shared the same beliefs as DeFrancesco and explained there is much to talk about with
46 the upcoming budget season. Goldman ended his public comment sharing he hopes the town can

47 continue to move forward and not dwell on the past.

48

49 Public comment is closed.

50

51 **NEW BUSINESS**

52

53 **Primary Election Update**

54

55 Moderator Kipp came forward to discuss the election. Kipp thanked the Council and everyone who
56 was involved since this was a team effort. Kipp shared highlights including 17,205 voters and
57 seventy-nine same-day registrations which he suspects to be greater come November. Kipp
58 explained Londonderry was randomly selected for an audit and it was considered successful. Town
59 Clerk Farrell thanked the school facility staff who set everything up for the election and explained
60 this is a new group managing the initial setup and it was amazing.

61

62 **Old Home Day & Funway Playground Updates**

63

64 Assistant Recreation Director Doug Cole & Administrative Support Coordinator Kirsten Hildonen
65 came forward to present the success of Old Home Day. Hildonen shared there were no major
66 incidents as well as it was a smooth event. Hildonen summarized each day with its corresponding
67 events and explained the group is already preparing to improve next year. Hildonen ended the
68 presentation by honoring the premier sponsors which was a new level of sponsorship this year
69 equating to a donation of \$2,500 or more. Town Manager Malaguti said he is incredibly proud of
70 the staff and what was conducted. Franz thanked the town staff and the school district for their
71 support.

72

73 Cole presented the changes made to Funway Playground which involved new surface material,
74 new fencing, hydroseeding, and clearing the overgrowth in certain areas. Cole shared the long-
75 term priorities which consist of more upgrades and editing to provide enhanced safety features.
76 Town Manager Malaguti said he is happy with the work Cole has done with the playground.

77

78 **Updated Sewer Facilities Plan Presentation**

79

80 Environmental Engineer Bob Kerry and Director of Engineering John Trottier presented the
81 updated plan corresponding to sewer updates. Kerry shared this has been a work in progress for
82 quite a while and the last plan which was prepared was in 2005. Kerry also shined light on this by
83 explaining this plan and cost do not come out of the general fund, so it is not a tax impact. Kerry
84 continued by explaining the new plan is based on the master plan which originated in 2013. Trottier
85 shared they will be back to lower the rate of price per gallon with a public hearing.

86

87 Councilor Dunn moved to approve the Updated Sewer Facilities Plan. Seconded by Councilor
88 Faber.

89

Chad Franz	Yes
Ted Combes	Yes

John Farrell	Absent
Ron Dunn	Yes
Shawn Faber	Yes

90
91 Motion Passed 4-0-0.

92
93 Councilor Dunn stepped out of the room.

94
95 **Resolution 2024-24: An Amendment to the Londonderry Storm Water Regulations (First**
96 **Reading)**

97
98 Vice Chair Combes moved to waive the first reading of Resolution 2024-24. Seconded by
99 Councilor Faber.

100

Chad Franz	Yes
Ted Combes	Yes
John Farrell	Absent
Ron Dunn	Absent
Shawn Faber	Yes

101
102 Motion passed 3-0-0.

103
104 Councilor Dunn returned to the room.

105
106 **Right of Way Acquisitions for Stonehenge Rd and Rt 28 Traffic Circle Project**

107
108 Malaguti shared a diagram on the screen displaying two areas highlighted in green which represent
109 parcel numbers 8 & 11. Malaguti explained parcel 8 accounts for .05 acres and parcel 11 accounts
110 for .03 acres with a total cost of \$1,740 dollars to acquire the property.

111
112 Vice Chair Combes made a motion to approve the acquisitions for the Stonehenge Rd and Rt 28
113 Traffic Circle project. Seconded by Councilor Dunn.

114

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

Shawn Faber	Yes
-------------	-----

115
116 Motion passed 4-0-0.

117
118 **Phase 7 Rail Trail Funding Discussion**

119
120 Malaguti announced the town applied late last year for a grant which has been awarded for
121 \$422,000 to aid in the completion of Phase 7 of the Londonderry Rail Trail. Malaguti explained
122 this would connect the southern part of the rail trail and his ask tonight to utilize ARPA money to
123 supplement the grant funds toward the total cost of the project.

124
125 The council came to a consensus to approve this. No vote occurred.

126
127 **Order 2024-11: The Expenditure of Reclamation Trust Funds**

128
129 Trottier shared this is a normal wear and tear procedure and this request is to update their trash
130 carts.

131
132 Councilor Dunn made a motion to approve Order 2024-11. Seconded by Vice Chair Combes.

