

LONDONDERRY TOWN COUNCIL MEETING MINUTES

July 19, 2021

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

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

CALL TO ORDER

Chairman Farrell called the Town Council meeting to order. This was followed by the Pledge of Allegiance. This was followed by a moment of silence for our first responders in town.

PUBLIC COMMENT

Chairman Farrell stated that he has a few things to go over in public comment. Chairman Farrell stated that he attended the memorial service for Anne Warner. Chairman Farrell thanked Anne Warner for her years of service to the town. She will be missed by all.

Chairman Farrell stated that he has a warrant for unlicensed dogs in the town which the Council has signed, pursuant to NH RSA 466:14. There's around eight hundred dogs who are not licensed. Chairman Farrell urged the public to get their dogs licensed.

NEW BUSINESS

Chairman Farrell jumped ahead in the agenda to appoint the new Deputy Tax Collector Cherie Fuller. Assistant Town manager Drabik stated that when there is a new Tax Collector, they appoint a new deputy. With the new Tax Collector, Allison Parsons, she would like to appoint Cherie Fuller, who is one of the towns Clerk Assistants. Motion to appoint Cherie Fuller as Deputy Tax Collector made by Councilor Dolan and second by

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34 Councilor Butler. Chair votes 4-0-0 in a roll call vote.

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36 Chairman Farrell introduced the approval of the Public Works and Engineering
37 reorganization and the approval of Director of Public Works and Municipal Facilities
38 position. Town Manager Smith asked for the Councils approval for the reorganization and
39 to approve the appointment of a new Department Head. Smith introduced Dave Wholley,
40 who is a Londonderry resident and who works for Salem DPW now. Wholley introduced
41 himself to the Council. The Council welcomed Wholley to the team.

42
43 Ray Breslin, 3 Gary Drive, suggested that the Council relook at public comment because
44 people would like to speak later on during certain items and later on they're not able to.
45 Breslin also stated that the power plant, which Kevin will speak about, seems like a done
46 deal with little to no input from the public. Breslin stated that Granite Ridge is not a local
47 company. Chairman Farrell stated that a number of Breslin's statements were inaccurate
48 and they will be going through everything later in the meeting.

PUBLIC HEARING

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51
52 Motion to open Public Hearing made by Councilor Dolan and second by Councilor Butler.
53 Chair votes 4-0-0.

54
55 Town Planner Colleen Mailloux presented Ordinance #2021-02, an amendment to the
56 Zoning Ordinance relative to rezoning 20 and 22 Young Road from Residential-III to
57 Multifamily. Mailloux stated that this property is located on Route 102 and frontage on
58 Young Road. Mailloux stated that on June 21, 2021 Planning Board meeting held a Public
59 Hearing and they recommend the rezoning to the Council. It was approved by a vote of 5-3
60 with one abstention. Those who voted against expressed a concern about traffic on 102.

61
62 Aaron Orso and Jeff Brem with Meisner Brem Corporation, Civil Engineers out of Salem,
63 NH and Westford, MA presented their development. Orso presented a video of what their
64 developments look like.

65
66 Councilor Dolan stated that it appears the roads in the video are substandard roads in terms
67 of width. They would not meet the requirement. Meisner stated that they are 24 foot

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roadways, two plus lanes. Councilor Dolan asked if they would take plow trucks and dumb trucks. Meisner stated that they were built to the town of Salem's standards. Orso stated that the HOA fees would include trash removal, snow removal, etc. Councilor Dolan stated that the widths of the road is a growing concern across the state right now. Public Works Director John Trottier stated that our road width standard is 28 feet of pavement.

Bob Dinasy, 16 October Lane, in CrossFarm, asked for some clarification on the map and suggested a traffic light to be put on 102. Chairman Farrell stated that they have to do a traffic study.

Councilor Dolan motioned to concur with the Planning Boards recommendation and accept the change as outlined in Ordinance #2021-02 as presented. Second by Councilor Butler. Chair votes 3-0-1. Councilor Paul voted against.

Chairman Farrell introduced the acceptance or unanticipated revenue under Drinking Water and Goundwater Trust Fund, for short-term PFAS remediation rebate initiative and for Lancaster Drive water line extension. Assistant town Solicitor Mike Malaguti presented. Malaguti stated that he is coming back with \$900,000 in state Grant funding between the two Grants. Motion to accept the unanticipated revenues for both Lancaster Drive and PFAS remediation rebate initiative made by Councilor Dolan and second by Councilor Butler. Chair votes 4-0-0.

Councilor Dolan thanked Smith, Drabik and Malaguti for securing the Grants.

Motion to close the Public Hearings made by Councilor Butler and second by Councilor Dolan. Chair votes 4-0-0.

NEW BUSINESS CONT.

Finance Director Justin Campo presented Order #2021-12, an Order relative to the withdrawal of Cable Equipment Capital Reserve Funds. Campo stated that this is the annual request from the School District from the portion of the Comcast franchise fee that goes into

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101 the Capital Reserve Fund. Motion to approve Order #2021-12 made by Councilor Dolan
102 and second by Councilor Butler. Chair votes 4-0-0.

103
104 Chairman Farrell introduced Resolution #2021-17, a Resolution relative to establishment of
105 an Economic Revitalization Zone in the Woodmont Commons planned unit development.
106 Planner Colleen Mailloux stated that this is to designate an area of Woodmont Commons as
107 an ERZ program, which is offered by the State to provide short-term businesses tax credit
108 for projects that create jobs and improve infrastructure. There is no cost to the town. Motion
109 to approved Resolution #2021-17 made by Councilor Dolan and second by Councilor
110 Butler. Chair votes 4-0-0.

