

To the inhabitants of Londonderry in the County of Rockingham in the State of New Hampshire qualified to vote in Town Affairs:

Voters are hereby notified to meet at the Londonderry High School Gymnasium in Londonderry on Saturday, the fifth (5th) day of February 2022, at nine o'clock in the morning for the Deliberative Session of the Budgetary Town Meeting.

Voters are further notified to meet at the Londonderry High School Gymnasium on Tuesday, March 8, 2022, to choose all necessary Town Officers for the ensuing year, and to act upon the proposed Fiscal Year 2023 budget, as may be amended at the Deliberative Session, by official ballot, the polls to be open at six o'clock in the morning and to close not earlier than eight o'clock in the evening.

**ARTICLE NO. 1: [ELECTION OF OFFICERS]**

To choose all necessary Town Officers for the ensuing year or until another is chosen or appointed and qualified.

**ARTICLE NO. 2: [FISCAL YEAR 2023 TOWN OPERATING BUDGET]**

Shall the Town raise and appropriate as an operating budget, not including appropriations by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by vote of the first session, for the purposes set forth therein, totaling **\$38,996,682**. Should this article be defeated, the default budget shall be **\$39,069,640** which is **the amount of the appropriations contained in the operating budget authorized for the previous fiscal year**, with certain adjustments required by previous action of the Town or by law; or the governing body may hold one special meeting, in accordance with RSA 40:13, X and XVI, to take up the issue of a revised operating budget only.

**(If passed, this article will require the Town to raise \$21,124,977 in property taxes, resulting in a tax rate impact of \$4.099 in FY 23 based upon projected assessed values.)**

*The Town Council by a vote of 0-0 recommends a X vote; the Budget Committee by a vote of 0-0 recommends a X vote.*

**ARTICLE NO. 3: [EXPENDABLE MAINTENANCE TRUST FUND]**

To see if the Town will vote to raise and appropriate the sum of **ONE HUNDRED EIGHTY THOUSAND DOLLARS (\$180,000)** to be placed in the Town's Expendable Maintenance Trust Fund for the purpose of repairing and maintaining town facilities and infrastructure and further to authorize the use of **NINETY THOUSAND DOLLARS (\$90,000)** from the June 30 Unassigned Fund Balance towards this appropriation.

**(If passed, this article will require the Town to raise \$90,000 in property taxes, resulting in a tax rate impact of \$0.017 in FY 23 based upon projected assessed values.)**

*The Town Council by a vote of 0-0 recommends a X vote; the Budget Committee by a vote of 0-0 recommends a X vote.*

**ARTICLE NO. 4: [ROADWAY MAINTENANCE EXPENDABLE TRUST FUND]**

To see if the Town will vote to raise and appropriate the sum of **SIX HUNDRED FIFTY THOUSAND DOLLARS (\$650,000)** to be placed in the Roadway Maintenance Expendable Trust Fund.

**(If passed, this article will require the Town to raise \$650,000 in property taxes, resulting in a tax rate impact of \$0.126 in FY 23 based upon projected assessed values.)**

*The Town Council by a vote of 0-0 recommends a X vote; the Budget Committee by a vote of 0-0 recommends a X vote.*

**ARTICLE NO. 5: [STUDY POTENTIAL CHANGES TO PUBLIC WATER SYSTEM]**

To see if the Town will vote to raise and appropriate **ONE HUNDRED THOUSAND DOLLARS (\$100,000)** to fund legal and consulting expenses related to the possible expansion of the existing public water system and/or the creation of a public water system owned by the Town. This funding is necessary to study the rates such a public water system would be able to offer, and to compare such rates with those offered by other utility providers operating in town. These funds will also be used to study the potential costs of acquisition of existing utility infrastructure by the Town, potential costs of adding necessary infrastructure, potential expenses related to remediation of water contaminated by PFAS and other contaminants, and the potential costs to provide potable water to Londonderry's residents at reasonable rates. This special warrant article will be a non-lapsing appropriation per RSA 32:7, VI and will not lapse until the earlier of the completion of its purpose or June 30, 2027.

