

**TOWN COUNCIL
AGENDA
October 20, 2008**

The Town Council meeting will be held in the Moose Hill Council Chambers, Town Hall, 268B Mammoth Road, Londonderry. Regular meetings are cablecast live and videotaped for the convenience of our viewers at home.

7:00 PM

I. CALL TO ORDER – PUBLIC SESSION

II. PUBLIC COMMENT

A.

III. OLD BUSINESS

A. Economic Development Plan

B. November General Election

IV. NEW BUSINESS

A. Proclamation – National Diabetes Awareness Month

B. Ordinance 2008-13 – Relative to an Amendment to the Municipal Code, Chapter XXVII, Taxation of Farm Structures and Land Under Farm Structures

C. FY10 Budget Presentation

V. APPROVAL OF MINUTES

A. Minutes of the Council's September 29 and October 6, 2008 Public Meetings.

VI. OTHER BUSINESS

A. Liaison Reports

B. Town Manager's Report

C. Board/Committee

Appointments/Reappointments/Resignations

VII. ADJOURNMENT

MEETING SCHEDULE:

- A. Town Council Budget Workshop, October 27, 2008, Moose Hill Council Chambers, Town Hall, 7:00 PM
- B. Town Council Budget Workshop, November 1, 2008, Moose Hill Council Chambers, Town Hall, 8:30 AM
- C. Town Council Meeting, November 3, 2008, Moose Hill Council Chambers, Town Hall, 7:00 PM
- D. Town Council Budget Workshop, November 6, 2008, Moose Hill Council Chambers, Town Hall, 7:00 PM

LONDONDERRY TOWN COUNCIL
A PROCLAMATION

- WHEREAS*** nearly 21 million children and adults in the U.S. – including 1,500 people living in Londonderry have diabetes and another 1,800 have pre-diabetes, a serious disease that has no cure; and,
- WHEREAS,*** diabetes has been estimated at creating \$132 Billion in annual direct and indirect healthcare costs to the United States; and,
- WHEREAS,*** each year, 3.8 million deaths are linked directly to diabetes-related causes; and,
- WHEREAS*** millions of people of diabetes lack access to the care, treatment, and education needed to manage the disease and prevent its serious and costly complications, including heart disease, stroke, kidney failure, blindness, and lower-limb amputation; and,
- WHEREAS,*** The United Nations General Assembly has designated the current World Diabetes Day, November 14, as a United Nations Day, to be observed every year beginning in 2007; and,
- WHEREAS,*** The United Nations encourages supporters of the UN Resolution on Diabetes to fight the worldwide epidemic by helping to ensure that individuals with diabetes have access to care, treatment, and education; and,
- WHEREAS,*** The United Nations invites governmental and non-governmental organizations to observe World Diabetes Day in order to raise public awareness of diabetes and its related complications; and,

WE THEREFORE PROCLAIM that October 20, 2008 as World Diabetes Awareness Monday in Londonderry New Hampshire. Accordingly, we urge our citizens to fight this disease and its life-threatening complications by increasing awareness of the risk factors for diabetes, making healthy lifestyle choices, and by providing care and treatment to those suffering from diabetes.

Signed this **20th day of October 2008** at the Town of Londonderry, New Hampshire in the witness thereof the seal and signature of the Town of Londonderry and its Town Council.

Introduced: 10/20/08
Public Hearing: 11/03/08
Adopted: x/xx/xx

ORDINANCE 2008-13
***AN AMENDMENT TO THE MUNICIPAL CODE,
CHAPTER XXVII, TAXATION OF FARM
STRUCTURES AND LAND UNDER FARM
STRUCTURES***

WHEREAS the State Legislature adopted the provisions of RSA 79:F which provides for preferential tax treatment of qualifying farm structures and land under farm structures; and

WHEREAS the Town Council is desirous of maintaining the community's rural heritage; and

WHEREAS RSA 79:F provides the community with another tool towards achieving the goal of agricultural preservation;

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Londonderry that the Municipal Code of the Town of Londonderry, Chapter XXVII Code of Ethics, is hereby adopted as attached.

Marty Bove
Chairman - Town Council

A TRUE COPY ATTEST:

Marguerite Seymour - Town Clerk
xx/xx/xx

Town Seal

TOWN COUNCIL WORKSHOP MEETING
September 29, 2008

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

PRESENT: Town Council: Chairman Marty Bove; Vice Chairman, Brian Farmer; Councilors Kathy Wagner, Paul DiMarco and Mike Brown; Town Manager, Dave Caron and Margo Lapietro, Executive Assistant.

CALL TO ORDER – PUBLIC SESSION

Chairman Bove opened the meeting at 7:08 PM with the Pledge of Allegiance. This was followed by a moment of silence for the men and women fighting for our country.

NEW BUSINESS

The Council publicly thanked Londonderry Police Chief Joe Ryan and his staff for the apprehension of two individuals who illegally dumped construction debris on South Rd. Chief Ryan stated that if it was not for the sharp eyes of a homeowner they would never have been able to apprehend the individuals. He encouraged townspeople to be on the watch for any unusual behavior and report it to the appropriate authorities.

J. Farrell mentioned the fire at 8 Tyler Dr, which was knocked down in less than half an hour, and commended firefighters for their efforts.

OLD BUSINESS

Economic Development Plan - Andre Garron, Community Development Director and Town Manager Dave Caron created an Economic Development Plan that was discussed this evening. A. Garron thanked Dave Caron for his guidance and help with the plan as well as Stantec for providing graphics, and Public Works Director, Janusz Czyzowski for his help with the Pettingill area plan. A. Garron reviewed the following:

Outlined Economic Design Plan – He explained what is Economic Development. He stated that Londonderry is the 9th largest community in NH. He reviewed infrastructure; sewer, water, electricity, gas and cable and roadway infrastructure.

Strengths – location, shovel ready land (7 planned industrial properties), quality of life, schools. He proceeded to listed all business that have expanded in Londonderry.

Reviewed changes from 2000-2006 - The Town has over 600 acres developed, close to \$400,000,000 in new assessed value; close to 3M s.f.. of new commercial & industrial

development, approximately \$8M in tax revenue generated, over 2600 jobs were created.

He reviewed the location quotient, and stated that we exceed it in a lot of areas. He reviewed employment occupations and stated that we have a great labor base for manufacturing due to our location. State-wide statistics were provided. Councilor DiMarco asked for regional statistics for Rockingham County, Andre said he would provide them.

