



LONDONDERRY TOWN COUNCIL

John Farrell • Chair
Joe Green • Vice Chair
Jim Butler • Councilor
Deb Paul • Councilor
Chad Franz • Councilor

Michael Malaguti • Town Manager
Justin Campo • Finance Director

Agenda
November 7, 2022 – 7:00 P.M.
Moose Hill Council Chambers

A. CALL TO ORDER

B. PUBLIC COMMENT

1. Police Department Promotions
(Kim Bernard, Chief)
2. Small Business Saturday Proclamation
(Chairman John Farrell)

C. PUBLIC HEARING

D. NEW BUSINESS

1. **Resolution #2022-19** – Acceptance of Unanticipated Revenue (Under RSA 31:95-b Londonderry Concerts on the Common Grant
(Justin Campo, Finance Director)
2. **Order #2022-17** – An Order Relative to the Distribution of Fire Equipment Capital Reserve Funds
(Darren O'Brien, Fire Chief)

3. **Order #2022-18** – An Order Relative to the Expenditure of Maintenance Trust Fund for Various Projects
(Dave Wholley, DPW Director)
4. **Order #2022-19** – An Order Relative to the Expenditure of Maintenance Trust Fund for Various Projects
(Dave Wholley, DPW Director)
5. **Order #2022-20** – An Order Relative to the Expenditure of Maintenance Trust Fund for Various Projects
(Dave Wholley, DPW Director)
6. **Order #2022-21** – An Order Relative to the Expenditure of Maintenance Trust Fund for Various Projects
(Dave Wholley, DPW Director)
7. Energy Task Force Workshop Discussion
Town Council

F. OLD BUSINESS

G. APPROVAL OF MINUTES

October 17, 2022 Town Council Minutes

H. APPOINTMENTS/REAPPOINTMENTS

B. OTHER BUSINESS

1. Liaison Reports
2. Town Manager Report
 - a. Drought Update

C. ADJOURNMENT

D. MEETING SCHEDULE

1. Town Council Meeting/Budget Workshop 11/14/2022
Moose Hill Council Chambers, 7:00 P.M.

Town of Londonderry Proclamation



In Honor of Small Business Saturday

Whereas, Londonderry, New Hampshire, celebrates our local small businesses and the contributions they make to our local economy and community; and

Whereas, according to the United States Small Business Administration, there are 32.5 million small businesses in the United States, small businesses represent 99.7% of firms with paid employees, small businesses are responsible for 62% of net new jobs created since 1995, and small businesses employ 46.8% of the employees in the private sector in the United States, and

Whereas, 79% of consumers understand the importance of supporting the small businesses in their community on Small Business Saturday, and Londonderry is made up of numerous small, family-owned and run businesses'; and

Whereas, 58% of shoppers reported they shopped online with a small business and 54% reported they dined or ordered takeout from a small restaurant, bar, or café on Small Business Saturday in 2021; and

Whereas, Londonderry supports our local businesses that create jobs, boost our local economy, and preserve our communities; and

Whereas, advocacy groups, as well as public and private organizations, across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

Now, Therefore, the Londonderry Town Council hereby proclaims, November 26, 2022, as Small Business Saturday, and urges residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday, and throughout the year.

Signed this 7th day of November 2022 at the Town of Londonderry, New Hampshire in the witness thereof the seal and signature of the Town of Londonderry and its Town Council.

John Farrell – Chairman

Joe Green – Vice Chairman

Jim Butler – Councilor

Deb Paul – Councilor

Chad Franz - Councilor

RESOLUTION 2022-19

A Resolution Relative to the

Acceptance of Unanticipated Revenue Under RSA 31:95-b

First Reading: 11/7/22
Second Reading: Waived
Adopted: 11/7/22

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 has complied with RSA 31:95-b, III (b) relative to unanticipated moneys received in amounts less than \$10,000; and,

WHEREAS the Town has been awarded a grant by the NH State Council on the Arts in the amount of up to \$5,100.00, in order to assist in the cost of running the Concerts on the Common program during the Spring, Summer and Fall of 2023.

NOW THEREFORE BE IT RESOLVED by the Londonderry Town Council that grant revenue in the amount of up to \$5,100.00 for the fiscal year ending June 30, 2023 to be used until the fiscal year ending June 30, 2024, is hereby accepted.

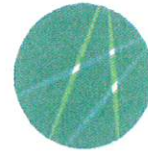
John Farrell - Chairman
Town Council

Sharon Farrell - Town Clerk

(TOWN SEAL)

A TRUE COPY ATTEST:

11/07/2022



New Hampshire
State Council on the Arts

EXCELLENCE ACCESS CREATIVITY COMMUNITY

October 11, 2022

Larry Casey
Londonderry Arts Council
268B Mammoth Rd
Londonderry, NH 03053

RE: Application FY2023 ACE #10820; To support Concerts on the Common series

Dear Larry,

On behalf of the New Hampshire State Council on the Arts, I am pleased to inform you that you have been awarded an **Arts for Community Engagement Grant** for **FY2023** in the amount of **\$5,100.00**. This grant is to be used during the grant period of **November 1, 2022 to October 31, 2023** to support the above referenced application.

This prestigious grant award is made possible by appropriations from the Governor and State Legislature and a National Endowment for the Arts grant to the New Hampshire State Council on the Arts. Our funding is intended to benefit communities in New Hampshire and improve the quality of life through the arts. **It is important to thank elected officials for their continued support of public funding for the arts. When you contact them, please let them know how this funding will impact people in your community, leverage economic activity, and reach underserved groups and individuals.** A question in your final report will ask how successful you were in involving them in your organization's activities so please keep records on how effective your efforts were. We also appreciate you sending us blind copies of any correspondence you send.

In order to receive your check as soon as possible, please process the enclosed contract materials promptly. Because your request did not receive full funding, please complete the enclosed 'Revised Budget' form. Also included in this packet is a final report form for this grant. Final reports are due no later than November 30, 2023 of the fiscal year in which the grant was funded. Because we must abide by strict reporting requirements to the state and the NEA, we enforce deadlines with our grantees. Therefore, failure to submit final reports or request and extension will result in an organization becoming ineligible to apply for funds for two years. We thank you in advance for your timely submission of this document.

If you have any questions about this grant or need more information, please contact Lisa Burk-McCoy at 603/271-0794 or lisa.m.burk-mccoy@dncr.nh.gov. Congratulations on receiving one of these very competitive awards and thank you for contributing to the vitality of the arts in New Hampshire.

Sincerely,

Ginnie Lupi
Director

ORDER 2022-17

An order relative to
The Distribution of Fire Equipment Capital Reserve Funds

First Reading: 11/07/2022
Second Reading: Waived
Adopted: 11/07/2022

WHEREAS the Town of Londonderry, by adoption of Warrant Article 6 at the March 13, 2012, established the Fire Equipment Capital Reserve and authorized the Town Council as agents to expend from this capital reserve, and;

WHEREAS the Fire Department desires to purchase ten (10) FXR Coats, ten (10) FXR Pants, nine (9) CMC Escape Belts; and

WHEREAS the Fire Department has selected Industrial Protection Services LLC (IPS) as the vendor for the purchase of the aforementioned equipment with a local amount of \$36,045.00; and

WHEREAS there is sufficient funds in the Fire Equipment Capital Reserve for the purchase of the aforementioned equipment;

NOW THEREFORE BE IT ORDERED by the Londonderry Town Council that the Finance Department is hereby directed and authorized to expend from the Fire Department Equipment Reserve Fund the sum \$36,045.00.

John Farrell - Chairman
Town Council

Sharon Farrell - Town Clerk

(TOWN SEAL)

A TRUE COPY ATTEST:
11/07/2022

ORDER #2022-18

An Order Relative to

EXPENDITURE OF

MAINTENANCE TRUST FUNDS FOR VARIOUS PROJECTS

Reading: 11/07/2022

Adopted: 11/07/2022

WHEREAS voters since 2003 have approved funding for the maintenance and repair of public buildings and grounds in the town; and

WHEREAS by the Town Council of the Town of Londonderry that the Town Treasurer is hereby ordered to expend \$16,745.00 from the Expendable Maintenance Trust Fund for the aforementioned repairs and improvements.

NOW THEREFORE BE IT ORDERED by the Town Council of the Town of Londonderry that the Town Treasurer is hereby ordered to expend \$16,745.00, from the Expendable Maintenance Trust Fund for the aforementioned repairs and improvements.

John Farrell, Chairman
Town Council

Sharon Farrell
Town Clerk

A TRUE COPY ATTEST:

11/07/2022

Description	Vendor	Amount
<p>Town Hall BMS HVAC</p> <p>At the June 6, 2022 TC meeting a consensus to proceed with replacing the Town Hall's BMS (Building Management System) in concert with the Leach Library was reached. By both buildings being replaced and upgraded to the same platform contract pricing previously supplied was agreed to with considerable cost savings for both facilities. This EMTF request is for the share of the Town Hall installation.</p>	<p>ENE SYSTEMS OF NH</p>	<p>\$16,745.00</p>
<p>Total Town Council EMTF Order #2022-18</p>		<p>\$ 16,745.00</p>

ORDER #2022-19

An Order Relative to

EXPENDITURE OF

MAINTENANCE TRUST FUNDS FOR VARIOUS PROJECTS

Reading: 11/07/2022

Adopted: 11/07/2022

WHEREAS voters since 2003 have approved funding for the maintenance and repair of public buildings and grounds in the town; and

WHEREAS by the Town Council of the Town of Londonderry that the Town Treasurer is hereby ordered to expend \$50,159.03 from the Expendable Maintenance Trust Fund for the aforementioned repairs and improvements.

NOW THEREFORE BE IT ORDERED by the Town Council of the Town of Londonderry that the Town Treasurer is hereby ordered to expend \$50,159.03, from the Expendable Maintenance Trust Fund for the aforementioned repairs and improvements.

John Farrell, Chairman
Town Council

Sharon Farrell
Town Clerk

A TRUE COPY ATTEST:

11/07/2022

Description	Vendor	Amount
<p>Fire Alarm Panel replacement and System Upgrade-PD</p> <p>The Police Departments fire alarm panel had some failures in it's operation of testing and alarms. The proprietary system needed to be replaced due to the extent of repairs determined to be deemed necessary. An RFP was advertised soliciting qualified vendors to complete the replacement and upgrade whereas the new one would not bind the town to any one specific company. Two bids were received for the nonproprietary system and the following allocation is being requested per the procurement process.</p>	<p>Code Red Fire Systems, LLC</p> <p>Materials/parts/Labor per RFP bid process</p>	<p>\$ 50,159.03</p>
<p>Total Town Council EMTF Order #2022-19</p>		<p>\$ 50,159.03</p>

ORDER #2022-20

An Order Relative to

EXPENDITURE OF

MAINTENANCE TRUST FUNDS FOR VARIOUS PROJECTS

Reading: 11/07/2022

Adopted: 11/07/2022

WHEREAS voters since 2003 have approved funding for the maintenance and repair of public buildings and grounds in the town; and

WHEREAS by the Town Council of the Town of Londonderry that the Town Treasurer is hereby ordered to expend \$17,500.00 from the Expendable Maintenance Trust Fund for the aforementioned repairs and improvements.

NOW THEREFORE BE IT ORDERED by the Town Council of the Town of Londonderry that the Town Treasurer is hereby ordered to expend \$17,500.00, from the Expendable Maintenance Trust Fund for the aforementioned repairs and improvements.

John Farrell, Chairman
Town Council

Sharon Farrell
Town Clerk

A TRUE COPY ATTEST:

11/07/2022

Description	Vendor	Amount
Winter Maintenance #1 - TH, LFD, LPD, Library, Senior & Access Centers	FY 2018	\$ 37,970.50
This EMTF request is to allow for a draw down on Winter Maintenance funds. The request is for \$17,500 which is a little under 50% of the average amount spent over the previous 5 fiscal years from the Expendable Maintenance Trust fund. This is being requested in order to prevent requesting a withdrawal of funds after the expense has already occurred. This request will be used for Plowing, salting, and shoveling and other any other winter maintenance items that may occur at our various town buildings (TH, Library, LPD, Access Center, Central Fire and Senior Center). If the total amount of Winter Maintenance does not total \$17,500 this request will be void after June 30, 2023. If the total amount of Winter Maintenance exceeds \$17,500 there will be a secondary request for an amount that will be determined based on what month the funds are utilized fully. Invoices for the services paid for can be provided upon request at the following council meeting.	FY 2019	\$ 36,020.00
	FY 2020	\$ 36,324.00
	FY 2021	\$ 26,730.00
	FY 2022	\$ 39,935.00
	Average:	\$ 35,395.90
	50% of Avg:	\$ 17,697.95
Total Town Council EMTF Order #2022-20	Requested	\$ 17,500.00

ORDER #2022-21

An Order Relative to

EXPENDITURE OF

MAINTENANCE TRUST FUNDS FOR VARIOUS PROJECTS

Reading: 11/07/2022

Adopted: 11/07/2022

WHEREAS voters since 2003 have approved funding for the maintenance and repair of public buildings and grounds in the town; and

WHEREAS by the Town Council of the Town of Londonderry that the Town Treasurer is hereby ordered to expend \$15,182.00 from the Expendable Maintenance Trust Fund for the aforementioned repairs and improvements.

NOW THEREFORE BE IT ORDERED by the Town Council of the Town of Londonderry that the Town Treasurer is hereby ordered to expend \$15,182.00, from the Expendable Maintenance Trust Fund for the aforementioned repairs and improvements.

John Farrell, Chairman
Town Council

Sharon Farrell
Town Clerk

A TRUE COPY ATTEST:
11/07/2022



Office of the Town Manager
Michael J. Malaguti • Town Manager
268B Mammoth Road, Londonderry, NH 03053
mmalaguti@londonderrynh.org • (603) 432-1100 x151

Town Manager's Report – Month of October 2022

The purpose of this report is to update the Council and the public on my activities, and the activities of the Department Heads and their Staff, during the last reporting period. The following is a summary of notable updates:

1. *Community Events and Contacts and other Noteworthy Events.*

- We had our second and third negotiation sessions with the Londonderry Police Employees' Association on September 29 and November 3. We have made good progress and hope to negotiate a contract that will assist LPD in filling critical staffing vacancies.
- I delivered a keynote presentation to the Greater Derry-Londonderry Chamber of Commerce on September 29 at their State of the Region event on economic development. The speech was well received and I made a number of contacts.
- I attended the annual dinner for the GDL Chamber of Commerce on October 20 and was elected to the Board of Directors.
- On September 28 our attorney and I met with the DES Commissioner and his staff to discuss PFAS contamination in Londonderry.
- I appointed and the Town Council confirmed Kim A. Bernard as Chief of Police on October 3, 2022.

- The Finance Director and I have been primarily focused on preparing the FY24 budget. That has entailed many meetings and consultations with department heads.
- The Town Hall staff and I attended ALICE training at Londonderry High School on October 7. My thanks to the School District for hosting and including us, and to LPD for putting on this empowering training.
- The Town Planner and I met with Londonderry Trailways representatives Bob Rimol and Sandy Lagueux to discuss Phase 7 of the Londonderry Rail Trail.
- I gave quotes and content to the New Hampshire Business Review for an article on community choice aggregation.
- The Town Planner and Director of Engineering and Environmental Services and I met with a representative of Woodmont Commons on October 20 to discuss the progress of the project and ways to speed up its completion.
- The Town Planner and Director of Engineering and Environmental Services and I met with Wood Partners on October 18 to discuss their multifamily residential project in Woodmont Commons.
- I attended a legal seminar on employment law on October 4.
- The Director of Engineering and Environmental Services and I met with DES and the EPA to discuss the Tinkham Superfund site on October 19.
- With Senators Regina Birsdell and Kevin Avar, I toured Family Promise of Southern New Hampshire on October 24. Family Promise provides transitional housing and serves clients in Londonderry.
- I attended the first Senior Resources Expo on October 16.
- I prepared my presentation for the Budget Kickoff on November 5.

2. *Lithia Springs.* This transaction was approved by the Town Council in September. We will know by November 16 whether grant funding has been secured to close on the transaction.

3. *35 Gilcreast Road.* The easement to be released appraised for \$1.86 million. The voters authorized the Town to sell the property for no less than \$2.65 million, and the developer remains willing to proceed. The matter will come before the Town Council and Conservation Commission soon, after a purchase and sales agreement is negotiated.

4. Personnel Changes. LFD Battalion Chief Jim Roger retired after 32 years of service to the Town. LPD Sergeants Keith Lee and Garrett Malloy were promoted to Lieutenant. Detective Andrew Phillips and Training Coordinator Ryan Maclean were promoted to Sergeant. Norman Frink was hired as a Patrol Officer, and Amanda Battaglia was hired as a Fire Dispatcher. LPD's Megan Moran left LPD for a job in the private sector after more than 5 years as a Police Dispatcher. LPD Lieutenant Ryan Kearney retired after 21 with the Department. The Fire Department has promoted BC Bo Butler to Deputy Chief. Lts. Jeff Anderson and Bruce Hallowell were promoted to Battalion Chiefs. Firefighters Mike Buco and Matt Barasaleau were promoted to Lieutenant.

5. Development Activity. The Planning Department and/or I had a number of discussions with developers interested in projects in Londonderry. Wood Partners presented a conceptual plan for a large multifamily development in Woodmont Commons.

6. Right-to-Know Requests. I fulfilled a 1,450 page Right to Know request which I estimate took me 30 hours to assemble, process, review and redact.

7. Looking Ahead. The budget kickoff is on November 5. Town staff will be providing support for the General Election on November 8. The first public hearing on the budget is December 5.

8. Items in Process.

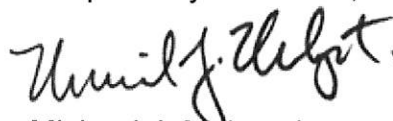
- Economic development plan;
- Business visitation program;
- Revising Commercial/Industrial Tax Incentive Program;
- Lion's Hall Task Force; and
- Utility Committee.

9. Read File. The following items are attached to this Report for general informational purposes:

- Election Parking Plan;
- Calla Road speed data;
- EPA press release (Auburn Road);
- Budget submission letter; and
- DES letters.

