

**TOWN COUNCIL AGENDA**  
**July 19, 2021**  
**Moose Hill Council Chambers**  
**7:00 P.M.**

Regular meetings are cablecast live and videotaped for the convenience of our viewers at home. 7:00 PM.

**A. CALL TO ORDER**

**B. PUBLIC COMMENT**

**C. PUBLIC HEARING**

- 1.) **Ordinance #2021-02** – An Amendment to the Zoning Ordinance Relative to Rezoning 20 and 22 Young Road to Multifamily Residential-III (R-III)

**Presented by Colleen Mailloux**

- 2.) Acceptance of Unanticipated Revenue From Drinking Water and Groundwater Trust Fund (Short-term PFAS Remediation Rebate Initiative)

**Presented by Mike Malaguti**

- 3.) Acceptance of Unanticipated Revenue from Drinking Water and Groundwater Trust Fund (Lancaster Drive water line extension).

**Presented by Mike Malaguti**

**D. NEW BUSINESS**

- 1.) **Order #2021-12** – An order Relative to Withdrawal of Cable Equipment Capital Reserve Funds

**Presented by Justin Campo**

- 2.) **Resolution #2021-17** – A Resolution Relative to the Establishment of an Economic Revitalization Zone in the Woodmont Commons Planned Unit Development

**Presented by Colleen Mailloux**

- 3.) **Order #2021-13** – An Order Relative to the Expenditure of Reclamation Trust Funds

- 4.) Approval of Department of Public Works and Engineering Reorganization; and Approval of Director of Public Works and Municipal Facilities Position

**Presented by Kevin Smith and Lisa Drabik**

- 5.) Presentation of Granite Ridge Settlement and Agreement

**Presented by Attorney Mike Ramsdell**

6.) **Appointment of Deputy Tax Collector**

7.) **Resolution #2021-18** – A Resolution Relative to the Acceptance of Unanticipated Revenue Under RSA 31:95-b (Rebate)  
**Presented by Mike Malaguti**

8.) **Resolution #2021-19** – A Resolution Relative to the Acceptance of unanticipated Revenue Under RSA 31:95-b (Lancaster Dr.)  
**Presented by Mike Malaguti**

**E. OLD BUSINESS**

1.) **114 Pillsbury Rd Lease Discussion**

**F. APPROVAL OF MINUTES**

**Approval of June 21, 2021 Town Council Minutes**  
**Approval of June 28, 2021 Town Council Minutes**

**G. APPOINTMENTS/REAPPOINTMENTS**

- 1.) **Heritage Commission Interviews**
- 2.) **Solid Waste and Environment Committee Interviews**
- 3.) **Resignation of Mike Noone from the Conservation Commission**

**H. OTHER BUSINESS**

1. Liaison Reports
2. Town Manager Report
3. Assistant Town Manager Report
  - 1.) **Leadership Londonderry Update**
  - 4.) **Drought Update**

**I. ADJOURNMENT**

**J. MEETING SCHEDULE**

- A. Town Council Meeting – 08/16/2021  
Moose Hill Council Chambers, 7:00PM



## TOWN COUNCIL LEGAL NOTICE

The Londonderry Town Council will hold a PUBLIC HEARING on the following item:

**Ordinance #2021-02 – An Amendment to the Zoning Ordinance Relative to Rezoning 2020 and 22 Young road to Multifamily Residential-III (R-III)**

The public hearings will occur on Monday, July 19, 2021 at 7:00 PM at the Londonderry Town Hall, 268B Mammoth Road, Londonderry, NH 03053.

Londonderry Town Council

First Reading: 6/21/2021  
Second Reading/Public Hearing: 7/19/2021  
Adopted: 7/19/2021

**ORDINANCE #2021-02**  
***AN AMENDMENT TO THE ZONING ORDINANCE***  
***RELATIVE TO REZONING MAP 6, LOTS 53 & 58-2***

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- WHEREAS*** the existing parcel, Map 6, Lot 53, 22 Young Road is zoned Commercial I and Route 102 Performance Overlay District and Map 6, Lot 58-2, 20 Young Road is zoned Agricultural-Residential-1;
- WHEREAS*** the Planning Board has received a request to rezone the above-referenced parcels to Multifamily Residential III; and
- WHEREAS*** the Planning Board has recommended that the Town Council act favorably upon the request; and
- WHEREAS*** the requested rezoning is consistent with the purpose and intent of the Londonderry Master Plan and the Londonderry Zoning Ordinance;

*NOW THEREFORE BE IT ORDAINED* by the Town Council of the Town of Londonderry that the Town Zoning Ordinance be amended to reflect the rezoning of Map 6, Lots 53 and 58-2 to Multifamily Residential III, to become effective upon passage by the Town Council.

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John Farrell - Chairman  
Town Council

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Sharon Farrell  
Town Clerk

(TOWN SEAL)

A TRUE COPY ATTEST:  
07/19/2021





**Town of Londonderry**  
**Planning and Economic Development Department**

268B Mammoth Road  
Londonderry, NH 03053  
Phone 603.432.1100 x 134  
[www.londonderrynh.org](http://www.londonderrynh.org)

**To:** Town Council  
**From:** Colleen Mailloux, AICP, Town Planner  
**CC:** Kevin Smith, Town Manager  
**Date:** June 21, 2021  
**Re:** Rezoning Recommendation from Planning Board

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On June 2, 2021, the Planning Board held a public hearing on a request to rezone 22 Young Road (Map 6 Lot 53), currently zoned Commercial I (C-I) and Route 102 Performance Overlay District (POD) and 20 Young Road (Map 6, Lot 58-2), currently zoned Agricultural-Residential-1 (AR-1) to Multifamily Residential III (R-III).

Attached to this memorandum are the initial rezoning request, the Staff Memorandum to the Planning Board summarizing the request, the Planning Board Notice of Decision and minutes of the June 2, 2021 Planning Board meeting.

The Planning Board made a motion to ***recommend that the Town Council rezone 22 Young Road (Map 6, Lot 53) and 20 Young Road (Map 6, Lot 58-2) to Multifamily Residential III.***

The motion was approved by a vote of 5-3-1.

95 Chairman Rugg told the Board that July 7, 2021, the meetings will be live in the  
96 Moose Hill Conference room following the CDC guidelines.

97

98 **III. Old Business -n/a**

99

100 **IV. New Plans/Public Hearings/Conceptual Discussions**

101

102 A. Rezoning request to rezone 22 Young Road (Map 6 Lot 53) Edgar &  
103 Winnifred Pitts, Trustees (Owners) and Cedar Crest Development  
104 (Applicant) from C-I (Commercial I) and RTE 102 POD (Route 102  
105 Performance Overlay District) to R-III (Multi-Family Residential III), and  
106 20 Young Road (Map 6 Lot 58-2) Tony & Heidi Bennett (Owners) and  
107 Cedar Crest Development (Applicant) from AR-1 (Agricultural-Residential  
108 1) to R-III (Multi-Family Residential)

109

110 Chairman Rugg read the case into the record. Jeffery Brem, P.E. from the Meisner  
111 Brem Corporation, 202 Main Street, Salem, NH and Aaron Orso, Cedar Crest  
112 Development, 25 Buttrick Road, Londonderry, NH introduced themselves to the  
113 Board. J. Brem told the Board that they are looking to rezone two properties at the  
114 corner of Young Road and Route 102 for a total of total of 24 acres. He noted that  
115 one parcel is zoned C-I, which is the larger parcel at 21 acres and the other parcel  
116 is zoned AR-1, at the corner of Young Road. He said that the parcels are adjacent to  
117 Cross Farm to the west and Copperfield Drive to the north, the fire station to the  
118 east and Estey's Country Store to the south. He commented that this was called a  
119 transition zone in the old Master Plan of 2004, but not in the newest Master Plan of  
120 2013. He mentioned that the issue with developing this land as a commercial center  
121 are as follows: there is not a signalized intersection at Young Road and Route 102  
122 and even prior to the COVID pandemic office parks were already struggling because  
123 of online purchasing. He said that this is a large property at 24 acres and that  
124 would preclude some type of large regional type of environment, which he stated is  
125 not a good business model at this time. He expressed his opinion, after reading  
126 both the 2004 and 2013 Master Plan, that this property fits a transition zone, going  
127 from a more intensive use to a less intensive use. He said that they understand that  
128 the R-III zone has not been used in town very much. He remarked that Route 102  
129 is a primary roadway connecting towns east and west and north and south, so the  
130 idea of a commercial development in this location would be a change to this area  
131 not contemplated in the Master Plan. He noted that their concept of this planned  
132 community, would have dog parks, open space, walking trails and a recreation  
133 center for the residents. He showed the proposed rezoning project on the screen to  
134 the Board. He explained that a key issue, brought up by staff during their meeting,  
135 was access off Route 102, as the speed is high and there are traffic issues already.  
136 He said that from that discussion, they have included the other parcel to access the  
137 site off Young Road instead of Route 102. He said that there is a proposed gated  
138 access off Route 102 for emergency vehicles. He pointed out that with the R-III  
139 zone there needs to be 75% of housing dedicated for seniors.