Taxes and incentives discussed, he explained that NH does not generally offer incentives, however tax burden low. Reviewed various grants and loans, TIF District, tax credits public/private partnerships and foreign trade zone. He reviewed TIF District financing and explained that it is the tax revenue created by development within the district that pays for the improvements. The financing package has to be approved by Town Meeting. Jack's Bridge Road has Harvey Industries and Penske Trucking, with 3-4 lots available at the intersection. Reviewed Foreign Trade Zone consisting of 1,400 acres in and around the airport area, products come in duty free per certain restrictions. He also reviewed Zone Tax Credits.

Andre reviewed the state of the economy in Londonderry. A report was completed by Russ Thibeault, Pres. of Applied Economic Research analyzing the Jack's Bridge Road development area. In a depressed economy, Londonderry has still been able to attract approximately 380,000 s.f. of potential commercial and industrial development to town over the last two years. Londonderry can absorb 100,000 – 150,000 s.f./year in commercial and industrial development. Councilor Wagner asked when the report by Russ Thibeault from Applied Economic Research was done. A. Garron responded in the beginning of 2007. He said he called him recently to see if that figure currently holds up and he responded yes. Councilor Wagner said she would like to see it higher. Councilor Farmer asked if R. Thibeault was coming in to see Council and discuss the report. A. Garron responded it is his understanding that they will schedule a separate time to discuss the Jack's Bridge Road TIF area. Town Manager Caron stated that once we get the numbers for some of these recommendations then we should have another workshop with the Council to review the financial implications and make a determination as to what is appropriate to reinvest in these areas. He cautioned Council to conservatively estimate revenues to insure that all costs are covered. He stated that R. Thibeault can give us a better view from his perspective on a regional and national basis as to what can be developed; that way the Town can build a financial plan on solid and accurate numbers. Councilor Farmer asked when we will do this. Town Manager Caron said it would be the end of October/early November. Councilor Farmer said he specifically asked for a more solid discussion on the Jack's Bridge Road/TIF District. Both Councilors Farmer and Wagner said they thought they were going to have that discussion tonight and determine if they were going forward with it. Town Manager Caron said they are attempting to receive all the numbers from the consultants, and it is not responsible of staff to present half the necessary information; it is wise to present Council with an overall picture of economic development then come back and dissect portions of it. Councilor Wagner requested that we put our economic goal higher than 150,000 s.f./yr. - expectations are low. Town Manager Caron said that 150,000 s.f. number is not a goal but rather a

qualified expert's projection upon which to build a financial model. Councilor Wagner asked for an outline of what is expected for Councilors goals she stated she needs to know direction. Councilor Farmer said he does not want to increase spending at all, he is looking at growth happening, we don't need a TIF in Jack's Bridge Rd. Other economic needs are greater priorities for the town to invest its resources in other than Jack's Bridge Rd. He said he did not think we had to wait until the end of November, we do not need big conversations during budget season. Town Manager Caron responded we need all the information, getting it from different people; need to analyze it all before presenting it to Council. A. Garron said he would like to see decision about the TIF area in Jack's Bridge. He stated we have good information about that area now, he would like to see a decision made. Councilor Farmer read a study done in Chicago that concluded if they did not invest in anything, development will happen. He said the same thing will happen in Londonderry, it will develop slower. He asked what happens if we go forward with the investment and the area does not get developed, who picks up the bill. He does not want to go past discussing this any later than the October 20th meeting. **Councilor Farmer made a motion that the Council direct that we get to that conversation at the October 20th meeting.** A. Garron asked that he continue with his presentation before any decision is made. **Chairman Bove said he would not accept the motion right now, and instructed A. Garron to finish his presentation.** Councilor Farmer left the meeting at 8:08 PM and returned at 8:09 PM. A. Garron reviewed the areas of improvement. John Farrell, Planning Board Vice Chair asked when will they come back and talk. Town Manager Caron said MRI will issue a draft report it will be circulated to people involved in the steering committee who will give their input to MRI. Councilor Farmer asked what steering committee was involved. Town Manager Caron explained it consisted of the Council Chair, Chair and Vice Chair of the Planning Board, Council's representative to the Planning Board and Staff met with MRI. Discussion ensued about the meetings that were held to expedite the review process in the Planning Board. Town Manager Caron said areas of concern will be compared to regulations in Keene, Portsmouth, Manchester, Merrimack, Salem, Derry, Hudson, and Bedford. MRI contacted local developers and people locally involved in planning boards to receive their input on Londonderry's process.

Development Opportunities exist on Rt 102 east & west, Exit 4, Exit 5, Woodmont Orchard, Exit 4A, Rt 28, Jack's Bridge Rd. and Pettingill Road area were discussed.

Recommended Goals, Strategies & Timelines;

- Create an Economic Development Vision
- Improve Londonderry's reputation
- Staff Review Recommendations from MRI Study
- Benchmark Review Process
- Streamline the Permitting Process
- Adopt the Flexible Industrial District Regulations within the Pettengill Road Area
- Create an Impact Fee Reimbursement Program
- Engage the Services of the Town's Impact Fee Consultant
- Develop a Marketing Program
- Update Londonderry Economic Development Website integrating ED Best

Practices

and Using a Site Selector Property Search Tool
Actively Market the Town's Development Areas
Identify Funding Mechanism To Help Finance Infrastructure Improvements
Upgrade Pettingill Rd to connect to MHT.

A. Garron stated Pettingill Road is a key area because it opens up 800 acres of land due to construction of Airport Access Rd. which is scheduled to be finished in 2013.

