

TOWN COUNCIL AGENDA
April 6, 2015
7:00 P.M.

The Town Council meeting will be held in the Moose Hill Council Chambers, Town Hall, 268B Mammoth Road, Londonderry, NH. Regular meetings are cablecast live and videotaped for the convenience of our viewers at home. 7:00 PM

A. CALL TO ORDER

B. PUBLIC COMMENT

- 1.) National Public Safety Telecommunicators Week Proclamation
Presented by Chief Bill Hart and Chief Darren O'Brien

C. PUBLIC HEARING

- 1.) **Ordinance #2015-02** – An Amendment to the Zoning Ordinance
Relating to Rezoning Map 6, Lots 37 & 38, 6 and 8 Mohawk Drive
Continued

D. OLD BUSINESS

E. NEW BUSINESS

- 1.) **Order #2015-10** – Expend Special Revenue Funds for the Londonderry
Police Department
Presented by Chief Bill Hart
- 2.) **Order #2015-11** – Expenditure of Maintenance Trust Funds for Various
Projects
Presented by Kevin Smith
- 3.) FY15 Budget Update
Presented by Doug Smith
- 4.) FY15 Fire Department Budget Update
Presented by Chief O'Brien

F. APPROVAL OF MINUTES

Approval of March 16, 2015 Town Council Minutes

G. OTHER BUSINESS

1. Liaison Reports
2. Town Manager Report

3. Board/Committee Appointments/Reappointment

- 1.) Update on Alternate Position to the Elder Affairs Committee.
- 2.) Appointment of Alternate Member to the Conservation Commission

H. ADJOURNMENT

I. MEETING SCHEDULE

- A. Town Council Meeting – **04/20/15** Moose Hill Council Chambers, 7:00PM
- B. Town Council Meeting – **05/04/15** Moose Hill Council Chambers, 7:00PM
- C. Town Council Meeting – **05/18/15** Moose Hill Council Chambers, 7:00PM
- D. Town Council Meeting – **06/01/15** Moose Hill Council Chambers, 7:00PM

First Reading: 02/09/15
Second Reading/Public Hearing: 03/02/15
Continued Public Hearing: 03/16/15
Continued Public Hearing: 04/06/15
Adopted: 04/06/15

ORDINANCE #2015-02
AN AMENDMENT TO THE ZONING ORDINANCE
RELATING TO REZONING MAP 6, LOTS 37 & 38
6 AND 8 MOHAWK DRIVE

WHEREAS the Planning Board has received a request to rezone the above-referenced parcel from Commercial I (C-IV) to Commercial I (C-I); and

WHEREAS the Planning Board has recommended that the Town Council act favorably upon the request; and

WHEREAS the requested rezoning will make the zoning of this lot revert back to the previous zoning classification and consistent with the adjacent lots to the north and west;

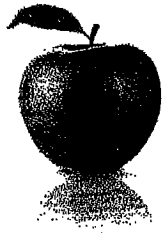
NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Londonderry that the Town Zoning Ordinance be amended to reflect the rezoning of Map 6 Lots 37 and 38 from Commercial IV (C-IV) to Commercial I (C-I), to become effective upon passage by the Town Council.

John Farrell - Chairman
Town Council

Sharon Farrell
Town Clerk

(TOWN SEAL)

A TRUE COPY ATTEST:
04/06/15



**Town of Londonderry
Planning and Economic Development Department**

268B Mammoth Road
Londonderry, NH 03053
Phone 603.432.1100 x 134
www.londonderrynh.org

To: Town Council
CC: Building Department
From: Cynthia A. May, ASLA
Date: February 9, 2015
Subject: **Rezoning Recommendation from the Planning Board
Map 6 Lots 37 & 38**

On February 4, 2015, the Planning Board held a public hearing relative to the Zoning Ordinance and Zoning Map.

The Planning Board, by unanimous vote, recommends to the Town Council to approve rezoning Map 6 Lots 37 & 38 from the current zoning classification C-IV to the previous zoning classification C-I.

A copy of the application, staff recommendation to the Planning Board, and the Planning Board minutes are attached.

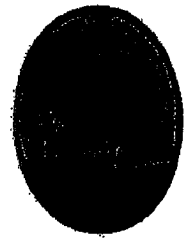
Staff will be in attendance at the public hearing to present the proposed zoning change. Please feel free to contact me if you have any questions.



