

LONDONDERRY TOWN COUNCIL MEETING MINUTES

December 9, 2019

The Town Council meeting was held in the Moose Hill Council Chambers, Town Hall, 268B Mammoth Road, Londonderry, NH.

Present: Chairman John Farrell; Councilor Tom Dolan and Ted Combes; Town Manager Kevin Smith; Assistant Town Manager Lisa Drabik; Absent: Executive Assistant Kirby Brown and Councilor Jim Butler

CALL TO ORDER

Chairman Farrell called the Town Council special meeting to order and led the Pledge of Allegiance. This was followed by a moment of silence for all of those who serve us both here and abroad and for the first responders in Londonderry who take good care of the town. The Council congratulated the team on their State Championship.

Ray Breslin, 3 Gary Drive, presented something to the Chair. Breslin stated that he would like it to be part of the public record. It's about the protection of water and the supply of water. Breslin handed the packet to Chairman Farrell. Breslin stated that he would like a response to some of the questions on the packet. Chairman Farrell stated that the Council will take a look at it and get back to him.

Chairman Farrell stated that the Council needs to take a consensus for a joint meeting with the School Board and Council. Chairman Farrell asked if January 20th or 27th works for the Council. The Town Council agreed that the 20th works.

Chairman Farrell read a certificate for Paul Margolin, a long-time member of the Solid Waste and Environmental Committee. Chairman Farrell stated that he has done a lot for this town with the recycling program. The Council stated that they are grateful for all he has done and thanked him.

There was no other public comment.

LONDONDERRY TOWN COUNCIL MEETING MINUTES

PUBLIC COMMENT

PUBLIC HEARING

Motion to open Public Hear made by Vice Chairman Green and second by Councilor Combes. Chair votes 4-0-0.

Chairman Farrell introduced Resolution #2019-10, a Resolution relative to the release of a portion of Constance Drive. Town Planner Colleen Mailloux presented. Mailloux stated that this is a two part request. Mailloux gave a brief review of both Resolution #2019-10 and Resolution #2019-09, both regarding the discontinuance of Constance Drive. It's to transfer the underlining land which is approximately eleven thousand square feet to the abutting property owners. Constance Drive is a cul-de-sac off of Crossroads which abuts the rear portion of Crossfarm 55+ development. In addition to the right-of-way, there would also be a release of property transfer of the eleven thousand square feet of land to the abutters on either side of the right-of-way. This has been reviewed by the Planning Board and Conservation Commission. Both recommend approval of both of the Resolutions. It is a part of a long process. Mailloux stated that the vote needs to take place at the next Council meeting on the 16th based on the process.

Ray Breslin, 3 Gary Drive, wondered if the property has any value. Mailloux stated not right now because it's not buildable. The only potential value would be as a roadway if the road were to be extended but that is not possible due to wetlands beyond that area. If this is discontinued and transferred to the abutting property owners, this is eleven thousand square feet that the two properties will have to pay taxes on. Mailloux stated that it will add value to those properties. Breslin stated that everything has a value. Breslin stated that should we not put a value on it now and allow it to be transferred back to the town. Mailloux stated that the town has no use and there is no value to the town.

Chairman Farrell stated that this is the notice to the public that the Council will be voting on Resolutions #2019-09 and #2019-10 at their December 16th Council meeting.

Chairman Farrell introduced Ordinance #2019-076, the amendment to section 5.15 of the Londonderry Zoning Ordinance relating to portable structures. Town Planner Colleen Mailloux stated that the Ordinance has been discussed by the Planning Board for several months. Mailloux stated that currently under the portable storage Ordinance there is a

LONDONDERRY TOWN COUNCIL MEETING MINUTES

limit of one portable storage container per property for both residential and commercial. Currently a building permit is required for placement and they are permitted for six months in residential zone and forty-five days in a commercial zone. It can be extended once by application of building application. Mailloux stated there is new verbiage that eliminates need for building permit. Mailloux went over the rest of the new language and changes.

Chairman Farrell read four letters into the record, all in support of not restricting the amount of time a portable storage can be on someone's property. See attached letters.

Tim Siekmann, 89 Hovey Rd, asked how a time limit is going to be enforced if no one is registered for it. Building Inspector Richard Canuel stated that they do have someone who does enforcement. Canuel stated that when the department becomes aware of a violation, they enforce it.

Tony DeFrancesco, 1 Cheshire Ct, asked about storage of antique cars in these portable storages. DeFrancesco stated that he doesn't like the portable storages in the residential zone and he is okay with this new language and it is a good compromise.

The Council discussed different verbiage for the Ordinance. The Council will consult with the town attorney. The Council continued the Ordinance to the next meeting.

Chairman Farrell introduced Ordinance #2019-08, an Ordinance relative to the Zoning Ordinance, building code amendments, section 9, reflecting the adoption of the 2015 editions of the international codes. Building inspector Richard Canuel presented. Canuel stated that there is no new language. This is just an update of our local regulations to match what the state has for the international codes. Motion to approve Ordinance #2019-08 made by Councilor Dolan and second by Councilor Combes. Chair votes 4-0-0.