Janusz Czyzowski, Public Works Director gave an update on Pettingill Rd. Access Road connects Everett Turnpike to the airport. He said he has worked on this project since 1988 to come up with the existing design. Volmer did the corridor study, presented it to NHDOT so that intersection design could be approved. It is designed as a four lane parkway with a median. He proceeded to described in detail all proposed construction. Councilor Wagner questioned the price of the project, J. Czyzowski responded the road as of 2009 estimated cost is to be \$7.1M - \$7.2M. \$4M is added to the sewer and proceeded to explain the sewer line locations. He explained it would be difficult for A. Garron to promote the area without sewer. Councilor Wagner clarified that we are just giving the developer the minimal infrastructure so they can develop the land. Councilor DiMarco questioned if we provided other utilities like electricity and telecommunications. J. Czyzowski said their design provides conduit and sleeves so they can hook-up in the future. The developers will deal with the utility companies except for the sewer. Councilor Wagner questioned the cost of obtaining the right-of-way (ROW), J. Czyzowski said both land owners agreed to it at no cost to the Town. We will build approximately 4,500 feet of road with the developers responsible for the rest. It is necessary to build the intersection along with the state construction of the Access Rd. because it is cheaper. Discussion ensued about the cost of the first developer coming into Page Rd and upgrading the intersection. Chairman Bove asked if the finish date of 2013 is in the current CIP. J. Farrell confirmed it is currently in the CIP for 2010. Councilor Wagner said a presentation is being done this year at Town Meeting to educate people. A. Garron mentioned that there were three businesses one of which was a 25,000 sq. ft. call center that were interested in building in Londonderry but decided to go some where else. Councilor Brown said if we had the opportunity for a 25,000 sq. ft. call center, couldn't we have figured something out so they could build? A. Garron said they were serious enough to sit down with the land owner, all we had was the land, Council only approved an outline for the TIF district, no money was approved by the Town. We had no plans other than the land was available and a TIF may in the future be established. Councilor Farmer said that site was one of many that site selectors are looking at. We need to be getting on the same page sooner than later. Councilor Brown said we only hear about lost opportunities, should let the whole organization know. John Farrell said the Planning Board went to developers for the last two years to talk, opened up relationship with commercial realtors and developers from a Planning Board level. Discussion ensued about the possibility of having special town meetings to have bonding approved for this intersection. A. Garron said the level of conversation did not get to that point, there was no commitment made, the discussion was so preliminary that it was not brought to Council's attention. Councilor Wagner suggested making a commitment to

Page Rd. intersection improvements – take a chance like business people do. Councilor Brown said we are being asked to make more and more commitments. We all agree on our tolerance for these commitments, we can't keep going in front of the voters asking for more money. We can't have all of them funded by taxpayers. J. Farrell said that is true. The CIP has \$60M in it, not all of the money is being funded by taxpayers, \$28M is not. The Planning Board's point of view regarding TIF's speaking specifically to the airport is that they would prefer to take this time until March of 2010 and come up with 2-3 anchor tenants. It is the point of view of the Planning Board that since Page Rd is a priority, Jack's Bridge should be put on the back burner. The opinion of the Planning Board would be to have cohesive leadership; concentrate on the airport; work on the North Londonderry Small Area Master Plan; find out the status of Woodmont; and review the Rt 102 area. He said he needs two councilors to step up and drive this process. Either increase revenue and stabilize taxes or decrease expenses. Pick one and go forward. Councilor Farmer said we should start with what has to be done, what turns investment around quickly for us? Wants to know exactly what Planning needs this budget session. He mentioned the website being updated. A. Garron said the website is actively being worked on. Councilor Farmer said we need dates or milestones to have things done. J. Farrell responded that we need a commitment from Town Council for what the Planning Board and Community Development is asking before the budget season starts. At this point in the meeting Councilor Wagner reviewed the key questions asked by the Planning Board. J. Farrell said we need an overall theme; need to tell the Planning Board and Economic Development Dept. where we are going, tell community why we are going, deliver a time line with measurable goals. Councilor Wagner said we should set direction at the 10/6/08 meeting. Town Manager Caron pointed out to the Councilors those goals, timelines and action items were listed in the Community Economic Development Plan Report dated 9/15/08 starting on page 26 through page 38. There are three significant action items with financial implications attached to them; waiting for information from consultants. When the information is received the Council has options to invest or not. When he receives all this information he will present it to Council. He said they are waiting to find out if the State will fund Page Rd. will hear by beginning of November. John Farrell said he needs two lead councilors to take the lead, re-look at whether we should keep the TIF districts. If the Page Rd goes through he would like Council to re-look at the Jack's Bridge Rd. area based on those improvements and whether Council is going to keep the TIF there. A. Garron said the information on that TIF will be coming in within the next couple of weeks. Councilor Wagner said she will commit to volunteering. Councilor Farmer suggested that his fellow Councilors read the minutes of the Planning Board to keep abreast of what is happening for the two person sub-committee. That way they will all be kept informed. Chairman Bove said documentation is important, we have 5 people on the Council with full time jobs. He said the priority is opening the airport land up, we need to decide direction on what can we do, what do we have to do and what we are willing to do in all the areas indicated tonight. We do not have a firm commitment on funding for the TIF District to go forward with funding yet. We are just waiting for the state to make a commitment on Page Rd. A. Garron said he will be coming back with reports on the two studies. Councilor Farmer suggested starting on pg 32 of the Economic Development Plan look at each one of the action items and set a date for it to be acted on or set a date for 10/6 or 10/20 meeting for information

to be due to Council so those items can be acted on.

Item A & B – Meeting with Large Businesses and MRI Audit of Londonderry’s Review Process - A. Garron said a luncheon is scheduled for 10/15/08 to meet with large businesses and he reviewed the agenda. Councilor DiMarco said key item for luncheon meeting is economic development vision, he asked if Council will take input from that meeting and formulate. A. Garron responded yes he will create a vision with Planning Board and the two Councilors and put it in a draft form for Council to vote on it. Town Manager Caron said the luncheon is part of the vision; input received will be brought back to Council to think about the vision.

Item C – Complete the Small Area Master Plan for No. Londonderry - Councilor Farmer asked to have MRI try for the 10/20 meeting. Consensus was to tweak plan, review the process. J. Farrell said the small area master plan won’t be done until mid November. Planning Board won’t be able to finish before mid January. Councilor Farmer asked if they could have an additional meeting. It was agreed that the Planning Department would have an additional public hearing on 1/14/08 for the small area master plan. Councilor Farmer proceeded to go through all action items from the Community Economic Development Plan.

Item D – Flexible Industrial District Regulations Within the Pettengill Road Area - target date 11/12/08 with Public Hearing at Planning Board, Town Council will expect it by December.

Item E – Update Londonderry Economic Development Website Integrating ED Best Practices - target date 4/1/09.

Item F - Update Londonderry Website with a Site Selector Property Search Tool - target date 10/2/08.

