

LONDONDERRY TOWN COUNCIL MEETING MINUTES

February 22, 2022

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

Present: Chairman John Farrell; Councilor Jim Butler, Tom Dolan, and Deb Paul; Acting Town Manager Michael Malaguti; Assistant Town Manager Lisa Drabik; Absent: Executive Assistant Kirby Brown and Vice Chairman Joe Green

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 are in harms way in Europe, pray for their safety.

PUBLIC COMMENT

Dan Bouchard, O'Connell Dr, stated that when we discussed the warrant articles, he had asked if we can get some information about how many empty positions we have in departments and for how long. Bouchard asked for that information. Acting Town Manager Malaguti stated that he will email it to him this week. Bouchard also stated that he was informed that part-time employees were getting health benefits. Is that for all? Assistant Town manager stated that no, it's only for three part-time employees at the PD who are retirees and who fall under the NHRS subsidy. We are only paying the Delta. No other part-time employees. Councilor Paul asked what is a sidebar and how many do we have. Malaguti stated that he doesn't know how many we have, but it is an amendment to a contract basically. All of the collective bargaining agreements are subject to sidebars sometime along the way. It is typically done to address issues that were not anticipated between the parties at the time it was negotiated. Malaguti stated that this is for things that could not have been anticipated. Malaguti stated that they are not rare, but they also don't happen every month. Drabik stated about once a year.

Janet Huttula, 5 Stony Point Drive, stated that she has a few questions regarding things she found on the DRA website. It says that they assess taxable and non-taxable land. What is

LONDONDERRY TOWN COUNCIL MEETING MINUTES

not taxable? Church? How do they come up with their formula? Steve Hamilton, Londonderry Assessor, stated that the law provides for an exemption, when the law creates an exemption. Things like, religious, charitable, education, are not taxable based on the law, but we are required to establish a value for them so that everyone can see what the impact is of those legislation exemptions.

Eric Melanson, 7 Jewel Court, stated that there are a number of condo associations within town and on the assessments in the past, they had a value assigned to them. They weren't taxed on the land but they were taxed on the condos themselves. Now the land is showing a zero value on the town, it went from having an amount to not having an amount. Hamilton stated that he is referring to the condominium master cards for those properties at some point may have held a value for them that was never reported into the MS1 or showed as an exempt value.

PUBLIC HEARING

Councilor Dolan motioned to open Public Hearing, second by Councilor Butler Chair votes 4-0-0.

Chairman Farrell introduced Resolution #2022-02. The acceptance of unanticipated revenue pursuant to RSA 31:95-b, a DES Grant. Town Planner Colleen Mailloux presented. Mailloux stated that this is a request to authorize Acting Town Manager Michael Malaguti to sign paperwork with this Grant. Mailloux stated that a water resources management plan was completed in 2019 and that plan came up with a number of recommendations for tasks and projects that town can do to work on identifying risks to our water resources. One of those projects was an environmental risk assessment associated with septic systems. It's a three-part project. This \$12,865.00 Grant was awarded to complete this project. This will be supplemented with some funding from the Planning Departments budget and the Management Services line to make sure the project is effective. Mailloux stated that they will also be bringing back the intern program this summer to get an intern who can help with the project. Motion to approve Resolution #2022-02 to accept the Grant from DES in the amount of \$12,865.00 and give Malaguti signing power made by Councilor Dolan and second by Councilor Butler. Hair votes 4-0-0.

Motion to close the Public Hearing made by Councilor Dolan and second by Councilor

LONDONDERRY TOWN COUNCIL MEETING MINUTES

Paul. Chair votes 4-0-0.

NEW BUSINESS

Doug Thomas, 143 Mammoth Rd, stated that he is Vice Chair of the House Science, Technology and Energy Committee, he witnessed a webinar about managing an energy emergency he would like to share with the Council. Thomas stated that in the next few winters, there will be planned power outages throughout the state. ISO New England, who controls the regional grid of six states, New Hampshire being one of them. What happens in one state, affects the entire grid if the generator goes offline. ISO NE doesn't produce any generation, but they do control it. Thomas stated that they do a projection and they see a loss of power in the next several years. Thomas stated that what they are seeing is a period of time where capacity may not be enough to provide power for an unusual cold winter when there's a spike, and the reason is the fuel situation. Natural gas has become the dominant fuel source, and we rely heavily on it. The pipelines can't provide what we need during the winter time. Thomas stated that there's enough gas, but not enough pipelines. Thomas stated that with all of this, and power plants closing, there may not be enough to handle extreme bouts of cold weather. ISO NE has asked utilities to brief, and provide information, to the state and the towns on the plans of when and what could happen. Thomas stated that the risk right now is low. But there is still the risk.