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Motion to close public hearing made by Councilor Dolan and schedule an additional public hearing for the purposes of discussing Ordinance #2019-07. Second by Vice Chairman Green. Chair votes 4-0-0.

Motion to open the budget public hearing made by Vice Chairman Green. Second by Councilor Combes. Chair votes 4-0-0.

LONDONDERRY TOWN COUNCIL MEETING MINUTES

Town Manager Smith presented by the budget.

Tow Assessor Rick Brideau discussed the exemptions and the increases and decreases and how the taxes will affect the budget.

Assistant Town Manager gave an update to the Councilor on Community Caregivers.

Fire Chief Darren O'Brien discussed increasing the amount that's being appropriated into the Fire Equipment Capital Reserve Fund.

Ray Breslin, 3 Gary Drive, asked if there were any large capital improvements before 2024. Chairman Farrell stated that the Council doesn't foresee any for the next six years. Breslin stated that water and sewer need to be looked at.

Motion to close public hearing made by Councilor Dolan and second by Councilor Combes. Chair votes 4-0-0.

NEW BUSINESS

Chairman Farrell introduced Resolution #2019-11, a Resolution relative to creating the Taxpayer Relief Act of 2020. Town Manager Kevin Smith presented and read the Resolution into the record. Motion to approve Resolution 2019-11 made by Vice Chairman Green and second by Councilor Combes. Chair votes 4-0-0.

APPROVAL OF MINUTES

Motion to approve Town Council minutes from November 25, 2019 made by Councilor Dolan and second by Councilor Combes. Chair votes 3-1-0.

LONDONDERRY TOWN COUNCIL MEETING MINUTES

BOARD/COMMITTEE APPOINTMENT

Chairman Farrell stated that all of the year-end board and committee appointments will be at the next meeting on the 16th.

ADJOURNMENT

Motion to adjourn made by Vice Chairman Green and seconded by Councilor Combes.
Chair votes 4-0-0.

Notes and Tapes by:	Kirby Brown	Date: 12/09/2019
Minutes Typed by:	Kirby Brown	Date: 12/18/2019
Approved by:	Town Council	Date: 12/23/2019

John Farrell
268 B Mammoth Road
Londonderry, NH 03053

Dear Council Member Farrell:

I support a "Portable Storage Structure" ordinance that does not restrict the amount of time a citizen can have a portable storage structure on their property.

There are many different reasons why someone may find themselves in a situation where they need to store their belongings. The town should be willing to let people work through their problems. And the latest proposed ordinance does not do this.

An ordinance that allows portable storage structures for a prolonged period of time makes perfect sense to me because everyone does not have the resources or need to buy an outbuilding. When the benefits are so great and there is no harm done to the abutter, it makes great sense to support an ordinance that could help people with their storage problems. I would support an ordinance that works for everyone

Thank you so much for your help.

Frederic Cormier 11-25-19
Name Date

2 Colen Dr., Londonderry
Address

John Farrell
268 B Mammoth Road
Londonderry, NH 03053

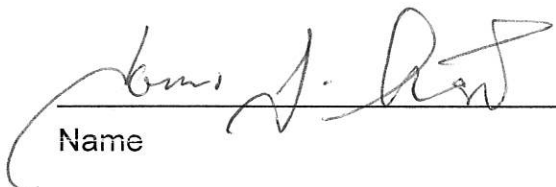
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Thank you so much for your help.

 11/23/2019
Name Date

7 Maureen Circle, Londonderry,
Address 

Alfred and Julie Colon – 106 Rockingham Rd, Londonderry, NH, 03053

11/22/2019

Mr. John Farrell
268B Mammoth Road
Londonderry, NH 03053

Dear Council Member Farrell:

I am very disappointed that the planning board is trying to limit the amount of time that property owner can have a portable storage structure on their property.


There are many different reasons why someone may find themselves in a situation where they need to store their belongings for an extended period of time.

In our case, it is more cost effective to use the storage container versus building a shed. My wife has been out of work for 3 years and the container is easier to handle financially.

In addition, we store our summer equipment and supplies in the container as well. I strongly recommend an ordinance that helps people resolve their problems.

Thank you so much for your help.

Sincerely,



Alfred Colon, 978-390-4920

Betty Stevens
2 Golen Drive
Londonderry, NH 03053

November 25, 2019

Mr. John Farrell
268B Mammoth Road
Londonderry, NH 03053

Dear Council Member Farrell:

I am very disappointed that the planning board is trying to limit the amount of time that a property owner can have a portable storage structure on their property.

There are many different reasons why someone may find themselves in a situation where they need to store their belongings for an extended period of time.

In my case, I went through a divorce and was not in a financial position to buy a house right away, so I had to rent, and needed to store my furnishings in the most inexpensive way I could. For me, that was a storage unit in my yard, which allowed me to go in and out when necessary. Because I was renting, I was not allowed to build a shed to store the items for the time necessary. It was much more cost effective and convenient to store my items in a container.

I strongly recommend an ordinance that helps people resolve their problems.

Thank you so much for your help.

Sincerely,



Betty Stevens