Item G – Actively Market Londonderry’s Development Areas – Decision was to create a taskforce now. Discussion ensued about whom to have on the taskforce. Councilor Farmer suggested asking the Lon. Housing & Redevelopment Authority and expand their Charter, look at a target date of 10/6. A. Garron said he would prefer forming a taskforce because it could be established quicker. Town Manager Caron suggested giving the taskforce a specific task and end date. Councilor Wagner questioned getting a marketing firm as a consultant – does it make sense as a community, how do we do it, can we respond by 12/1/09. Need information back quickly, specifically by December. J. Farrell recommended using the CIP members. Councilor Farmer said the CIP makes sense because they are already formed and can do it right away. Councilor Wagner said we need this information for the budget. A. Garron said we need direction where to go when we market the town. Councilor Wagner suggested marketing Londonderry for all markets. A. Garron suggested just marketing airport area to bring in high tech firms, office space and office warehouse. J. Farrell suggested having one meeting bringing in multiple firms and figure out where to go from there, fastest way to

get information. Chairman Bove suggested focusing on airport. Consensus was airport. Town Manager Caron said MRI is focused on the review process only. The luncheon deals with trying to get community leaders together to help the Council to develop a vision. Some of those community leaders might have some concerns about the review process and if they have had a lot of activity in town they might have been contacted, if they haven't they probably will not be.

Councilor Farmer said 11/6 is the day we talk about Community Development's budget, can we get all the information before then. Chairman Bove said we can use a figure but we can change it. Councilor Wagner suggested giving the design charrette for the Access Road done in 2003 to the marketing firm and CIP and ask them to come back with suggestions.

Item H – Rt 28/Page Road Intersection Upgrade - waiting for state to give funds. Target date 11/3/08.

Item I - Invest in Mass Transit to Key Development Areas in Londonderry – Councilor Wagner suggested taking it off as a priority. A. Garron explained that the design is for the next 20 years at the airport – make it a future item. Target date 7/2010.

Item J – Fund the Upgrade of Pettingill Road to Connect to the Airport Access Rd. – Councilor Farmer said this item is in the CIP, on the warrant for 2010. P. DiMarco said we should market it at 3/09 town meeting. Town Manager Caron said it should be actually before that. Our goal this fall is to get financial information for Pettingill and Jack's Bridge by 10/20. Councilor Brown said the presentation at town meeting is a good idea, we will need information on funding and who is participating.

Item K – Actively Work Towards Creating a Stock of Affordable Housing – Councilor Farmer said it fits in with mass transit as we address it at a future time. Chairman Bove said we need to give direction back to the Housing Taskforce, wants to discuss it now. He said we have not taken any actions on their recommendations. He cautioned not wasting what we have done, we need to decide if there is anything there that should be prioritized and when should it be. Ordinances can be affected by their recommendations. Target a date to discuss what we are doing with their report. Councilor Wagner stated that this issue is not a budget item suggested pushing it off until after 1/19/09.

Item L – Determine Level of Public/Private Partnership in Jack's Bridge Development – target date is 10/20.

Item M – Staff Review of Recommendations from MRI Study - Councilor Farmer said we may get the report on 10/20 we may need more time to review recommendations. Town Manager said if there are alterations to the review process that will take changes to the zoning ordinance, site plans and subdivision regulations which are regulatory will go to the Planning Board. He said he will

get the report then transfer it to the Planning Board, they have to review the changes and make recommendations to the Council. Councilor Wagner asked to do a joint meeting/workshop with Town Council and Planning Board at the Planning Board meeting scheduled for 12/10 and go over the MRI report. J. Farrell said he will have a better idea of a time schedule after they went over the report but if 12/10/08 was requested they will have an idea by that time.

Item N – Town Impact Fee Consultant – Target date try to get a price by 11/6 – A. Garron said he may have to wait until 7/1/09 because no money in budget.

Item O – Benchmark Review Process - open until FY08/09.

Item P – Establish Land Use Goals & Development Plan for Exit 4-A - open until FY10

Chairman Bove questioned if Council wants to meet about the TIF district or deal with it now. Town Manager Caron said it would be in the Town’s best interest to be armed with financial information and options before making a decision. He said that Council did excellent planning a few years ago by developing the TIF boundaries, which preserved all of the Town’s development options. He explained the Town’s options, which are: 1) can go back and capture revenues from within all boundaries; 2) capture nothing; or 3) capture a portion, but the Town has preserved its options. The second step of that process is coming up on 10/20, when numbers are assigned to the different options and based upon those numbers the Council can make a decision to keep the TIF Boundaries, eliminate them, or modify. Consensus was to wait until 10/20/08.

Chairman Bove talked about listing all volunteer positions that expire this year and post them on the website as well as putting them in the Londonderry Times.

ADJOURNMENT

Councilor DiMarco made a motion to adjourn at 10:36 PM. Second Councilor Brown. Councils vote 5-0-0.

Notes and Tapes by: Margo Lapietro Date: 09/29/08

Minutes Typed by: Margo Lapietro Date: 10/03/08

Approved: Town Council Date:

TOWN COUNCIL MEETING
October 6, 2008

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

PRESENT: Town Council: Chairman Marty Bove; Vice Chairman, Brian Farmer; Councilors Kathy Wagner, Paul DiMarco and Mike Brown; Town Manager, Dave Caron; ATM/Finance Dir., Sue Hickey and Margo Lapietro, Executive Assistant.

CALL TO ORDER – PUBLIC SESSION

Chairman Above opened the meeting at 7:01 PM with the Pledge of Allegiance. This was followed by a moment of silence for the men and women fighting for our country.

PUBLIC HEARING

Councilor Brown made a motion to go open the public hearing. Second by Councilor DiMarco, Council's vote 5-0-0.

Ordinance #2008-11 – Relative to an Amendment to the Zoning Ordinance Regarding Historic Overlay District Councilor Wagner recused herself. Community Planning Director, Andre Garron said he received overwhelming information from the public meeting held on 9/25/08. He informed the Council that the bulk of the Ordinance was re-done by the Planning Board. A small section dealing with Section 4.1.7 for dimensional relief special exception of the proposed ordinance was considered separately, as being acceptable. Councilor Brown said that was mostly correct but he wanted to continue the public hearing to include all of the Ordinance. Councilor Farmer clarified that they wanted to include dimensional relief for discussion. Councilor DiMarco said it was his suggestion to deal with Section 4.1.7 dealing with dimensional relief only. Chairman Bove said we should start with Section 4.1.7 and then review the rest of the Ordinance. Town Planner, Tim Thompson reviewed the dimensional relief portion. He stated many of the homes and structures being considered for this ordinance were constructed well before the adoption of zoning in Londonderry and do not comply with today's dimensional requirements and zoning setbacks. This new section will allow the ZBA to grant special exceptions for dimensional relief for these historical properties instead of requiring a variance which is the current requirement for dimensional relief. The special exception may be granted to reduce setback requirements for historic structures subject to the following conditions:

4.1.7.1 Structure must meet the definition of “Historic Structure

4.1.7.2.1 The ZBA finds that the proposed construction will not make the structure eligible for listing in the Historic Properties Taskforce Report

4.1.7.2.2 The Historic District Comm. determines that the structure remains eligible despite the modifications.

4.1.7.3 Proposed construction be designed to blend architecturally with the structures existing historic nature. Elevation drawings must be submitted to ZBA.