TOWN OF LONDONDERRY

Community Development Department
Planning & Economic Development Division

268B Mammoth Road
Londonderry, New Hampshire 03053
Phone: (603) 432-1100, x134 Fax: (603) 432-1128



REZONING APPLICATION

Name of Applicant: RIVIERVIEW LLC, (Cornelis de Jong - Owner/Manager)

Name of Lot Owner: RIVIERVIEW LLC, (Cornelis de Jong - Owner/Manager)
(if different)

Address: 6 & 8 Mohawk Dr

Telephone #: 773-206-0515

Date Submitted: 1/5/15

Tax Map # 6 Lot # 37 & 38
(Please list all if multiple lots are involved)

Current Zoning: C-IV

Proposed Zoning: C-I

Please explain the purpose and justification for your rezoning request (attach additional sheets if necessary):

Dear Town of Londonderry Planning Board and Town Council: I, Cornelis de Jong, Owner/Manager of RIVIERVIEW LLC, am requesting that the zoning for 6 & 8 Mohawk Drive, Londonderry NH, be changed back to the original C-I Zoning designated for the parcels. The parcels have been C-I Zoning for years, consistent with all adjacent parcels, with past approved building plans and as-built structure and engineering on site fitting a C-I Zone. As I understand it, the previous owner of the property requested a zoning change from C-I to C-IV to ease the sale of the property, believing it may sell if someone could live on-site, which is apparently possible with C-IV zoning. I have no intent for such use. The C-I to C-IV zoning was approved March of 2013. As new owner, I am requesting that the property be changed back to original C-I Zoning. Riverview LLC, is a real estate holding and property management company that will develop the space into a Boutique Wine House and Bistro

Planning Department Comments (to be filled in by Town Staff):

MEMORANDUM

To: Planning Board

Date: February 4, 2015

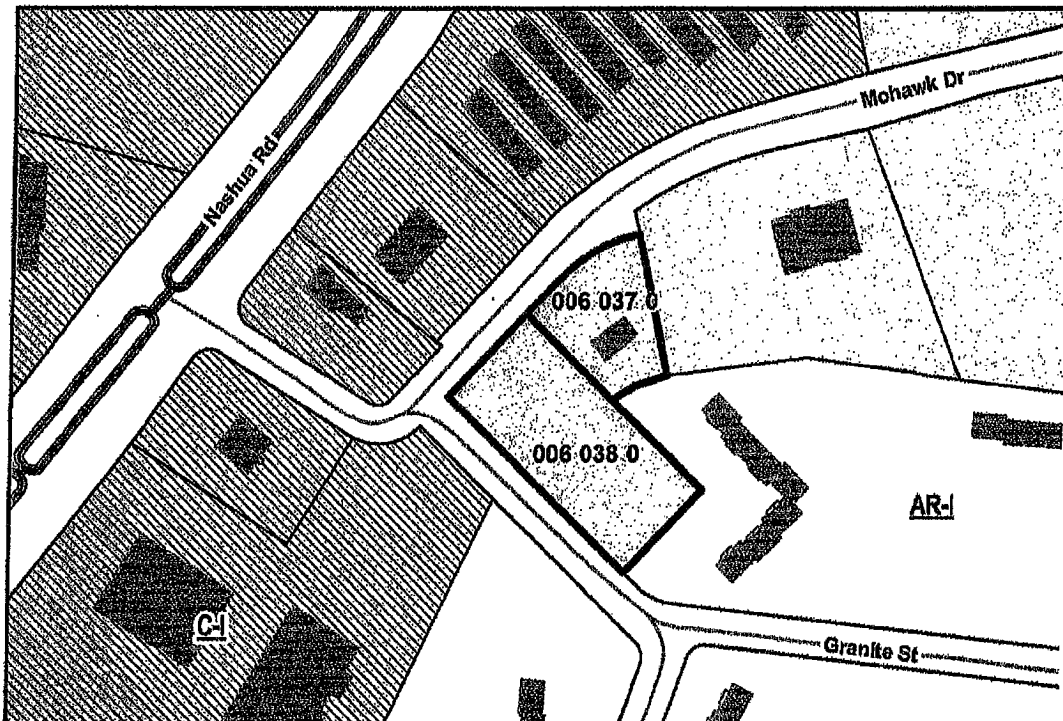
From: Cynthia A. May, ASLA
Town Planner

Re: Rezoning Request: Map 6 Lots 37 & 38 (From C-IV to C-I)

The Planning & Economic Development Division has reviewed the above referenced rezoning request and we offer the following comments:

Review Comments:

The applicant requests the rezoning of the above referenced lots from C-IV to C-I. The parcels are located on Mohawk Drive at Granite Street. (Please see the map and aerial image below).



These parcels were recently rezoned from C-I to C-IV (in 2013) at the request of the then property owner.

Staff Recommendation:

The proposed rezoning is consistent with the zoning of the adjacent lots. As such, staff recommends that the Planning Board **RECOMMEND** to the Town Council that they approve rezoning Map 6 Lots 37 & 38 from the current zoning classification C-IV back to zoning classification C-I.

- 1 B. Riverview, LLC (Owner and Applicant), Map 6 Lots 37 and 38 - Public Hearing
2 to Consider the Applicant's Request to Rezone Lots 37 and 38 from
3 Commercial-IV (C-IV) to Commercial-I (C-I) at 6 and 8 Mohawk Drive.
4

5 Cor De Jong of Riverview, LLC, owner of Map 6 Lots 37 and 38, made the
6 request to rezone the properties from C-IV to C-I. The lots were rezoned to
7 C-IV in 2013 specifically to provide the previous owner with the ability to reside
8 on site in combination with the commercial use proposed at that time. That
9 need does not exist for the new owner and his proposed boutique wine and
10 bistro development. Prior to the 2013 rezoning, the lots were zoned C-I along
11 with all abutting lots to the north, west, and southwest. Changing the
12 classification back to C-I, C. de Jong explained, will again make it consistent
13 with the surrounding area and provide the lots with potential for their highest
14 and best use. L. Reilly asked what other uses could be developed there by
15 right under the ordinance. Before noting some of the commercial uses
16 allowed, including those for the motoring public, C. May advised the Board to
17 bear in mind the limitations of the site with regard to larger setbacks caused by
18 fronting on two rights of way and abutting a residential zone. She added that
19 those restrictions may be the reason the site has not been fully developed to
20 date. Board members had no other questions or concerns regarding the
21 rezoning and none stated any opposition to it.
22

23 A. Rugg asked for Staff input. There was none.
24

25 A. Rugg asked for public input. There was none.
26

27 A. Rugg entertained a motion on a recommendation to the Town Council
28 concerning the rezoning request.
29

30 **M. Soares made a motion that the Planning Board recommend to the**
31 **Town Council the rezoning of Map 6 Lots 37 and 38 from the current**
32 **zoning classification of C-IV back to the zoning classification of C-I.**

33 **L. Wiles seconded the motion.** No discussion. **Vote on the motion:**
34 **7-0-0.**
35

36 A. Rugg stated the recommendation would be forwarded to the Town Council.
37 C. May said the first reading by the Council will take place at their February 9,
38 2015 meeting and the second reading, including a public hearing would occur
39 in March.
40

- 41 C. Riverview, LLC (Owner and Applicant), Map 6 Lots 37 and 38 - Conceptual
42 Discussion of a Proposed Boutique Wine and Bistro at 6 and 8 Mohawk Drive.
43

44 **Other Business**

- 45
46 A. Discussions with Town Staff (continued)
47

48
49 **Adjournment:**
50

ORDER #2015-10

An Order Relative to

EXPEND SPECIAL REVENUE FUNDS FOR THE LONDONDERRY POLICE DEPARTMENT

Reading: 04/06/2015

Adopted: 04/06/2015

WHEREAS the Town of Londonderry created a Special Revenue Account, called the Vehicle Expendable Maintenance Trust derived from the fees paid by vendors for police department outside details, and for the purpose of maintaining, purchasing and managing Police Department vehicles; and,

WHEREAS the Londonderry Police Department has complied with the provisions of the Town of Londonderry Municipal Code, Title VI, Purchasing Policy; and,

WHEREAS the following equipment needs to be added to the Londonderry Police Department in order to perform routine maintenance on vehicles such as oil changes, tire rotations, protective undercarriage skid plate installations/fixes, and perform autopsies in a controlled environment with no cost as opposed to towing the vehicles to a privately owned garage, one (1) Two Post – BP9 Forward Lift (garage lift kit) with installation. Doing so will save the Londonderry Police Department approximately \$6,000 annually.

NOW THEREFORE BE IT ORDERED by the Town Council of the Town of Londonderry that the Town Treasurer is hereby ordered to expend **four thousand, one hundred and fifty dollars from the Vehicle Expendable Maintenance Trust.**

John Farrell, Chairman
Town Council

Sharon Farrell
Town Clerk/Tax Collector

A TRUE COPY ATTEST:
04/06/2015

ORDER #2015-11

An Order Relative to

EXPENDITURE OF

MAINTENANCE TRUST FUNDS FOR VARIOUS PROJECTS

Reading: 04/06/2015

Adopted: 04/06/2015

WHEREAS voters since 2003 have approved funding for the maintenance and repair of public buildings and grounds in the town; and

WHEREAS by the Town Council of the Town of Londonderry that the Town Treasurer is hereby ordered to expend \$3,627.50 from the Expendable Maintenance Trust Fund for the aforementioned repairs and improvements.

NOW THEREFORE BE IT ORDERED by the Town Council of the Town of Londonderry that the Town Treasurer is hereby ordered to expend \$3,627.50 from the Expendable Maintenance Trust Fund for the aforementioned repairs and improvements.

John Farrell, Chairman
Town Council

Sharon Farrell
Town Clerk

A TRUE COPY ATTEST:
04/06/2015

**Expendable Maintenance Trust TC Order Request
for Town Council Meeting *4/06/15***

Description	Vendor	Amount
<u>Winter Maintenance - TH/PD/Library/Cable Access</u> Shoveling/Plowing/Treatment of parking lots, walkways, fire lanes at TH/PD/Library/Cable Access on 3/2, 3/3, 3/4, 3/16/15. This EMTF request is for the labor/materials for snow & ice treatment at our various town buildings.	Trimmers - Invoice #44928	\$ 507.50
	Trimmers - Invoice #44938	\$ 200.00
	Trimmers - Invoice #44929	\$ 850.00
	Trimmers - Invoice #45001	\$ 335.00
	EMTF Request Amount	\$ 1,892.50
<u>Winter Maintenance - Senior Center</u> Shoveling/Plowing/Treatment of parking lot, walkways and fire lanes at the Senior Center on 3/2, 3/4, 3/16 and 3/21/15. This EMTF request is for the labor/materials for snow & ice treatment at our Senior Center.	Green Magic - Invoice #1659	\$ 650.00
	EMTF Request Amount	\$ 650.00
<u>Sprinkler Pipe Repair - Londonderry Police Department</u> One of the main sprinkler systems feed pipes is weeping, before it becomes a significant leak or even a burst, this section needs to be replaced. This involves removing existing fittings/elbows, cutting out the defective section, threading the new pipe, installing it, reinstall the removed fittings/elbows, recharge and test the sprinkler system. This EMTF request is for the labor/materials to repair the section of sprinkler pipe at the Police Department.	Tri-State Sprinkler	\$ 1,085.00
	EMTF Request Amount	\$ 1,085.00
Total Town Council EMTF Order		\$ 3,627.50

TOWN OF LONDONDERRY, NEW HAMPSHIRE

Expenditures by Department
 General Fund
 March 31, 2015 - Unaudited

Description	Original Budget	Adjusted Budget	Expenditures This Period	Expenditures Year To Date	Enc.	Available Budget	% Expended	March - 75% Expended	
								Notes	
Town Council	12,098	12,098	-	11,114	-	984	91.87%	Already overspent Misc Exp line	
Town Manager	336,053	355,969	22,387	301,301	-	54,668	84.64%	\$39,950 Grant Exp-FD Generator	
Moderator	300	300	-	-	-	300	0.00%		
Budget Committee	1	1	-	-	-	1	0.00%		
Town Clerk	434,471	479,469	31,521	277,047	-	202,422	57.78%		
Supervisors of the Checklist	16,541	16,541	1,431	8,456	-	8,085	51.12%		
Finance	601,917	628,636	28,849	428,122	-	200,514	68.10%		
Personnel Health Insurance Holdings	56,600	148,072	21,000	119,174	-	28,898	80.48%	\$90K LGC Refunds Not Budgeted	
Assessing	393,271	389,745	27,359	277,188	-	112,557	71.12%		
Information Technology	346,340	346,340	12,742	262,396	-	83,944	75.76%	Software License Agreements due July	
Legal Expenses	174,500	174,500	1,568	174,877	-	(377)	100.22%	CBA Support \$14K over. Gen at 92% Exp.	
Zoning Board	47,890	47,256	4,224	38,299	-	8,957	81.05%	Overtime and printing currently over budget	
General Government	506,514	506,514	19,383	399,181	-	107,333	78.81%	Rep&Maint over by \$38K	
Cemetery	32,974	32,974	-	21,036	-	11,938	63.80%		
Insurance - Property & Liability	229,890	229,890	-	228,253	-	1,637	99.29%	Property Ins due July	
Police	8,060,472	7,965,362	670,466	5,768,002	17,348	2,180,012	72.63%		
Fire	6,560,382	6,510,218	449,063	4,905,273	3,000	1,601,945	75.39%		
Building	313,988	311,004	25,061	234,968	-	76,036	75.55%		
Highway Administration	1,890,096	1,869,666	157,841	1,460,027	5,000	404,639	78.36%		
Highway Operations	1,267,882	1,267,882	81,322	522,619	21,641	723,622	42.93%		
Solid Waste Waste Collection & Recycling	1,848,889	1,848,889	125,877	1,278,914	-	569,975	69.17%		
Social Services	50,864	50,864	-	50,864	-	-	100.00%	Service agencies request funding in July/Aug	
Welfare	121,268	121,268	4,000	44,094	-	77,174	36.36%		
Cable	273,729	271,824	16,024	161,880	-	109,944	59.55%		
Recreation	149,361	149,361	3,927	90,559	-	58,802	60.63%		
Library	1,246,746	1,239,981	77,995	907,962	-	332,019	73.22%		
Senior Affairs	51,266	51,266	4,871	36,760	-	14,506	71.70%		
Conservation Commission	3,300	3,300	-	1,744	-	1,556	52.85%		
Community Development	450,235	448,648	27,298	257,441	-	191,207	57.38%		
Debt Service	2,679,543	2,679,543	-	2,540,861	-	138,682	94.82%	Several bond pmts due first half of fiscal year	
Capital - Land & Land Improvements	-	-	-	-	-	-	0.00%		
Capital - Vehicles, Machinery & Equipment	-	-	-	-	-	-	0.00%		
Capital - Buildings (Note A)	180,000	180,000	98	154,834	-	25,166	86.02%	NOTE A	
Capital - Other (Note B)	520,500	520,500	-	516,561	-	3,939	99.24%	NOTE B	
Transfer to Capital Projects Fund	-	-	-	-	-	-	0.00%		
Transfer to Capital Reserve Fund	-	-	-	-	-	-	0.00%		
Taxes Paid to County	-	3,302,854	-	3,302,854	-	-	100.00%	Annual Payment in December	
Taxes Paid to School District	-	50,890,963	4,050,000	39,050,000	-	11,840,963	76.73%		
Total Expenditures	28,857,881	83,051,698	5,864,307	63,832,661	46,989	19,172,048	76.92%	FY 2014 - 76% Expended	

Note A:	Public Works Garage Improvements	27,809	153,731	-	26,269	85.41%
Note B:	Expendable Maintenance Trust Fund	-	100,000	-	-	100.00%
	Roadway Maintenance Trust Fund	-	275,000	-	-	100.00%
	Commercial/Industrial Update	-	141,561	-	3,939	97.29%

TOWN OF LONDONDERRY, NEW HAMPSHIRE

Revenue by Source

General Fund

March 31, 2015 - Unaudited

Description	Original Budget	Adjusted Budget	Revenue This Period	Revenue Year To Date	Revenue Due	% Recvd	March - 75.00% Collected Notes
Property Taxes	-	-	-	-	-	0.00%	
Yield Taxes	5,000	5,000	-	5,803	(803)	116.06%	
Other Taxes	643,877	643,877	-	-	643,877	0.00%	PILOT (May), Excavation
Interest & Costs on Late Property Taxes	300,000	300,000	34,097	244,994	55,006	81.66%	
Business Licenses & Fees	7,000	7,000	77	4,154	2,846	59.34%	
Motor Vehicle Permits	6,200,000	6,200,000	696,194	5,182,394	1,017,606	83.59%	
Building Permits	225,000	225,000	41,310	531,309	(306,309)	236.14%	
Other Licenses, Permits & Fees	38,000	38,000	2,859	20,365	17,635	53.59%	Dogs, Marriage, Reclam, Other
Federal Grants & Reimbursements	-	-	-	-	-	0.00%	
Revenue Sharing Grant	-	-	-	-	-	0.00%	
Meals & Room Tax	1,076,695	1,076,695	1,167,136	1,167,136	(90,441)	108.40%	
Highway Block Grant	500,541	500,541	-	407,115	93,426	81.33%	
Water Pollution Grant	45,531	45,531	42,926	42,926	2,605	94.28%	
Other State Grants	75,000	75,000	-	8,614	66,386	11.49%	
Income From Departments	999,300	999,300	4,134	1,004,806	(5,506)	100.55%	Zoning, PD, FD, PW, Cable, Rec, Sen Aff.
Sale of Town Property	-	-	2,050	2,050	(2,050)	0.00%	
Interest on Investments	20,000	20,000	-	5,930	14,070	29.65%	
Insurance Reimbursements	75,000	75,000	11,863	63,371	11,629	84.49%	
Grant & Donation Revenue	-	-	-	-	-	0.00%	
Other Miscellaneous Revenue	50,000	50,000	252	41,953	8,047	83.91%	
Transfers from Special Revenue Fund	455,000	455,000	-	-	455,000	0.00%	Budget = MAA 120k, Sewer 320k, 15K
Transfers from Capital Reserve Fund	-	-	-	-	-	0.00%	
Transfers from Trust & Agency Fund	254,398	254,398	-	155,340	99,058	61.06%	
Proceeds from Long Term Bonding	-	-	-	-	-	0.00%	
Other Financing Sources - Use of Fund Balance	-	-	-	-	-	0.00%	
Total Revenue	10,970,342	10,970,342	2,002,898	8,888,260	2,082,082	81.02%	FY2014 - 67.84%

LONDONDERRY TOWN COUNCIL MEETING MINUTES

March 16, 2015

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; Vice Chairman Jim Butler; Councilors Tom Freda and Joe Green; Town Manager Kevin Smith; Executive Assistant Kirby Wade;

CALL TO ORDER

Chairman Dolan stated that he will be moving the agenda around a little bit. The Council will be doing the election of Chairman and Vice Chairman. This will take place at the end of public comment.

Chairman Dolan opened the meeting with the Pledge of Allegiance. This was followed by a moment of silence for all those who serve us here and abroad in uniform.

PUBLIC COMMENT

Chairman Dolan introduced L. Larocca from Eversource (formerly PSNH). Town Manager Smith stated that there has been a lot in the news recently about the rates going up in the different utility companies in the State. Larocca presented a PowerPoint to the Council. (See attached). Larocca stated that to this date Eversource owns nine hydro power plants and three fossil fuel power plants. Eversource just agreed with the State that the time has come that Eversource should sell what they have in power plants. Larocca stated that in 2000, New England had a diverse fuel mix in terms of the fuel it was using to generate power. In 2013-2014 over 75 percent of the power plants now are operating on natural gas. New England doesn't have the pipeline to support that amount of natural gas generation. Larocca stated that the PSNH energy rate is about half the bill. Larocca stated that PSNH has had higher rates and because there is a lack of natural gas, it will cause an increase in price. Larocca stated that if anyone ever has an issue with Eversource's energy, to call the customer service department. Larocca discussed the ways Eversource goes through to check meters, etc. when someone's bill is very high.

Mike spoke on behalf of Liberty Utilities, the natural gas provider for Londonderry. They are a regulated utility. All of Liberty's rates are set by the Public Utilities Commission. There are two components to the electric and gas rates. One is the cost of distributing and the other is the cost for the actual electricity. Mike stated that the cost of natural gas has lowered a lot.

The Council thanked Mike and L. for coming in.

Gerard Adams, 54 Hall Road, stated that he would like to speak about 55 Hall Road. Adams stated that there is flapping of fencing that has not been secured. Adams talked about the fire that took place a few weeks ago at 55 Hall Road. Councilor Farrell stated that the Council is handling the situation appropriately.

Chuck Fuller, 42 Ellwood Road, stated that he would like to voice his concern about the Kinder Morgan gas pipeline and the impact it will have on the community. Fuller asked the Town Council to hold forums and information meetings to inform people. Surrounding towns have held forums. Fuller stated he feels that the community hasn't been well informed. Chairman Dolan stated that there have already been sessions.

Councilor Freda stated that he would like to make a comment about the past Deliberative Session. Councilor Freda stated that

LONDONDERRY TOWN COUNCIL MEETING MINUTES

1
2 **March 16, 2015**
3

4 The Town Council meeting was held in the Moose Hill Council Chambers, Town Hall, 268B Mammoth
5 Road, Londonderry, NH.
6

7 Present: Chairman John Farrell; Councilor Tom Dolan; Vice Chairman Jim Butler; Councilors Tom
8 Freda and Joe Green; Town Manager Kevin Smith; Executive Assistant Kirby Wade;
9

10 **CALL TO ORDER**
11

12 Chairman Dolan stated that he will be moving the agenda around a little bit. The Council will be doing
13 the election of Chairman and Vice Chairman. This will take place at the end of public comment.
14

15 Chairman Dolan opened the meeting with the Pledge of Allegiance. This was followed by a moment of
16 silence for all those who serve us here and abroad in uniform.
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18 **PUBLIC COMMENT**
19

20 Chairman Dolan introduced Liz Larocca from Eversource (formally PSNH). Town Manager Smith stated
21 that there has been a lot in the news recently about the rates height in the different utility companies in
22 the State. Larocca presented a Power Point to the Council. (See attached). Larocca stated that to this day,
23 Eversource owns nine hydro power plants and three fossil fuel power plants. Eversource just agreed with
24 the State that the time has come that Eversource should sell what they have in power plants. Larocca
25 stated that in 2000, New England had a diverse fuel mix in terms of the fuel it was using to generate
26 power. In 2013-2014 over fifty percent of the power plants now are operating on natural gas. New
27 England doesn't have the pipeline to support that amount of natural gas generation. Larocca stated that
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29 there is a lack of natural gas, it will cause an increase in price. Larocca stated that if anyone ever has an
30 issue with Eversource Energy, to call the customer service department. Larocca discussed the ways
31 Eversource goes through to check meters, etc. when someone's bill is very high.
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34 utility. All of Liberty's rates are set by the Public Utilities Commission. There are two components to the
35 electric and gas rates. One is the cost of distributing and the other is the cost for the actual electricity.
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LONDONDERRY TOWN COUNCIL MEETING MINUTES

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42 weeks ago at 55 Hall Road. Councilor Farrell stated that the Council is handling the situation
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46 gas pipeline and the impact it will have on the community. Fuller asked the Town Council to hold forums
47 and information meetings to inform people. Surrounding towns have held forums. Fuller stated he feels
48 that the community hasn't been well informed. Chairman Dolan stated that there have already been
49 sessions.

50
51 Councilor Freda stated that he would like to make a comment about the past Deliberative Session.
52 Councilor Freda stated that Councilor Green wanted to present slides at the Deliberative about fire
53 overtime. He was unable to present it because it was voted down. Councilor Freda stated that this was not
54 fair to Councilor Green. Councilor Freda stated that Councilor Green had every right to present at the
55 session.

NEW BUSINESS

56
57
58 Chairman Dolan thanked the Council for a successful year and for filling in during his absence.

59
60 Vice Chairman Butler nominated Councilor John Farrell as Chairman. Second by Councilor Green. Chair
61 votes 5-0-0.

62 Councilor Dolan nominated Vice Chairman Butler as Vice Chairman. Second by Councilor Freda. Chair
63 votes 5-0-0.

64
65 Chairman Farrell introduced the appointments of Deputy Town Clerk and Deputy Tax Collector. Town
66 Manager stated that because the voters approved a few years ago the separation of Town Clerk and Tax
67 Collector, Smith stated that he would like to make a recommendation to the Town Council to appoint
68 Kathleen Donnelly to be the Tax Collector and Deputy Town Clerk. Chairman Farrell stated that because
69 he is related to the Town Clerk he is going to step down. Councilor Dolan stated that he would like to
70 motion to appoint Kathleen Donnelly as the Tax Collector. Second by Vice Chairman Butler. Town
71 Manager Smith stated that it is the recommendation of the Town Clerk Sherry Farrell that Kathleen
72 Donnelly be appointed as the Deputy Town Clerk and it is the recommendation of Kathleen Donnelly
73 that Sherry Farrell be appointed Deputy Tax Collector. Councilor Dolan motioned and Vice Chairman
74 Butler second. Chair votes 4-0-1.

75
76 Chairman Farrell addressed other appointments. Councilor Dolan motioned to appoint Kelly Walsh as a
77 full time member of the Conservation Commission. Second by Vice Chairman Butler. Chair votes 5-0-0.

78
79

80

81

PUBLIC HEARING

LONDONDERRY TOWN COUNCIL MEETING MINUTES

82

83 Motion to enter Public Hearing made by Councilor Green and second by Councilor Freda.

84

85 Chairman Farrell introduced Ordinance #2015-02, an amendment to the Zoning Ordinance relating to
86 rezoning map 6, lot 37&38, 6 and 8 Mohawk Drive. Town Manager Smith stated that the immediate
87 abutters were separately notified.

88

89 Andy Prolman, Attorney from Prunier & Prolman, Nashua, is here on behalf of Riverview LLC. His
90 client, Cornelis de Jong is here as well. What he plans to do is a small wine bistro. With the rezoning,
91 moving from a C-IV to a C-I will allow greater opportunity for development.

92

93 Councilor Freda asked if any abutters appeared at the Planning Board. Prolman stated no.

94

95 Cornelis de Jong stated that he is not trying to cause tension. His original intent was to do something
96 beautiful and good. He plans to put in a building that is 35 feet tall, which is ten feet shorter than the last
97 one. De Jong stated that he would like to make it appealing with gardens and a beautiful outside. His
98 intent is to building a wine bistro that is neither a bar nor a restaurant. The land was a C-I for many years
99 and slipped into a C-IV by the previous owner. Chairman Farrell asked De Jong if he has spoken with an
100 architect about the appearance. De Jong stated that he has. The Council discussed the logistics of what de
101 Jong is proposing.

102

103 Tom Aylesworth, Attorney with MEEB, representing Kendallwood Condo's, the complex behind the
104 land. Aylesworth presented maps to the public and Council. The Council discussed the lay of the land
105 based on the maps presented. Aylesworth stated that this is the wrong lot for a development like this.

106

107 Richard Dyer, 9 Isabelle Drive, stated that this is a good use and it will soften the area.

108

109 The Council continued to discuss the land layout and the difference between a C-I and C-IV zoning.
110 Which would best fit this lot of land.

111

112 Councilor Dolan motioned the Council table Ordinance #2015-02 to the April 6th Council meeting.
113 Second by Councilor Green. Chair votes 5-0-0. Chairman Farrell stated that this will be the only notice.

114

115

NEW BUSINESS

116

117 Chairman Farrell introduced Kinder Morgan survey document. Town Manager Smith stated that a few
118 weeks ago a representative from Kinder Morgan gave Town Hall a survey to survey the land the town
119 owns upon the proposed route. This has been provided to all abutters. Smith stated that by signing the
120 form and giving them permission to survey the land and after checking with Attorney Ramsdell, when
121 signing the survey it is not showing support, just allowing Kinder Morgan to survey the land. No
122 comments from the Council. The consensus is to sign the survey.

LONDONDERRY TOWN COUNCIL MEETING MINUTES

123
124 Chairman Farrell introduced Order #2015-08, the expenditure of the Maintenance Trust Fund for various
125 projects. Town Manager Smith stated that this is for winter maintenance at the Town buildings. Motion to
126 approve Order #2015-08 made by Councilor Green and second by Councilor Freda. Chair votes 5-0-0.

127
128 Chairman Farrell introduced Order #2015-09, to expend from the Special Revenue Funds for the
129 Londonderry Police Department. Captain Chris Gandia presented, requesting money to equip the ford F-
130 150 pickup truck to be utilized as an emergency vehicle. Motion to approve Order #2015-08 made by
131 Councilor Freda and second by Councilor Green. Chair votes 5-0-0.

APPROVAL OF MINUTES

132
133
134
135 Motion to approve the Town Council minutes from March 2, 2015 made by Councilor Dolan. Second by
136 Councilor Freda. Chair votes 5-0-0.

BOARD/COMMITTEE APPOINTMENT/REAPPOINTMENTS

137
138
139
140 Bonnie Ritvo, 35 Chapparel Drive, introduced herself. She is presently a full time member on the Elder
141 Affairs Committee looking for re-appointment. The Council had no question. Councilor Green
142 recommended Bonnie to the Elder Affairs. She does a lot of work with the Committee and the Senior
143 Center. Councilor Green motioned to re-appoint Ritvo as a full member. Second by Vice Chairman
144 Butler. Chair votes 5-0-0.

145
146 Tam Siekmann, 89 Hovey Road, stated that she is interested in getting involved on the Elder Affairs
147 Committee. Siekmann introduced herself. Siekmann stated that she has helped out at the Senior Center a
148 few times.

149
150 Doug Thomas, 143 Mammoth Road, stated that he is interested in getting involved in the Elder Affairs
151 Committee. He is looking to give back to the community. He has been to the Senior Center a few times.

152
153 Councilor Green motioned to appoint Dolores Stoklosa and Bonnie Roberts as full time members to the
154 Elder Affairs Committee. Second by Councilor Freda. Chair votes 5-0-0.

155
156 The Council thanked the candidates for stepping up. Chairman Farrell mentioned that there is still an
157 alternate seat that needs to be filled. There are four candidates to pick from. Vice Chairman Butler
158 suggested waiting to make the appointments until the next meeting on the 6th of April.

159
160 The Council recommended Liz Larocca and Steve Young to be re-appointed to the Manchester airport
161 Authority. Motioned by Councilor Dolan and second by Councilor Green. Chair votes 5-0-0.

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LONDONDERRY TOWN COUNCIL MEETING MINUTES

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ADJOURNMENT

Motion to adjourn made by Councilor Green and second by Councilor Dolan. **Chair votes 5-0-0.**

Notes and Tapes by:
Minutes Typed by:
Approved by:

Kirby Wade
Kirby Wade
Town Council

Date: 03/16/2015
Date: 03/19/2015
Date: 04/06/2015

DRAFT