Chad Franz	Yes
Ted Combes	Yes
John Farrell	Absent
Ron Dunn	Yes
Shawn Faber	Yes

133
134
135 Motion passed 4-0-0.

136
137 **Ordinance 2024-09: Request to Rezone 42 Ash St (tax Map 10, Lot 45) from Agricultural-**
138 **Residential (AR-1) to Industrial I (Ind. 1) (First Reading)**

139
140 Councilor Faber moved to waive the first reading of Ordinance 2024-09. Seconded by Councilor
141 Dunn.

Chad Franz	Yes
Ted Combes	Yes
John Farrell	Absent
Ron Dunn	Yes
Shawn Faber	Yes

143
144 Motion passed 4-0-0.

145
146 **Ordinance 2024-10: An Update to Title II – Traffic Safety Code regarding Chapter IX –**
147 **Speed Limits/Trucking Regulations (First Reading)**

148
149 Vice Chair Combes moved to waive the first reading of Ordinance 2024-010. Seconded by
150 Councilor Dunn.

151

Chad Franz	Yes
Ted Combes	Yes
John Farrell	Absent
Ron Dunn	Yes
Shawn Faber	Yes

152
153 Motion passed 4-0-0.

154
155 **Discussion of Possible State Legislative Changes that Could be Proposed**

156
157 Dunn shared that his goal while working with Malaguti is to form a committee for Rockingham
158 County to learn from other communities who may be facing similar issues as ours in their
159 respective towns. Malaguti shared he agrees and one of the biggest concerns mentioned is traffic.
160 Malaguti ended by explaining that at the next meeting, he will have more information as he is still
161 researching and would like to present to the board with some options.

162
163 **PUBLIC HEARING**

164
165 **Resolution 2024-22: Establishing a Fee Schedule for Records Requests**

166
167 Hildonen explained the changes made to this resolution would only have affected one or two
168 requesters, which would have resulted in a charge. Hildonen shared that the provisions in the state
169 law do not distinguish between residents and non-residents for charging hence nothing is outlined
170 in the resolution.

171
172 **Name:** Tony DeFrancesco

173 **Address:** 1 Cheshire Ct
174 DeFrancesco mentioned all monies charged on the commercial side of requests would be passed
175 through so there is no reason to give them a break. DeFrancesco went on to suggest color copies
176 be a higher charge. Combes also suggested raising the costs as well. Hildonen shared she is weary
177 of doing so being that there is no cost outlined in the state law and she would like to keep it in a
178 fair range to avoid unreasonable costs due to the fact of not being able to charge for labor per each
179 request.

180

181 Vice Chair Combes moved to approve Resolution 2024-22. Seconded by Councilor Dunn.
 182

Chad Franz	Yes
Ted Combes	Yes
John Farrell	Absent
Ron Dunn	Yes
Shawn Faber	Yes

183
 184 Motion passed 4-0-0.

185
 186 **APPROVAL OF MINUTES**

187
 188 Vice Chair Combes moved to approve the minutes from August 12th. Seconded by Councilor
 189 Dunn.

190

Chad Franz	Yes
Ted Combes	Yes
John Farrell	Absent
Ron Dunn	Yes
Shawn Faber	Yes

191
 192 Motion passed 4-0-0.

193
 194 **LIAISON REPORTS**

195
 196 Councilor Dunn: Dunn shared Beautify Londonderry still has one alternate position open and a
 197 fall cleanup on October 19th.

198
 199 Councilor Faber: Faber shared the Master Plan committee has had immense success so far with
 200 the surveys with over halfway to their goal.

201
 202 Chair Franz: Franz explained the School Board is reviewing three projects ranging from \$8.7-\$21
 203 million related to full day kindergarten. Franz continued by sharing the district ended FY24 with
 204 a fund balance of \$854,807 and the board is reviewing updating the outdated phone system
 205 throughout the district.

206
 207 **Town Manager Report**

208
 209 Town Manager Malaguti provided his report bringing to the table a new ordinance for short term

210 rentals in town, as well as the status of the drought, updates on the ARBO viruses map and ended
211 thanking the Cable Department for their amazing work and support.

212

213 **MEETING SCHEDULE**

214

- 215 • September 23rd, 2024; Moose Hill Council Chambers, 7:00 p.m.

216

217 **ADJOURNMENT**

218

219 Councilor Faber moved to adjourn. Councilor Dunn seconded.

220

Chad Franz	Yes
Ted Combes	Yes
John Farrell	Absent
Ron Dunn	Yes
Shawn Faber	Yes

221

222 Motion passed 4-0-0.

223 The meeting was adjourned at 9:35 p.m.

224 Minutes prepared by Cameron Maher