4.1.7.4 Locating an addition in conformance with the setback requirements would significantly impact existing vegetation, views from the residence, use of the yard, or site circulation.

4.1.7.5 Proposed construction/addition must be set back at least 10 feet from any existing building located on the lot or an adjacent lot for fire code purposes

4.1.7.6 The proposal must be reviewed and recommended by the Historic District Commission prior to the ZBA making a determination.

Councilor DiMarco asked if this section applies to all the historic homes, T. Thompson replied all 139 of the designated historic structures will be eligible for this dimensional relief. Councilor Brown said this is disconnected from a commercial application being allowed at these structures, simply a codification of zoning ordinance to handle requests for dimensional relief. T. Thompson clarified that this section has nothing to do with the use of property; it is purely for setback relief. Councilor Farmer asked for examples of what could be done with this ordinance. T Thompson said there could be an extra bedroom, family addition, garage, etc. This ordinance allows older homes who are not up to code currently, to receive special exceptions. Councilor Farmer said he would like to add to section 4.1.7 the date of the entry of the ordinance. T. Thompson said it has been modified three times, believes last time was 3/08. Councilor DiMarco said he was fine with putting in a date. Councilor Brown re-stated that the homes pre-date the 1963 zoning codes, they are already in violation of current codes; this is a positive change to provide relief to home owners. It is a positive change to keep the historic structures. Councilor DiMarco agrees current zoning does not allow the homeowners to make changes, this would allow them to do that. Art Rugg, Planning Board Chairman said that this ordinance has been reviewed by the Historic Housing Taskforce. Open for discussion. Dennis Griffin, 211 Mammoth Rd. agreed it was a good idea. He asked to add to 4.1.7 that it “only applies to residential use and is not for the conduct of any business activity”. He said he does not want to have retail stores but wants to allow the homeowner the same uses any homeowner could have. Councilor Farmer said 4.1.6 is specific. T. Thompson said it is very specific, the difference in this Ordinance is that out of all 139 properties there is a mix of different zoning districts for location of all these properties. If the structure is already in a residential district they would not be able to use commercially without going further for a variance for that commercial use. If it is in a commercial district they have the right. Councilor Brown said permitted use for AR-1 does not allow commercial activity, it does allow home occupations by special exception. He stated the question is already taken care of in two places in the zoning regulations.

D. Griffin also wanted abutters to be notified when ZBA has hearings. T. Thompson responded all special exceptions require abutters to be notified. Councilor Farmer stated that everything D. Griffin asked for is already addressed. Councilor Brown said there is no change with this section. Al Baldasaro, 41 Hall Rd. stated that people moved into residential areas on purpose. It is not right to have commercial buildings next to residential. He said he is willing to sit with the Historic Assoc. to draft legislation and submit it to the state to find some kind of relief with some type of tax incentives draft to help with the upkeep of old homes. Councilor Farmer made a motion to amend 4.1.7 to add after "Task Force Summary & Recommendations Report" add "dated 3/08 or as amended by the Historic District Commission." Seconded by Councilor DiMarco, Council's vote on amendment 4-0-0. Councilor Farmer made a motion to accept the ordinance as amendment. Seconded by Councilor DiMarco, Council's vote 4-0-0. (Councilor Wagner recused herself from both votes.) T. Thompson reviewed all changes made at the Council hearing of 9/15/08 and today. Changes made based on feedback from hearing.

Purpose and intent section clarified

Removed Map 1 lot 62, from the Historic Overlay District (HOD)

Added new section related to limitations on conditional uses.

Added criteria for Conditional Use permits

Removed all language referring to "new buildings"

Clarified language related to signage and lighting

Removed "restaurant" from table of permitted uses.

He proceeded to review in detail all the above changes. Discussion ensued. Councilor DiMarco reviewed definition of a Historic Site on page 16 of the ordinance and suggested after item #4 adding the word "or" at the end of the sentence. T. Thompson said he would do that. He asked for clarification on item #5, T. Thompson said it was added by the Historic Properties Task Force. Steve Young, 7 Fiddlers Ridge, a member of the taskforce said it was added because there might be historically significant buildings like the old MHT terminal that should be saved. Councilor Brown asked why not remove retail, restaurant was removed why wasn't all commercial applications removed. T. Thompson said he was trying to strike a balance between removing everything and finding some limitations to those commercial uses. Councilor Brown said it is not the right thing to do to insert commercial in a residential area. The framework is already laid out for home occupation by special exception. He proceeded to read a section of the zoning regulations. He restated his position that he wants retail, professional office and service establishment removed when it goes back to the Planning Board. He said he does not have an issue with multi-family dwelling – 3 unit; or adult daycare. Councilor Farmer said he has the same question and concern, why not have a bed and breakfast, T. Thompson replied they are already allowed in AR-1 district. T. Thompson said the 16 properties we are talking about are all AR-1 except one on Parmenter Rd. which is also