**(If passed, this article will require the Town to raise \$100,000 in property taxes, resulting in a tax rate impact of \$0.019 in FY 23 based upon projected assessed values.)**

*The Town Council by a vote of 0-0 recommends a X vote; the Budget Committee by a vote of 0-0 recommends a X vote.*

**ARTICLE NO. 6: [FIRE DEPARTMENT EQUIPMENT CAPITAL RESERVE FUND]**

To see if the Town will vote to raise and appropriate **ONE HUNDRED THOUSAND DOLLARS (\$100,000)** to be placed in the Fire Equipment capital reserve fund and further to authorize the use of **FIFTY THOUSAND DOLLARS (\$50,000)** from the June 30 Unassigned Fund Balance towards this appropriation.

**(If passed, this article will require the Town to raise \$50,000 in property taxes, resulting in a tax rate impact of \$0.010 in FY 23 based upon projected assessed values.)**

*The Town Council by a vote of 0-0 recommends a X vote; the Budget Committee by a vote of 0-0 recommends a X vote.*

**ARTICLE NO. 7: [PILLSBURY CEMETERY EXPANSION CAPITAL RESERVE FUND]**

To see if the Town will vote to raise and appropriate **SEVENTY-FIVE THOUSAND DOLLARS (\$75,000)** to be placed in the Pillsbury Cemetery Expansion capital reserve fund.

**(If passed, this article will require the Town to raise \$75,000 in property taxes, resulting in a tax rate impact of \$0.015 in FY 23 based upon projected assessed values.)**

*The Town Council by a vote of 0-0 recommends a X vote; the Budget Committee by a vote of 0-0 recommends a X vote.*

**ARTICLE NO. 8: [ESTABLISH AND FUND INFORMATION TECHNOLOGY CAPITAL RESERVE FUND]**

To see if the town will vote to establish an Information Technology Capital Reserve Fund under the provisions of RSA 35:1 for the purpose of maintaining and upgrading the Town's information technology needs and infrastructure, including cyber security, and to raise and appropriate the sum of **ONE HUNDRED THOUSAND DOLLARS (\$100,000)** to be placed in this fund. (Majority Vote Required)

**(If passed, this article will require the Town to raise \$100,000 in property taxes, resulting in a tax rate impact of \$0.019 in FY 23 based upon projected assessed values.)**

*The Town Council by a vote of 0-0 recommends a X vote; the Budget Committee by a vote of 0-0 recommends a X vote.*

**ARTICLE NO. 9: [ESTABLISH RECREATION REVOLVING FUND]**

To see if the town will vote to establish a Recreation Revolving Fund pursuant to RSA 35-B:2, II and to raise and appropriate **ONE THOUSAND DOLLARS (\$1,000)** to establish the fund. The money received from fees and charges for recreation park services and facilities, as well as any donations to the Recreation Revolving Fund, shall be allowed to accumulate from year to year, and shall not be considered to be part of the general fund unassigned fund balance. The treasurer shall have custody of all monies in the fund, and shall pay out the same only upon order of the Town Council. These funds may be expended only for recreation purposes as permitted by RSA 35-B, and in the case of a donation, for such further specified recreation purposes for which the donation is made, and no expenditure shall be made in such a way as to require the expenditure of other funds that have not been appropriated for that purpose. (Majority vote required)

**(If passed, this article will require the Town to raise \$1,000.00 in property taxes, resulting in a tax rate impact of \$0.00 in FY 23 based upon projected assessed values.)**

*The Town Council by a vote of 0-0 recommends a X vote; the Budget Committee by a vote of 0-0 recommends a X vote.*

***Town of Londonderry  
2021 Annual Report***

***2022 Warrant***

***ARTICLE NO. 10: [RATIFY A NEW COLLECTIVE BARGAINING AGREEMENT BETWEEN INTERNATIONAL ASSOCIATION OF FIREFIGHTERS LOCAL 3160 AND THE TOWN OF LONDONDERRY]***

To see if the Town will vote to approve the cost items included in the collective bargaining agreement reached between the Town of Londonderry and the International Association of Firefighters Local 3160, which calls for the following additional appropriations for salaries and benefits over what was required under the current, expiring agreement with the employees of the Union:

<b><u>Year</u></b>	<b><u>Estimated Increase from Budget</u></b>	<b><u>Estimated Tax Increase from Budget</u></b>
FY 2023	\$86,623	\$0.017

<b><u>Year</u></b>	<b><u>Estimated Increase from Previous FY</u></b>	<b><u>Estimated Tax Increase from Previous FY</u></b>
FY 2024	\$171,137	\$0.033
FY 2025	\$166,741	\$0.032
FY 2026	\$151,893	\$0.029
FY 2027	\$133,303	\$0.026

And further, to raise and appropriate the sum of **EIGHTY-SIX THOUSAND SIX HUNDRED TWENTY-THREE DOLLARS (\$86,623)** for FY 2023 expenses, such sum representing the additional costs attributable to the increase in salaries and benefits over those of the appropriation at the current staffing levels paid under any existing agreements. (International Association of Firefighters Local 3160 represents 48 Full time Fire Department employees).

**(If passed, this article will require the Town to raise \$86,623 in property taxes, resulting in a tax rate impact of \$0.017 in FY 23 based upon projected assessed values.)**

*The Town Council by a vote of 0-0 recommends a X vote; the Budget Committee by a vote of 0-0 recommends a X vote.*

***ARTICLE NO. 11: [AUTHORIZATION FOR SPECIAL MEETING ON COST ITEMS]***

Shall the Town, if Article 10 is defeated, authorize the Town Council to call one special meeting, at its option, to address Article 10 cost items only.

**(If passed, this article will require the Town to raise \$0.00 in property taxes, resulting in a tax rate impact of \$0.00 in FY 23 based upon projected assessed values.)**

*The Town Council by a vote of 0-0 recommends a X vote; the Budget Committee by a vote of 0-0 recommends a X vote.*

**ARTICLE NO. 12: [DISSOLVE ECO PARK CAPITAL RESERVE FUND]**

To see if the Town will vote to discontinue and dissolve the Eco-Industrial Park capital reserve fund originally created in 2008, currently containing **THIRTY-TWO THOUSAND EIGHT HUNDRED DOLLARS (\$32,800)**. Said funds and accumulated interest to date of withdrawal are to be transferred to the Town's June 30 Unassigned Fund Balance. If this article passes and Article 13 fails, this article will be null and void and the Eco-Industrial Park Capital reserve fund will continue to operate as originally established. (Majority vote required)

**(If passed, this article will require the Town to raise \$0.00 in property taxes, resulting in a tax rate impact of \$0.00 in FY 23 based upon projected assessed values.)**

*The Town Council by a vote of 0-0 recommends a X vote; the Budget Committee by a vote of 0-0 recommends a X vote.*

**ARTICLE NO. 13: [FUND MASTER PLAN CAPITAL RESERVE FUND]**

To see if the Town will vote to raise and appropriate **THIRTY-TWO THOUSAND EIGHT HUNDRED DOLLARS (\$32,800)** for the future updating of the Town Master Plan, to be placed in the Master Plan non-capital reserve fund established for this purpose under Article 14 at the 2008 Town Meeting, and further to authorize the use of **THIRTY-TWO THOUSAND EIGHT HUNDRED DOLLARS (\$32,800)** from the June 30 Unassigned Fund Balance towards this appropriation. If this Article passes and Article 12 fails, this Article will be null and void.

**(If passed, this article will require the Town to raise \$0.00 in property taxes, resulting in a tax rate impact of \$0.00 in FY 23 based upon projected assessed values.)**

*The Town Council by a vote of 0-0 recommends a X vote; the Budget Committee by a vote of 0-0 recommends a X vote.*

**ARTICLE NO. 14: [CABLE EQUIPMENT CAPITAL RESERVE FUND]**

To see if the Town will vote to raise and appropriate **THIRTY-TWO THOUSAND FIVE HUNDRED DOLLARS (\$32,500)** to be placed in the Cable Equipment capital reserve fund with funding to come from the annual distribution of Public Educational and Government Access programming from the current Franchise Agreement.

