



# Town of Londonderry, New Hampshire

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Planning – Zoning – Economic Development – Conservation

## **MEMORANDUM**

**TO:** Planning Board

**FROM:** Kellie Caron, Deputy Town Manager / Director of Economic Development

**DATE:** April 1, 2026

**RE:** Woodmont Commons 2025 Annual Update

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### **Overview**

Woodmont Commons is an approved Planned Unit Development (PUD) consisting of approximately 600 acres of mixed-use development, including residential, commercial, and industrial uses located between Exits 4 and 5 along Interstate 93.

The project was approved in 2013 along with a Master Plan and Development Agreement intended to:

- Establish permitted uses and development standards
  - Coordinate infrastructure and public improvements
  - Ensure long-term fiscal and planning benefits to the Town
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### **Annual Fiscal Update Requirement**

Pursuant to Section VIII (Fiscal Matters) of the Development Agreement, the Developer is required to:

- Prepare and submit an annual fiscal impact update to the Town
- Evaluate cumulative fiscal impacts of the development over time
- Compare revenues generated (taxes, fees) to incremental municipal costs

The analysis relies on the methodology established in the 2013 Fiscal Impact Analysis, including:

- Property tax revenues based on assessed value
- Motor vehicle revenues
- Incremental operating and capital costs based on functional population and service demand

## **Key Provision of Development Agreement**

The Development Agreement includes a key fiscal protection mechanism:

- If Woodmont Commons, on a cumulative basis, results in a negative fiscal impact to the Town, the Developer is required to make a payment to offset the deficiency and restore fiscal neutrality.
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## **Purpose of the Annual Update**

The annual update provides:

- A snapshot of current development within Woodmont
- Updated estimates of population, employment, and valuation
- A comparison of:
  - Town revenues generated by the development
  - Incremental Town expenditures attributable to the development

The current report evaluates the fiscal period July 1, 2024 through June 30, 2025.

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## **Planning Board Role**

Consistent with the 2013 approvals and Development Agreement, the Planning Board's role is:

- To receive and review the annual fiscal update
- To ensure consistency with the methodology established in the 2013 Fiscal Impact Analysis
- To provide input or comments regarding:
  - Assumptions used in the analysis
  - Alignment with the PUD Master Plan and ongoing development
- To acknowledge the update as part of ongoing oversight of the Woodmont PUD

The Planning Board does not take formal action on the fiscal update but serves an important oversight and advisory function as part of the PUD framework.

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## **Recommendation**

It is recommended that the Planning Board:

- Receive the Woodmont Commons 2025 Annual Fiscal Update
- Provide any comments or feedback as appropriate

**Board Action Required:** No formal action is required.