

41 the departments. Chairman Farrell stated that they will continue to support it. Chairman Farrell
42 stated that the Town Manager has continued to have conversations with Oswald and Winslow and
43 asked for a little breathing space so he can get his staff up and running.

44

45 **Name:** Chief Darren O'Brien, Londonderry Fire Department

46 Chief O'Brien updated the Council regarding a question brought up a few months ago about the
47 apparatus that the department has that contains the firefighting foam with PFAS. Chief O'Brien
48 stated that he has contacted a cleanup company to see what the estimate would be to get the systems
49 flushed and be able to replace it with the new green foam that's out there. It will be somewhere
50 around thirty-thousand dollars. Chief O'Brien stated that he did receive word from the State Fire
51 Marshalls Office and the state is now going to move forward with the reclaiming of all of the foam
52 that these fire departments have.

53

54 **Name:** Richard Bielinski

55 **Address:** 148 Mammoth Rd, Londonderry, NH

56 Bielinski shared information that came from the town regarding the Lions Hall. Bielinski stated
57 that the Lions Club owes the town eighty thousand dollars that the Town expended on repairs for
58 the Lions Hall. Bielinski stated that per the lease that they originally signed in 1972, they owe one
59 hundred percent. They are responsible for all maintenance and repairs, inside and outside. That is
60 why they got it for one dollar a year. Bielinski stated that he also found out from a Lions member
61 that the have eighty thousand dollars sitting in an account, as well as sixteen thousand dollars in
62 donations from Home Depot and Bensons for repairs on the building that they didn't use. Bielinski
63 asked what the town is going to do to get the taxpayers money back. Bielinski stated that he
64 understands it's a town building, but they had a lease. Bielinski stated that the last lease wasn't
65 even signed, so they were in there with an unsigned lease. Bielinski stated that he would like some
66 answers coming up. Chairman Farrell let Bielinski know his time has expired. Bielinski reminded
67 the Council that they didn't vote in their rules after the election.

68

69 **Name:** Brian Mead

70 **Address:** 555 Mammoth Road, Londonderry, NH

71 Mead stated that with the proposal of two apartment buildings going in at the Mammoth Road and
72 Page Road intersection, he wanted to bring the dangers of that intersection to the Councils
73 attention. Mead shared the history of the dangers of the intersection from Traffic Safety Committee
74 meeting minutes. Mead stated that he proposes the road to be a dead-end road with a gate.
75 Chairman Farrell stated that usually they would ask the Town Manager to direct the police
76 department and the fire department to come back to the Council with additional information around
77 the accidents, and see what we can do to address it. Chairman Farrell stated that Mammoth Road
78 is a state road so we can only do so much. Town Manager Malaguti stated that the Grenier Road
79 and Rockingham Road intersection is state controlled. Any changes made needs to be run by DOT.
80 Malaguti stated that progress has been made, and will continue to be made.

81

82

83

84 **Name:** Jonathan Esposito

85 **Address:** 5 Shelley Dr, Londonderry, NH

86 Esposito stated that he would like to address how public comment is being conducted. Esposito
87 stated that a prior citizen was cut off. Esposito stated that according to the Town Charter, the
88 Council has to vote on the Council rules within ten days of the election at their reorganization
89 meeting. Esposito stated that no rules were voted on. Chairman Farrell stated that with regards to
90 the rules, both gentlemen are wrong. The rules for the Council stand as they are. They are wrong
91 about the Charter.

92

93 **Name:** Ray Breslin

94 **Address:** 3 Gary Drive, Londonderry, NH

95 Breslin stated that in regards to the Woodmont Common Agreement and the town, the agreement
96 has been modified a few times. Breslin stated that his concern on this is the water and sewer.
97 Breslin stated that we need to look at the rest of the town and how the town will handle water and
98 sewer.

99

100 **Name:** Representative Wayne MacDonald

101 **Address:** 11 Dickey Street, Londonderry, NH

102 MacDonald talked about the state budget that just passed.

103

104 **Name:** Ann Chiampa

105 **Address:** 28 Wedgewood Drive, Londonderry, NH

106 Chiampa stated that as a member of the Planning Board, she voted against the rezoning due to the
107 traffic and accidents on that corner. Chiampa passed packets around to the Council, a page from
108 Willy's Book of Nutfield. Chiampa discussed the old meeting house.

109

110 **Name:** Tom Estey

111 **Address:** 9 Old Nashua Road, Londonderry, NH

112 Estey stated that section 3.2 of the Charter, Organizational Meeting, states that the Council needs
113 to meet within ten calendar days following the election and adopting the rules. Chairman Farrell
114 stated that Council has already spoken to the attorney and the Council meeting can be run at the
115 discretion of the Chair.

116

117 **Name:** Marge Badois

118 **Address:** 189 Litchfield Road, Londonderry, NH

119 Badois stated that she is with the Conservation Commission and the commission took no formal
120 position on the Woodmont pump station, but they did recommend that it not be placed within the
121 wetland buffer. The conditional use permit was approved over the Conservation Commission's
122 recommendation. Badois stated that there is no map in the agenda on where it is located.

123

124 **Name:** Deb Desrochers

125 **Address:** 25 Royal Lane, Londonderry, NH

126 Desrochers read a letter into the record about the incident that took place at Town Hall a few weeks
 127 ago when members of the public came in and recorded employees. Desrochers discussed how
 128 professional employee's at Town Hall are and how employee's go out of their way for residents.

129

130 **Chairman Farrell closed public comment.**

131

132 **PUBLIC HEARING**

133

134 Motion to open Public Hearing made by Vice Chairman Franz and seconded by Councilor
 135 Combes.

136

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

137

138 Chair votes 5-0-0

139

140 Chairman Farrell introduced Resolution #2023-13, Scobie Pond boat launch grant acceptance,
 141 presented by Town Manager Malaguti. Malaguti stated that Mike Speltz from the Conservation
 142 Commission has been working with him on it. Malaguti stated that there is a boat launch right
 143 now, but it is not in good condition. This state funding will allow for the upgrade of town and city
 144 boat launches. The grant requires a twenty-five percent match from the municipality. Malaguti
 145 went over the details of the dock the town is looking at and the quote that was given. A grant
 146 application has been submitted. In order to get an award, the Council has to accept the funding and
 147 agree the municipality will accept it. The town match would come from the Conservation Fund,
 148 which is not taxpayer money. Badois stated that this dock provides good fishing as well. All the
 149 motor boats that are on the pond are residents who live there as there isn't a very good launch.

150

151 **Name:** Ann Chiampa

152 **Address:** 28 Wedgewood Drive, Londonderry, NH

153 Chiampa asked if the residents in the area will be contacted about this. Chairman Farrell stated
 154 that there is only one entry point.

155

156 Motion to approve Resolution #2023-13 and accept the unanticipated revenue made by Vice
 157 Chairman Franz, and seconded by Councilor Combes.

158

159

160

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

161

162 Chair votes 5-0-0

163

164 Motion to close Public Hearing made by Vice Chairman Franz, and seconded by Councilor
165 Combes.

166

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

167

168 Chair votes 5-0-0.

169

170 **NEW BUSINESS**

171

172 **Proposed Funding Agreement with Pillsbury Realty (Woodmont Commons) for Completion**
173 **of Pillsbury Pump Station Sewer Infrastructure Project**

174

175 Town Manager, Michael Malaguti, and Assistant Town Manager and Economic Development
176 Director, Kellie Caron, presented. Malaguti stated that he briefed the Council over the last month
177 on this matter. Malaguti stated that there is a lack of sewer capacity to build out the Woodmont
178 area. This has been a concern for a number of years. This is paid for my user fees. Malaguti stated
179 that this is requiring a full environmental study at the federal level.

180

181 Ari Pollack, Gallagher Callahan & Gartrell, has been representing Pillsbury Realty for many years.
182 Pillsbury is the developer for Woodmont. Pollack stated that what was referenced earlier was the
183 permitting related to the water supply booster station, adjacent to Michael's Way. That did have
184 an impact on a wetland buffer. It was approved by the Planning Board. Pollack stated that to his
185 knowledge the pump station, which is proposed on the north side of Pillsbury Road, has not had
186 any permitting done, besides some conceptual designs, and that would all be required. Pollack
187 stated that he would like to address why Woodmont has moved slow. Some reasons are market
188 based and financial reasons, as well as physical. Sewer is a big issue as well.

189

190

191 Motion to approve the funding agreement for signature made by Vice Chairman Franz, and
 192 seconded by Councilor Butler.

193

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

194

195 Chair votes 5-0-0.

196

197 **ARPA Request Lions Hall Conceptual Request**

198

199 Director of Public Works, Dave Wholley, presented. See attached presentation. Wholley stated
 200 that they are not going to change the appearance in any way, but maybe a new layout of the parking
 201 lot. This is more of a general layout and we are looking to bring back some of the glamor and
 202 preserve the building. Wholley stated this request is for \$18,750.00 to work with Weston &
 203 Sampson. Take it out of ARPA Funding.

204

205 The Council gave consensus to move forward.

206

207 **Pickelball Interviews**

208

209 Chairman Farrell moved pickleball interviews forward. There are two alternate, and two full-time
 210 positions open.

211

212 The Council interviewed Steve Spaziani, and Margo Spaziani, of 12 Gary Drive; and Brian
 213 Samolyk, 25 Moulton Drive.

214

215 Motion to approve Brian Samolyk and Steve Spaziani as full-time members, and Margo Spaziani
 216 as an alternate member, made by Councilor Combes. Seconded by Vice Chairman Franz.

217

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

218

219 Chair votes 5-0-0.

220

221 **Order #2023-06 – An Order Relative to Licensing of a Junkyard Pursuant to RSA 236**
222 **(Murray’s Auto)**

223

224 Assistant Building Inspector, Brad Anderson, presented. Anderson stated that an inspection of 55
225 Hall Road was done on June 5th. Chairman Farrell stated that there is no public comment on either
226 Order.

227

228 Councilor Dunn asked about a car that was parked out front of the business.

229

230 Richard Bielinski tried to speak up from the audience about an RSA after he was asked not to, and
231 was escorted out of the meeting.

232

233 Town Manager Malaguti asked Councilor Dunn which RSA was in question. Councilor Dunn
234 pulled up an RSA on his phone.

235

236 Chairman Farrell announced that the Council would take a five-minute break to review the RSA.

237

238 Upon returning, Council Farrell stated that if anyone would like to speak on these licenses, he
239 would entertain it at that time. There was no comment.

240

241 **Order #2023-07 – An Order Relative to Licensing of a Junkyard Pursuant to RSA 236 (S&S**
242 **Metals)**

243

244 Assistant Building Inspector, Brad Anderson, presented. Anderson stated that the inspection was
245 done on June 5th.

246

247 Motion to approve Order #2023-06 and Order #2023-07 made by Vice Chairman Franz, and
248 seconded by Councilor Butler.

249

250 Councilor Dunn asked for clarification on the few issues brought up before we vote. Are there
251 vehicles that are allowed to be parked outside of the property and is he allowed to have an auction,
252 because it was in the Londonderry Time’s as an auction. Town Manager Malaguti stated that there
253 is a letter dated November 23, 2021 addressed to an abutter. It addresses most of the issues, the
254 vehicles issue. Vehicles are not permitted to be parked outside in general. Town Manager Malaguti
255 stated that he drove by twice and he did not witness this, but he doesn’t doubt the resident’s
256 complaint. Town Manager Malaguti addressed some of the other concerns. Auctions are not
257 permitted, Town Manager Malaguti stated. If someone has evidence, he encourages that person to
258 report it to the Code Enforcement Office. Malaguti stated that going forward, there will be no more
259 thirty-day warnings to cure the violation. The town will commence enforcement action, and
260 violations will be tracked and presented to the Town Council. Councilor Dunn stated that there
261 was an auction that took place on May 28th at 8:15 AM and it was a Subaru. Chairman Farrell

262 asked if the auction took place online. Councilor Dunn stated that he doesn't know, but he has a
 263 picture of the ad.

264

265

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

266

267 Chair votes 5-0-0. Order #2023-06 and #2023-07 pass.

268

269 **Order #2023-08 – An Order Relative to the Withdrawal of Recreation Department Capital**
 270 **Reserve Funds**

271 **Order #2023-09 – An Order Relative to the Withdrawal of Cable Equipment Capital Reserve**
 272 **Funds**

273 **Resolution #2023-12 – A Resolution Relative to the Acceptance of Unanticipated Revenue**
 274 **Under RSA 31:95-b for Rabies Clinic, Bode Equipment Donation & HealthTrust Wellness**
 275 **Program**

276

277 Chairman Farrell asked if Finance Director Campo could address both of the Orders and
 278 Resolution together. Campo stated that Order #2023-08 is requesting five thousand out of the fund
 279 to help purchase a diesel mower. Four bids were received and the town is going with TurfPro.

280

281 Campo stated that Order #2023-09 is for the School Districts annual request. There is a list of
 282 expenses they will be using this on.

283

284 Campo stated that Resolution #2023-12 is to accept unanticipated revenue from the Rabies Clinic ;
 285 Bode Equipment donated five hundred dollars to the police department; and HealthTrust gives the
 286 town, police, fire, and the town five hundred dollars for maintaining healthy habits around town.

287

288 Motion to approve Order #2023-08, Order #2023-09, and Resolution #2023-12, made by Vice
 289 Chairman Franz, and seconded by Councilor Combes.

290

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

291

292 Chair votes 5-0-0. Order #2023-08, Order #2023-09, and Resolution #2023-12 pass.

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Order #2023-10 – An Order Relative to the Expenditure of Roadway Maintenance Trust Funds

Director of Engineering and Environmental Services, John Trottier, presented. This is for repairs and improvements to various town roads. Councilor Combes asked which roads. The roads include the following:

- Portions of South Road, from Gilcreast Road to Kendall Pond Road
- Portions of Harvey Road
- Portions of High Range Road
- Portions of Shasta, from Mammoth Road to High Range Road
- Sunrise Drive, which was reconstructed this past spring
- Portions of Otterson Road
- Some roads within the Kings
- Hillside Ave, from the town lie to Londonderry Road
- Webster Road

Each one comes with a different cost.

Motion to approve Order #2023-10 made by Vice Chairman Franz, and seconded by Councilor Combes.

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

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319
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325
326

Chair votes 5-0-0. Order #2023-10 passes.

Order #2023-11 – An Order Relative to the Distribution of Fire Department Capital Reserve Funds

Battalion Chief Bruce Hallowell presented. Hallowell stated that this is for some new gear.

Motion to approve Order #2023-11 made by Vice Chairman Franz, and seconded by Councilor

327 Combes.

328

329

330

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

331

332 Chair votes 5-0-0. Order #2023-11 passes.

333

334 **Assessing Department 2023 Revaluation Project Analysis/Preliminary Report**

335

336 Steve Hamilton, Town Assessor, and Adrienne Summers, Assistant Assessor, presented. Hamilton
 337 stated that every town has to do a revaluation every five years. Last time we did one in
 338 Londonderry was 2021. The Town Council has determined that it is appropriate to do them every
 339 two years now. We need to be able to bring properties to market value. Hamilton went over the
 340 revaluation process and how Londonderry will move forward. This is all property.

341

342 **Resolution #2023-14 – A Resolution Relative to Establishing the Londonderry Community**
 343 **Response Team Program**

344

345 Town Manager Malaguti presented. Al Sypek approached him to formalize this team so if
 346 something were to happen to a member of ALERT, they would be covered under our insurance.

347

348 Motion to approve Resolution #2023-14 made by Vice Chairman Franz, and seconded by
 349 Councilor Combes.

350

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

351

352 Chair votes 5-0-0. Resolution #2023-14 passes. The Council thanked the ALERT team for all that
 353 they do.

354

355 **Discussion on Proposed Conservation Easement (Map 17, Lot 10)**

356

357 Town Manager Malaguti presented with Marge Badois, Chair of Conservation Commission.

358 Malaguti stated that there has been a lot of discussion about development in the north end of town.
 359 Malaguti stated that one of the remaining undeveloped areas is map 17, lot 10, part of the Merrill
 360 Farm area. It is mostly forested and there is some wet to the right side of the property. The
 361 Conservation Commission voted to recommend to the Council to enter into an agreement to
 362 purchase a conservation easement on this land and that is what is on offer. Malaguti went over the
 363 proposal.

364

365 Ken Merrill, 585 Mammoth Road, co-owner of the Merrill Farm. Merrill wants to work together
 366 to preserve the parcel. It's a small parcel.

367

368 **Ordinance #2023-03 – An Ordinance Relative to the Rezoning of 556 Mammoth Road, Map**
 369 **16, Lot 236**

370

371 Public hearing is scheduled for August 14th.

372

373 Motion to waive the first reading on Ordinance #2023-03 made by Vice Chairman Franz, and
 374 seconded by Councilor Butler.

375

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

376

377 Chair votes 5-0-0.

378

379 **APPROVAL OF MINUTES**

380

381 Motion to approve the Town Council minutes from June 5th made by Vice Chairman Franz, second
 382 by Councilor Combes.

383

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

384

385 Chair votes 5-0-0.

386

387 Motion to approve the Special Town Council minutes from June 21, 2023 made by Vice Chairman
 388 Franz, seconded by Councilor Combes.

389

390

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

391

392 Chair votes 5-0-0.

393

394 **LIAISON REPORTS**

395

396 Council members gave their liaison reports.

397

398 **TOWN MANAGER & ASSISTANT TOWN MANAGER REPORT**

399

400 Town Manager Malaguti gave the Council his Town Manager report. Assistant Town Manager
401 Caron gave the Council her update.

402

403 **ADJOURNMENT**

404

405 **Motion:** Vice Chairman Franz

406 **Second:** Councilor Dunn

407

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

408

409 Chair votes 5-0-0.

410

411 Minutes taken by Kirby Brown on 7/10/2023

412 Minutes typed by Kirby Brown on 7/17/2023

413 Minutes amended (as underlined) by Kirsten Hildonen for 9/11/2023.