

Londonderry Town Council Minutes
Monday, June 5, 2023
7:00 PM
Moose Hill Council Chambers

Meeting Link: <http://173.166.17.35/CablecastPublicSite/show/12263?channel=4>

Attendance: Present: Chairman John Farrell; Vice Chairman Chad Franz; Councilors Jim Butler, Ted Combes, and Ron Dunn; Town Manager Michael Malaguti; Assistant Town Manager Kellie Caron.

CALL TO ORDER

Chairman Farrell called the Town Council meeting to order at 7:00 PM. The Pledge was led by Chairman Farrell. This was followed by a moment of silence led by Vice Chairman Franz for all of those who gave their lives for our country and who we honor on Memorial Day.

PUBLIC COMMENT

Chairman Farrell spoke to the public about how great Londonderry is, with many great people. Chairman Farrell stated that we are the greatest nation on earth, Londonderry is a great place. Chairman Farrell stated that he got involved in Londonderry twenty-four years ago. Chairman Farrell stated that when Woodmont came around, he got involved with the Planning Board, because he cared. Chairman Farrell stated that Londonderry has a great Fire Department, Police Department, Department of Public Works, and we make sure the largest community of five thousand people, the children, is protected every day. This is a balancing test, generating revenue and maintaining services. Chairman Farrell stated that this is our home and we need to protect it.

Chairman Farrell introduced members of the Historical Society, Kirsten Hildonen, 17 Sutton Place, the past President and current Secretary of the Historical Society, and Linda Green, 22 Sugar Plum Lane, current President of the Historical Society. Hildonen stated that they are presenting the Shute Petition, which is dated March 26, 1718 with 319 signatories. The signatories were Presbyterians from Northern Ireland. They wrote the petition for the Massachusetts Governor, because back then the Massachusetts Governor oversaw New Hampshire, asking him to come settle in his colony. Hildonen gave a background on the petition. Hildonen and Green presented the enlarged document to the Council to be hung in Town Hall. Hildonen thanked those who made this possible.

Linda Green gave information on the Historical Society and the historic buildings at 140 Pillsbury Road. Green went over the services they offer and explained memberships.

Name: Doug Thomas

Address: 143 Mammoth Rd, Londonderry, NH

Representative Thomas thanked the Police Department for handling a situation with an abandoned car at the end of his driveway, which had been the missing man from Massachusetts. Thomas stated that there were K9's, drones, and officers very professionally walking around his property. Thomas stated that Londonderry Police is very professional and did a wonderful job.

Name: Ann Chiampa

Address: 28 Wedgwood Drive, Londonderry, NH

Chiampa stated that she is another President of the Historical Society and shared an upcoming event.

Name: Alan Heroian

Address: 29 Morrison Drive, Londonderry, NH

Heroian stated that a lot of the Nevins Community is here tonight. Heroian stated that he wanted to express the concern of many about the building and maintenance of a fence regarding the 35 Gilcreast Road project. Heroian stated that everyone who bought into that area was led to believe that would be conservation land, but the easement has been released. Heroian stated that they all want a little conservation land and asked if the fence was constructed and maintained by the builder for the sound and the light, that they can request some evergreen plantings to block that.

Name: Ray Breslin

Address: 3 Gary Drive, Londonderry, NH

Breslin addressed the Gilcreast Road property and asked who the owner is. Breslin stated that before these things go through, there should be some conversation with the general public.

Chairman Farrell cleared up a few things with Gilcreast. Chairman Farrell stated that what's in front of the Council today was presented to the voters, and approved by the voters. Chairman Farrell stated that the fence and plantings is a Planning Board item. Chairman Farrell addressed who the owner is. This piece of property was approved by the voters to move forward.

Name: Kristine Perez

Address: 5 Wesley Drive, Litchfield, NH

Perez stated that she has been asking that there should be a fence, prior to it be accepted. Perez stated that people who bought these properties, that the conservation land went all the way back. Perez stated that they thought nothing could be done without land owners' permission. Perez asked when lot 118 was taken out of the Nevins property. Who approved it. Perez asked before anything is completed, that the questions are clarified.

83 **Name:** Maria Roy

84 **Address:** 14 Trolley Car Lane, Londonderry, NH

85 Roy stated that no one is telling them about the 4A project and their road is getting worse and
86 worse with construction vehicles going back and forth. Who is going to fix it after this? Town
87 Manager Malaguti stated that there have been conversations with DOT and there hasn't been a
88 complaint about the condition of the road, but Mr. Trottier would be happy to discuss the condition
89 of the road. Chairman Farrell stated that the town will reach out to DOT and get some answers.

90

91 **Name:** 19 Isabella Drive, Tom Dolan

92 Dolan stated that he served on Council for many years. Dolan discussed service to the community.
93 Dolan stated that he is a State Rep but he is not here representing the state as a rep. Dolan stated
94 that they were always careful about what money was spent and when he was on the Council they
95 always gave money back to the taxpayers. Dolan stated that thousands of dollars have been spent
96 on the 91A requests. Dolan stated that the taxpayers have to foot these bills and these requests cost
97 us a lot of money. Dolan stated that if citizens want to service the community, they should pickup
98 trash in Beautify Londonderry efforts, coach a team, take care of the forest, volunteer for a board,
99 but stop complaining. Dolan stated that this is a great community.

100

101 **Name:** Maria Barut

102 **Address:** 6 Bridle Path, Londonderry, NH

103 Barut stated that these meetings are for the Council to conduct business in a transparent manner.
104 Barut stated that they are also chances for town residents to voice their concerns and opinions. The
105 Council may not only agree with the opinions, yet they chose to listen. Barut stated that the Council
106 also has to follow the Town Charter. Barut stated that the Council needs to engage in better dialog
107 with the community and the gavel is not the answer for the questions they don't like to hear.