111
112 Chairman Farrell introduced Order #2021-13, an Order relative to the expenditure of
113 Reclamation trust Funds. John Trottier presented. Motion to approve Order #2021-13 made
114 by Councilor Dolan and second by Councilor Butler. Chair votes 4-0-0.

115
116 Chairman Farrell asked if they needed to take up Resolution #2021-18 and Resolution
117 #2021-19 in regards to the acceptance of unanticipated funds. Malaguti stated that since the
118 Council already voted on the matter, that the Resolutions were good to go.

119
120 Town Attorney Mike Ramsdell and Town Manager Smith discussed the Granite Ridge
121 Settlement and Agreement. Town Manager Smith stated that there are a few items that were
122 inaccurate and he wants to clarify from an article in the Londonderry Times on July 2nd. The
123 headline was “Granite Ridge Tax Abatement Suspected to Have Budget impact”. It went on
124 to say that Smith had divulged that because of a recent tax abatement rewarded to Granite
125 Ridge that there would most likely need to be a tax raise to make up for the loss. Smith
126 stated that he stated that neither of the statements are accurate and anyone can go back and
127 watch the tape from that meeting. He made neither statement. Smith stated that the tax
128 abatement will have no effect on our Operating Budget, it’s completely separate through
129 the abatement process and when the tax rate is set. Smith stated that we don’t know yet what
130 impact it will have on residential property taxes. Much too early to tell what the impact will
131 be. Smith stated that he has spoken with Councilor Paul about it and she said she would run
132 a correction. Councilor Butler asked Kevin if he reached out to the reporter. Smith stated
133 that he did. Smith stated that the reporter got back to him and said that the article that he
134 submitted is not what was printed in the Times. He sent Smith a copy and he had no
135 explanation as to why it was different from what he wrote.

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Attorney Ramsdell shared a PowerPoint. See attached. Chairman Farrell stated that the next meeting they will discuss the revaluation of the town and the Tax Assessor will be here.

Assistant Town Solicitor Mike Malaguti went over the 114 Pillsbury Rd lease agreement. Malaguti stated that he had presented a lease agreement to the Council at their last meeting, which the Council reviewed and approved. Malaguti stated that this is a new draft, a few changes, but similar draft. Malaguti stated that since the meetings with the property owner, there were some potential differences in interpretation as far as public accesses go to the orchards. Malaguti recommended that they go with a lease agreement that does not have a one-year term with automatic extensions, which we take it step by step with Mr. Chrestensen. The Conservation Commission has approved the draft. Motion to approve the new lease agreement made by Councilor Dolan and second by Councilor Butler. Chair votes 4-0-0. This lease runs through November.

APPROVAL OF MINUTES

Motion to approve the Town Council minutes from June 21, 2021 and June 28, 2021 made by Councilor Dolan and second by Councilor Butler. Chair votes 4-0-0.

BOARD/COMMITTEE APPOINTMENTS

The Town Council interviewed Laura Schenkman, 9 Verdi Lane, for the Heritage Commission. The Council votes 4-0-0 to appoint Schenkman to an alternate position on the Heritage Commission. Councilor Dolan motioned and second by Councilor Butler. Chair votes 4-0-0.

The Council interviewed Ron Dunn for Solid Waste and Environmental Committee. The Council voted 4-0-0 to appoint Dunn as a three-year member, motion made by Councilor Dolan and second by Councilor Butler. Chair votes 4-0-0.

Motion to accept the resignation of Mike Noone from the Conservation Commission made by Councilor Dolan and second by Councilor butler. Chair votes 4-0-0. Council thanked Mike for all of his service.

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ADJOURNMENT

169
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171 Assistant Town Manager Drabik gave an update on Leadership Londonderry. The Council
172 agreed to extend the deadline.
173
174 Motion to adjourn made by Councilor Dolan and second by Councilor Paul. Chair votes 4-
175 0-0.
176
177 Notes and Tapes by: Kirby Brown Date: 07/19/2021
178 Minutes Typed by: Kirby Brown Date: 07/27/2021
179 Approved by: Town Council Date: xx/xx/2021

CALPINE PURCHASED THE FACILITY ON FEBRUARY 5, 2016 FOR \$520 MILLION.

ISO-NE CAPACITY AUCTION PRICES 2/15 – 2/20 (2018 - 2024)

Auction Number	Auction Date	Effective Dates	Price	Percent Change from FCA₉
FCA 9	Feb. 2, 2015	2018/19	\$9.551	
FCA 10	Feb. 8, 2016	2019/20	\$7.030	-26%
FCA 11	Feb. 6, 2017	2020/21	\$5.297	-45%
FCA 12	Feb. 6, 2018	2021/22	\$4.631	-52%
FCA 13	Feb. 4, 2019	2022/23	\$3.800	-60%
FCA 14	Feb. 2020	2023/24	\$2.000	-79%

TY2017-TY2019: ASSESSED VALUE \$470 MILLION

TY2020: ASSESSED VALUE \$425 MILLION

EQUALIZATION RATIOS: TY2017 – 89.6% TY2018 – 85.1%

(\$421M)

(\$400M)

GRE'S PROPOSED VALUES: TY2017 - \$328M TY2018 - \$238M

SETTLEMENTS:

TY2017 - \$407.5M

TY2018 - \$370M

5-YEAR AGREEMENT:

TY2019 - \$360M

TY2020 - \$340M

TY2021 - \$290M

TY2022 - \$280M

TY2023 - \$270M