Dave Cloutier, Bedford, NH, stated that they should get a call from ISO before something like that would happen. Cloutier stated that they can turn off 87% of customers in NH if they got the call. Cloutier went over the process of shutting off customers, and rotating through customers throughout the process. Councilor Dolan asked if this will cause a blackout or a brownout. Cloutier stated that prior will be a voltage reduction, a brownout. It's a process that will be tested and it is implemented twice a year and not noticeable by the customers. For the customer, it will be like any standard outage. Councilor Butler asked about those who need electricity to survive, people on oxygen. Cloutier stated that ISO will give good notice and communicate. They look out 21 days in advance. Cloutier stated that one or two days is fine, but the third or fourth day at zero or below is when it becomes an issue. Thomas stated that this is why we need to plan.

Allison McClain, Eversource Community Relations, added that this would be very different from a storm. It is important that the town prepares. It will be different because critical facilities such as the PD or FD would be in part of the controlled outages. Those facilities would be included on the top of the list to turn back on, but they would be included in the

LONDONDERRY TOWN COUNCIL MEETING MINUTES

shutoff.

Councilor Paul asked if this will happen in the summer when there's heat waves, or just in the cold weather. Cloutier stated that it can happen any day of the year. It's more likely in the winter. Chairman Farrell thanked Doug Thomas for bringing it to the Council's attention.

Chairman Farrell introduced the first reading for Ordinance #2022-01, an organizational amendment to the Londonderry Zoning Ordinance and Ordinance #2022-02, an amendment to the Zoning Ordinance relative to portable storage. Town Planner Colleen Mailloux presented. The Public Hearing will take place on Monday, March 21st. Motion to waive the first reading of Ordinance #2022-01 made by Councilor Dolan and second by Councilor Paul. Chair votes 4-0-0. Motion to waive the first reading of Ordinance #2022-02 made by Councilor Dolan and second by Councilor Butler. Chair votes 4-0-0.

Acting Town Manager Mike Malaguti discussed the Mack's lease agreement. Malaguti stated that on December 29, 2021 we solicited applications for an agricultural lease of 114 Pillsbury Rd. Malaguti stated that this is the parcel the town acquired from Mack's Apples in 2021. Malaguti stated that this was open to all applicants. Applications were accepted until January 21, 2022. The town received 12 applications, including one from Mack's Apples. Malaguti stated that only Mack's Apples fits this bill and that would be his recommendation. Malaguti stated that he has informal discussions with their attorney. He's indicated that he's willing to lease the parcel from the town on the same conditions as last year, as a one-year lease for \$1 of consideration, on condition that. Malaguti stated that he is looking for the Council to authorize him to continue the discussions with the attorney, and to enter into a lease arrangement on behalf of the town. The Conservation Commission motioned to proceed in the same fashion and for the Council to approve the lease agreement. The Council gave a consensus to Malaguti to move forward.

Chairman Farrell introduced Resolution #2022-03, the acceptance of unanticipated revenue pursuant to RSA 31:95-b, opioid settlement funds. Finance Director Justin Campo presented. Campo stated that these funds have to be spent on opioid preventing and education of opioids. Campo stated that the recommendation is to partner with CHS. The Council suggested taking CHS out. Motion to approve the amendment to take our Community Health Services made by Councilor Paul and second by Councilor Butler. Chair votes 4-0-0. Motion to approve Resolution #2022-03 as amended made by Councilor Dolan and second by Councilor Paul. Chair votes 4-0-0.

LONDONDERRY TOWN COUNCIL MEETING MINUTES

OLD BUSINESS

Steve Hamilton gave an assessment update. Hamilton stated that they have received 28 abatements from Forest Hills. There is a total of 57 altogether. Hamilton stated that he doesn't anticipate that everyone will want to apply. Hamilton stated that they held informal hearings in the summer of 2021. Among those, they had about 1/3 change in their assessed value and 2/3 with no change.

APPROVAL OF MINUTES

Motion to approve the Town Council minutes from February 7, 2022 made by Councilor Paul and second by Councilor Butler. Chair votes 4-0-0.

APPOINTMENTS

The Council interviewed Chris Moore for the ZBA. Motion to appoint Moore to an alternate position on the ZBA made by Councilor Dolan, and second by Councilor Butler. Chris votes 4-0-0.

Town Manager Mike Malaguti gave a Town Manager update.

ADJOURNMENT

Motion to adjourn made by Vice Chairman Dolan and second by Councilor Butler. Chair votes 4-0-0.

Notes and Tapes by:	Kirby Brown	Date: 2/22/2022
Minutes Typed by:	Kirby Brown	Date: 3/01/2022
Approved by:	Town Council	Date: 3/14/2022