108

109 **Name:** Dan Bouchard

110 **Address:** 8 O'Connell Drive, Londonderry, NH

111 Bouchard asked if the public can comment on Gilcreast Road when the item comes up. Chairman
112 Farrell stated that people should talk about it now. Bouchard stated that he has been in Londonderry
113 since 1979 and he loves this community. Bouchard stated that he brings up issues at meetings and
114 sometimes they are not addressed. Bouchard brought up the issue of ground water and a few other
115 issues he's brought up. This is why 91A requests are done. Bouchard asked how much money is
116 being spent on the Gandia issue and explained that the no-trespass order was only lifted because
117 the town faced a legal battle they weren't going to win.

118

119 Town Manager Malaguti stated all of the things that have been done that the public has requested.
120 Town Manager Malaguti stated that if we are brushing off the comments and suggestions from the
121 public, the town is doing a bad job at it, as many of the things people have suggested and asked
122 for have been done.

123

124

Name: Ray Breslin

Address: 3 Gary Drive, Londonderry, NH

Breslin stated that there can always be improvements and we can always do better. Breslin stated that he has brought a lot of things forward that haven't been addressed. Breslin stated that the only reason people do 91A requests is when they don't get answers.

Name: Glen Douglas

Address: 6 Overlook Ave, Londonderry, NH

Douglas stated that he is waiting for information he asked for three weeks ago, and his only choice was to file a 91A. Douglas stated that if information is given when asked, there won't be as many 91A requests.

Name: Peter Kimpton

Address: 89 Fieldstone Drive, Londonderry, NH

Kimpton stated that he got an interesting message of support after his previous public comment, from someone he doesn't normally agree with. Kimpton shared the message.

Councilor Butler spoke and read what Glenn Douglas asked for into the record. Councilor Butler stated that Douglas didn't request a 91A but he did request the documents.

NEW BUSINESS

Twin State Clean Energy Presentation

Terron Hill, Project Director for Twin State Clean Energy, and Sean Downey, Representative of National Grid presented the attached PowerPoint to the Council. Downey presented the team members present at the meeting; Community Outreach Danielle Aretz, Stakeholder Management; Jess Farrell, Lead Engineer, Transmission Engineering; and Matt Spofford, Lead Engineer, Substation Engineering & Design.

Capital Improvement Plan Committee Appointments

Assistant Town Manager and Economic Development Director, Kellie Caron, presented the appointments. Caron stated that we are beginning the 2025-2030 CIP process. Caron stated that the Council needs to appoint and accept the nominations as presented. Motion to appoint Councilor Ted Combes; School Board, Bob Slater; Budget Committee, Sarah Meier; Planning Board, Jake Butler and Jeff Penta, to the CIP, made by Vice Chairman Franz. Second by Councilor Combes. Councilor Butler stepped away from the vote due to a conflict of interest.

John Farrell	Yes
Chad Franz	Yes
Jim Butler	Abstain
Ted Combes	Yes
Ron Dunn	Yes

Chair votes 4-1-0

Lithia Springs Finalization

It also needs to be signed by each Councilor, and notarized this week.

Approval of 35 Gilcreast Road (Release of Conservation Easement) Transaction

Town Manager Malaguti that this is conservation property primarily under the management and control of the Conservation Commission under RSA 36-A, however, the contract has a contingency for town Council approval. He stated that he is looking for a consensus to take this to the Conservation Commission for final approval. Town Manager Malaguti went through how we got here and what he is asking the Council for. Malaguti stated that this is the last chance for the Council to invoke the contingency.

Name: Kristen Heroian

Address: 29 Morrison Dr, Londonderry, NH

Heroian stated she is an abutter and if there is mitigation done, will it affect contamination in the air. Chairman Farrell stated that he doesn't know the process.

Name: Dan Bouchard

Address: 8 O'Connell Drive, Londonderry, NH

Bouchard asked if it's true that in 2003 the town paid \$2.9M. Chairman Farrell stated it was a special election. Bouchard stated that he thought it was only going to be a few houses, and now its ninety-six three-bedroom units. Chairman Farrell stated that is not final, they still have to go through the process with the Planning Board

Name: Tony Defrancesco

Address: 1 Cheshire Ct, Londonderry, NH

Defrancesco stated that everyone voted for the fifty-five and over communities back then. Defrancesco stated that he is putting people into many bedroom homes, some don't even have kids. Defrancesco stated that the school metric will probably go down.

Name: Ray Breslin

Address: 3 Gary Dr, Londonderry, NH

Breslin asked what warrant article is was. Chairman Farrell stated that it was 2022 warrant, article seventeen and eighteen and it did pass.

The Council gave consensus not to invoke the contingency and to proceed to the Conservation Commission.

Discussion of Historic Presentation at 2 Litchfield Road

Town Manager Malaguti presented. Malaguti stated that this is a property everyone is familiar with. Since 2006 it has been encumbered by a historic preservation easement. That easement has provisions that restrict what you can do with the property on the inside and the outside. The easements run in favor of the Town of Londonderry. There are a number of stakeholders identified in the document. The Council has the authority to act for the “town” in the agreement. Malaguti stated that this parcel has the historic barn on it which is protected by the easement. It is now owned by someone who was not a part of the easement creation. Malaguti stated that it is up to the Council at this point whether to allow modifications to make the property more commercially visible for the purpose of facilitating historical preservation. Chairman Farrell added additional history. Chairman Farrell stated that if we continue to let the property sit as is, it will deteriorate. Chairman Farrell asked the Council if they want to modify the agreement. Councilor Combes asked if this property is registered as a historical property. Malaguti stated that he wasn’t sure.

The Council discussed the land with Richard Flier. Flier stated that he is struggling to attract byers or lessees.

Councilor Dunn suggested it is not the Town’s job to help the owner sell or lease the property and it would be better to let the market decide. He suggested owner may be asking too much.

Chairman Farrell stated that he is looking for a consensus from the Council to seek legal advice to find out what they can and can’t do. That is the best the Council can offer at this point. The Town Manager will obtain a legal opinion and report back to the Council.

APPROVAL OF MINUTES

Motion to approve the non-public minutes from May 15th made by Vice Chairman Franz. Second by Councilor Dunn.