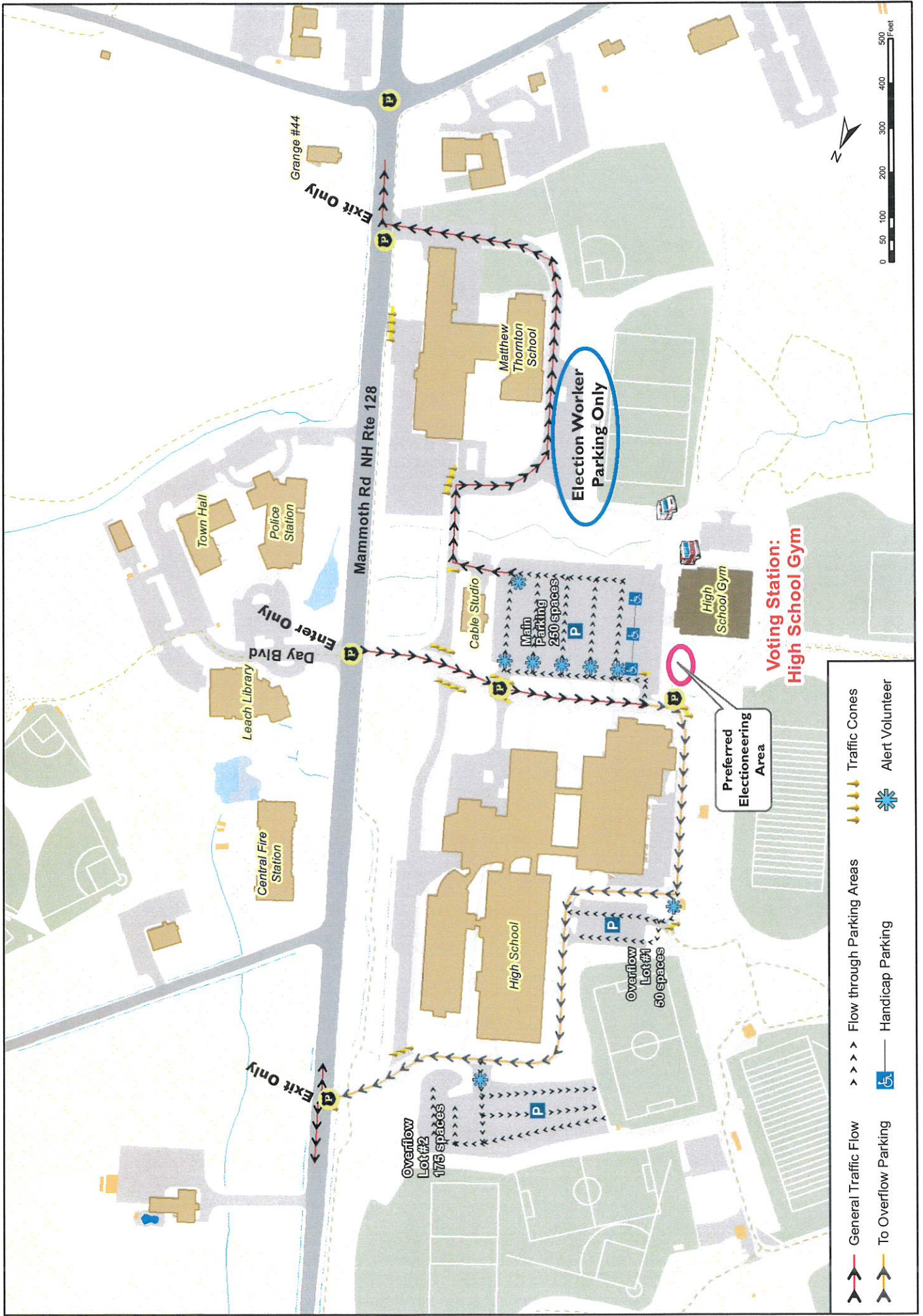
11/3/2022

Respectfully submitted,



Michael J. Malaguti
Town Manager

Election Day Parking Plan General Election: November 8, 2022





LONDONDERRY POLICE DEPARTMENT

Traffic Assignment Results

Location: Calla Rd.

Complaint: Speed

Date Range: 10/3/22 – 10/15/22

Assigned Shifts: Days & Aftns

Assigned Lieutenant: Jason Teufel

Date	Observed Time	LE Activity
10/4/22	0700-0730	No violations observed.
10/5/22	1230-1300	No violations observed.
10/5/22	2120-2142	No violations observed.
10/6/22	1038-1105	No violations observed.
10/7/22	0953-1008	No violations observed.
10/8/22	1300-1330	No violations observed.
10/9/22	1835-1850	No violations observed.
10/9/22	0928-0945	No violations observed.
10/9/22	1500-1540	No violations observed.
10/10/22	1247-1257	No violations observed.
10/10/22	1736-1751	No violations observed.
10/11/22	0900-0910	No violations observed.
10/11/22	1645-1755	No violations observed.
10/12/22	1008-1028	No violations observed.
10/13/22	1100-1140	No violations observed.
10/13/22	1745-1800	No violations observed.
10/15/22	0745-0758	No violations observed.

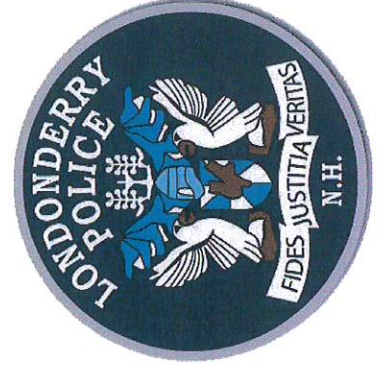
Warnings: 0

Citations: 0

Survey Name	Calla Rd	Location	Calla Rd, Londonderry, NH	Speed Unit	Miles/Hour
Start	2021-09-30 08:38	Traffic Direction	Undefined	Speed Limit	30
Stop	2021-10-15 05:41	Zone	None	Min Speed Threshold	10
Operator	000	Min Following Time	0.0	Max Speed Threshold	120
Survey Direction	Both	Time Resolution	1	Speed Resolution	1

Total Vehicle Count	2527	100%	Average Speed	18.5	MPH	In Pace Count	1707	67%
Under Limit Count	2509	99%	Minimum Speed	10	MPH	10 mph Pace	14 - 23	MPH
Over Limit Count	18	1%	Maximum Speed	37	MPH	Standard Deviation	4	MPH
10 Over Limit Count	0	0%	85Speed Percentile	23	MPH	Average Speed Over Limit	32.7	MPH

Summary of Total Vehicles Counted with Average Speed



Vehicle Count by Date Showing Directional Count, Total Count, Peak, and Average Daily Speed

Date Time	AwayCount	ClosingCount	TotalCount	AverageSpeed	PercentileSpeed	PeakSpeed
2021-09-30 08:38	359	103	462	14	17	36
2021-10-01 08:38	86	72	158	17	21	37
2021-10-02 08:38	86	57	143	17	21	36
2021-10-03 08:38	72	79	151	18	22	31
2021-10-04 08:38	68	67	135	18	22	31
2021-10-05 08:38	87	81	168	17	21	32
2021-10-06 08:38	79	78	157	18	22	29
2021-10-07 08:38	75	86	161	18	22	31
2021-10-08 08:38	64	57	121	18	22	31
2021-10-09 08:38	51	52	103	17	21	30
2021-10-10 08:38	49	56	105	18	22	26
2021-10-11 08:38	79	81	160	18	22	29
2021-10-12 08:38	100	85	185	18	22	32
2021-10-13 08:38	109	85	194	18	22	30
2021-10-14 08:38	59	65	124	17	21	31



Amount of Vehicles Which Traveled at Certain Speeds

Speed	Total
14	141
15	187
16	209
17	198
18	245
19	211
20	205
21	195
22	150
23	106
24	93
25	76
26	66
27	27
28	22
29	21
30	12
31	8
32	3
33	1
34	2
35	1
36	2
37	1



Amount of Vehicles Which Traveled at Certain Speeds

Speed	Total
24	93
25	76
26	66
27	27
28	22
29	21
30	12
31	8
32	3
33	1
34	2
35	1
36	2
37	1



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News Releases: Region 01

<https://epa.gov/newsreleases/search/press_office/region-01-226161>

CONTACT US <<https://epa.gov/newsreleases/forms/contact-us>>

EPA Completes Reviews of 14 Superfund Site Cleanups in New England During 2022

October 25, 2022

Contact Information

JoAnne Kittrell (kittrell.joanne@epa.gov)
(617) 918-1822

BOSTON (Oct. 25, 2022) – The U.S. Environmental Protection Agency (EPA) has completed comprehensive reviews of site cleanups at 14 National Priority List Sites (Superfund Sites) in New England, including four federal facilities, by performing required Five-Year Reviews of each site. The Superfund program, a federal program established by Congress in 1980, investigates and cleans up the most complex, uncontrolled or abandoned hazardous waste sites in the country and endeavors to facilitate activities to return them to productive use. In total, there are 123 Superfund sites across New England.

"Steadfast monitoring of Superfund site cleanup work is a priority for EPA, especially in communities overburdened by a legacy pollution," said **EPA New England Regional Administrator David W. Cash**. "By completing reviews of the cleanups every five years, EPA fulfills its duty to remain vigilant, continuing to protect human health and the environment in these communities."

The Superfund Sites where EPA has completed Five-Year Reviews in Fiscal Year 2022 are below. The links will direct users to each Superfund Site page, where you can find their Five-Year Review report(s).

Completed Five Year Reviews in Fiscal Year 2022

Auburn Road Landfill, Londonderry, New Hampshire

[www.epa.gov/superfund/auburnroad](https://epa.gov/superfund/auburnroad) <<https://epa.gov/superfund/auburnroad>>

Beede Waste Oil, Plaistow, New Hampshire

[www.epa.gov/superfund/beede](https://epa.gov/superfund/beede) <<https://epa.gov/superfund/beede>>

Dover Municipal Landfill, Dover, New Hampshire

[www.epa.gov/superfund/dover](https://epa.gov/superfund/dover) <<https://epa.gov/superfund/dover>>

Gallup's Quarry, Plainfield, Connecticut

[www.epa.gov/superfund/gallup](https://epa.gov/superfund/gallup) <<https://epa.gov/superfund/gallup>>

Kellogg-Deering, Norwalk, Connecticut

[www.epa.gov/superfund/kellogg](https://epa.gov/superfund/kellogg) <<https://epa.gov/superfund/kellogg>>

O'Connor Co., Augusta, Maine

[www.epa.gov/superfund/oconnor](https://epa.gov/superfund/oconnor) <<https://epa.gov/superfund/oconnor>>

Peterson/Puritan, Inc., Lincoln/Cumberland, Rhode Island
[www.epa.gov/superfund/peterson](https://epa.gov/superfund/peterson) <<https://epa.gov/superfund/peterson>>

Pine Street Canal, Burlington, Vermont
[www.epa.gov/superfund/pinestreet](https://epa.gov/superfund/pinestreet) <<https://epa.gov/superfund/pinestreet>>

Union Chemical Co. Inc., South Hope, Maine
[www.epa.gov/superfund/union](https://epa.gov/superfund/union) <<https://epa.gov/superfund/union>>

Winthrop Landfill, Winthrop, Maine
[www.epa.gov/superfund/winthrop](https://epa.gov/superfund/winthrop) <<https://epa.gov/superfund/winthrop>>

Federal Facilities

Hanscom Field/Air Force Base, Bedford, Massachusetts
[www.epa.gov/superfund/hanscom](https://epa.gov/superfund/hanscom) <<https://epa.gov/superfund/hanscom>>

Natick Laboratory Army Research, Development, and Engineering Center, Natick, Massachusetts
[www.epa.gov/superfund/naticklab](https://epa.gov/superfund/naticklab) <<https://epa.gov/superfund/naticklab>>

New London Submarine Base, New London, Connecticut
[www.epa.gov/superfund/newlondon](https://epa.gov/superfund/newlondon) <<https://epa.gov/superfund/newlondon>>

Portsmouth Naval Shipyard, Kittery, Maine
[www.epa.gov/superfund/portsmouth](https://epa.gov/superfund/portsmouth) <<https://epa.gov/superfund/portsmouth>>

Background

Throughout the process of designing and constructing a cleanup at a hazardous waste site, EPA's primary goal is to make sure the remedy will be protective of public health and the environment. At many sites, where the remedy has been constructed, EPA continues to ensure it remains protective by requiring reviews of cleanups every five years. It is important for EPA to regularly check on these sites to ensure the remedy is working properly. These reviews identify issues (if any) that may affect the protectiveness of the completed remedy and, if necessary, recommend action(s) necessary to address them.

There are many phases of the Superfund cleanup process including considering future use and redevelopment at sites and conducting post cleanup monitoring of sites. EPA must ensure the remedy is protective of public health and the environment and any redevelopment will uphold the protectiveness of the remedy into the future.

For more information about EPA's Superfund program, visit www.epa.gov/superfund <<https://epa.gov/superfund>>

Contact Us <<https://epa.gov/newsreleases/forms/contact-us>> to ask a question, provide feedback, or report a problem.

LAST UPDATED ON OCTOBER 25, 2022



Discover.

Account: EPA ...

Accessibility <<https://epa.gov/accessibility>>

Budget & Performance <<https://epa.gov/planandbudget>>

Contracting <<https://epa.gov/contracts>>

EPA www Web Snapshot <<https://epa.gov/utilities/wwwepagov-snapshots>>

Grants <<https://epa.gov/grants>>

No FEAR Act Data <<https://epa.gov/ocr/whistleblower-protections-epa-and-how-they-relate-non-disclosure-agreements-signed-epa>>

Plain Writing <<https://epa.gov/web-policies-and-procedures/plain-writing>>

Privacy <<https://epa.gov/privacy>>

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
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Follow.





Office of the Town Manager
Office of the Finance Director
Michael J. Malaguti • Town Manager
Justin Campo • Finance Director
268B Mammoth Road, Londonderry, NH 03053
mmalaguti@londonderrynh.org • (603) 432-1100 x151

John Farrell, Chairman
Londonderry Town Council
Steve Breault, Chairman
Londonderry Budget Committee
Town of Londonderry
268B Mammoth Road
Londonderry, NH 03053

Dear Chairmen Farrell and Breault:

We submit our recommended FY2024 municipal budget, which provides funding for services for the period beginning July 1, 2023 through June 30, 2024.

Under the Town Charter, the starting point in preparing the proposed budget is an alternate appropriation known as the default budget. The default budget is simply the FY23 operating budget, adjusted up or down by contractual increases, debt service, contracts previously incurred, salary and other related employee costs (benefits, taxes, etc.) previously incurred, and other obligations previously incurred or mandated by law, and reduced by one-time expenditures contained in the operating budget.

The FY24 default budget is \$37,697,779, which is 4.04% higher than the FY23 adopted budget, and \$1,154.00 higher than our recommended operating budget for FY24. The net increase is mainly attributable to a 14 percent increase in health insurance costs, and significant increases in trash and recycling collection. Major reductions from the default budget are decreases in Group II retirement contributions and debt service.

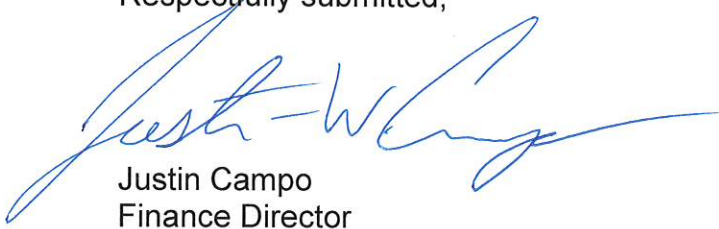
In the face of these net increases, we have made hard choices reflecting these increases and the difficult economic times. We propose freezing and then eliminating funding for 4 police patrol officer positions which have never been filled—ever—to our knowledge. Instead, the Police Department has historically utilized funding for these positions to cover grossly underfunded non-personnel lines. We propose to use the savings to bolster these underfunded police lines, and reinforce other departments' lines that are overspent by tens of thousands of dollars every year. These changes will serve the Town well for years, because even though we again propose an operating budget under default, for the first time in a decade, we are able to right-size these neglected lines, while reducing funding for police patrol positions that have never been filled. There will be zero impact on the functional size of the Police Department.

In doing so, we make important steps towards transparency. We favor a budget that tells taxpayers what we need, and where we need it, instead of telling taxpayers what we need in *total*, and to trust us with the rest.

Recognizing the inflationary strains on every household, and the increases to default resulting from the same factors, we also propose more modest requests outside the budget by separate warrant article than would be typical. While these numbers remain to be finalized, we are most proud that while our proposed budget is 4.04% higher than last year's, the total requested appropriations—that is, the budget plus all requested warrant articles—is only .91% higher than last year's total appropriations. This number drops to .48% when our proposed use of \$165,000 in UFB is considered.

In summary, we present a budget that reallocates our limited resources without imposing an unfair burden on our taxpayers. We suggest this is the most transparent proposed budget in years, and we look forward to working with the Town Council, Budget Committee, and community to further refine it.

Respectfully submitted,


Justin Campo
Finance Director


Michael Malaguti
Town Manager

SHEEHAN PHINNEY

Boston • Concord • Manchester • Portsmouth • Upper Valley

Thomas S. Burack, Esq. Direct Dial:
603-627-8387
tburack@sheehan.com

Reply to: Manchester Office 1000 Elm Street,
PO Box 3701
Manchester, NH 03105-3701

October 25, 2022

VIA EMAIL to: robert.scott@des.nh.gov

AND VIA FIRST CLASS MAIL TO:
Commissioner Robert Scott
NH Department of Environmental Services
29 Hazen Drive
Concord, NH 03302-0095

RE: Londonderry, NH: Anticipated Proposal for Permanent Provision of Safe Drinking Water in Town of Londonderry by Saint-Gobain Performance Plastics Corporation

Dear Commissioner Scott:

This law firm serves as outside general counsel to the Town of Londonderry, New Hampshire. The Town Manager and Town Council understand that within approximately the next 30 to 90 days, Saint-Gobain Performance Plastics Corporation (SGPP) will be submitting to the New Hampshire Department of Environmental Services for its review and approval a proposal for the permanent provision of safe drinking water to homes located in some westerly and central portions of Londonderry. The purpose of this letter is to request on behalf of the Town Council and Town Manager, that the New Hampshire Department of Environmental Services (NHDES) provide the Town and its residents with a full and fair opportunity to review, obtain information about, and provide comments on the proposed plan to be submitted by SGPP. The Town Council and Town Manager request that this include at least one in-person public meeting at which representatives of NHDES and SGPP will present the proposed approach and answer questions from Town officials and Londonderry residents. The Town also requests that NHDES consider any questions, comments or concerns that the Town or Townspeople may submit orally or in writing to NHDES regarding such project before NHDES takes final action on the SGPP proposal.

Your consideration of this request is most appreciated.

Sincerely,



Thomas S. Burack

cc: Michael Malaguti, Esq., Town Manager, mmalaguti@londonderrynh.org
John F. Farrell, Chair, Town Council, c/o mmalaguti@londonderrynh.org
Michael D. Ramsdell, Esq., Sheehan Phinney Bass & Green, PA, mramsdell@sheehan.com
Michael W. Wimsatt, P.G., Director, NHDES Waste Mgmt Division, Michael.wimsatt@des.nh.gov
Christopher R. Gibson, Esq., Archer & Greiner, P.C., for SGPP, cgibson@archerlaw.com

SHEEHAN PHINNEY

Boston • Concord • Manchester • Portsmouth • Upper Valley

Thomas S. Burack, Esq. Direct Dial: 603-
627-8387
tburack@sheehan.com

Reply to: Manchester Office 1000 Elm Street,
PO Box 3701
Manchester, NH 03105-3701

October 25, 2022

VIA EMAIL to: cgibson@archerlaw.com

AND VIA FIRST CLASS MAIL TO:
Christopher R. Gibson, Esq.
Archer & Greiner, P.C.
One Centennial Square
Haddonfield, NH 080333-2374

RE: Londonderry, NH: Anticipated Proposal for Permanent Provision of Safe Drinking Water in Town of Londonderry by Saint-Gobain Performance Plastics Corporation

Dear Attorney Gibson:

This law firm serves as outside general counsel to the Town of Londonderry, New Hampshire. I am writing to you in your capacity as legal counsel to Saint-Gobain Performance Plastics Corporation (SGPP) with respect to issues associated with the PFAS contamination associated with the SGPP facility located in Merrimack, New Hampshire. The Londonderry Town Manager and Town Council understand that within approximately the next 30 to 90 days, SGPP will be submitting to the New Hampshire Department of Environmental Services (NHDES) for its review and approval a proposal for the permanent provision of safe drinking water to homes located in some westerly and central portions of Londonderry. The purpose of this letter is to request, on behalf of the Town Council and Town Manager, that SGPP provide the Town and its residents with a full and fair opportunity to review, obtain information about, and provide comments on the proposed plan to be submitted by SGPP. The Town requests that this include at least one in-person public meeting at which representatives of NHDES and SGPP will present the proposed approach and answer questions from the Town Council, the Town Manager, and Londonderry residents. The Town also requests that SGPP consider any questions, comments or concerns that the Town or its residents may submit orally or in writing to SGPP regarding such project before SGPP finalizes its proposal to NHDES.

Your consideration of this request is most appreciated.

Sincerely,



Thomas S. Burack

cc: Michael Malaguti, Esq., Town Manager, mmalaguti@londonderrynh.org
John F. Farrell, Chair, Town Council, mmalaguti@londonderrynh.org
Michael D. Ramsdell, Esq., Sheehan Phinney Bass & Green, PA, mramsdell@sheehan.com
Robert Scott, Commissioner, NHDES, robert.scott@des.nh.gov
Michael W. Wimsatt, P.G., Director, NHDES Waste Management, michael.wimsatt@des.nh.gov

**TRAFFIC SAFETY COMMITTEE
REGULAR MEETING
OCTOBER 3, 2022**

The Traffic Safety Committee meeting of Monday, October 3, 2022 was called to order at 5:35 p.m. in the Moose Hill Meeting Room at the Londonderry Town Hall, 268B Mammoth Rd, Londonderry NH.

PRESENT: Chairman Robert Ramsay, Town Manager Michael Malaguti, Engineering and Environmental Services Director John Trottier, Police Chief Kim Bernard, Fire Chief Darren O'Brien, Town Councilor Chad Franz, and Public Works Director David Wholly.

ABSENT: School Superintendent Daniel Black, and Member-At-Large Paul Peddle.

PUBLIC COMMENT

Town Councilor Deb Paul – Hardy Road
Robert LeBreux – Hall Road
Roger & Laurie Brosor – Old Nashua Road
Shannon Little – Boyd Road
Dale Pekanski – Boyd Road
Nicolas Sliwerski – Calla Road
Ray & Lisa Capistran – Calla Road
Ray Adams – Calla Road
Richard Boudrea – Boyd Road
Alexander & Kelley Mello – Calla Road

APPROVAL OF MINUTES

Motion made by Councilor Franz to accept minutes of July 18, 2022 meeting
Seconded by Director Trottier
6-0-1 (Malaguti abstained)

OLD BUSINESS

Route 28 @ Sanborn Road – Chief Bernard advised the committee this crossing is being monitored by the North School Resource Officer. Item was taken off the agenda.

Intersection of Route 102 @ Old Nashua Road – A number of residents in attendance. Director Trottier advised a single family residential subdivision, being proposed off Young Road, will necessitate a traffic study to be performed which will look at this intersection. Results of the traffic study will be shared with the State.

Motion made by Director Trottier to table this matter to the January 2023 meeting.
Seconded by Councilor Franz
7-0-0

West Road - Chief Bernard advised the committee that officers have been monitoring the area. Letters were sent to the local business owners regarding the posted trucking hours and give attention to those signs on West Road. Discussion regarding the trucking issue on West Road is a work in progress and will continue to be monitored.

Chief Bernard made a motion to table this issue to the January 2023 meeting.
Seconded by Councilor Franz

“Old” Mammoth Road – Robert LeBreux was in attendance, advised the committee that Mammoth Road has no striping. Discussion followed regarding the speeding in the area. Chief Bernard advised that the officers are monitoring, however when seen drivers slow down. Mr. LeBreux advised the center line and fog lines are his concern. Director Trottier advised the committee that this road is not a collector road, these types of roads are not striped.

Chief O’Brien, who is a resident in this area, advised that most of the trucks in this area come from Wallboard Supply from the Bockman’s end of Mammoth Road. Loomis Fargo has moved to Aviation Park Drive, off Harvey Road, which has reduced the number of vehicles from that employer.

Mr. LeBreux advised the committee that there are no reflectors (glass beads) in the striping on Hall Road. Director Trottier advised he would look into the issue.

Town Manager Malaguti asked if there is a policy regarding protocol for striping of roads in town. Motion made by Chief O’Brien to table this matter to April 2023 as the information may not be available for the January Meeting.

Seconded by Chief Bernard

7-0-0

NEW BUSINESS

Intersection of Wiley Hill and High Range Road – Chairman Ramsay advised the resident is not in attendance.

Director Trottier made a motion to table this issue to January 2023

Seconded by Councilor Franz.

7-0-0

Boyd – Parmenter and Old Nashua Roads – Residents in attendance reporting a 4-way stop sign at this intersection and drivers continue to go through it. Discussion between committee members and residents regarding the bus stops, blind spots, sand buckets in dangerous location at the intersection. Concerns for children at the bus stop as coming down the hill vehicles don’t see the bus. Mention was made to paint “stop sign ahead” on pavement, possibly installing a stop sign / light that blinks to make drivers aware, reviewing existing signage / situation.

Motion made by Director Trottier to table this matter to the January 2023 meeting.

Seconded by Town Councilor Franz

7-0-0

Calla Road – Residents of Lordon Commons in attendance. Discussion followed residents requesting the speed limit in this development be lowered due to the speeding vehicles in the area. Complaints against the buses, delivery vehicles. A portion of this development is maintained by the Town the other half is private. Complaint is the construction vehicles heading towards Clover Lane to work on the construction of residences.

Chief Bernard advised the committee that he has been in contact with the School Bus Company and they have no issues, buses are monitored by the company. Residents don’t feel safe walking, or children playing in the area.

Discussion followed regarding reviewing policy on new development speed limits. Chairman Ramsay advised the residents that the Traffic Safety Committee is an advisory committee to the Town Council. A request to lower the speed limit must be presented to the Town Council. In March 2022, the issue of lowering the speed limit was presented to the residents and it was voted down in the elections.

Residents were advised to call the police department with the information on the speeding vehicles if they have it.

Councilor Franz made a motion to reduce the speed and post the speed to 25 mph.

Seconded by Town Manager Malaguti

6-1-0 (Trottier not in favor)

Sunflower Lane / Sandy Brook Lane and Acorn Drive – Councilor Franz brought this intersection to the attention of the committee. Sandy Brook is a dead end, Sunflower and Acorn are cul-de-sacs. Councilor Franz made a motion to present and recommend to the Town Council lowering the speed limit to 20 mph. Malaguti seconded for discussion purposes. Chief O’Brien recommended that if we are going to present these recommendations of subdivision, cul-de-sac’s, then the Town needs to compile a policy. Town Manager Malaguti made a motion to amend Councilor Franz’s pending motion to recommend that the Town Council consider the speed limit on Sunflower, Sandy Brook, and Acorn in the context of a comprehensive policy. The amendment was seconded by Chief O’Brien and was adopted. 6-1-0 (as amended) (Trottier opposed)

Mohawk Drive – Resident advised the committee that there is currently a stop sign at the bottom of Horizon Drive. Drivers coming from Crossroads Mall are speeding into the neighborhood . Looking for a 3-way stop sign. Discussion followed. Town Manager made a motion to table this matter to the January 2023 meeting to give Director Trottier time to review this issue. Seconded by Councilor Franz 7-0-0

ADJOURNMENT

Chairman Ramsay adjourned the meeting at 6:50 p.m.

Next Meeting is: January 9, 2023 @ 5:30 p.m.

Notes by:	<u>Suzanne J. Hebert</u>	Date:	<u>October 3, 2022</u>
Minutes typed by:	<u>Suzanne J. Hebert</u>	Date:	<u>October 6, 2022</u>
Approved:	<u>Traffic Safety Committee</u>	Date:	_____

Londonderry Town Council Minutes
Monday, October 17, 2022
6:00 PM (Non-Public)
Moose Hill Council Chambers

Attendance: Present: Chairman John Farrell; Councilor Jim Butler, Chad Franz, and Deb Paul; Town Manager Michael Malaguti; Finance Director Justin Campo; Absent: Vice Chairman Joe Green; Absent: Kirby Brown, Executive Assistant

Non- Public

The meeting began at 6:00 PM in non-public.

Call to Order

Chairman Farrell called the Town Council meeting to order at 7:00 PM. This was followed by the Pledge of Allegiance. This was followed by a moment of silence for all of those who serve us both here and abroad, especially our Londonderry first responders and the Public Works Department and all who work to keep our roads safe, especially this winter.

Public Comment

Chairman Farrell introduced the new Londonderry Police Captain, Jason Breen, a member of Londonderry Police Department, LHS graduate. The Council congratulated Captain Breen on his promotion.

Name: Mike Speltz

Address: 18 Sugar Plum Ln, Londonderry

Chairman Farrell waived the three minutes so Speltz could make a presentation to the Council. Speltz stated that he is a member of the Energy Efficiency Task Force and he is going to provide an update to the Council on what they recommend for next steps and what the Task Force has been up to so far. Speltz presented a PowerPoint. See attached. Speltz showed the Council how much energy we are using, and next steps to how we can conserve energy going forward.

Name: Ron Dunn

Address: 12 Quincy Rd, Londonderry

Dunn stated that as a committee, they would like to take a look at both options, Freedom Energy and they would like a consensus as to what direction the Task Force should go in. Chairman Farrell suggested that this be an agenda item at the next Council meeting and decide where the town goes

41 from there with the task force. The next step should be a workshop. A decision will be made at the
42 next meeting as to if the task force will stay in place or if a smaller committee needs to be formed.

43

44 **Name:** Dan Bouchard

45 **Address:** 18 O'Connell Drive, Londonderry

46 Bouchard stated that there are solar panels on North Fire. Councilor Paul stated that they are not
47 being used. Chairman Farrell stated that was a green building based on the requirements when it
48 was built. Bouchard suggested it may be good to look at putting them on other town buildings.

49

50 **Name:** Janet Huttula

51 **Address:** 5 Stony Point Dr, Londonderry

52 Huttula stated that she wants to express concern about the election pens and their area. Huttula
53 stated that she is the Chair for the Republican Committee, and they are not happy with putting both
54 democrats and republicans together in one area. A two-pen area is good so it doesn't confuse the
55 voters. Huttula stated that we should still be open to adjusting it.

56

57 **Name:** Jonathan Esposito

58 **Address:** 5 Shelley Drive, Londonderry

59 Esposito stated that he is a representative of the Republican Party and he would like to speak to
60 the pen issue as well. Esposito stated that he has some concerns about the plan Town Moderator
61 Jonathan Kipp presented. It does not offer equal opportunity to voters to have conversations with
62 people in the pen. Esposito shared his thoughts about conversational access. A single pen needs to
63 be reconsidered. Esposito stated that he lacks trust in the town to follow-up on election day issues.

64

65 **Name:** Kristine Perez

66 **Address:** 5 Wesley Drive, Londonderry

67 Perez stated that this is a safety concern. There is a small area for people to access to have
68 conversations with people entering. Perez stated that she is concerned for the safety of herself and
69 others if everyone is going for that one little corner where people have access to have conversations
70 with the voters. Perez stated that according to Greg Carson, the reason there were two pens the last
71 few years is because there was a problem that occurred when they were all together. The democrats
72 and Republicans came up with a plan together to separate. Perez asked how many incidents have
73 happened where police and fire weren't able to access them during polling.

74

75 **Name:** Roger Fillio

76 **Address:** 3 Hampshire Ln, Londonderry

77 Fillio spoke to the Council about energy and the type of storage for things such as wind power or
78 solar panels so that we can use them later on. Fillio stated that at the air traffic control center in
79 Nashua, there was a room of just regular car batteries. There were eight panels of these car batteries
80 and every year they replaced 1/7th of the batteries. Fillio stated that it worked to have electricity

81 for quite some time. Fillio stated that there's option out there that allow you to put smaller panels
82 various places and have a storage facility.

83

84 **Name:**

85 **Address:** 6 Bridle Path, Londonderry

86 Stated that she supports the question about the additional pens. Is there going to be a discussion
87 and will it be reconsidered? Chairman Farrell stated that it is not a Council decision.

88

89 Chairman Farrell made a statement regarding the upcoming elections. Chairman Farrell stated that
90 the Moderator put out his decision for the November 8th election. It was reviewed by the town
91 attorney. The town attorney deemed that it meets all the requirements of the state statute. Under the
92 statute, it is solely the Town Moderator's decision. Chairman Farrell reminded people of the duties
93 of the Council. Which is supply the polling place, the funds for the polling place, and the security.
94 Chairman Farrell went over the processing ballots throughout election day. Chairman Farrell stated
95 that what the Moderator is asking, is to be kind and be nice. The Council does not have the authority
96 to overrule the Moderator.

97

98 **Public Hearing**

99

100 **Resolution #2022-16 - Acceptance of Unanticipated Revenue (Under RSA 31:95-b, III (a), 2022**
101 **Homeland Security Grant – Endpoint Detection & Response Cyber Security**

102

103 **Motion to enter public hearing:** Vice Chairman Green

104 **Second:** Councilor Franz

105 **Vote:** 5-0-0

106

107 Finance Director Justin Campo presented. Campo stated that we received this Grant to boost the
108 cyber security at the police department. This will help prevent any cyber attacks on the email
109 system, network, and website. Motion to approve Resolution #2022-16 made by Vice Chairman
110 Green and second by Councilor Franz. Chair votes 5-0-0.

111

112 **Resolution #2022-17 – Acceptance of Unanticipated Revenue (Under RSA 31:95-b, III (a),**
113 **Londonderry Police Department Office of Highway Safety Grant**

114

115 Finance Director Justin Campo presented. This Grant has a required match. Motion to approve
116 Resolution #2022-17 made by Vice Chairman Green and second by Councilor Franz. Chair votes
117 5-0-0.

118

119

120

121 **Motion to close public Hearing:** Vice Chairman Green

122 **Second:** Councilor Franz

123 **Vote:** 5-0-0

124

125 **New Business**

126

127 Chairman Farrell stated that Attorney Panciocco has requested a release of deed restrictions at 94
128 Pillsbury Road.

129

130 **Name:** Attorney Pat Panciocco

131 **Address:** Bedford, NH

132

133 Attorney Pat Panciocco stated that she is here with Cheryl and Mark Tepper, who reside at 92
134 Pillsbury Rd. Attorney Panciocco requested that the board consider releasing two covenants that
135 are in a deed to a parcel of land that her clients purchased from the town in 2001. Attorney
136 Panciocco presented drawings to the Council to help understand the geography. Attorney
137 Panciocco went over why the parcels can't be used for recreational use. Attorney Panciocco stated
138 that the client paid \$15,000 to the town to buy this parcel, and they invested approximately \$6,000
139 (they don't have the receipts but recall it was around that) to subdivide it from the Nelson Rd field
140 so that they could acquire it. One requirement was that they merge it with 94. Attorney Panciocco
141 stated that her clients are looking to have the restrictions released from the deed. Town Manager
142 Michael Malaguti suggested that the town release restrictions, not only conservation restrictions,
143 but any restrictions, only in unusual circumstances. Chairman Farrell stated that the Council is
144 happy to look at it. Attorney Panciocco stated that she wouldn't characterize it as a conservation
145 restriction, it's more of a use restriction because there are other uses in the agricultural district that
146 they can't use the back land for. Attorney Panciocco she does have a complete copy of the file
147 from the Land and Conservation Group that the council can look at. The Council stated that they
148 will look at it.

149

150 **Lions Hall Existing Conditions Presentation**

151 **Presented by:** Dave Wholley – Department of Public Works Director & Tan Tenney, Weston
152 & Sampson

153

154 Wholley introduced Dan Tenney, representing Weston & Sampson. Wholley gave a report about
155 the Lions Hall update and the structural deficiencies of the formal Lions Hall. Wholley stated that
156 in the budget cycle they will be talking about how to move forward with the facility. Wholley
157 presented a PowerPoint. See attached. Tenney stated that the building is in pretty good condition,
158 it's just old. Chairman Farrell confirmed that what they presented, all things considered, it's in
159 good shape. Tenney stated yes everything above the ground appears to be. Councilor Franz stated
160 that he would be interested to see what the different numbers are during budget season so it can be
161 decided what to do with the building. Vice Chairman green thanked Wholley and Tenney for a
162 great report and all the need to be decided is what should be done with the building. Town Manager

163 Malaguti stated that he is happy to find out what the community's wishes are. Malaguti stated that
164 it is important that we don't rush it. The Council discussed that the floor is unsafe and the floor is
165 what holds the walls up. This will all be discussed during the budget process.

166

167 **Extend Lancaster Drive Grant Agreement**

168 **Presented by: Michael Malaguti, Town Manager**

169

170 Chairman Farrell stated that there isn't a Notary present at the meeting so he will sign this at Town
171 Hall. Town Manager Malaguti stated that this is an unmitigated success. Malaguti stated that he is
172 happy to report that we have successfully brought drinking water out to those contaminated wells
173 for residents out in the Lancaster Drive area in cooperation with DES and Pennichuck Water.
174 Malaguti stated that the town's portion of this was funded under a grant agreement with the State
175 of New Hampshire, because the final paving and restoration work has to wait until the spring so
176 the settling can take place, we need to extend the grant agreement to do that into next year.

177

178 Motion to authorize the Town Manager to submit an amendment request to the state to extend the
179 grant agreement until the end of next year, made by Vice Chairman Green. Second by Councilor
180 Franz. Chair votes 5-0-0.

181

182 **Extend Strategic Planning Grant Agreement**

183 **Presented by: Michael Malaguti, Town Manager**

184

185 Town Manager Malaguti stated that this is the same issue. The Strategic Planning Grant is looking
186 at the feasibility of a town-wide water system, similar to the other project, grant money from the
187 state. We couldn't get going on this because there was a town funding component until the
188 beginning of the fiscal year. It's a nine-month project from start to finish and won't be done by the
189 end of the year.

190

191 Motion to authorize the Town Manager to submit an amendment request to the state to extend the
192 grant agreement until the end of next year, made by Vice Chairman Green. Second by Councilor
193 Franz. Chair votes 5-0-0.

194

195 **Resolution #2022-18 – A Resolution Relative to creating the Municipal Aggregation**
196 **Committee**

197 **Presented by: Town Manager Michael Malaguti**

198

199 Town Manager Malaguti stated that there was discussion about this at the last meeting. At the
200 moment we are under contract with Freedom Energy. They're in the process of putting together a
201 Municipal Aggregation Plan that needs to be reviewed by a Municipal Aggregation Committee,
202 by state law, and worked on by that committee.

203

204 Motion to approve Resolution #2022-18 made by Vice Chairman Green and second by Councilor
205 Butler. Chair votes 5-0-0.

206

207 **DPW Winter Operations Presentation**

208 **Presented by: Dave Wholley – Department of Public Works Director**

209

210 Dave Wholley presented a PowerPoint about the DPW’s winter plan. See attached. This is the
211 winter emergency operation plan for the 2022/2023 winter season. The Council thanked Wholley
212 for a great presentation.

213

214 **Sister City Discussion**

215 **Presented by: Councilor Deb Paul**

216

217 Councilor Paul stated that a while back we dissolved our relationship with the Russian sister city.
218 Councilor Paul stated that she was approached by Carla Diaz who had gone over to Ireland to meet
219 with Londonderry, Ireland. One of the members, Linda, who accompanied Diaz on the trip let
220 Councilor Paul know she knows the mayor and it would be nice to open the door and relationship
221 with Londonderry, Ireland.

222

223 **Name: Linda Harvey**

224 **Address: 11 Avery Road**

225 Harvey stated that she enjoyed carrying the Proclamation from their Council to Londonderry,
226 Ireland in April. Harvey stated that they liked the idea of being sister cities with us. Harvey stated
227 that her friend is a Councilor over there. Londonderry is a county there. Chairman Farrell stated
228 that some investigation needs to be done in regards to the history behind it so that everyone
229 understands who came here, etc. and start building things to see if there is something there to
230 consider. Let’s figure out what the relationship is.

231

232 **Appointments/Reappointments**

233

234 Chairman Farrell stated that the applicants of the Energy Task Force were sent an email regarding
235 the state of the Task Force and the fact that it may be dissolving soon, and if the Council will be
236 doing appointments. Chairman Farrell stated that it is up to the Council how they want to move
237 forward. Councilor Paul stated that the Task Force hasn’t finished what they set out to do. The
238 Council agreed to move forward with the interviews.

239

240 The Council interviewed Anne Fenn and Janice Harvey for the position on the energy Task Force.
241 Councilor Paul stated that there are three openings two alternate and one full-time.

242

243 The Council stated that they will take this up in the workshop and decide from there.

244

245 The Council interviewed Lynn Wiles for a position on the Budget Committee. Motion to appoint
246 Lynn Wiles to the Budget Committee made by Councilor Butler. Second by Councilor Franz.
247 Chair votes 5-0-0.

248

249 **Town Manager Report**

250

251 Town Manager Malaguti stated that we are still in a moderate drought. The drought seems to be
252 receding. The Council agreed to keep the restrictions as they are now.

253

254 Town Manager Malaguti stated that since June when we passed the commercial and industrial tax
255 exemption program and there have been a handful of developers where it has been a convenient
256 talking point for him when they talk about coming to town, and no one has applied for the program
257 yet, because of the high cost of admission and the state of the economy, inflation and interest rate.
258 Malaguti stated this is making it harder to develop projects. Is the Council interested in expanding
259 the eligibility and availability of the program at this time. Malaguti stated that he is happy to
260 revamp it. Chairman Farrell stated that the Council is open to the discussion.

261

262 Town Manager Malaguti stated that last May, 2021, the Council passed a TIF District on the east
263 side of I-93 in the Woodmont Commons area. Malaguti stated that work didn't immediately start
264 over there. Malaguti stated that the advice he got from the town Attorney was it's not a good thing
265 to have the skeleton TIF out there. Malaguti suggested the Council rescind Resolution #2021-10
266 so that we can work with the developer on a new plan to develop the site. The Council made it an
267 agenda item at the next Council meeting.

268

269 **Approval of Minutes**

270

271 **Motion to approve the minutes from October 3, 2022:** Councilor Paul

272 **Second:** Councilor Butler

273 Chair votes 4-1-0, Vice Chairman Green abstained.

274

275 **Adjournment**

276

277 **Motion:** Vice Chairman Green

278 **Second:** Councilor Franz

279 Chair votes 5-0-0

280

281 Minutes taken by Kirby Brown on 10/17/2022

282 Minutes typed by Kirby Brown on 10/25/2022

283 Minutes approved by Town Council on 11/7/2022

THE LIONS CLUB

256 Mammoth Rd, Londonderry

EXISTING CONDITIONS AND REDEVELOPMENT OPTIONS

October 17, 2022





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**
- Alex Francisco

Structural:

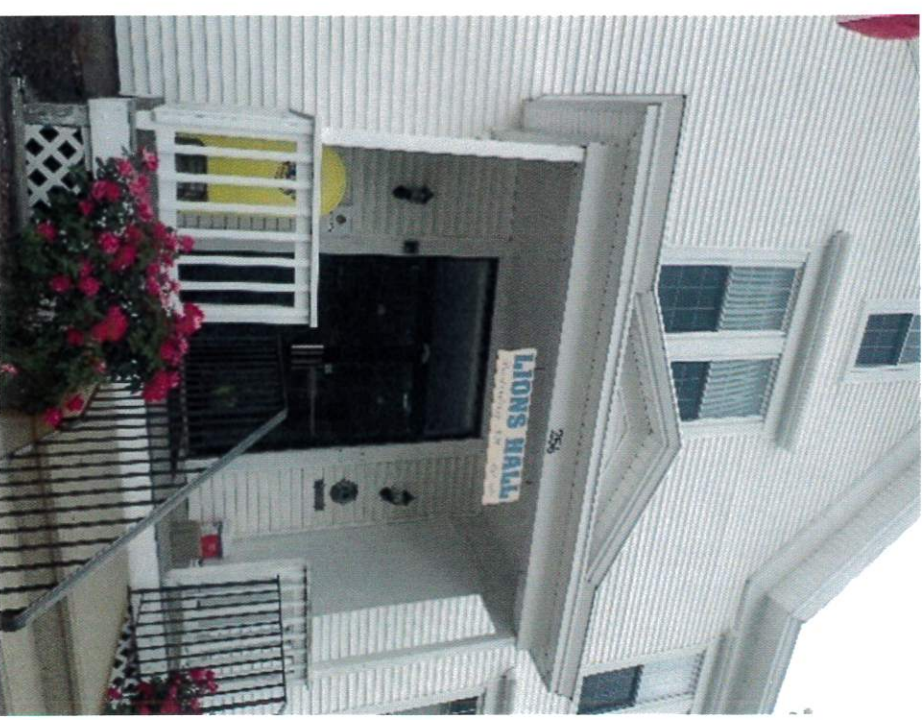
- Nate Seifert, PE
- Sydni Clarke

Fire Protection, MEP

- Scott Henriques, PE
- Dan Marchand, PE

Hazardous Materials

- Craig Miner



What We've Done

Overall Building Investigation

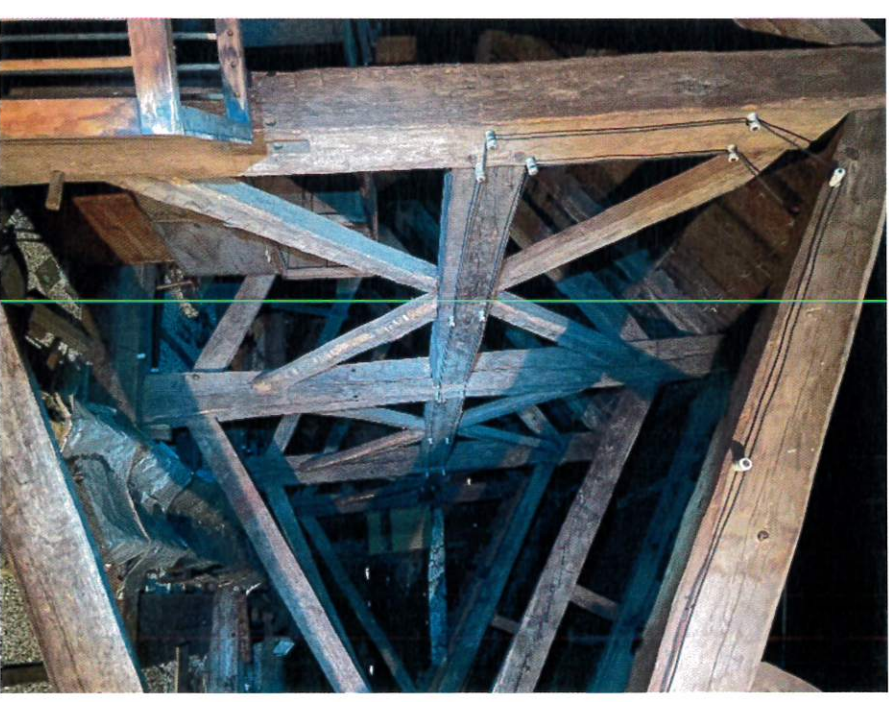
- Structural
- Architectural
- Building Systems – Mechanical, Electrical, Plumbing
- Code Compliance
- Accessibility Compliance

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

Building Condition

Building Code Compliance

Accessibility

Energy Performance



Redevelopment Scenarios

1. Comprehensive Repairs and Renovations

\$ 389 per square foot

CONSTRUCTION BUDGET		Comprehensive Repairs and Renovations			
		basis	qty	per	total
Hazardous Materials Abatement	LS	1	\$	50,000	\$ 50,000
Site Improvements					
Water Service extension	LF	300	\$	75	\$ 22,500
Grading, Surfacing	LS	1	\$	25,000	\$ 25,000
Substructure - allowance for upgrades					
Substructure - new foundations and slabs	LS	1	\$	150,000	\$ 150,000
Superstructure					
Main Hall Floor repair/replacement	SF	1750	\$	100	\$ 175,000
Exterior wall repair allowance	LS	1	\$	25,000	\$ 25,000
Floor repairs/reinforcement	SF	1500	\$	50	\$ 75,000
General adaptations and upgrades	LS	1	\$	50,000	\$ 50,000
Exterior Envelope					
Roof	SF	5000	\$	25	\$ 125,000
Walls	SF	5725	\$	25	\$ 143,125
Windows	EA	22	\$	3,000	\$ 66,000
Doors	EA	5	\$	3,500	\$ 17,500
Interior Construction and Finishes					
Selective demolition, incl MEP	SF	6355	\$	10	\$ 63,550
General Interior framing & finishes	SF	6355	\$	45	\$ 285,975
New stairwell, elevator shaft & lobby	SF	256	\$	175	\$ 44,800
3-stop elevator	LS	1	\$	125,000	\$ 125,000
Building Systems					
Fire Protection	SF	6355	\$	12	\$ 76,260
Plumbing	SF	6355	\$	20	\$ 127,100
Mechanical	SF	6355	\$	75	\$ 476,625
Electrical	SF	6355	\$	55	\$ 349,525
Construction Value			\$	2,472,960	
cost per SF			\$	389	

6,355 GSF

2. Limited Repairs and

Renovations

\$ 133 per square foot

CONSTRUCTION BUDGET		Limited Repairs and Renovations			
		basis	qty	per	total
Hazardous Materials Abatement	LS	1	\$	50,000	\$ 50,000
Site Improvements					
Water Service extension	LF	300	\$	75	\$ 22,500
Grading, Surfacing	LS	1	\$	25,000	\$ 25,000
Substructure - allowance for upgrades					
Substructure - new foundations and slabs	LS	1	\$	75,000	\$ 75,000
Superstructure					
Main Hall Floor repair/replacement	SF	1750	\$	100	\$ 175,000
Exterior wall repair allowance	LS	1	\$	25,000	\$ 25,000
Floor repairs/reinforcement	SF	750	\$	50	\$ 37,500
General adaptations and upgrades	LS	1	\$	25,000	\$ 25,000
Exterior Envelope					
Roof	SF	5000	\$	1	\$ 5,000
Walls	SF	5725	\$	10	\$ 57,250
Windows	EA	22	\$	1,500	\$ 33,000
Doors	EA	5	\$	3,500	\$ 17,500
Interior Construction and Finishes					
Selective demolition, incl MEEP	SF	1500	\$	10	\$ 15,000
General interior framing & finishes	SF	1500	\$	50	\$ 75,000
New stairwell, elevator shaft & lobby					
3-stop elevator					
Building Systems					
Fire Protection	SF	6355	\$	12	\$ 76,260
Plumbing	SF	1500	\$	25	\$ 37,500
Mechanical	SF	6355	\$	10	\$ 63,550
Electrical	SF	6355	\$	5	\$ 31,775
Construction Value			\$		\$ 846,835
cost per SF			\$		133

6,355 GSF

3. Demolition and New Construction

\$ 333 per square foot

CONSTRUCTION BUDGET		New Construction (single-story)			
		basis	qty	per	total
Hazardous Materials Abatement					
Site Improvements					
Water Service extension					
Grading, Surfacing					
Substructure - allowance for upgrades					
Substructure - new foundations and slabs					
Superstructure		SF	6355	\$ 45	\$ 285,975
Main Hall Floor repair/replacement		SF	6355	100 \$	635,500
Exterior wall repair allowance					
Floor repairs/reinforcement					
General adaptations and upgrades					
Exterior Envelope					
Roof					
Walls					
Windows		EA	18	\$ 2,500	\$ 45,000
Doors		EA	5	\$ 3,500	\$ 17,500
Interior Construction and Finishes					
Selective demolition, incl MEP					
General Interior framing & finishes		SF	6355	\$ 38	\$ 241,490
New stairwell, elevator shaft & lobby					
3-stop elevator					
Building Systems					
Fire Protection		SF	6355	\$ 10	\$ 63,550
Plumbing		SF	6355	\$ 25	\$ 158,875
Mechanical		SF	6355	\$ 60	\$ 381,300
Electrical		SF	6355	\$ 45	\$ 285,975
Construction Value				\$	2,115,165
cost per SF				\$	333

6,355 GSF



Next Steps

Detailed investigation and preliminary design:

- Field-measure the building and develop as-built plans, elevations and details
- Conduct Hazardous Materials survey, testing and report
- Confirm Site/Civil requirements for extension of municipal water for Fire Protection; verification of grades, etc., for ADA access
- Conduct detailed Structural investigations and analysis
- Conduct Building envelope investigation (siding, trim, doors and windows)
- Coordinate with the Town to establish operational requirements (programming / space planning)
- Confirm Building and Accessibility Code requirements
- Develop Concept Design and Cost Estimate

Establish Basis of Design:

- Prepare draft Basis of Design Report
- Establish a working development schedule, including key meeting, approvals, etc.
- Prepare presentation materials and meet with selected Town stakeholders
- Prepare final Basis of Design Report

THANK YOU



A photograph of a winter landscape. The scene is dominated by snow-covered trees and a path. The trees are heavily laden with snow, and the path is a mix of snow and dark earth. The overall color palette is a mix of white, light blue, and dark brown. The text is overlaid on the right side of the image.

Londonderry DPW

Winter Emergency Operations Plan

2022-2023

Fire Dept. & Police Dept.



“Red and Blue follow Yellow”

Other advantages to high level of service snow plowing:

- School doesn't get called or delayed
- Traffic is not slowed due to accidents
- Commerce-limited impact
- Delivery's arrive as schedule
- Mail-prescriptions, bills, holiday cards, etc.
- Events-youth sports, plays, concerts, gatherings
- Medical calls- to hospitals, wellness checks, hospice care
- Pizza delivery!!!

2022-2023 STATISTICS

Town Equipment

- (2) Loaders
- (12) 6-Wheelers w/plow, wing and salter
- (1) 6-Wheeler w/plow and salter
- (4) 1-Ton Dump trucks w/plow and salter
- (1) 1-Ton Utility body w/plow (supervisor vehicle)
- (1) 1-Ton Pick Up w/plow (supervisor vehicle)

21 Total pieces of snow fighting equipment with a combined 160 years in service. (Avg. age is 7.6)

Contracted Equipment

- (1) 6-Wheeler w/plow & salter
- (2) 1-Ton dump body w/plow & Salter

Personnel

- (1) Director of Public Works
- (1) Foreman
- (2) Assistant Foremen
- (2) Equipment Operators/Mechanics
- (3) Equipment Operators
- (5) Truck Driver/Laborers

14 Full time available employees with 144 years of experience.

- (2) Temporary part time truck drivers

16 Town personnel and 3 contracted personnel are provided with the equipment.

TOTAL 19 PLOW OPERATORS

Plowing by the numbers:

13 Routes

Covering 372.36 Lane Miles

Which include

187 Cul-de-sacs

44 Dead ends

19 Pieces of equipment plowing an average of almost 20 lane miles each, takes approximately 3 to 4 hours depending upon storms intensity and timing.



Impacts causing prolonged plowing

- Assumes all staff are available and able bodied –i.e. not ill (flu, covid), not on leave (injured, bereavement, FMLA)
- Assumes we are fully staffed (vacancies, retirement, etc.)
- Equipment age/repairs
- Staff trained on equipment and routes (including contractors)
- Duration of events-small staff ultimately needs rest at some point
- No mutual aid available to DPW
- The unknown!!! (Tree down, wires down, accidents, breakdowns, blown tires, etc.)

Costly challenges:

- Londonderry has invested approximately \$3.15M into its 21 pieces of snow fighting equipment
- On average we use 3400 Tons of sand at a cost of \$62,900.00 (FY23 budget is \$25,000.00)
- On average we use 3900 Tons of salt at a cost of \$307,554.00 (FY23 budget is \$240,000.00)
- A round of straight salt on the 13 routes is \$8,300.00 just for the salt.
- Fuel, plow cutting edges, equipment parts, etc. are other factors.
- **HOWEVER**, no operations decisions are based on money. Public Safety is always at the forefront of the decisions for the timeliness of an operations duration. These decisions are taken very serious.

Municipality Comparisons

Lane miles per piece of equipment

Average snow fall for our area is 70"

Municipality	Lane Miles	Pieces of Equipment	Avg. lane miles
Manchester	800	43	18.60
Nashua	624	61	10.23
Salem	384	75	5.12
Londonderry	372	19	19.58
Derry	340	30	11.33
Windham	228	20	11.40

Questions:

From this



To this!!

