

**TOWN COUNCIL AGENDA**  
**December 3, 2018**  
**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**

**C. PUBLIC HEARING**

- 1.) **Ordinance #2018-03** – An Amendment to the Reorganize and Update the Londonderry Zoning Ordinance  
**Presented by Colleen Mailloux**

**D. OLD BUSINESS**

- 1.) **FY20 Budget Workshop Discussion**
- 2.) **Resolution #2018-12** – A Resolution Relative to the Acceptance of Non-Monetary Donations Under RSA 31:95-e  
(Continued from last meeting)  
**Presented by Doug Smith**

**E. NEW BUSINESS**

- 1.) **Order #2018-19** – Expenditure of Maintenance trust Fund for Various Projects  
**Presented by Steve Cotton**

**F. APPROVAL OF MINUTES**

Approval of November 19, 2018 Town Council Minutes

**G. OTHER BUSINESS**

1. Liaison Reports
2. Town Manager Report
3. Assistant Town Manager Report
  - Pool Study Committee Update

**H. ADJOURNMENT**

I. **MEETING SCHEDULE**

- A. Town Council Meeting – 12/17/18 Moose Hill Council Chambers, 7:00PM
- B. Town Council Meeting – 01/07/19 Moose Hill Council Chambers, 7:00PM
- C. Town Council Meeting – 01/21/19 Moose Hill Council Chambers, 7:00PM
- D. Town Council Meeting – 02/04/19 Moose Hill Council Chambers, 7:00PM

**Introduced: 11/19/18**  
**Public Hearing: 12/03/18**  
**Adopted: 12/03/18**

**ORDINANCE 2018-04**  
***AN AMENDMENT TO REORGANIZE AND UPDATE THE***  
***LONDONDERRY ZONING ORDINANCE***

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***WHEREAS*** the Zoning Audit commencing in 2014 identified certain inconsistencies and deficiencies within the Zoning Ordinance relating to the organization and usability of the Ordinance; and

***WHEREAS*** it was determined that the Zoning Ordinance should be reorganized to improve ease of use and understanding for property owners, residents, applicants and the development community alike; and

***WHEREAS*** the Planning Board commissioned Town Staff and Consultants to propose amendments that are largely organizational and the Planning Board conducted public workshops and a public hearing on these amendments; and

***WHEREAS*** the Planning Board has voted to recommend Town Council adoption of the proposed amendments;

***NOW THEREFORE BE IT ORDAINED*** by the Town Council of the Town of Londonderry that the following sections of the Zoning Ordinance are amended as posted:

- General reorganization of the full ordinance
- Section 1.2 Impact Fees
- Section 1.4 Growth Management
- Section 1.5 Special Development and Review Procedures
- Section 2.6.5 Floodplain Development
- Section 2.6.6 Airport Approach Height Overlay
- Section 2.6.7 Airport Approach Noise Overlay
- Section 3.12 Home Occupations
- Section 4.7 Definition

To become effective upon passage of this Ordinance.

**Ordinance 2018-04 Amendment to Zoning Ordinance  
Organizational Update**

**Introduced: 11/19/18  
Public Hearing: 12/03/18  
Adopted: 12/03/18**

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John Farrell, Chairman  
Londonderry Town Council

***A TRUE COPY ATTEST:***

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***Sherry Farrell - Town Clerk  
12/03/2018***

***Town Seal***



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

268B Mammoth Road  
Londonderry, NH 03053  
Phone 603.432.1100 x 134  
[www.londonderrynh.org](http://www.londonderrynh.org)

**To:** Town Council  
**From:** Colleen P. Mailloux, AICP, Town Planner  
**Date:** November 15, 2018  
**Subject:** **Zoning Overhaul**

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The 2014-2015 audit of the Zoning Ordinance and Site Plan and Subdivision Regulations identified several areas where amendments were recommended in order to improve the clarity, consistency, user-friendliness and administrative effectiveness of the town's land use regulations, and to facilitate implementation of portions of the most recent master plan. Some changes already implemented included the 2015 Workforce Housing Zoning Update, and the 2016 Parking and Loading amendments.

The amendment currently before the Council is a comprehensive organizational update, which addresses inconsistencies, improves clarity and organization, and overall user-friendliness of the Zoning Ordinance. On October 10, 2018 the Planning Board held a Public Hearing on proposed amendments to the Londonderry Zoning Ordinance and unanimously recommended adoption of the amendments by the Town Council.

November 19, 2018 will be first reading of this ordinance to introduce it before the Town Council. It is anticipated that a second reading and public hearing will take place on December 13, 2018.

The proposed changes are largely organizational in nature as summarized below.