currently in the POD. Councilor Farmer agreed with Councilor Brown - no retail, no service related, he agrees to allowing professional office. Councilor Brown said quite a few of the service applications are already covered under the home occupation, does not come close to 2500ft. In a 3000 sf. home in our zoning ordinance the maximum s.f. you could have for a home occupation is 750 s.f, it has to be contained in the home and does not look like a business on the outside. Dennis Griffith, 211 Mammoth Rd., said that section 2.6.4.2.2.1 wants to encourage people to use set-back relief as a last resort. He discussed the current use for Twin Gate. The current owner of Twin Gate in 2007 paid \$1M for the property. The Town Assessor said the property is in current use it does not get re-assessed. D. Griffin said they pay \$87.00/yr for 18 acres. He asked if they use a portion of the property will it still be in current use, where is the benefit if something is built. Town Manager Caron said current use is a mechanism to preserve open space. If they change the use they will pay a penalty of 10% of the fair market value of the property which you use, if you use enough land so that the remainder is less than 10 acres remaining in current use, then entire land will come out of current use and they will pay a penalty on the entire land per state law. He said the property under the house is taxed at the regular house values. T. Thompson explained all overlay districts get applied to the entire lot. The criteria and requirements are specifically related to the building, any additions and any associated site improvements would have to go through the site plan process. If a lot is subdivided wherever historic structure remains that lot would be part of HOD, subdivided land would not be part of HOD it will be under the underlying zoning. D. Griffin said conditional use permit is confusing, asked if abutters will be notified, asked if an addition is added and work is stopped before it is finished, is town responsible to finish. He questioned if barn and house constitute mixed commercial use. T. Thompson said Historic District has discretionary powers and they will define the historic value of the property. Abutters will be notified, and town has no control if work is not finished. Councilor Farmer stated that Council is not voting on this ordinance tonight, it is going back to the Planning Board. D. Griffin said he would like to have a public meeting with the Heritage Commission. Councilor DiMarco responded that meetings are public and posted on the town website calendar. Janet Griffin stated she is against retail and commercial uses in the HOD. She said there is no exact definition on what is going in there. Historic District has too much discretionary power. Tom Board, 16 Crosby Lane said a lot of hard work went into this ordinance. He stated that commercial and retail are already located on 102, gateway to the town center. Too late to address Twin Gate, and the Arabian Horse Farm on Buttrick is gone. He asked if we allow retail sales in the HOD what are not accepted examples. T. Thompson said convenience store, appliance store, are examples but it is at the discretionary power of the Historic District/Planning Board. T. Board asked why not let town vote on this ordinance. Councilor Brown said our form of government allows the Council to make changes. Councilor Farmer said there is a provision in the Town Charter whereby the citizens can overturn the Council's decision. A. Garron thanked T. Board for his comments, there was a lot of work done and explained the process that was involved. He also stated that legal counsel advised that if we allowed historic structures to be used commercially it would avoid spot zoning. Chairman Bove said if people want to get more involved, volunteer on boards, all positions are listed on website. Steve Young, 7 Fiddlers Ridge said the intent of the original HOD was to voluntarily preserve historic architecture in

Londonderry. The direction the Ordinance is taking is to tear down old homes. Cathy Lynch, 194 Mammoth Rd said other homeowners don't have the same rights because they don't own an old home, asked if anything in the Master Plan for her. She asked why isn't it considered spot zoning for the HOD? She said she had a neighbor who wanted to put a real estate office in his house but was refused the home occupation certificate because he was told it would be spot zoning. She asked what is the difference? Councilor Farmer explained that house was an AR-1 property, the use he wanted to apply to it is not allowed in that zoning. There is very specific criteria that has to be met, it has to be a compelling reason for changes, that means no spot zoning. C. Lynch asked why only 16 homes, why wouldn't Chase Rd. be able to support the traffic if Buttrick can. Councilor Farmer said the reason they picked the 16 homes was because they were deemed least impacted. T Thompson said the direction received from the Historic Properties Taskforce was to look at homes located on arterial roads. In Londonderry there are four arterial roads; I-93, Rtes. 128, 28, 102. A. Garron at this point explained spot zoning. He said if it is mentioned in the Master Plan that you want to designate an area to be rezoned different from what is zoned now, and if it were to be zoned that way in the future it is not spot zoning. Discussion ensued about spot zoning and the Master Plan. Councilor Brown said Master Plan is a guide, not law. Councilor Farmer stated the ordinance is heading back to the Planning Board for more revisions, it is not acceptable by Council to approve it. Ken Lynch, 194 Mammoth Rd., compared Buttrick to Chase and questioned why couldn't someone have commercial on Chase Rd. neither is considered an arterial road and Buttrick has a lot of commercial property on it. T. Thompson said there is language describing an arterial roadway and a collector roadway. A. Garron said the big difference is that Chase Rd. does not have any parcels currently zoned commercial, one is grandfathered. The area located from Buttrick to 102 were zoned commercial for a long time, we are now seeing more development because of the existing zoning. Councilor Farmer clarified that Buttrick Rd. had residential homes sitting on top of commercial zoned land. K. Lynch asked if a fire destroys a historic building can the building be rebuilt to resemble 75% of the original structure. T. Thompson replied in case of a natural disaster, owner would be able to rebuild to make it look like it was before. Councilor Bove explained that HOD is to try to come up with a reasonable procedure and guidelines to preserve old homes. This ordinance is consistent for the entire overlay district. K. Lynch said ordinance is only taking care of 16 homes, not treating other homeowners fairly. John Joyce, 196 Mammoth Rd. said he did not want to see commercial property in old homes. Marie Evans, 18 Crosby Lane, is against having retail next to her property, young kids in the neighborhood, it is a hazard to the community. Hank Peterson, 28 Peabody Row asked for a clear definition of what commercial development would be like in the years ahead. He used Twin Gates as an example. Twin Gates has 22 acres, is in current use, they have to have 10 acres of land in agricultural use or income of \$2,500 from that land. If that land produces \$2,500 of income then they can have less than 10 acres. If the land is taken out of current use, the land owner would pay a 10% penalty for taking it out of current use. State sets the market value for current use land. If they take out one acre from the 22 acres the whole 22 acres comes out of current use. The owner would have to re-apply if they want to put it back into current use. If they put the buildings on the 22 acres they will be assessed as buildings resulting in more taxes coming into the town. Bill Evans 18 Crosby Lane, said

he was against commercial development at Twin Gate. Chairman Bove clarified with T. Thompson that the only area being developed on the 22 acres would be the area around the structure about an acre and a half located right on Mammoth Road. T. Thompson said a gated paved emergency access road will be installed to the property from Crosby Lane as indicated in the conceptual plan. A. Baldasaro asked if there is anything in writing about how far they can have for commercial. T. Thompson said it is only an estimate for Twin Gates Farm, need a plan presented to the board that goes through the process so he can only speculate how much land. A. Baldasaro expressed concern that the footprint could have a lot of parking. Chairman Bove said the HOD was giving people another option for their properties. A. Baldasaro expressed the opinion that the HOD was thrust upon the public because of one homeowner. A. Garron said the Historic Preservation Taskforce was in existence before the Housing Taskforce, they spent a year working on their report before the Housing Taskforce, so it has been in process a long time. T. Thompson said this Ordinance will be discussed at the Planning Board on the second Wednesday of November at a workshop format. A. Rugg said the Planning Board will look again at the ordinance, they received good input. He encouraged people to volunteer for the Heritage Commission. Reed Paige Clark, III asked the Council to preserve old homes. Chairman Bove read a letter received from Bob O'Keefe, 547 Mammoth Rd, in which he supported the ordinance and congratulated the Planning Board, and Community Development staff on a good job writing the proposed ordinance.