John Farrell	Yes
Chad Franz	Yes
Jim Butler	Yes
Ted Combes	Yes
Ron Dunn	Yes

236 Chair votes 5-0-0.

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238 **LIAISON REPORTS**

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240 Council members gave their liaison reports.

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242 **TOWN MANAGER REPORT**

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244 Town Manager Malaguti gave the Council his Town Manager report.

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246 **ADJOURNMENT**

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248 **Motion:** Vice Chairman Franz

249 **Second:** Councilor Combes

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John Farrell	Yes
Chad Franz	Yes
Jim Butler	Yes
Ted Combes	Yes
Ron Dunn	Yes

251

252 Chair votes 5-0-0.

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254 Minutes taken by Kirby Brown on 6/5/2023

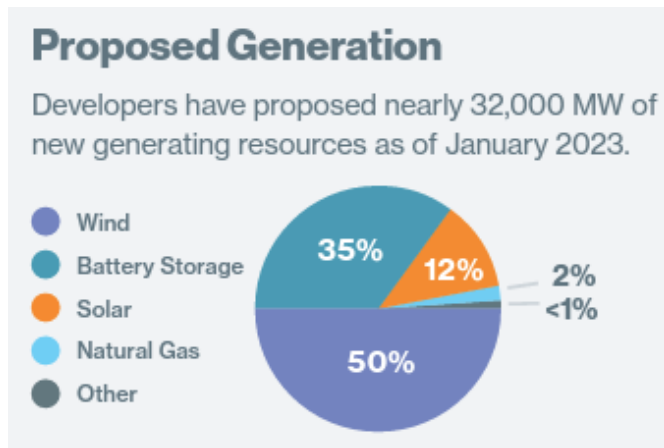
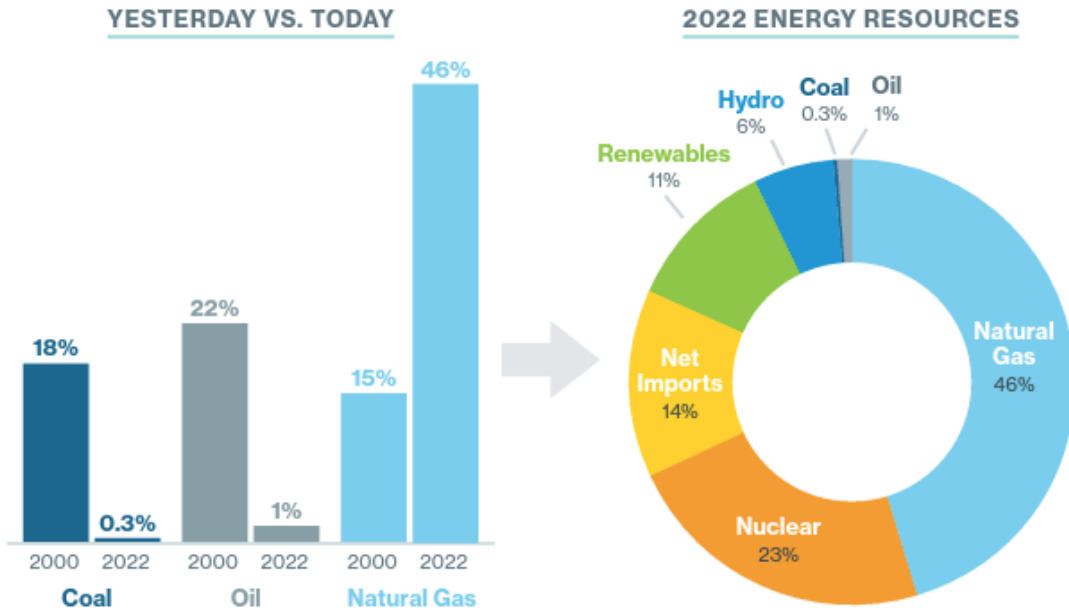
255 Minutes typed by Kirby Brown on 6/12/2023

256



Project Briefing – Londonderry, NH

How New England generates power today, and in the future



Source: ISO New England

Where does our power come from now?

- Even with retirements, New England's power supply remains heavily reliant on fossil fuel generation, mostly natural gas, that emits a significant amount of greenhouse gases.

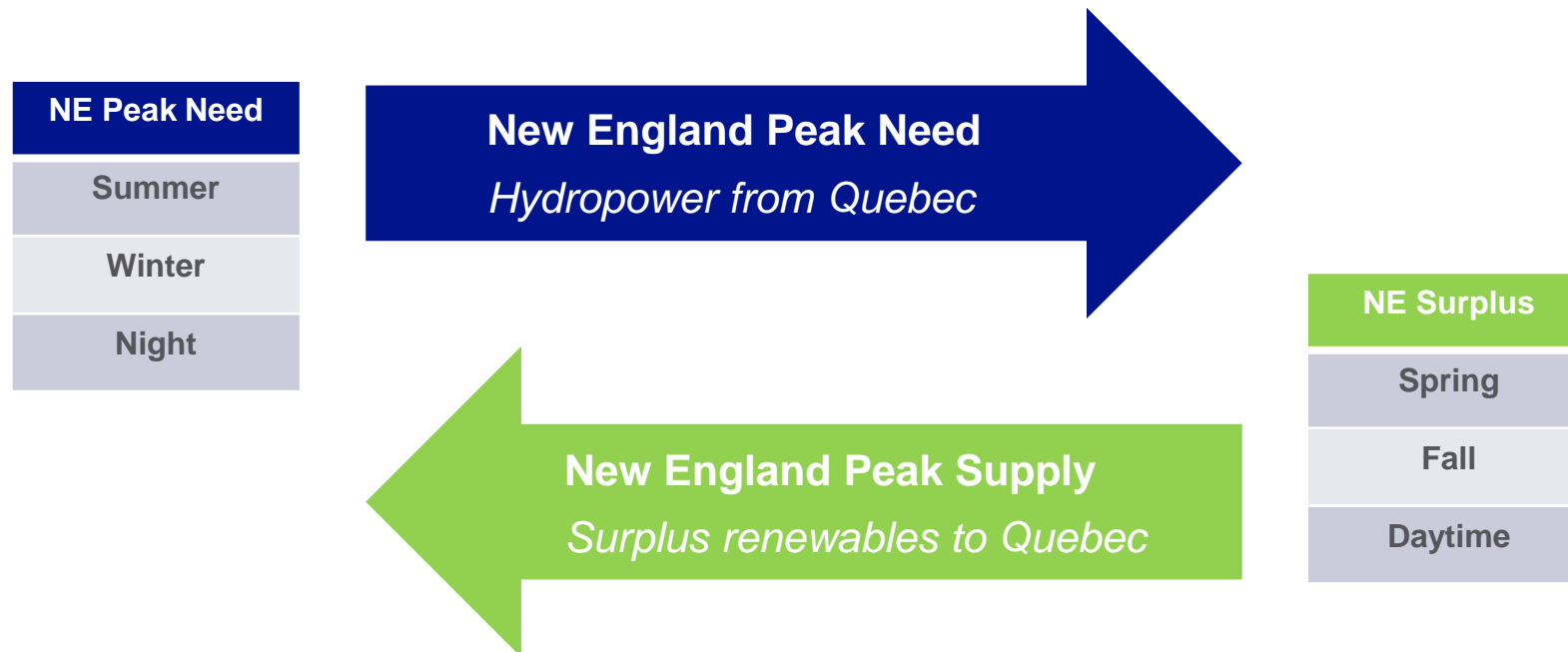
Where will New England's future power supply come from?

- The region's state policymakers have set aggressive goals to make our power supply greener
- Meeting these goals requires the connection of lots of wind and solar generation over the coming decade—and importing a significant amount of Canadian clean energy.
- This transition will create thousands of new good paying local jobs
- In fact, the Energy Transition, as it is called, will be the largest transformation of how we produce our power in a lifetime

The obstacles to a clean energy future

What are the challenges in achieving the Energy Transition?

- Wind and solar power output moves up and down depending on weather conditions, cloud cover, time of day, and other factors.
- To keep our grid reliable, we need a controllable backup source of power when clean power output is low, but customer demand is high.
- Experts agree that if the region doesn't take action, fossil fuel generation will be the primary source of backup power. This harms our ability to get to a greener future.



Meeting the challenge



Is there another path forward?

- Quebec has large amounts of clean hydro power that can serve as backup power in place of natural gas fired power when wind and solar output is low
- In fact, Quebec already sends large volumes of power to the region to serve the energy needs of New England homes and businesses
- The lines that Quebec currently uses to send power to New England experience very high use
- This means more lines are needed to Quebec to deliver the additional hydro power that New England needs as a clean alternative for power to back up wind and solar

DOE Transmission Facilitation Program

- In late April, Twin States was invited by the Department of Energy to participate in Phase 2 of the Transmission Facilitation Program's (TFP) RFP process for capacity contracts, a recognition that they believe Twin States is a viable, buildable project that is potentially eligible for federal assistance.
- Twin States' Phase 2 RFP Response will be submitted on July 5th, with DOE deliberations throughout the summer.

Twin States Clean Energy Link – A Ready Path to a Clean Energy Future

What is Twin States and how can it help?

- Twin States is a new transmission line from and to Quebec aimed at providing power to back up wind and solar in New England in place of fossil fuel generation
- Twin States would be constructed within existing rights of way through VT and NH, either underground (VT and NH) or as an upgrade to existing overhead lines (NH)

How is Twin States different than the other proposed lines to Quebec that were strongly opposed?

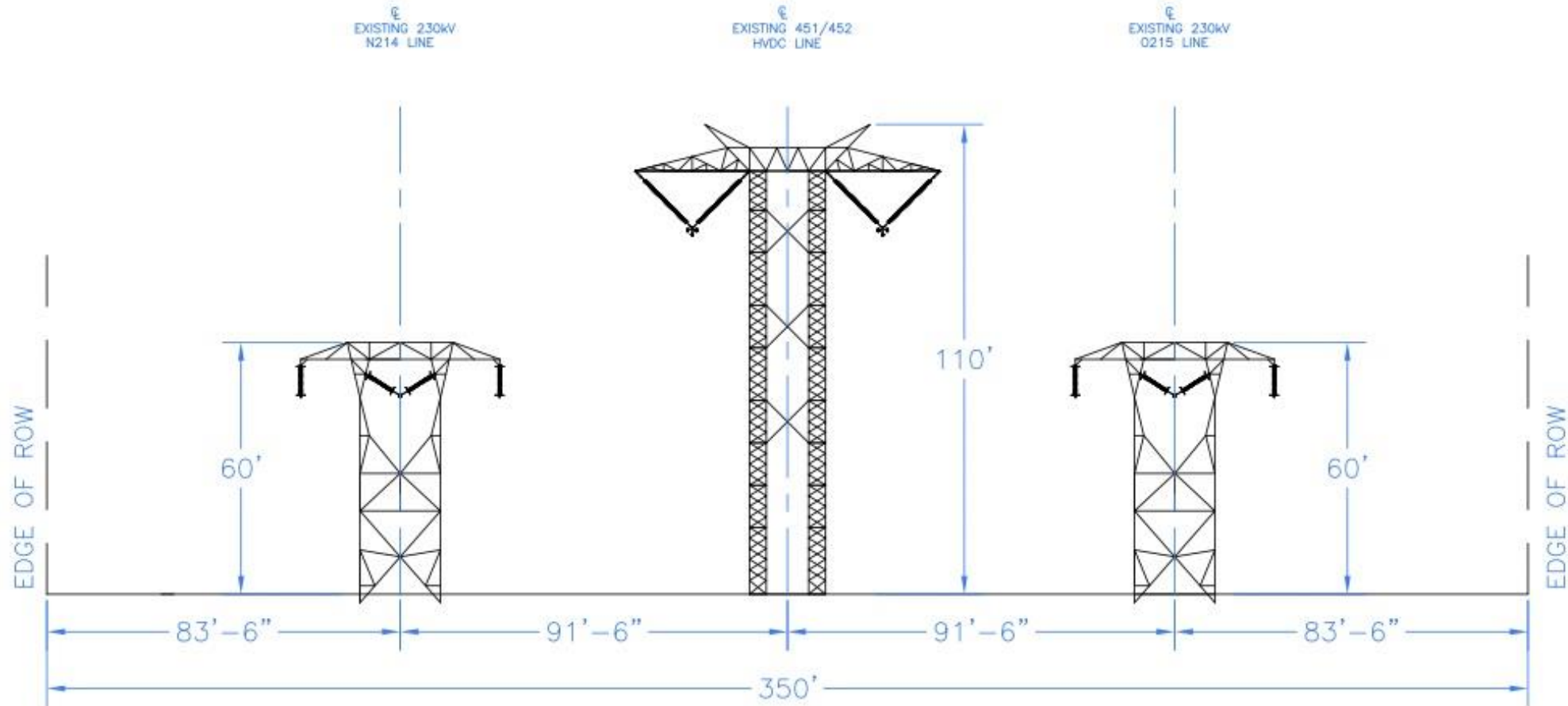
- Twin States enjoys strong support in New Hampshire, where projects have faced opposition in the past, because it requires almost no new rights of way and very little tree clearing
- Twin States will be built under state roads or as an upgrade to existing overhead lines, resulting in minimal visual impact for neighbors and visitors
- Twin States will be developed by National Grid, a company that makes communicating and partnering with host communities its top priority

This map of Vermont displays the following details:

- Counties:** All 27 Vermont counties are labeled, including Andover, Benning, Caledonia, Chittenden, Colchester, Coös, Essex, Franklin, Freetown, Grafton, Guilford, Lamoille, Lanark, Orleans, Otsego, Rensselaer, Rutland, St. Albans, St. Albans County, St. Johnsbury, Sullivan, Warren, Washington, Windsor, and Woodbury.
- Towns:** Numerous towns are labeled across the state, such as Andover, Benning, Caledonia, Chittenden, Colchester, Coös, Essex, Franklin, Freetown, Grafton, Guilford, Lamoille, Lanark, Orleans, Otsego, Rensselaer, Rutland, St. Albans, St. Albans County, St. Johnsbury, Sullivan, Warren, Washington, Windsor, and Woodbury.
- Major Roads:** Shown in red, including the Green Mountain and the Green Mountains.
- Green Mountain:** Highlighted in green.
- Comerford Substation:** Located in the northern part of the state, near the border with New Hampshire.
- VT / NH Crossing:** Located in the southern part of the state, near the border with New Hampshire.

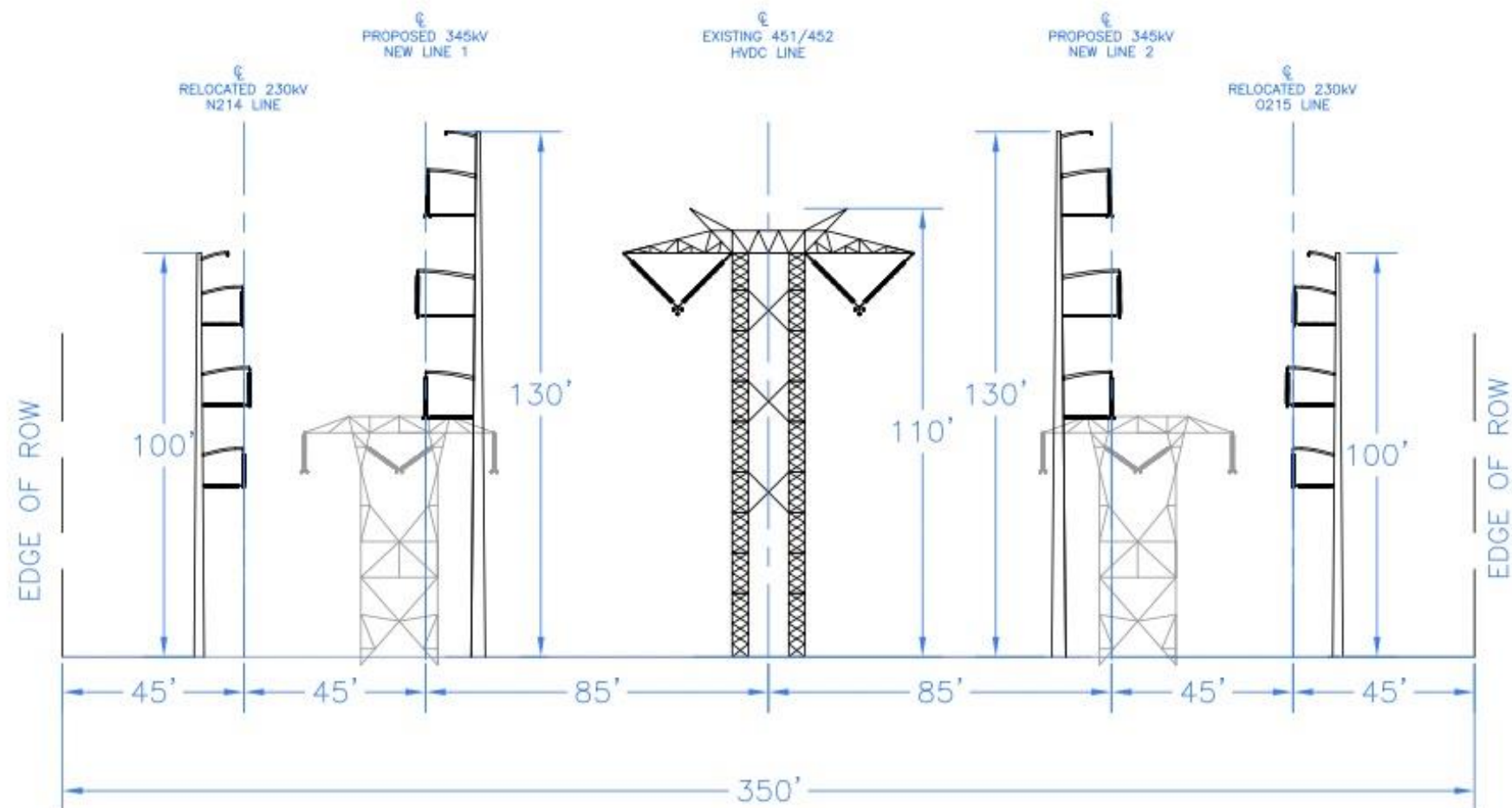
The map displays the state of New Hampshire with its county boundaries. A yellow line indicates a proposed transmission line route. An orange dot marks the 'Dunbarton Substation' location in Rockingham County. A purple dot marks the 'New Substation in Londonderry' location in Hillsborough County. The map includes labels for major counties: WINDSOR, SULLIVAN, MERRIMACK, BELKNAP, CARROLL, ROCKINGHAM, HILLSBOROUGH, and CHESHIRE. Other labeled locations include TOWNSEND, DUNBARTON, LONDONDERRY, and various smaller towns and villages.

Existing Configuration North of Wiley Hill Road



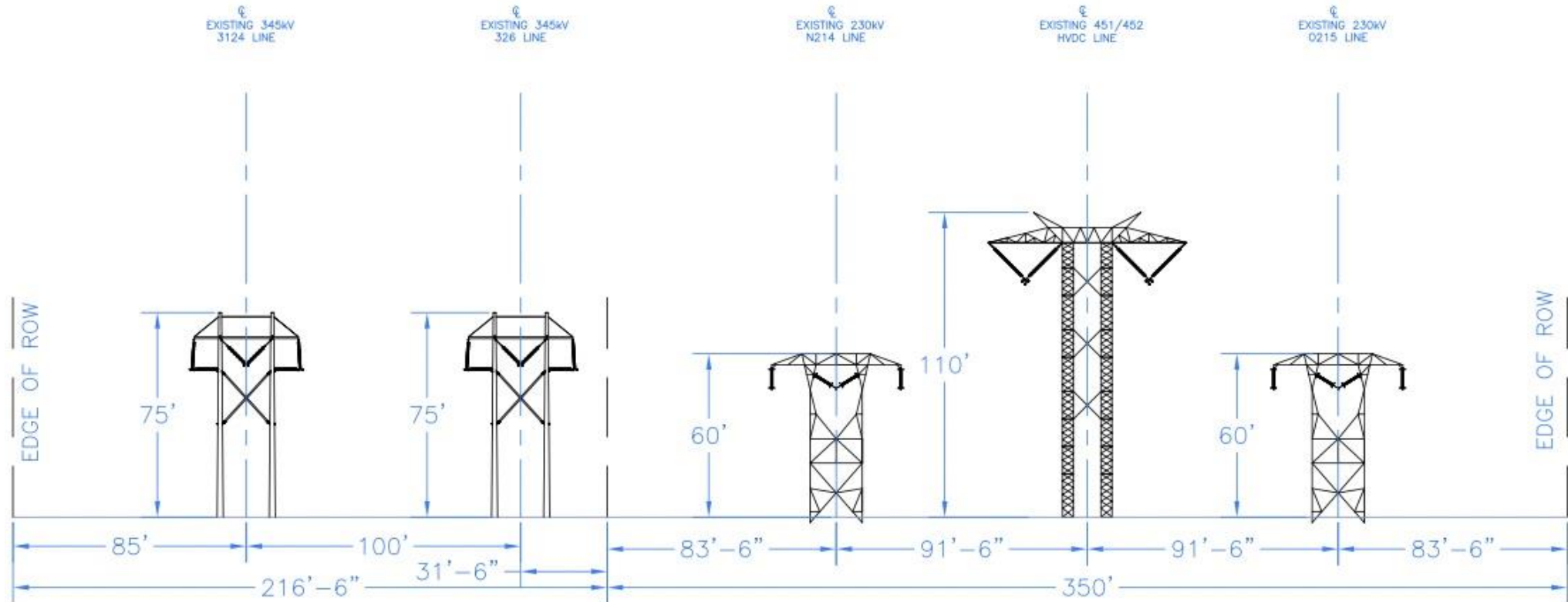
FIFTEEN MILE FALLS ROW
350' WIDE EASEMENT – NEW ENGLAND POWER
MILE 105.7 TO MILE 107.2
FACING TEWKSBURY
EXISTING CONFIGURATION

Concept New Configuration North of Wiley Hill Road



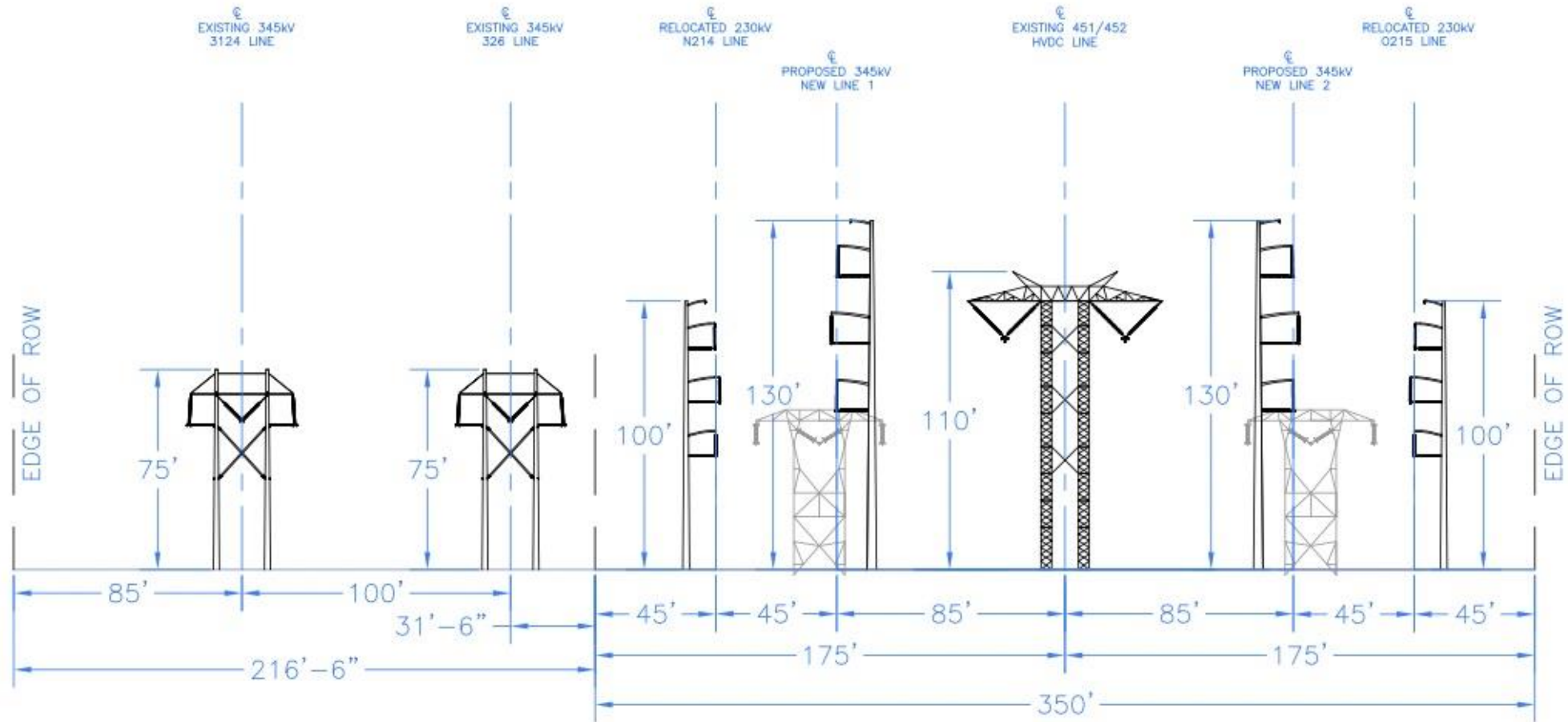
FIFTEEN MILE FALLS ROW
EXISTING 350' WIDE EASEMENT – NEW ENGLAND POWER
MILE 105.7 TO MILE 107.2
FACING TEWKSBURY
PROPOSED CONFIGURATION

Existing Configuration South of Wiley Hill Road



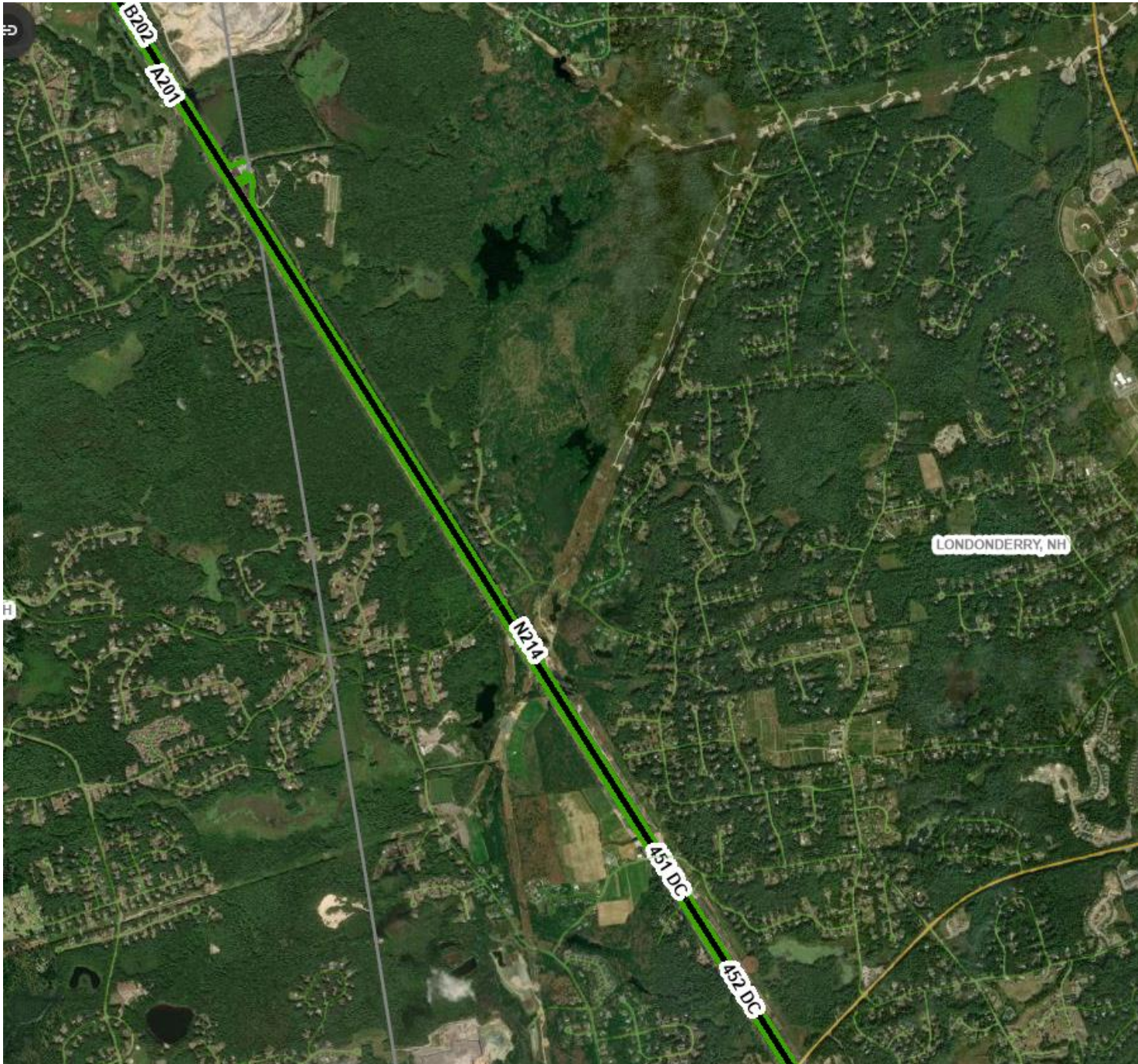
FIFTEEN MILE FALLS ROW
350' WIDE EASEMENT – NEW ENGLAND POWER
216'-6" WIDE EASEMENT – PUBLIC SERVICE OF NEW HAMPSHIRE (EVERSOURCE)
MILE 107.2 TO MILE 107.7
FACING TEWKSBURY
EXISTING

Concept New Configuration North of Wiley Hill Road



FIFTEEN MILE FALLS ROW
 350' WIDE EASEMENT – NEW ENGLAND POWER
 216'-6" WIDE EASEMENT – PUBLIC SERVICE OF NEW HAMPSHIRE (EVERSOURCE)
 MILE 107.2 TO MILE 107.7
 FACING TEWKSBURY
 PROPOSED CONFIGURATION 2

Twin States in Londonderry



GIS Substation Example



GIS Substation Interior Example



Benefits for Host Communities & States

- **Host Community Benefits**: Twin States will provide host communities with hundreds of millions in property taxes revenue and other benefits packages towards community-identified needs. We would like for this to be the first of many conversations about how these programs can benefit Londonderry.
- **Regional Economic Development**: Twin States will pursue partnership with regional economic development agencies to help meet community needs and reinvestment opportunities
- **Job Creation**: Twin States has partnered with IBEW and local unions here in New Hampshire to ensure thousands of good paying jobs during construction and operations
- **Lower Energy Costs**: Twin States will lower energy costs for New Hampshire residents and businesses
- **Local Renewables**: Twin States will explore ways to enable new renewable power in NH's North Country
- **Stakeholder Collaboration**: Twin States will partner with entities to ensure economic benefits, understand local environment needs, and stakeholder alignment
 - Open discussions with local leaders and town managers to understand needs.
 - Ongoing communication with federal delegation and state elected officials.

Benefits for all of New England

- **Lower Energy Costs:** Twin States will deliver billions of dollars of savings for customers across New England over the first 12 years alone
- **Drive New England's Clean Energy Economy:** As a bi-directional line, Twin States will provide the opportunity for clean energy generators across New England to export their surplus energy when it's not needed here, providing critical new markets, particularly for offshore wind projects in the region.
- **Reinvestment in EJ Communities:** Twin States has partnered with Citizens Energy, a Boston-based nonprofit, that will reinvest its profits of over \$100 million back to low-income families across the region. We are exploring opportunities to support workforce development, weatherization, and other community priorities.
- **Cleaner Environment:** Twin States will reduce GHG emissions from New England power producers by up to 4 million metric tons per year

Twin States in Londonderry

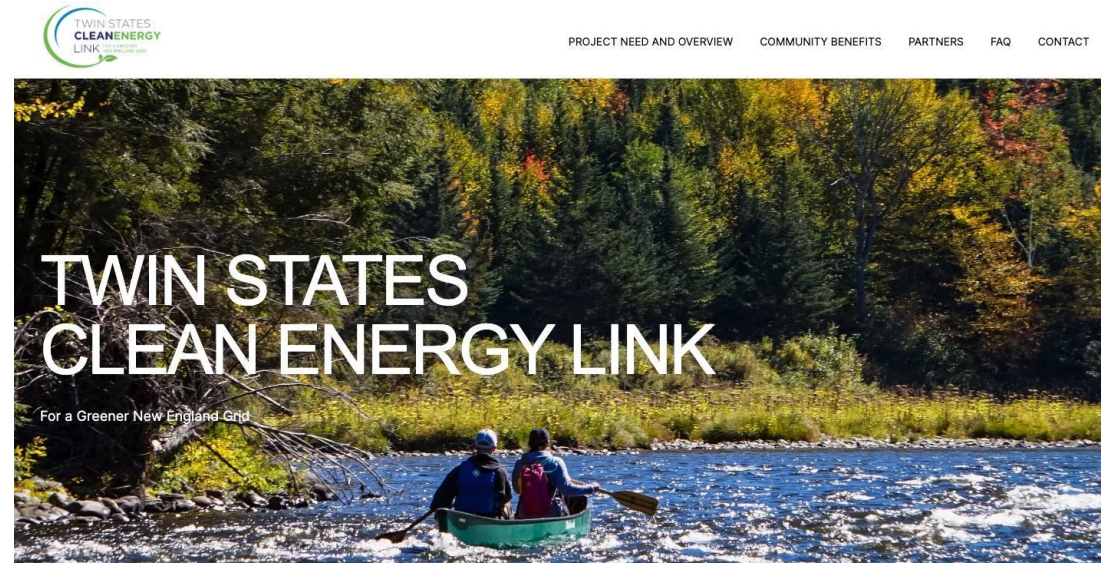
- Estimated Annual Property Tax Increase After Construction: Estimated at \$750,000 based on current project design, timeline, and cost.
- Reconfiguration of existing overhead transmission right-of-way.
- Line Length North of Wiley Hill Road: 1.55 miles
- Line Length South of Wiley Hill Road: 0.66 miles
- New National Grid substation to be located on land TBD.

Our Community Commitment

Twin States Clean Energy Link is committed to working together with host communities, residents, businesses, landowners, elected officials, and community groups throughout the application, proposal, siting, and construction processes.

We know from our past work that burying lines and using existing transmission corridors are important ways to minimize visual impacts.

We also understand that communities deserve comprehensive conversations and two-way communication about our work. Through local presentations, town-based community meetings, one-on-one discussions, mailings, a comprehensive website, toll-free hotline number, and other methods we will provide timely, comprehensive information to individuals and groups interested in the project. Above all, the Twin States team is committed to ongoing, open conversations about the project every step of the way.



Contact us:

www.twinstatescleanenergylink.com

outreach@twinstatescleanenergylink.com

1-800-886-8239