- General reorganization of the ordinance to create a new section, "Supplementary Regulations and Standards", and relocate a number of articles (i.e. Residential Phasing, Planned Unit Development, Accessory Dwelling, Home Occupations, Inclusionary Housing, Portable Storage Structures, etc) to that section in order to improve the format, navigation and ease of use of the ordinance.
- Section 1.2 – Impact Fees was removed in its entirety
- Section 1.4 – Growth Management was removed in its entirety as that section has sunset.
- Section 1.5 – Special Development and Review Procedures was eliminated and replaced with a new section, "Conditional Use Permits", which contains the procedures, general criteria and specific criteria for all Conditional Use Permit applications.
- Airport Approach Height Overlay District and Airport Approach Noise Overlay District reflect the updated airport name and were revised for consistency with the review and approval process, eliminating obsolete references to administration of the ordinance through the State Bureau of Aeronautics.
- Floodplain Overlay District contains minor, non-substantive updates for consistency with current terminology.

- Home Occupation criteria were revised to allow home occupations which are not evident to the general public to be uses permitted by right, while retaining the Special Exception process for other home occupations.
- Definitions were substantially consolidated into one section where appropriate, and duplicative or contradictory definitions corrected for consistency.

Though many of these changes are not significant in terms of impact in the application of zoning requirements in the Town, it is of critical importance for the Town's ordinance to be reviewed and updated in order to ensure that it is legal and defensible.

# RESOLUTION 2018-12

A Resolution Relative to the  
Acceptance of Non-Monetary Donations Under RSA 31:95-e

First Reading: 11/19/18  
Second Reading: Waived  
Continued: 12/03/18  
Adopted: 12/03/18

**WHEREAS** the Town of Londonderry adopted the provisions of RSA 31:95-e with the passage of warrant article 20 at their March, 1994 town meeting; and,

**WHEREAS** the Town Council has complied with RSA 31:95-e, II relative to the acceptance of gifts of personal property in amounts exceeding \$5,000; and,

**WHEREAS** the Town has received a tract of land, 6 Evergreen Circle, located at map 4-65-4 with a donor valued at \$13,200,

**NOW THEREFORE BE IT RESOLVED** by the Londonderry Town Council that the donation of land located at 6 Evergreen Circle, Map 4-65-4, with a donor value of \$13,200 is hereby accepted.

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John Farrell - Chairman  
Town Council

(TOWN SEAL)

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Sharon Farrell - Town Clerk

**A TRUE COPY ATTEST:**

12/03/18

# ORDER #2018-19

An Order Relative to

## **EXPENDITURE OF**

## **MAINTENANCE TRUST FUNDS FOR VARIOUS PROJECTS**

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Reading: 12/03/2018

Adopted: 12/03/2018

**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 \$7,903.24 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 \$7,903.24 from the Expendable Maintenance Trust Fund for the aforementioned repairs and improvements.

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John Farrell, Chairman  
Town Council

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Sharon Farrell  
Town Clerk

**A TRUE COPY ATTEST:**  
12/03/2018

**Expendable Maintenance Trust TC Order Request  
for Town Council Meeting "12/03/18"**

Description	Vendor	Amount
<u>Plumbing repairs - Town Hall</u>	Jeff Daigle - Invoice # 5218	\$ 254.78
Repair of Sloan flush valves that were leaking, and replacement of the mixing valve that was causing low water pressure. This EMTF request is for the material and labor to make these repairs. The town hall was built in 2005, the warranty had expired on these parts.	Jeff Daigle - Invoice # 5223	\$ 1,125.00
		\$ 1,379.78
<u>Plumbing repairs - South Fire</u>	Jeff Daigle - Invoice #5217	\$ 416.77
The auto flush valve on one of the urinals would not shut off. This EMTF request is for the materials and labor to replace the auto flush valve with a manual flush valve. This valve was installed in 2006, the warranty has expired.		\$ 416.77
<u>Wallguard railing - Senior Center</u>	Wallguard - Order # 60969	\$ 796.69
The seniors are asking for additional wallguard railing to be installed in the new section of the senior center. This EMTF is for the material to purchase an additional 60' of wallguard to be installed in the hallways. This is the same product we used when we built the addition on to the senior center, we are extending to include the remaining portion of the hallway.		\$ 796.69
<u>Winter Maintenance - Town Hall, LPD, Library &amp; Access Center</u>	Shady Hill - Invoice # 8141	\$ 1,925.00
Plowing, salting, and shoveling on 11/16, 11/17, 11/19, 11/20 & 11/21/18 at our various town buildings. This EMTF request is for the materials and labor for winter maintenance for the parking lots, walkways, steps, fire lanes at our buildings.	Shady Hill - Invoice # 8142	\$ 360.00
	Shady Hill - Invoice # 8144	\$ 1,590.00
	Shady Hill - Invoice # 8145	\$ 540.00
		\$ 4,415.00
<u>Winter Maintenance - Senior Center</u>	Green Magic - Invoice #3075	\$ 895.00
Plowing, salting, and shoveling on 11/16, 11/17, 11/20, and 11/21/18 at the Senior Center. This EMTF request is for the materials and labor for winter maintenance for the parking lot, walkways, and steps at the Senior Center.		\$ 895.00
<b>Total Town Council EMTF Order</b>		<b>\$ 7,903.24</b>