Ordinance #2008-12 – Relative to Amendments to the Zoning Ordinance Regarding Planned Residential Developments - **Councilor Farmer made a motion to waive the second reading. Councilor DiMarco made a motion to approve the ordinance. Councilor Farmer seconded the motion.** T. Thompson said this ordinance is a complete re-write of Section 3.3 which is the current residential plan development section of the zoning ordinance. It establishes a new section entitled “Conservation Subdivisions”. It creates a section dealing with purposes, objectives, general requirements, density determination, lot area and shape, setbacks, density bonus criteria, application requirements, open space requirements and road design criteria. He stated that this ordinance is an objective of the 2004 Master Plan. It was started in 2005 by intern Holly Berbe. It will be removing several definitions from Section 4.7. He proceeded to give a brief overview of the differences between a conventional sub-division and a conservation sub-division. He explained it is an incentive for people to preserve open space. Chairman Bove asked if the ordinance was subject to residential phasing? T. Thompson responded yes. Councilor DiMarco questioned how many parcels are there with 20 or more acres – T. Thompson responded about a dozen. Open for discussion. Councilor Brown said this is a way to help subsidize open space instead of tax payers paying for it. A. Rugg said it gives the Planning Board another tool for open space. **Council’s vote 5-0-0.**

Councilor Farmer made a motion to come out of the public hearing. Seconded by Councilor Wagner, Council’s vote 5-0-0.

PUBLIC COMMENT

Meg Seymour, Town Clerk/Tax Collector talked about the elections, voter registration, absentee ballots. Supervisors of the Checklist are holding extra sessions from 5-7PM on 10/14, 10/20, and from 9-12 PM on the last day 10/25. She said people can register at polls, but she strongly recommends coming into Town Hall to avoid waiting in long lines at the polls. She explained how to register through the mail.

Absentee ballots are available, over 400 have been mailed out so far. Applications are available on the town website or voters can come into her office. Chairman Bove asked how many registered voters, M. Seymour responded over 16,000. Councilor Bove asked how many showed up at last election, M. Seymour responded 12,000. Chairman Bove said they will have extra police on duty and polls will be open from 7 AM-8 PM. M. Seymour explained absentee ballots are for the handicapped or disabled, people who travel, or people who are unable to leave work to come in and vote. Discussion ensued about the declaration of polls being closed and the people in line waiting to vote. A. Baldasaro explained a printing oversight on the state committee cards, address was wrong. Moderator Cindi Rice Conley, 373 Winding Pond Rd. explained changes at voting site. For security reasons electioneers are being moved up to the north side of Mammoth Rd. directly across from the Library. A. Baldasaro questioned if that was taking away freedom of speech, he said he will challenge it. C. Conley said this change came about after discussion with LPD and their homeland security officer, school district, and LFD.

OLD BUSINESS

Order #2008-18 – Relative to Municipal Application of Road Salt – Councilor Farmer read the first reading, second reading waived, motion to adopt. Seconded by Councilor Brown. Public Works Director, Janusz Czyzowski was in attendance. Councilor DiMarco said his concern was that we were not going to not treat an icy road because it was located near Beaver Brook. If we have an ice storm we are going to do what it takes to make that road not dangerous. J. Czyzowski said he was correct. By adopting this order the town will demonstrate that they are committed to work together with NHDOT & NHDES and surrounding communities to protect the water shed by reducing salt. It is a long process and this is the first step to allow us to develop a program to reduce salt reduction. Approximately 5000 acres of Londonderry is located in the drainage area of the Beaver Brook water shed. Salt is also being used by private enterprise, NHDOT, and municipalities. We have 140 acres of parking lots in town using salt. If this is not signed it could eliminate finding some funds to help with the plan which will be 80/20 – town would have to come up with 20. Open for discussion. **Councils vote 5-0-0.**

NEW BUSINESS

Police Department Animal Control Officer Staffing Plan – Chief Joe Ryan said

effective 10/1/08 Dave Simpson, the full time Animal Control Officer (AOC) will retire. Calls for service come from telecommunications, and direct calls to AOC. Calls for service for a year and a half period are about 14.4% every day of the week. 76% of calls come during 12 hour periods. He proposed not filling the full-time 40 hour position. He suggested looking at hiring two part-time officers each working 20-25 hours per week. He would save about \$9,000 in salaries and benefits, there would be an increase in training costs of \$500/person. He said he anticipates having weekend coverage by doing this. This proposal would provide an increase in hours of coverage, decrease in salary and benefits. Councilor Farmer asked if the savings was based on 25 hour workweek. Chief Ryan responded it is based on 25 hours for each employee which is ultimately 50 hours/week as opposed to the 40. Councilor DiMarco asked if they are sworn police officers; Chief Ryan responded they are not. Councilor Brown asked what are the benefits for this kind of arrangement? Town Manager Caron said the cut-off is 35 hours for part-time personnel, social security and workmen's comp coverage only would be required for less than 35 hours. There would be part-time pro-rated sick time and vacations, no health or retirement contributions. Chairman Bove asked are they on call. Chief Ryan responded you cannot have them on call and not pay them. If they work over 40 hours that particular week then they would be paid overtime. Councilor DiMarco asked if a call comes in late at night, can they investigate it on their next shift. Chief Ryan said if it is an emergency one of the police officers on duty will respond, if not an emergency it will be dealt with the next working day. Councilor Brown asked if they would deal with horses. Chief Ryan responded our animal control by-law deals with dogs only. Councilor Farmer asked if we would see this in the upcoming budget, Town Manager Caron responded yes. Consensus was to go along with it.