**(If passed, this article will require the Town to raise \$0.00 in property taxes, resulting in a tax rate impact of \$0.00 in FY 23 based upon projected assessed values.)**

*The Town Council by a vote of 0-0 recommends a X vote; the Budget Committee by a vote of 0-0 recommends a X vote.*

**ARTICLE NO. 15: [SCHOOL DISTRICT LEASE]**

To see if the Town will authorize the Town Council to execute a lease with the Londonderry School District whereby the Town would lease to the School District certain property adjacent to Town Hall for purposes of constructing new School District Offices, for a term of 30-75 years, and for nominal rent, and further to vote to raise and appropriate **THREE HUNDRED TEN THOUSAND DOLLARS (\$310,000)** for the Town to contribute to the construction of the new School District Offices and directly related expenses such as landscaping or reconfiguring the Town Hall complex and further to authorize the use of **THREE HUNDRED TEN THOUSAND DOLLARS (\$310,000)** from the June 30 unassigned fund balance. The lease shall include a provision that office and storage space for the Town's use, satisfactory to the Town, shall be included in the building constructed by the School District. This special warrant article will be a non-lapsing appropriation per RSA 32:7, VI and will not lapse until the construction of the new School District office is complete, or by June 30, 2027, whichever is sooner. Should the School District not pass one or more warrant article(s) authorizing the lease and funding for the construction of new School District Offices, the funds authorized to be raised and appropriated pursuant to this Article 15, if passed, shall not be removed from the June 30 Unassigned Fund Balance.

**(If passed, this article will require the Town to raise \$0.00 in property taxes, resulting in a tax rate impact of \$0.00 in FY 23 based upon projected assessed values.)**

*The Town Council by a vote of 0-0 recommends a X vote; the Budget Committee by a vote of 0-0 recommends a X vote.*

**ARTICLE NO. 16: [RESTORE FORMER SCHOOL DISTRICT OFFICES SITE]**

To see if the Town will vote to raise and appropriate **ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000)** to restore the site of the former School District Offices at the Town Hall complex to a safe, landscaped, slightly condition if the Londonderry School District and the Town do not agree or are unable to return the District Offices to the Town Hall complex and further to authorize the use of **ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000)** from the June 30 unassigned fund balance. This special warrant article will be a non-lapsing appropriation per RSA 32:7, VI and will not lapse until the completion of restoring the site of the former School District Offices at the Town Hall complex to a safe, landscaped, slightly condition or by June 30, 2025, whichever is sooner. If Article 15 passes and the Londonderry School District passes one or more articles at the Official Ballot Session of the 2022 Annual Town Meeting authorizing the lease referred to in Article 15 and funding for construction of new School District offices, the appropriation authorized under this Article will be null and void. This article seeks to use funds appropriated in 2019, which lapsed to the unassigned fund balance after the Town agreed to refrain from restoring this site to allow the School District to attempt to return the District Offices to this site.

**(If passed, this article will require the Town to raise \$0.00 in property taxes, resulting in a tax rate impact of \$0.00 in FY 23 based upon projected assessed values.)**

*Town of Londonderry  
2021 Annual Report*

*2022 Warrant*

*The Town Council by a vote of 0-0 recommends a X vote; the Budget Committee by a vote of 0-0 recommends a X vote.*

**ARTICLE NO. 17: [35 GILCREAST REAL ESTATE TRANSACTION]**

To see if the Town will vote to authorize the release of a conservation and open space restriction on approximately 23 acres of land at 35 Gilcreast Road, Tax Map and Lot 007-118-0 (the "Property"), currently owned by Gilcreast Realty Holdings, LLC, for consideration to be paid to the Town of no less than **TWO MILLION SIX HUNDRED FIFTY THOUSAND DOLLARS (\$2,650,000)**.

If passed, this Article authorizes, but does not require, the Town Council and Conservation Commission to enter into a transaction with Gilcreast Realty Holdings, LLC, upon the above conditions, and such further conditions as the Town Council and Conservation Commission deem appropriate. If this Article passes and Article 18 fails, this Article will be null and void.

**(If passed, this article will require the Town to raise \$0.00 in property taxes, resulting in a tax rate impact of \$0.00 in FY 23 based upon projected assessed values.)**

*The Town Council by a vote of 0-0 recommends a X vote; the Budget Committee by a vote of 0-0 recommends a X vote.*

**ARTICLE NO. 18: [35 GILCREAST REAL ESTATE TRANSACTION  
(CONSERVATION)]**

To see if the Town will vote to raise and appropriate the sum of **SEVEN HUNDRED FIFTY THOUSAND DOLLARS (\$750,000)** to be placed in the Conservation Commission's Land Acquisition Fund, to be used within a reasonable time to replace the property currently under a conservation and open space restriction on approximately 23 acres of land at 35 Gilcreast Road, Tax Map and Lot 007-118-0 (the "Property"), now owned by Gilcreast Realty Holdings, LLC Property with a separate parcel or parcels of land, or interest therein, of an equal or greater conservation value, and further to authorize the use of **SEVEN HUNDRED FIFTY THOUSAND DOLLARS (\$750,000)** from the consideration paid to the Town for the release of the conservation and open space restriction.

If this Article passes and Article 17 fails, this Article will be null and void.

**(If passed, this article will require the Town to raise \$0.00 in property taxes, resulting in a tax rate impact of \$0.00 in FY 23 based upon projected assessed values.)**

*The Town Council by a vote of 0-0 recommends a X vote; the Budget Committee by a vote of 0-0 recommends a X vote.*

**ARTICLE NO. 19: [TOWN-WIDE SPEED LIMIT]**

To see if the Town will vote to express a nonbinding opinion that the maximum town-wide speed limit should be thirty miles per hour, where the speed limit is not otherwise set by law.

**(If passed, this article will require the Town to raise \$0.00 in property taxes, resulting in a tax rate impact of \$0.00 in FY 23 based upon projected assessed values.)**

*Non-monetary item. The Town Council will not make a recommendation; the Budget Committee will not make a recommendation.*

**ARTICLE NO. 20: [PICKLEBALL ENGINEERING WORK]**

Shall the voters of Londonderry, New Hampshire, vote to raise and appropriate the sum of **\$6,000 (SIX THOUSAND DOLLARS)** for engineering fees for a Conceptual Design summary outline for Pickleball Courts, tentatively at 94 West Road or another suitable location, to be used as noted below:

Conduct site observation of potential pickle ball court area with Town

- A. Coordinate and obtain the latest available topographic GIS information from the Town representing the current existing conditions including the pump house and pavilion.
- B. Develop preliminary base plan of the existing conditions from the GIS information in the area of the proposed pickle ball courts.
- C. Develop a conceptual layout plan for pickle ball courts (up to 8 courts).
- D. Develop preliminary grading for pickle ball courts.
- E. Identify and conceptualize potential stormwater facilities to address development runoff.
- F. Coordinate and review the conceptual layout plan, associated site grading plan and potential stormwater facilities with the Town.
- G. Develop conceptual budget estimate for pickle ball courts based upon conceptual design.
- H. QA/QC of conceptual design and estimate. **(BY CITIZENS' PETITION)**

**(If passed, this article will require the Town to raise \$6,000.00 in property taxes, resulting in a tax rate impact of \$0.001 in FY 23 based upon projected assessed values.)**

*The Town Council by a vote of 0-0 recommends a X vote; the Budget Committee by a vote of 0-0 recommends a X vote.*

**ARTICLE NO. 21: [TRANSACTION OF OTHER BUSINESS]**

To transact any other business that may legally come before this meeting. No business enacted under this article shall have any binding effect upon the Town.

Given under our hands and seal, this 13th day of January, in the year of our Lord, Two Thousand and twenty-two.

***TOWN COUNCIL  
LONDONDERRY, NEW HAMPSHIRE***

---

John Farrell - Chairman

---

Joseph V. Green - V. Chairman

---

Tom Dolan - Councilor

---

James Butler - Councilor

---

Deb Paul - Councilor

I hereby certify that notice was given to the inhabitants of the Town of Londonderry to meet for the 2022 Town Meeting at the time and place indicated in this Warrant, by posting an attested copy of this document on January \_\_, 2022 at the Londonderry High School Gymnasium, the place of meeting, and at the Town Hall, School District Office and Leach Public Library.

---

Kevin H. Smith  
Town Manager  
196