140

141 Chairman Rugg opened up the discussion to the Board. He said that the current  
142 Master Plan of 2013 talks about multi-family development off Exit 4. He pointed out

143 that ideally, they would like multi-family developments on public water, public  
144 sewer and to have easy highway access. Town Planner Mailloux stated that the  
145 current permitted uses on the parcel in question with the Performance Overlay  
146 District (POD) are limited commercial uses. She noted that this is a G-2 controlled  
147 growth sector in the Master Plan, which was assigned to areas to support mixed-  
148 use development. She said that there are concerns related to access of Route 102  
149 and traffic in the area, so the access on Young Road is appreciated. She  
150 commented that municipal water and natural gas are at available to the site, but  
151 they will need on-site septic. She clarified that their proposed concept is a layout  
152 with single-family homes and under the ordinance this is permitted as long as 75%  
153 of the units are age-restricted. She added that if they did not want the single-family  
154 home concept, the R-III zone envisions more of a town house style, where the 75%  
155 age-restriction would not apply. She mentioned that staff did not get into the fine  
156 details of the proposal other than that it meets the density requirements. L. Wiles  
157 asked if the Board was strictly focusing on the rezoning request versus the details  
158 of the site plan this evening. Town Planner Mailloux replied that this is just the  
159 rezoning request and the Board can either recommend or not recommend it to the  
160 Town Council. She added that if the Board does recommend the rezoning, the  
161 applicant could change the concept as long as it would meet the R-III zone  
162 requirements. C. Davies commented that while putting the entrance of the property  
163 on Young Road, the traffic will still end up on Route 102. He said that commercially  
164 there could be an issue with traffic as well, but thought residential might be a  
165 better fit here. He asked if R-III supports apartments. Town Planner Mailloux  
166 replied that potentially as there are some height limitations, such as the building  
167 cannot be over 50-feet in height. C. Davies mentioned that the Board can  
168 recommend this, but the actual site plan could change from the proposal that they  
169 are seeing tonight. A. Chiampa stated that the R-III zone was designed to permit  
170 an increased residential density and she does not think that there should be an  
171 increased density at this location with an unsignalized intersection. She noted that  
172 a C-I zone aligns with the current zoning around the area, except for Cross Farm  
173 development, and should stay that way. She expressed her opinion, that she does  
174 not think it is appropriate to change the zoning and increase the density in this  
175 location. L. Wiles remarked that he appreciated the plan shown without apartment  
176 buildings, but he does not support this project as 75% of the units have to be age-  
177 restricted. He added that he also does not support the rezoning as the intersection  
178 of Young Road and Route 102 is very intense with traffic traveling at a speed of at  
179 least 50 mph. He said that he would like the developer to work with staff to  
180 mitigate the traffic at this intersection, either by widening it or having a signalized  
181 intersection, if the Board recommends it this evening. Town Planner Mailloux  
182 mentioned that Cross Farm did not meet the threshold for a signalized intersection,  
183 so she does not believe that this intersection would meet the requirements either.  
184 L. Wiles mentioned that he is not surprised by that, but believes it would require a  
185 left-hand turn lane at a minimum. J. Penta said that he echoes the concerns of  
186 other Board members that this rezoning will increase the intensity/density on Route  
187 102. He did compliment the conceptual plan, but not the senior housing aspect. He  
188 pointed out that his biggest concern is the traffic pattern and who would pay for  
189 this. (J. Butler arrived at the meeting at this point 7:45 p.m.). B. Hallowell asked if  
190 the proposed project would be allowed in a C-I zone with conditional approval.

191 Town Planner Mailloux replied that it would not, as multi-family housing is not  
192 allowed there unless it is workforce housing, and workforce housing is not  
193 permitted on this lot as sewer is not available. B. Hallowell asked what is  
194 considered multi-family. Town Planner Mailloux replied that having three or more  
195 units on a lot is considered multi-family. She reviewed the zones of the abutting  
196 parcels on the screen with the Board. B. Hallowell asked if the Board can require  
197 the developer to put in a signalized intersection. Town Planner Mailloux answered  
198 that would need to go through the New Hampshire Department of Transportation  
199 (NHDOT), not the developer. B. Hallowell commented that he likes the proposal,  
200 and having worked at the fire station for many years in this location, he does not  
201 think that a commercial development would be a good fit here. He said that he is in  
202 favor of rezoning to R-III. D. Paul asked what the price range of the homes would  
203 be. A. Orso replied that they would most likely be around \$500,000, as the homes  
204 range in size from 1700 SF to 2300 SF. He noted that he cannot build a single-  
205 family home in Londonderry for anything considered reasonable at this point. He  
206 added that he is not opposed to the other styles that are allowed in R-III, as he  
207 would like this to be more of a single-family home owner association (HOA)  
208 development where everything looks pristine and is handled by the development.  
209 He mentioned that Town Planner Mailloux had told him that if he wants to pursue  
210 the single-family HOA route, he would need to go before the Zoning Board of  
211 Adjustment (ZBA) for a variance, which he is open to as well. He stated that they  
212 are not looking to have big apartment style buildings on this parcel. He said that he  
213 is willing to work with the Board on what type of style they would like to see here.  
214 J. Brem added that they would prefer to build entry-level homes for young families,  
215 but they would need to go before the ZBA for a variance to get rid of the 75%  
216 requirement for senior housing. D. Paul asked if the roads would be built to  
217 Londonderry's standards. A. Orso replied that was correct. He said that he would  
218 have an HOA so that Londonderry does not have to maintain the roads. D. Paul  
219 asked what the HOA fee would be. A. Orso answered that it is approximately \$290,  
220 which includes insurance, lighting, snow removal, plowing, landscaping, etc. D. Paul  
221 asked if they would take up the cost of fire hydrants. A. Orso replied that they  
222 would. D. Paul asked for Town Planner Mailloux to review the other types of  
223 configurations that would be allowed here with the R-III zoning. Town Planner  
224 Mailloux reviewed that R-III can allow multi-family with up to 16 units per building,  
225 with the exception of 20 units per building with a Conditional Use Permit (CUP),  
226 which could be done with an attached row house configuration or multi-floor  
227 building. She added that it can also be single-family, single and two family units if  
228 there is the 75% restriction for senior housing. D. Paul commented that the  
229 applicant potentially could put in apartment buildings, garden style and single  
230 family homes. Town Planner Mailloux replied that they can as long as they meet the  
231 building separation and other setback requirements. D. Paul asked if the  
232 apartments can be rentals or condominiums. Town Planner Mailloux replied it can  
233 be either way, noting the condominiums would require condominium subdivision  
234 approval by the Board. D. Paul asked how they would go about finding out if the  
235 increase in traffic is more Cross Farm or this new development if it were to be  
236 rezoned. Town Planner answered that a traffic analysis is done with any site plan  
237 approval whether commercial or residential. D. Paul stated that she feels like she  
238 needs more information and would abstain from voting this evening. She asked if



239 the Board could place restrictions on the rezoning request, such as the developer  
240 must construct single-family homes. Town Planner Mailloux replied that the Board  
241 has done this in the past, however, she does not feel that this is the best practice.  
242 G. Verani commented that he does understand the traffic concerns, but if it was  
243 developed as C-I there would still be traffic. He expressed his opinion, that the R-III  
244 is a better transitional zone versus C-I. He said that it would be nice to have a  
245 lesser requirement on the senior housing. R. Fillio echoed that NHDOT has done  
246 studies in this area and they have not found enough data to support a signalized  
247 intersection. He said that he is in favor of the rezoning, as well as 55+ and older. C.  
248 Davies mentioned that in general, the Board is being asked to review the rezoning  
249 request, not the specific plan at this time. He remarked that he cannot believe  
250 there it is not a signalized intersection given the fire station at this location. He  
251 asked if a conservation subdivision could be constructed here. Town Planner  
252 Mailloux replied that it could not as it allowed in the AR-1 zone. B. Hollowell  
253 mentioned that when the fire station was built in 2006 there was discussion around  
254 adding an emergency signal to this intersection that the fire trucks could control  
255 when they needed to get out and asked if this was something the Board can bring  
256 forth in the future with a zoning change. Town Planner Mailloux replied that she  
257 does not know if NHDOT considers fire stations when determining signal warrants.  
258 B. Hollowell asked if a three-story nursing home could be constructed in this parcel  
259 now. Town Planner Mailloux reviewed what could be developed with the POD, such  
260 as a professional office, retail, restaurant without a drive-thru, the footprint of a  
261 building not to exceed 12,500 SF or a building that is 25,000 SF if parking is  
262 located in the rear of the building. She pointed out that with a CUP they could have  
263 any of the uses that are allowed in the C-I zone, but they would have to  
264 demonstrate that they meet all the requirements of a CUP. B. Hollowell expressed  
265 his opinion, that he believes R-III is a better transition in this location versus  
266 commercial as traffic is already a problem here. Chairman Rugg pointed out that J.  
267 Butler was at the meeting and L. Wiles was now an alternate member for voting  
268 this evening. R. Fillio said that a signalized light can go in if you pay for it and gave  
269 the example of the light at the Rail Trail on Route 28. Town Planner Mailloux  
270 interjected that the light on Route 28 is a pedestrian beacon and not a signalized  
271 intersection. R. Fillio commented that perhaps the state representatives should get  
272 involved and help get a traffic light on Route 102. J. Penta asked what the time  
273 table would be for this project if it was approved to be rezoned. J. Brem replied that  
274 A. Orso would like to do this as soon as possible. J. Butler stressed that the Board is  
275 voting on the rezoning request not the proposed development. He said that he  
276 believes a residential development is better than a commercial development in this  
277 location as there are already traffic concerns. He commented that he does not think  
278 that R-III is a better solution for a transition zone here and it should be AR-1. He  
279 added that he feels traffic is a huge concern and noted that some traffic would go  
280 onto Adams Road.

281  
282 Chairman Rugg opened it up to the public. Town Planner Mailloux read a letter of  
283 opposition to the rezoning from Dan McLeod, 11 Copperfield Lane, Exhibit A, which  
284 is attached hereto.

285  
286 Chairman Rugg told the Board that he received a call from Tom Estey, abutter

287 across the street, who is opposed to the rezoning.

288

289 Heidi-Leigh and Tony Bennett, 20 Young Road, addressed the Board. T. Bennet said  
290 that the traffic has been an issue since the fire station was built in 2006. He  
291 commented that the people of Young Road have to deal with this every day. He  
292 noted that Route 102 has been a nightmare since the late 1990s and did not think  
293 the rezoning would change any of the traffic. H. Bennett stated that no matter what  
294 is eventually developed here, the traffic will increase and thought this might be  
295 helpful to make the changes that the intersection needs. Chairman Rugg replied  
296 that he doe not have an answer for them this evening, but it is possible. He noted  
297 that getting the state representatives involved can help.

298

299 Daniel Clark, 7 Copperfield Lane, addressed the Board. D. Clark stated that he is  
300 opposed to the rezoning proposal to R-III and thinks that the AR-1 zone would be  
301 better. He commented that traffic is a big issue with cars cutting through Young  
302 Road now. He asked if the Board could place a restriction to not have apartment  
303 buildings if the rezoning is approved.

304

305 Chairman Rugg brought the discussion back to the Board.

306

307 **C. Davies made a motion to recommend to Town Council to rezone 22**  
308 **Young Road (Map 6 Lot 53) Edgar & Winnifred Pitts, Trustees**  
309 **(Owners) and Cedar Crest Development (Applicant) from C-I**  
310 **(Commercial I) and RTE 102 POD (Route 102 Performance Overlay**  
311 **District) to R-III (Multi-Family Residential III), and 20 Young Road**  
312 **(Map 6 Lot 58-2) Tony & Heidi Bennett (Owners) and Cedar Crest**  
313 **Development (Applicant) from AR-1 (Agricultural-Residential 1) to R-**  
314 **III (Multi-Family Residential III)**

315

316 **B. Hallowell seconded the motion.**

317

318 **The motion was granted, 5-3-1, by a roll call vote with D. Paul**  
319 **abstaining.**

320

321 A. Chiampa voted against the rezoning because of the potential increase in traffic at  
322 this intersection, where traffic is already a problem, is not advisable. J. Butler voted  
323 against the rezoning as he does not feel the R-III zone fits here and traffic is  
324 already a problem. Chairman Rugg voted against the rezoning as he does not feel it  
325 is consistent with the Master Plan.

326

327 **V. Other**

328

329 **VI. Adjournment**

330 **Member C. Davies made a motion to adjourn the meeting at**  
331 **approximately 8: 58 p.m. Seconded by B. Hallowell.**

332

333 **The motion was granted by a unanimous roll call vote, 9-0-0.**

334

## STAFF RECOMMENDATION

**To:** Planning Board  
**From:** Colleen P. Mailloux, AICP, Town Planner  
**Re:** Rezoning Request

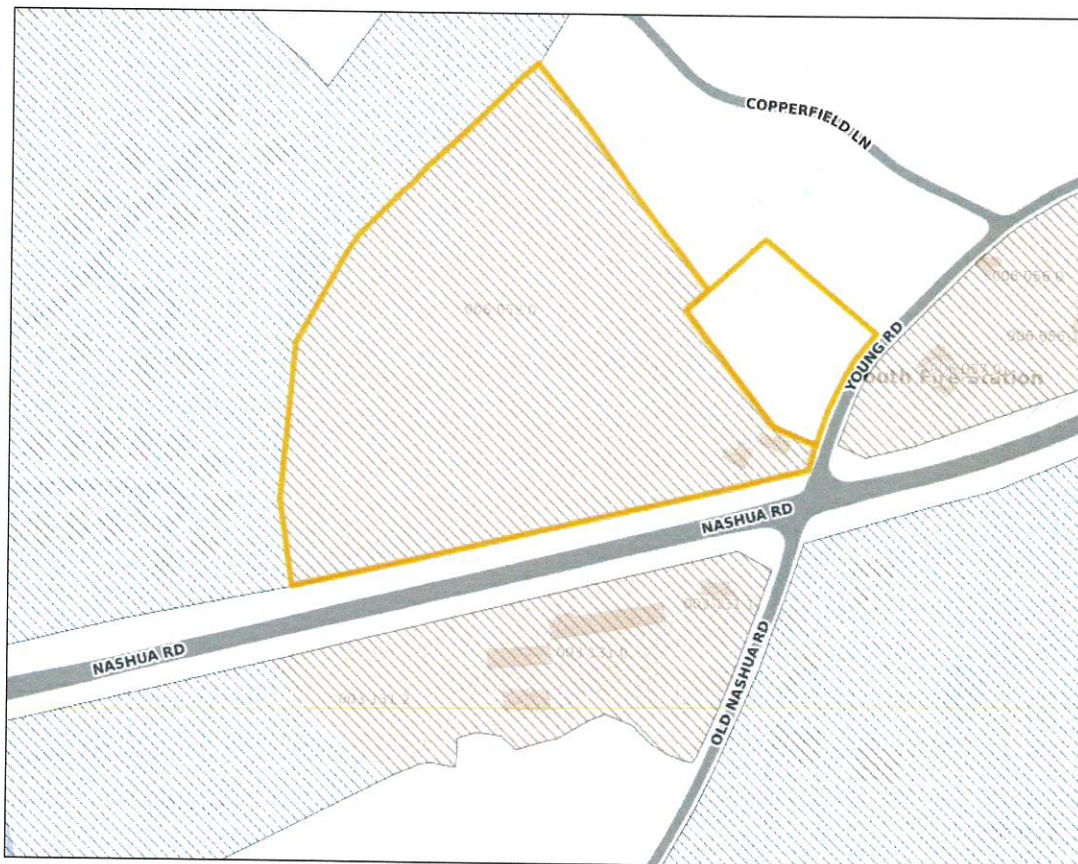
**Date:** June 2, 2021

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**Rezoning request to rezone 22 Young Road (Map 6 Lot 53) Edgar & Winnifred Pitts, Trustees (Owners) and Cedar Crest Development (Applicant) from C-I (Commercial I) and RTE 102 POD (Route 102 Performance Overlay District) to R-III (Multi-Family Residential III), and 20 Young Road (Map 6 Lot 58-2) Tony & Heidi Bennett (Owners) and Cedar Crest Development (Applicant) from AR-1 (Agricultural-Residential 1) to R-III (Multi-Family Residential III)**

### Existing Conditions and Background:

The Applicants are requesting rezoning of two adjacent properties to Multi-Family Residential (R-III).



22 Young Road (Map 6, Lot 53) is a 21 acre parcel with a single family residence and barn located near the intersection of Route 102 and Young Road. The property is relatively flat,



gently sloping up and away from the road to a high point in the center of the property and sloping down to wetland areas along the northwesterly property line. There is also a wetland system adjacent to Route 102. Access to the lot is via a driveway on Young Road. It is unclear if this lot has a deeded curb cut onto Route 102 from NHDOT. The lot is bisected by a utility easement associated with the natural gas transmission line running north to south through the property. The parcel is currently zoned Commercial-I (C-I) and Route 102 Performance Overlay District (Rt. 102 POD). Uses currently permitted on this parcel include professional office, restaurants or cafés without drive-through windows, retail, recreation (Londonderry Zoning Ordinance (LZO) Section 4.6.6.5). Uses in the underlying C-I district are permitted by Conditional Use Permit. In the Route 102 POD, a commercial building may not have a building footprint in excess of 12,500 feet. An exception may be granted to allow a building footprint not to exceed 25,000 square feet when certain conditions are met.

20 Young Road (Map 6 Lot 58-2) is a 2.91 acre parcel with a single family residence. The lot slopes gently up from Young Road with the existing house situated on a high point at the rear of the parcel. A 1995 subdivision plan and survey indicated a small pocket of hydric soils towards the front of the parcel. The parcel is currently zoned Agricultural-Residential-1 (AR-1). Permitted uses then on this lot include single and two-family dwellings, agriculture, religious facilities, public facilities, etc in accordance with LZO Tale 4-1.

The parcel immediately abuts the Cross Farm 55+ community to the west (Zoned AR-1 and Route 102 POD), and a single-family residential neighborhood (Copperfield Lane) to the east (Zoned AR-1). Across Route 102, properties are zoned C-I and AR-1 and are also within the Route 102 POD. Existing uses on these adjacent parcels are office, warehouse, vehicle repair and Esty's Country Store. The South Fire Station is located across the street from the subject parcels on Young Road.

The 2013 Master Plan identifies this area as a "G-2 Controlled Growth Sector". According to the Master Plan:

*The Controlled Growth Sector is assigned to areas that may support mixed use development due to proximity to one or more existing or planned thoroughfares. Development in this Sector should occur in the form of conservation subdivisions containing open space or activity centers.*

**Rezoning Request:**

The Applicants are requesting rezoning of the two subject parcels to Multi-Family Residential (R-III). Please see the attached rezoning request. The Applicant has provided a conceptual plan for a multi-family development on the parcels. Access to the site is proposed from Young Road. The conceptual plan has not been fully reviewed by staff for compliance with ordinance and site plan regulations, but it appears that, in general, the proposed layout would comply with the density and open-space requirements of the R-III district. LZO Section 4.2.2.2.B permits single family dwellings in the R-III district provided that at least 75% of the units be restricted housing for older persons.



The site would be served by Pennichuck Water Works and on-site septic. Natural gas is available at the site from Liberty Utilities.

**Board Action Required**

Should the Board find that the request is reasonable and consistent with the surrounding uses and the Master Plan, the Board may make a recommendation motion as follows:

Move to *recommend* to the Town Council approval of the rezoning request to rezone 22 Young Road (Map 6 Lot 53) Edgar & Winnifred Pitts, Trustees (Owners) and Cedar Crest Development (Applicant) from Commercial I and Route 102 Performance Overlay District to Multi-Family Residential III, and 20 Young Road (Map 6 Lot 58-2) Tony & Heidi Bennett (Owners) and Cedar Crest Development (Applicant) from Agricultural-Residential-1 to Multi-Family Residential III.

Conversely the Board may make a motion to recommend that the Town Council deny the request for re-zoning, if it finds that the request is not consistent with the Master Plan and the surrounding uses.



TOWN OF LONDONDERRY

# LONDONDERRY PLANNING BOARD & TOWN COUNCIL

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

## APPLICATION FOR REZONING REQUEST

### LOCATION OF PROPERTY:

Street address 20 Young Rd  
Tax map G Parcel 058

CURRENT ZONING: AR1 PROPOSED ZONING: R3

Owner's name (s) Tony + Heidi Bennett Tel. No. 603-703-2857

Owner's address 20 Young Rd Londonderry, NH 03053

Owner's Email address Bennettcompound@gmail.com

Applicant's name(s) Cedar Crest Development Tel. No. 603-235-1444

Applicant's address 25 Buttick Rd A4 Londonderry, NH 03053

Applicant's Email address acron@dhbhomes.com

Representative's name Meisner + Brem Corp Tel. No. 603-893-3301

Representative's address 202 Main St Salem, NH 03079

Representative's Email address Jeff: Jbrem@meisnerbrem.com  
Kurt: Kdm@meisnerbrem.com

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

- Looking to combine 20 / 22 Young Rd  
\* See narrative for 22 Young Rd





## **NARRATIVE FOR PROPOSED RE-ZONING FROM C-1 COMMERCIAL TO R-III MULTIFAMILY RESIDENTIAL**

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

The area proposed for a zoning change comprises approximately 21 acres and is presently in the C-1 Commercial District. The proposed zoning is to change this land area to be within the R-III Residential Zone.

The area surrounding the proposed change is almost exclusively residential. The area on the north side of Nashua Road (Route 102) is presently residential in nature with the exception of the town's Fire Station. This includes homes on Young Road, Copperfield Lane, Cross Road, Apple Blossom Dr., Ball Dr, and Crosby Lane all of which are to the east. Directly adjacent to the area of the proposed zoning change to the west is a large, new residential subdivision known as "Cross Farm", a 55+ single family, residential community of 186 units on 165 acres of land presently under construction. Essentially the entire neighborhood to the north of Route 102 is residential. To the south is Estey's Country Store, a photography studio, and a small, well buffered industrial use.

The intersection of Young Road and Route 102 is currently not signalized. As such, a large commercial center on the subject area would require significant changes to the traffic patterns for signals, turning lanes, pedestrian crossings, etc. Municipal sewer service is also not available to this area requiring that any commercial development, including restaurants and bars, be serviced with private, individual septic systems.

When considering the potential impacts of commercial development in the general subject area on traffic, soils / septic and the relevant water usage to be discharged into the soil, the safety of re-configuring this fairly rural area into a commercial center, and other impacts, it is clear that the general health, safety, and welfare is better served by slightly more intensive residential uses within an R-III multifamily residential zone than commercial uses in the C-1 Commercial Zoning District, as currently zoned.

The community will best be served by transitioning more intensive residential uses in this area prior to the primary commercial areas near Route 93, Route 28, and in the desired land areas near the Hudson Town Line as identified in the Londonderry Master Plan<sup>1</sup>. The R-III zone allows for buffering more intensive and impactful uses against conventional residential single family lots. In fact, the Cross Farm project is a perfect example of this type of buffering. The proposed re-zoning just continues this standard planning approach. In fact, with respect to the R-III zone, the Master Plan states, several times, that "there is very little land remaining within the (R-III) district for additional growth" and "the town's R-III zone (multifamily) is almost built to capacity. However, the need for this type of housing is unlikely to subside in the foreseeable future."<sup>2</sup>

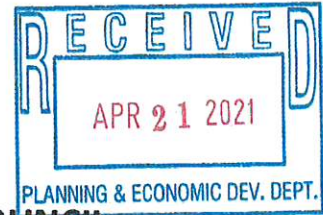
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<sup>1</sup> Londonderry Master Plan, 2004, p 3-16

<sup>2</sup> | Londonderry Master Plan, 2004, p 3-8, p 4-47

The R-III Zone allows for flexibility in design and modifications to dimensional requirements but still maintaining a fixed maximum density based on the town's established development ratios based on specific site soils, thereby considering the environment by code. The R-III zone also allows for planning to save and protect open space, protect natural areas including wetlands, and provide for diverse housing.

In summary, the rezoning proposed fits the intentions of the town's zoning, master plan, and historical development patterns. The rezoning will fit more naturally into the surrounding neighborhoods, will be safer, healthier, and in general, better for the welfare of the local and town community. The R-III Zone seems perfectly suited in this location and its acknowledged rarity will be enhanced with a new area by this rezoning, as contemplated by the Londonderry Master Plan.



TOWN OF LONDONDERRY  
**LONDONDERRY PLANNING BOARD & TOWN COUNCIL**

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

**APPLICATION FOR REZONING REQUEST**

**LOCATION OF PROPERTY:**

Street address 22 Young Rd  
 Tax map 6 Parcel 53

**CURRENT ZONING:** C-I                      **PROPOSED ZONING:** R3

Owner's name (s) Edgar + Winnifred Pitts Tel. No. 603-437-8540

Owner's address 22 Young Rd

Owner's Email address Epitts31@gmail.com

Applicant's name(s) Cedar Crest Development Tel. No. 603 235-1944

Applicant's address 25 Bottrick Rd A1 Londonderry NH

Applicant's Email address aaron@dhhomes.com

Representative's name Aaron OASD Tel. No. 603 235-1944

Representative's address 25 Bottrick Rd A1 Londonderry NH

Representative's Email address aaron@dhhomes.com

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

\* See attached

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## **NARRATIVE FOR PROPOSED RE-ZONING FROM C-1 COMMERCIAL TO R-III MULTIFAMILY RESIDENTIAL**

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

The area proposed for a zoning change comprises approximately 21 acres and is presently in the C-1 Commercial District. The proposed zoning is to change this land area to be within the R-III Residential Zone.

The area surrounding the proposed change is almost exclusively residential. The area on the north side of Nashua Road (Route 102) is presently residential in nature with the exception of the town's Fire Station. This includes homes on Young Road, Copperfield Lane, Cross Road, Apple Blossom Dr., Ball Dr, and Crosby Lane all of which are to the east. Directly adjacent to the area of the proposed zoning change to the west is a large, new residential subdivision known as "Cross Farm", a 55+ single family, residential community of 186 units on 165 acres of land presently under construction. Essentially the entire neighborhood to the north of Route 102 is residential. To the south is Estey's Country Store, a photography studio, and a small, well buffered industrial use.

The intersection of Young Road and Route 102 is currently not signalized. As such, a large commercial center on the subject area would require significant changes to the traffic patterns for signals, turning lanes, pedestrian crossings, etc. Municipal sewer service is also not available to this area requiring that any commercial development, including restaurants and bars, be serviced with private, individual septic systems.

When considering the potential impacts of commercial development in the general subject area on traffic, soils / septic and the relevant water usage to be discharged into the soil, the safety of re-configuring this fairly rural area into a commercial center, and other impacts, it is clear that the general health, safety, and welfare is better served by slightly more intensive residential uses within an R-III multifamily residential zone than commercial uses in the C-1 Commercial Zoning District, as currently zoned.

The community will best be served by transitioning more intensive residential uses in this area prior to the primary commercial areas near Route 93, Route 28, and in the desired land areas near the Hudson Town Line as identified in the Londonderry Master Plan<sup>1</sup>. The R-III zone allows for buffering more intensive and impactful uses against conventional residential single family lots. In fact, the Cross Farm project is a perfect example of this type of buffering. The proposed re-zoning just continues this standard planning approach. In fact, with respect to the R-III zone, the Master Plan states, several times, that "there is very little land remaining within the (R-III) district for additional growth" and "the town's R-III zone (multifamily) is almost built to capacity. However, the need for this type of housing is unlikely to subside in the foreseeable future."<sup>2</sup>

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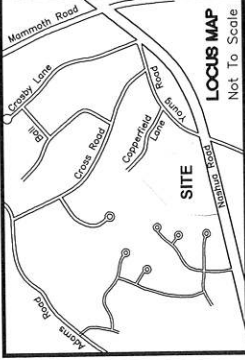
<sup>1</sup> Londonderry Master Plan, 2004, p 3-16

<sup>2</sup> Londonderry Master Plan, 2004, p 3-8, p 4-47



The R-III Zone allows for flexibility in design and modifications to dimensional requirements but still maintaining a fixed maximum density based on the town's established development ratios based on specific site soils, thereby considering the environment by code. The R-III zone also allows for planning to save and protect open space, protect natural areas including wetlands, and provide for diverse housing.

In summary, the rezoning proposed fits the intentions of the town's zoning, master plan, and historical development patterns. The rezoning will fit more naturally into the surrounding neighborhoods, will be safer, healthier, and in general, better for the welfare of the local and town community. The R-III Zone seems perfectly suited in this location and its acknowledged rarity will be enhanced with a new area by this rezoning, as contemplated by the Londonderry Master Plan.



**LOCUS MAP**  
Not To Scale

**SITE**

**MULTI-FAMILY RESIDENTIAL DEVELOPMENT PLAN**

**PROPOSED ZONING DISTRICT: R-III (Requires Zone Change)**

50 Single-Family Units  
 2,100± L.F.± of Proposed Road  
 8.4 Ac± Open Space Required - 14 Ac± Provided  
 11 Ac± Upland

**NOTE:**

THIS PLAN IS A SKETCH ONLY. THE NUMBER OF LOTS SHOWN, THE ZONING DISTRICT, THE PROPERTY BOUNDARY, WETLANDS OR SLOPES, AND THE TOTAL AREA ARE SUBJECT TO CHANGE WHEN AN ACTUAL SURVEY IS PERFORMED.



# Scheme - A

## "Young Road"

LONDONDERRY, NEW HAMPSHIRE  
 Map 6 lot 53 - 21 Ac.±  
 Map 6 Lot 58-2 - 2.5 Ac.±  
 Total Area - 23.5 Ac.±

**MEISNER BREIM CORPORATION**  
 142 UTILITOR ROAD, LONDONDERRY, NH 03053  
 202 MAIN STREET, SALEM, NH 03079

April 13, 2021 Scale 1"=100'

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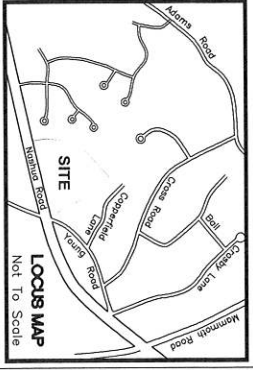
# THE FARM

— ESTABLISHED 2021 —





© 2021 MEISNER BREM CORPORATION  
 This plan is a sketch only. The number of lots shown is not based on actual boundaries, setbacks, or easements. The sketch is for informational purposes only and is not intended to be used for any other purpose. The actual number of lots and their boundaries shall be determined by a professional surveyor and shown on a final subdivision map.



**MULTI-FAMILY RESIDENTIAL DEVELOPMENT PLAN**  
**PROPOSED ZONING DISTRICT: R-III (Requires Zone Change)**  
 50 Single-Family Units  
 2,100± L.F.F. of Proposed Road  
 6.4 Ac± Open Space Required - 1.4 Ac± Provided  
 11.4± Ac± Upland

**NOTE:**  
 THIS PLAN IS A SKETCH ONLY. THE NUMBER OF LOTS SHOWN IS NOT BASED ON ACTUAL BOUNDARIES, SETBACKS, OR EASEMENTS. THE SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE. THE ACTUAL NUMBER OF LOTS AND THEIR BOUNDARIES SHALL BE DETERMINED BY A PROFESSIONAL SURVEYOR AND SHOWN ON A FINAL SUBDIVISION MAP.

# Scheme - A

“Young Road”

LONDONDERRY, NEW HAMPSHIRE  
 Map 6 lot 53 - 21 Ac.±  
 Map 6 lot 58-2 - 2.5 Ac.±  
 Total Area 23.5 Ac.±

**MEISNER BREM CORPORATION**  
 142 LITTLETON ROAD, WESTPORT, MA 01890 • (978) 692-1312  
 202 MAIN STREET, SALEM, NH 03079 • (603) 882-3200

April 13, 2021 Scale 1"=100'



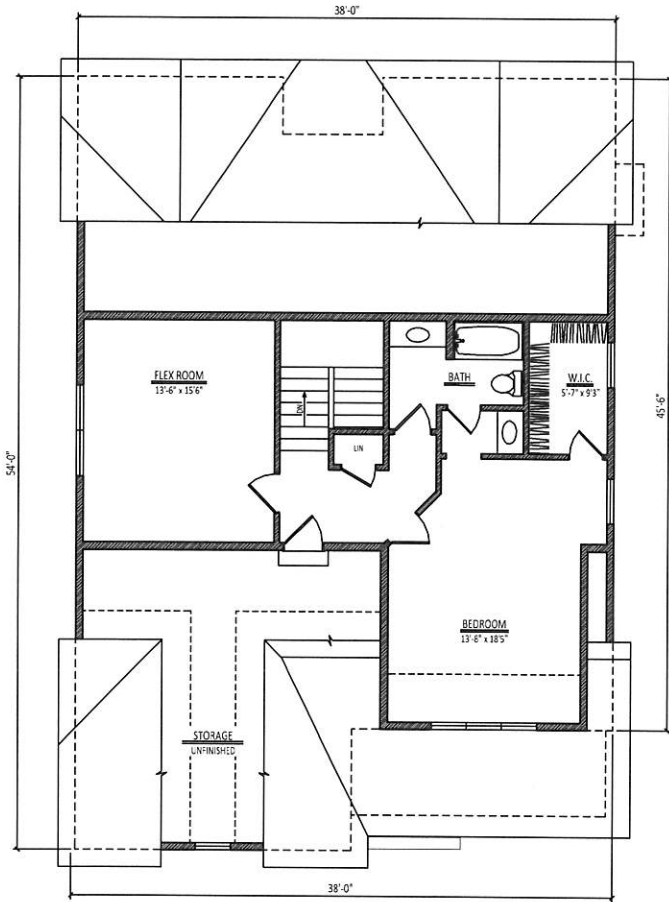




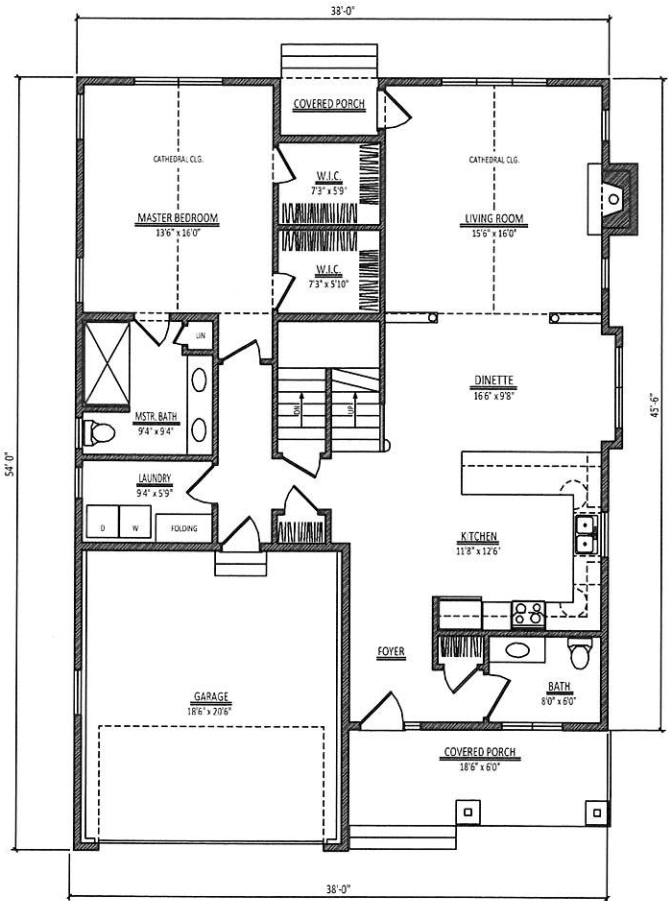
FRONT ELEVATION

# THE BARRON

SQUARE FOOTAGE TABLE	
FLOOR	SQ. FTG.
FIRST FLOOR	1,473
SECOND FLOOR	813
TOTAL:	2,286



SECOND FLOOR PLAN



FIRST FLOOR PLAN



25 BUTTRICK ROAD | UNIT A1  
 LONDONDERRY, NH 03053  
 TEL 603-965-0360  
 FAX 603-965-0361  
 WEB www.dhbhomes.com  
 EMAIL bob@dhbhomes.com  
 ralpm@dhbhomes.com





SQUARE FOOTAGE TABLE	
PLAN	SQ. FTG.
FIRST FLOOR	1,631
SECOND FLOOR	685
TOTAL:	2,316



FRONT ELEVATION

# *THE* **WOODBURY**







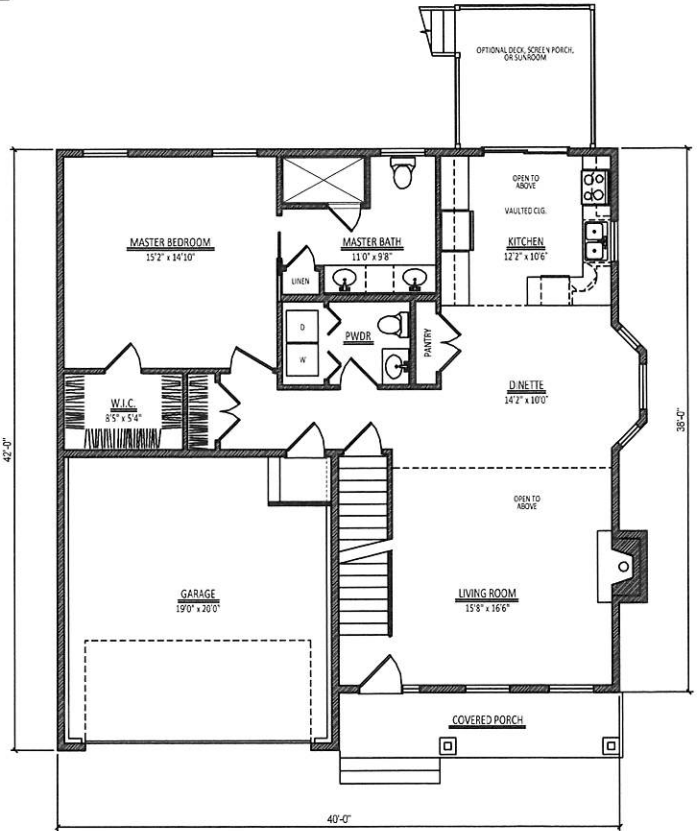
FRONT ELEVATION



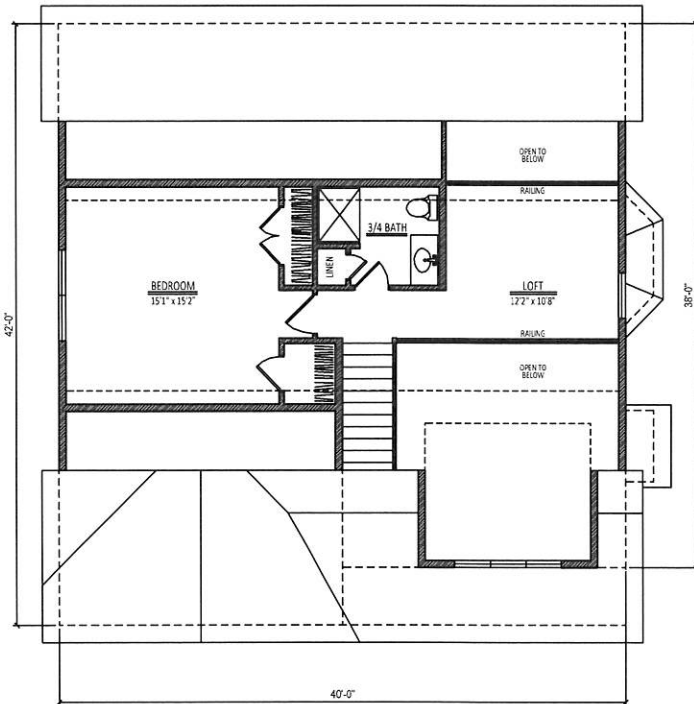
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 TEL 603-965-0360  
 FAX 603-965-0361  
 WEB www.dhbhomes.com  
 EMAIL bob@dhbhomes.com  
 ralphm@dhbhomes.com

# THE LANCASTER

SQUARE FOOTAGE TABLE	
P.L.N	SQ. FTG
FIRST FLOOR	1,212
SECOND FLOOR	551
TOTAL	1,763



FIRST FLOOR PLAN



SECOND FLOOR PLAN









FRONT ELEVATION

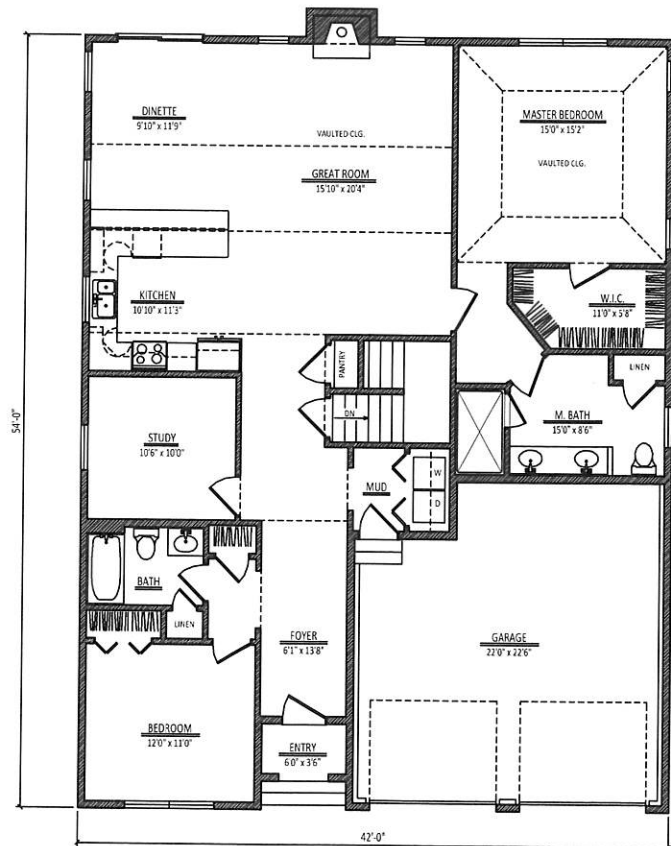


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 FAX 603-965-0361  
 WEB www.dhbhomes.com  
 EMAIL bob@dhbhomes.com  
 ralpm@dhbhomes.com

# THE FISK

## 2 CAR GARAGE

SQUARE FOOTAGE TABLE	
PLAN	SQ. FTG.
FIRST FLOOR	1,741
TOTAL	1,741



FIRST FLOOR PLAN

## LEGAL NOTICE

Pursuant to RSA 31:95-b, the Londonderry Town Council will hold PUBLIC HEARINGS on the following items:

- 1) Acceptance of \$400,000 from the Drinking Water and Groundwater Trust Fund for the Lancaster Drive water line extension.
- 2) Acceptance of \$500,000 from the Drinking Water and Groundwater Trust Fund to establish a residential PFAS remediation rebate program for qualifying households.

The Public Hearings will occur on Monday, July, 19, 2021 at 7:00 PM at the Londonderry Town Hall, 268B Mammoth Road, Londonderry, NH 03053.

Londonderry Town Council

## **RESOLUTION 2021-18**

A Resolution Relative to the

### ***Acceptance of Unanticipated Revenue under RSA 31:95-b***

---

**WHEREAS** the Town of Londonderry adopted the provisions of RSA 31:95-b with the passage of Warrant Article 18 at the March, 1994 town meeting authorizing, indefinitely, until specific rescission of such authority, the Town Council to apply for, accept and expend, without further action by the Town, unanticipated money from a state, federal, or other governmental unit or a private source which becomes available during the fiscal year; and,

**WHEREAS** the Town Council has complied with RSA 31:95-b, III(a) relative to unanticipated monies received in amounts more than \$10,000, by publishing notice of a public hearing in a newspaper of general circulation at least seven days before said hearing, and then conducting said hearing; and,

**WHEREAS** the Town has applied for and been awarded \$500,000 in grant funding through the New Hampshire Drinking Water and Groundwater Trust Fund (the "Grant"), to fund the creation of a PFAS Remediation Rebate Program to offer one-time \$500 rebates per qualifying household for qualifying short-term remediation measures taken to mitigate PFAS exceedances in private residential wells; and

**WHEREAS** the Town Council is supportive of the purposes of the Grant, specifically, to remediate contamination by PFAS in the residential well drinking water; and

**WHEREAS** the Town Council wishes to accept these funds.

***NOW, THEREFORE, BE IT RESOLVED*** by the Londonderry Town Council as follows:

- (1) Grant funding of \$500,000 and such additional amounts as may be awarded are hereby accepted;
- (2) The Town Council adopts the Certificate of Vote attached hereto; and
- (3) The Town Manager shall have authority to take all actions, and to sign all documents, connected with, or incidental to, application for and acceptance of the Grant.

---

John Farrell - Chairman  
Town Council

---

Sharon Farrell - Town Clerk

*A TRUE COPY ATTEST:*

*07/19/2021*

(TOWN SEAL)

*A Certificate of Vote of Authorization is a certificate that states that a grant applicant is willing to enter into a grant agreement with the State of NH Department of Environmental Services, that whoever signs the Grant Agreement has the authority to do so. All certificates must include:*

- *Certificate should be completed and signed by someone other than the person being given authority (a signature other than the person that will sign the Grant Agreement)*
  - *Must state that the person who signed the Grant Agreement has the authority to do so*
  - *Must be notarized*
  - *Original is needed for submittal. No copies.*
- 

### **Certificate of Vote of Authorization (Rebate Program)**

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

I, John Farrell, Chairman of the Londonderry Town Council, do hereby certify that at a meeting held on July 19, 2021, the Londonderry Town Council voted to enter into a Drinking Water and Groundwater Trust Fund grant agreement with the NH Department Environmental Services to fund a water system improvement project.

The Londonderry Town Council further authorized the Town Manager, Kevin Smith, to execute any documents which may be necessary to effectuate this grant agreement.

IN WITNESS WHEREOF, I have hereunto set my hand as Chairman of the Londonderry Town Council on the 19<sup>th</sup> day of July, 2021.

Signature \_\_\_\_\_

STATE OF NEW HAMPSHIRE

County of Rockingham

On this 19th day of July, 2021, before me \_\_\_\_\_ (Notary Public) the undersigned Officer, personally appeared John Farrell, who acknowledged himself to be the Chairman of the Londonderry Town Council, being authorized so to do, execute the foregoing instrument for the purpose therein contained.

In witness thereof, I have set my hand and official seal.

Notary Public \_\_\_\_\_ My commission expires: \_\_\_\_\_



# RESOLUTION 2021-19

A Resolution Relative to the

## *Acceptance of Unanticipated Revenue under RSA 31:95-b*

---

**WHEREAS** the Town of Londonderry adopted the provisions of RSA 31:95-b with the passage of Warrant Article 18 at the March, 1994 town meeting authorizing, indefinitely, until specific rescission of such authority, the Town Council to apply for, accept and expend, without further action by the Town, unanticipated money from a state, federal, or other governmental unit or a private source which becomes available during the fiscal year; and,

**WHEREAS** the Town Council has complied with RSA 31:95-b, III(a) relative to unanticipated monies received in amounts more than \$10,000, by publishing notice of a public hearing in a newspaper of general circulation at least seven days before said hearing, and then conducting said hearing; and,

**WHEREAS** the Town has applied for and been awarded \$400,000 in grant funding through the New Hampshire Drinking Water and Groundwater Trust Fund (the "Grant"), to partially fund the extension of a Pennichuck water line to residences on Lancaster Drive with wells contaminated by PFAS; and

**WHEREAS** the Town Council is supportive of the purposes of the Grant, specifically, to remediate contamination by PFAS in the residential well drinking water; and

**WHEREAS** the Town Council wishes to accept these funds.

**NOW, THEREFORE, BE IT RESOLVED** by the Londonderry Town Council as follows:

- (1) Grant funding of \$400,000 and such additional amounts as may be awarded are hereby accepted;
- (2) The Town Council adopts the Certificate of Vote attached hereto; and
- (3) The Town Manager shall have authority to take all actions, and to sign all documents, connected with, or incidental to, application for and acceptance of the Grant.

---

John Farrell - Chairman  
Town Council

---

Sharon Farrell - Town Clerk  
*A TRUE COPY ATTEST:*

(TOWN SEAL)

*07/19/2021*

*A Certificate of Vote of Authorization is a certificate that states that a grant applicant is willing to enter into a grant agreement with the State of NH Department of Environmental Services, that whoever signs the Grant Agreement has the authority to do so. All certificates must include:*

- *Certificate should be completed and signed by someone other than the person being given authority (a signature other than the person that will sign the Grant Agreement)*
  - *Must state that the person who signed the Grant Agreement has the authority to do so*
  - *Must be notarized*
  - *Original is needed for submittal. No copies.*
- 

### **Certificate of Vote of Authorization (Lancaster Drive)**

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

I, John Farrell, Chairman of the Londonderry Town Council, do hereby certify that at a meeting held on July 19, 2021, the Londonderry Town Council voted to enter into a Drinking Water and Groundwater Trust Fund grant agreement with the NH Department Environmental Services to fund a water system improvement project.

The Londonderry Town Council further authorized the Town Manager, Kevin Smith, to execute any documents which may be necessary to effectuate this grant agreement.

IN WITNESS WHEREOF, I have hereunto set my hand as Chairman of the Londonderry Town Council on the 19<sup>th</sup> day of July, 2021.

Signature \_\_\_\_\_

STATE OF NEW HAMPSHIRE

County of Rockingham

On this 19th day of July, 2021, before me \_\_\_\_\_ (Notary Public) the undersigned Officer, personally appeared John Farrell, who acknowledged himself to be the Chairman of the Londonderry Town Council, being authorized so to do, execute the foregoing instrument for the purpose therein contained.

In witness thereof, I have set my hand and official seal.

Notary Public \_\_\_\_\_ My commission expires: \_\_\_\_\_



# ORDER 2021- 12

An Order Relative to

## WITHDRAWAL OF CABLE EQUIPMENT CAPITAL RESERVE FUNDS

First Reading: 07/19/21

Second Reading: Waived

Adopted: 07/19/21

**WHEREAS**

the Town of Londonderry annually receives the sum of \$32,500 for the purposes of supporting PEG access capital funding through its franchise agreement with Comcast; and

**WHEREAS**

the funding received from Comcast is deposited annually into the Cable Equipment Capital Reserve, established by Warrant Article 5 at the 2013 Town Meeting, which appointed the Town Council as agents to expend; and,

**WHEREAS**

the Town of Londonderry and the Londonderry School District have entered into an agreement relative to making a portion of the PEG access capital funding available for the school district's use in providing educational programming; and,

**WHEREAS**

the School District has requested the sum of Eight Thousand Dollars (\$7,477.00) as their annual installment for the fiscal year ended June 30, 2021; and,

**WHEREAS**

sufficient funds are available in the Cable Equipment Capital Reserve,

**NOW THEREFORE BE IT ORDERED** by the Londonderry Town Council that the Town Treasurer is hereby directed to disburse \$7,477.00 from the Cable Equipment Capital Reserve Fund for the purpose attached.

\_\_\_\_\_  
John Farrell - Chairman  
Town Council

( TOWN SEAL )

\_\_\_\_\_  
Sharon Farrell - Town Clerk

**A TRUE COPY ATTEST:**  
07/19/20

# Budget Request from Town Cable Fees for School District 2021-2022

## Replacement equipment 2021-2022

*Replace One camera set up that is used for sports on Channel 21.*

*Outgoing unit does no longer work*

*Canon G 1 School Inventory Number 31111000521935*

### **1. Canon XA45 Professional UHD 4K Camcorder. \$1999.00**

**Camera Bag:** Porta Brace CS-DV1U Mini-DV Camcorder Case (Black with Black String). **\$199.00**

**Camera Tripod:** Manfrotto MVH500A Fluid Drag Video Head with MVT502AM Tripod and Carry Bag **\$379.00**

**Camera Total: \$2,577.00**

## Replace I-mac for editing videos

### **27-inch iMac with Retina 5K display.**

- Standard glass
- 3.8GHz 8-core 10th-generation Intel Core i7 processor, Turbo Boost up to 5.0GHz • 64GB 2666MHz DDR4 memory
- Radeon Pro 5700 XT with 16GB of GDDR6 memory
- 2TB SSD storage
- Gigabit Ethernet
- Magic Mouse 2
- Magic Keyboard - US English
- Final Cut Pro
- Logic Pro

**Computer Total \$4,898.98**

**Total all items requested \$7,477.00**

Introduced: 7/19/2021

Adopted: 7/19/2021

## RESOLUTION 2021-17

A Resolution Relative to the

### ***Establishment of an Economic Revitalization Zone (ERZ) in the Woodmont Commons Planned Unit Development***

---

**WHEREAS** the Londonderry Town Council has recognized that the economic development of the community is vital to a healthy and robust community by encouraging economic development opportunities as its primary goal; and

**WHEREAS** the Economic Revitalization Zone program offered by the State of New Hampshire under RSA 162-N provides a short-term business tax credit for projects that improve infrastructure and create jobs in designated areas; and

**WHEREAS** this program augments other state and local assets and programs to enhance the advantage to private development locating in Londonderry; and

**WHEREAS** the Town has applied and implemented three separate ERZ zones since 2009, and finds that designating an additional ERZ will further promote economic development,

**NOW THEREFORE BE IT RESOLVED** by the Londonderry Town Council adopts the proposed Woodmont Commons Economic Revitalization Zone per the attached map and authorizes Town Staff to submit an application to the New Hampshire Division of Economic Development for its adoption at the state level, believing that the district meets the requirements of RSA 162-N.

---

John Farrell, Chairman  
Londonderry Town Council

**A TRUE COPY ATTEST:**

---

Sherry Farrell - Town Clerk  
07/19/2021

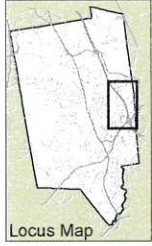
*Town Seal*



Economic Revitalization Zone  
Woodmont Commons  
Londonderry, NH  
June, 2021

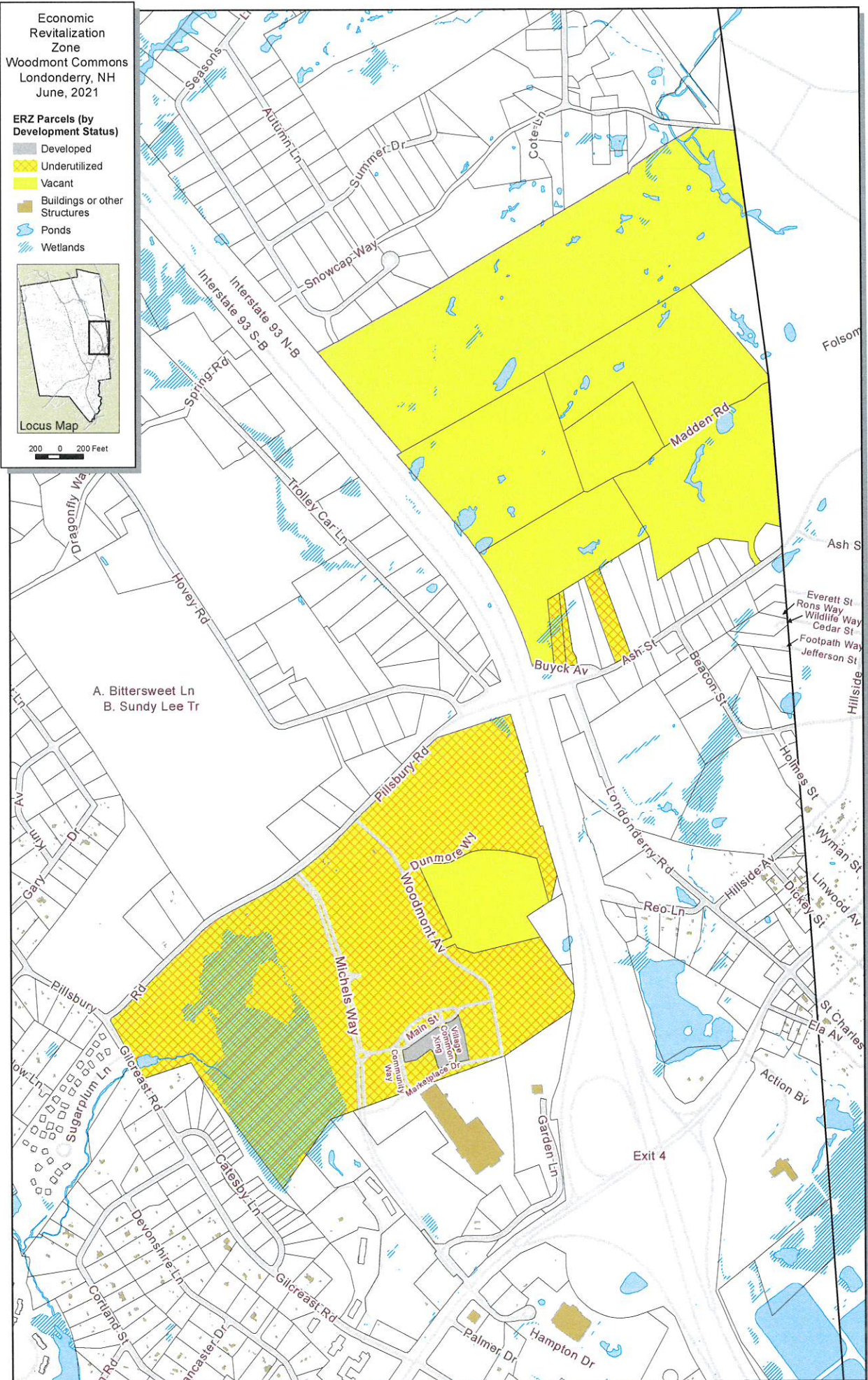
ERZ Parcels (by Development Status)

- Developed
- Underutilized
- Vacant
- Buildings or other Structures
- Ponds
- Wetlands



Locus Map

200 0 200 Feet





# ERZ FAQs for Communities

## What is the ERZ Program?

ERZ stands for Economic Revitalization Zone. The ERZ tax credit program, which is detailed in RSA 162-N, offers a short term business tax credit for projects that improve infrastructure and create jobs in designated areas of a municipality.

## Why were ERZs established?

ERZs were established to stimulate economic redevelopment, expand the commercial and industrial base, create new jobs, reduce sprawl, and increase tax revenues within the state by encouraging economic revitalization in designated areas.

## How is an ERZ defined?

An Economic Revitalization Zone, means a zone with a single continuous boundary, designated in accordance with the rules adopted under RSA 162-N:8, and having at least one of the following characteristics:

- (a) Unused or underutilized industrial parks; or
- (b) Vacant land or structures previously used for industrial, commercial, or retail purposes but currently not so used due to demolition, age, relocation of the former occupant's operations, obsolescence, deterioration, brownfields, or cessation of operation resulting from unfavorable economic conditions either generally or in a specific economic sector.

A community must request that a site or contiguous area be designated as an ERZ by BEA. Each ERZ is evaluated every five years to assess whether the designation is still eligible.

## How much is available for tax credits?

The State of New Hampshire designates \$825,000 statewide, per year, to be available for ERZ tax credits.

## How long will this initiative be in place?

This program will be in place until Jan. 1, 2028, or until the State law governing ERZs is repealed or amended.

## What is the process to create an ERZ in the Community?

To apply for the tax credits a community must complete Form ERZ-1 available from the Department of Business and Economic Affairs. The application must include reference to the public record of acceptance by the governing body of the community.

## How can a community benefit from ERZs?

Communities benefit from ERZs by the job growth of its businesses located in the community, and by potential growth of the local tax base due to expansion of the business's plant and equipment assets. For a business to qualify for an ERZ tax credit it must invest in plant or equipment and create a least one (1) new full time job in the state, and meet the following criteria:

- The business must be physically located in an approved ERZ.
- Investment in plant or equipment must be made directly by the business applying for the ERZ tax credit.
- Jobs must be full time, direct employees, and not be contracted or "temp" jobs.
- The investment and the job creation must take place within one calendar year.

## How is the credit calculated?

The credit is based on a percent of the salary for each new full time job created and the lesser of: either a percent of the actual cost incurred for the project or a maximum credit for each new job created in the fiscal year

## What is considered a full time job?

A full time job is at least 35 hours per week and is a permanent, year-round position.

## How can a business in the community claim the credit?

The deadline to apply is February 10<sup>th</sup> of the year following the applicant's tax year. To apply for the tax credits an applicant must complete form ERZ-2 available from the Department of Business and Economic Affairs' [website](#).

## Who do I call with additional questions?

Contact the Division of Economic Development at (603) 271-2342.

## ORDER 2021-13

An Order Relative to

### ***THE EXPENDITURE OF RECLAMATION TRUST FUNDS***

---

***WHEREAS*** in 2003 voters established a Reclamation Trust Fund to fund the disposal of motor vehicle waste, and recycling and reclamation of other wastes; and

***WHEREAS*** recycling carts are required for the automated curbside recycling collection;

***NOW THEREFORE BE IT ORDERED*** by the Town Council of the Town of Londonderry that the Town Treasurer is hereby ordered to expend \$9,690.00 from the Reclamation Trust Fund for recycling carts and parts.

---

John Farrell - Chairman  
Town Council

( TOWN SEAL )

---

Sharon Farrell - Town Clerk

***A TRUE COPY ATTEST:***  
***07/19/21***



# LONDONDERRY TOWN COUNCIL MEETING MINUTES

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1 **June 28, 2021**

2 **Special Town Council Meeting**

3  
4 The meeting took place in the Moose Hill Council Chambers, 268B Mammoth Rd,  
5 Londonderry, NH 03053.

6  
7 Present: Chairman John Farrell; Vice Chairman Joe Green; Councilor Jim Butler, Tom  
8 Dolan and Deb Paul; Town Manager Kevin Smith; Assistant Town Manager Lisa Drabik;  
9 Absent: Kirby Brown, Executive Assistant

10  
11 **CALL TO ORDER**

12  
13 Chairman Farrell called the Town Council meeting to order.

14  
15 **NEW BUSINESS**

16  
17 Chairman Farrell stated that in order to meet the requirements of the state RSA 41:33, the  
18 Council needed to meet to appoint the new Tax Collector. The Council motioned to  
19 appointed Allison Parsons as the new Tax Collector, to complete to current term of the  
20 former Tax Collector, Erin Newnan, who will resume another position with the town. The  
21 term will commence July 1, 2021 and end on March 31, 2022. Motion to appoint made by  
22 Vice Chairman Green and second by Councilor Butler. Chair votes 5-0-0.

23  
24 **ADJOURNMENT**

25  
26 Motion to adjourn made by Vice chairman Green and second by Councilor Dolan. Chair  
27 votes 5-0-0.

28  
29 Notes and Tapes by: Kirby Brown Date: 6/28/2021

30 Minutes Typed by: Kirby Brown Date: 7/05/2021

31 Approved by: Town Council Date: 7/19/2021

# LONDONDERRY TOWN COUNCIL MEETING MINUTES

1 **June 21, 2021**

2  
3 The meeting took place in the Moose Hill Council Chambers, 268B Mammoth Rd,  
4 Londonderry, NH 03053.

5  
6 Present: Chairman John Farrell; Vice Chairman Joe Green; Councilor Tom Dolan, Deb  
7 Paul, and Jim Butler; Town Manager Kevin Smith; Assistant Town Manager Lisa Drabik;  
8 Executive Assistant Kirby Brown;

9  
10 **CALL TO ORDER**

11  
12 Chairman Farrell called the Town Council meeting to order. This was followed by the  
13 Pledge of Allegiance. This was followed by a moment of silence for our first responders in  
14 town and for a safe summer.

15  
16 **PUBLIC COMMENT**

17  
18 Bob Slater, 1 Stonehenge Rd, also member of the School Board. Slater stated that he had  
19 met with Kevin Smith over the last few months regarding location for district office. Right  
20 now it is up at Kitty Hawk, fourth year of the ten year lease period. Slater stated that he  
21 approached the School Board about putting the district office somewhere else in the future.  
22 Slater shared some ideas and possibilities. Slater stated that it came up to put it next door to  
23 Town Hall where it used to be. Slater met with Smith and stated that it would be nice to get  
24 the district office back on town property. Slater stated that with eight months' notice, they  
25 can bow out of the lease they are in now, but they will still be obligated for about \$40,000  
26 per year. The net gain is that every year they get out sooner, the town gains about \$30,000  
27 in revenue. Slater wanted to get the Council's opinion.

28  
29 Councilor Dolan stated that if it saves the taxpayers money, we should do it. Councilor  
30 Butler agreed. Councilor Paul asked for a timeline. Slater stated that if they can get a  
31 subcommittee building committee started on everything, would be to have some pricing for  
32 budget season, have it go on March's ballot.

## LONDONDERRY TOWN COUNCIL MEETING MINUTES

34 Chairman Farrell gave an update on the recent School Board meeting.

35

36 Chairman Farrell read in a Proclamation honoring long-time employee Steve Cotton who is  
37 retiring. Town Manager Smith presented Cotton with a street sign that states "Cotton Way"  
38 which will hang in the entrance of the new Fire Station. The Council and staff thanked  
39 Cotton for all of his years of dedication to the town and hard work.

40

41 Councilor Dolan shared that former State Representative and Supervisor of the Checklist  
42 Anne Warner passed away the other day. The Council gave their best to the Warner family.

43

### PUBLIC HEARING

44

45  
46 There was no public hearing.

47

### NEW BUSINESS

48

49  
50 Town Solicitor Mike Malaguti shared some information with the Council in regarding to  
51 the opioid manufactures in the area. The town did engage Council to pursue those efforts  
52 and brought suite to a number of the opioid manufacturers including Purdue Pharma, which  
53 is probably the highest profile of the group. Malaguti stated that they were notified that there  
54 is a proposed plan before the bankruptcy court in the Purdue case that needs and up or down  
55 vote before 7/14. The town's claim is due to the damage done by the opioid pandemic.  
56 Chairman Farrell asked the Council for a vote. Malaguti stated that his proposal is to  
57 authorize the Council to notify bankruptcy Council that they are supportive of the plan.  
58 Motion to move forward made by Vice Chairman Green and second by Councilor Butler.  
59 Chair votes 5-0-0.

60

61 Chairman Farrell introduced Order #2021-11, an expenditure of Maintenance trust Fund for  
62 various projects, presented by Steve Cotton. Councilor Paul recused herself since one of the  
63 vendors advertises with her. Motion to approve Order #2021-11 made by Councilor Dolan  
64 and second by Vice Chairman Green. Chair votes 4-1-0. Councilor Paul rejoined the  
65 meeting.

66



# LONDONDERRY TOWN COUNCIL MEETING MINUTES

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67 Chairman Farrell invited up Town Solicitor Mike Malaguti to discuss the extending lapse  
68 deadline for communications upgrade funds. Malaguti stated that the project is 99.9%  
69 complete, a full completion of the project. Motion to extend made by Vice Chairman Green  
70 and second by Councilor Butler. Chair votes 5-0-0.

71  
72 Chairman Farrell introduced Ordinance #2021-02, an amendment to the Zoning Ordinance  
73 relative to rezoning 20 and 22 Young Road to Multifamily Residential-III (R-III). Motion  
74 to waive the first reading and schedule a public hearing made by Vice Chairman Green and  
75 second by Councilor Dolan. Chair votes 5-0-0.

## APPROVAL OF MINUTES

76  
77  
78  
79 Motion to approve the Town Council minutes from June 7, 2021 made by Vice Chairman  
80 Green and second by Councilor Butler. Chair votes 5-0-0.

## ADJOURNMENT

81  
82  
83  
84 Motion to adjourn made by Vice Chairman Green and second by Councilor Dolan. Chair  
85 votes 5-0-0.

86  
87 Notes and Tapes by: Kirby Brown Date: 06/21/2021  
88 Minutes Typed by: Kirby Brown Date: 07/07/2021  
89 Approved by: Town Council Date: 07/19/2021