Resolution 2008-19 – Relative to the Elder Affairs Committee Councilor Farmer read the first reading, second reading waived. **Councilor Farmer made a motion to accept the Resolution. Second Councilor DiMarco.** Councilor DiMarco said he is the liaison, they had one meeting with no quorum. They had more people interested than openings so he requested that the Town Manager review the Charge and allow alternates to the committee. Al Baldasaro, 41 Hall Rd., Vice Chair of Elder Affairs said it was important to have 3 alternates for a quorum. Council DiMarco said the three year term is also new. Open for discussion. **Councils vote 5-0-0.**

Resolution #2008-20 Relative to the Transfer of Historical Records - Councilor DiMarco read the first reading, second waived, and **made a motion to accept. Seconded by Councilor Wagner.** Councilor Farmer said the historical general assistance records date back to 1806 he asked up to what year. Sue Hickey responded one ledger book goes to 1902-1903 most records from are from the 1800's. Chairman Bove clarified the transfer/preservation process of the books. Town Manager Caron responded they will transfer physical possession to the Historical Society. Betsey McKinney has been consulted and they will be transferred to the Historical Society vault in the library. Open for discussion. **Council's vote 5-0-0.**

Resolution 2008-21 – Relative to the Economic Development Task Force - Councilor Wagner read the first reading, second waived, and **made motion to accept. Seconded**

by Councilor Brown. Councilor Farmer reminded the Council that the first issue for the group is to look at the possibility of hiring a marketing firm. Open for discussion. **Council's vote 5-0-0.**

APPROVAL OF MINUTES

Minutes of the Council's September 15, 2008 Public Meeting. Councilor Wagner made a motion to accept, seconded by Council DiMarco with a change on line 81. Mr. Adams lives at 54 not 64 Hall Road. **Council's vote as amended, 5-0-0.**

OTHER BUSINESS

Liaison Reports

Councilor Brown went to Budget meeting of 9/25/08. They had Chief Ryan present information relative to the police fleet. He presented a great job validating his budget.

Councilor Farmer – Attended Conservation Commission, the sign at Kendall Pond Conservation area has been broken off the post. He asked Town Manager Caron to take a look at it.

Councilor DiMarco – Attended Traffic Safety meeting tonight, no quorum. A gentleman brought up an issue with Meadow Dr. – GPS units show it as a through street and it is not. Tractor trailers are going up the street and getting stuck because they can't turn around. Traffic Safety is going to review and make a recommendation to the Council. Could just be a sign saying no thru trucking. Historic District./Heritage Comm. reviewed proposed sign for Elliott, wanted more clarity will bring it back the District. Deb Paul had researched alternate financing for fixing up the Town Common. She found out that the Community Development. Finance Authority might have money for grants to be used to improve the common. Deb Paul, Jay Hooley, Adriana Komst and he met regarding this. There is a grant that may be suitable for this, they will continue to investigate. He informed the Council that he will be away for the 11/17/08 meeting.

Councilor Wagner had a follow-up Old Home Day meeting, went well. They will start up new meetings in January. She attended two Planning Board meetings. She also attended the dedication of re-naming of Central Fire Station to the "David A. Hicks Central Fire Station". LFD will start a new tradition every year in October of having a memorial Sunday for firefighters..

Chairman Bove also attended the open house at LFD. He said he will call George Herrmann about a joint meeting with the School. Board, hopefully will have some plans for that at the next meeting. South Rd is still full of debris, asked Town Manager Caron if we could get a status of when it could be cleaned up.

Town Manager Report:

Town Manager Caron stated that Councilor Farmer requested an update of the Wind & Solar Exemptions that was approved by Council on 2/5/07. Resolution 2007-05 allows for a \$5K exemption off of the assessment. No one has applied for the exemption at this time and state law allows us to exempt up to the full costs of those systems. Councilor Farmer said he is looking at the possibility of construction in the airport area and offering exemptions to the full exemption for solar. He stated it might be an incentive for builders in that area. It does not offer a savings or cost to the Town but it is an opportunity to be "green" on an issue like this. He suggested changing from a \$5,000 exemption up to the full value. He said the only one who has done it is Stoneyfield Yogurt. He pointed out that the exemption only applies to the portion of the building that is solar. He suggested taking it off their tax bill. Chairman Bove asked how do you verify it and how do you know someone continues to use it. Councilor Farmer said they apply for it, would be up to the assessors department to determine if they use it. Town Manager Caron said when the Town completes its cyclical inspections, which are done every 4-5 years they can check it. Chairman Bove said before we go forward with this he would like to see what is the impact on the community. Town Manager said it differs from town to town. The Town Assessor said a typical solar system in a residential home could range from \$5K to \$35K, would have no idea of cost to commercial, will look into it. Councilor Wagner said she is concerned about considering the Stoneyfield property, it is huge, they will benefit greatly. Councilor Farmer said the value of the assessed adage is what is being considered for the \$5K exemption. Councilor DiMarco asked why is a house being re-assessed for solar panels, a house is not re-assessed when a new furnace is installed. Councilor Farmer said he would look into it. Town Manager Caron said he will research it and get back to Council.

HB 1442 is similar to the Barn Preservation Program; it deals with the land under which the structure sits. The Town Assessor estimates there are two properties that would be eligible under current conditions and regulations established by the DRA. It would be a loss of about \$3K in tax dollars for applications for the next three years. Councilor Farmer said Hank Peterson brought it up, it is enabling legislation, offers small tax incentive to people who want to take advantage of it. The incentive is to maintain family farms. Councilor Wagner said strict regulations have to be followed. Councilor Farmer said that Town Manager Caron will have to come back with an Ordinance for it.

Rte 28/Page Rd. Intersection - DOT accepted the Town's application for the state aid reconstruction project, and will be proceeding under Order 2008-17 to sign a design contract and to develop cost estimates for inclusion in this year's budget process for consideration at 2009 Town Meeting. If approved, construction will begin in FY10 and will be reimbursed by state for 2/3 of the costs in FY11. Cash flow will be used to fund actual expenditures instead of going through a bonding process.

Community Development Dept. received site selector last Thursday morning. They are working on further modifications and corrections, and anticipate site will be available to public on 10/21. There are about 115 properties that are part of the site selector process, in the process of notifying those property owners to give them an option to opt out of all

this public information.

ADJOURNMENT

Councilor DiMarco made a motion to adjourn at 10:27. Seconded Councilor Farmer, Council's vote 5-0-0.

Notes and Tapes by: Margo Lapietro Date: 10/06/08

Minutes Typed by: Margo Lapietro Date: 10/09/08

Approved; Town Council Date: