LONDONDERRY TOWN COUNCIL MEETING MINUTES

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2	October 19, 2015				
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4 5	The Town Council meeting was held in the Moose Hill Council Chambers, Town Hall, 268B Mammoth Road, Londonderry, NH.				
6 7 8	Present: Chairman John Farrell; Councilors Tom Freda and Tom Dolan; Town Manager Kevin Smith; Executive Assista Kirby Wade; Absent; Vice Chairman Jim Butler				
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10 11	CALL TO ORDER				
12 13 14	Chairman Dolan opened the meeting with the Pledge of Allegiance. This was followed by a moment of silence all first responders and the men and women who serve us here and abroad.				
15	PUBLIC COMMENT				
16	TODEIC COMMENT				
17 18 19 20 21 22 23 24 25 26 27 28	Roger Fillio, 3 Hampshire Lane, stated that he would like to make some comments about the Town Forest. Fillio stated that he is a member of the Conservation Commission. Fillio stated that he would like to see the forest be utilized for the asset it is for more than just natural growth. Fillio stated that he doesn't want it to be a park though with bandstands, etc. Fillio stated that he thinks cleaning up a lot of the debris so that people can use it. Fillio stated that the Conservation Commission has a different take on how it should be utilized. Town Manager Smith stated that the Town Forest is still being overseen by the Conservation Commission. Chairman Farrell stated that it was given to the Conservation Commission at a Town meeting in eighties. Fillio stated that to him it doesn't look like a forest should look in the middle of the town. Fillio stated that it is dangerous with all the branches. Someone could get hurt if it is not cleaned out. Chairman Farrell stated that the Council will direct the Town Manager to talk to the Town Attorney and find out what the process may be and see where things stand, if the Council can take direction as he legislative body or whether it has to go to the ballot. The Council will share the information with the Planning Board, Conservation Commission, Heritage, and all of the appropriate committees.				
29	PUBIC HEARING				
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31 32	Motion to open public hearing made by Councilor Freda and second by Councilor Dolan. Chair votes 3-0-0.				
33 34 35 36 37 38	Chairman Farrell introduced Ordinance #2015-08, and amendment to the Zoning Ordinance relating to rezoning map 17, lo 17-A, 345 Rear Mammoth Road, from multi-family residential III (R-III) to industrial I (IND-I). Town Planner Cynthia Ma presented and stated that the piece south and west of the land are already industrial so it wouldn't be spot zoning. It would become utilized as an industrial piece of land. May stated that it has been recommended by the Planning Board. There was a comment from the public.				
39	Motion to approve Ordinance #2015-08 made by Councilor Dolan. Second by Councilor Freda. Chair votes 3-0-0 .				
40 41 42	Chairman Farrell introduced Ordinance #2015-06, and amendment to the Zoning Ordinance to update sections related to housing opperunities in Londonderry. This public hearing was continued.				
43 44 45 46	 Table of Contents 1.3.3 Phasing of Developments 2.2 Use Table 				

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47 48 49 50 51 52 53 54 55	 2.3.1 Agricultural-Residential District 2.3.3 Inclusionary Housing 2.3.4 Retention of Housing Affordability 2.4.5 General Standards for MUC Sub-district 3.4.1 Backlot Development 3.6 Elderly Housing 3.6.5 Conditional Use Permits 3.7 Assisted Living Facilities and Nursing Homes 3.10.10 Minimum Parking and Loading Required 			
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57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74	well. There was one area where concern was raised. It has since been worked on with the Town staff. May stated that a majority of the Town is in the AR-I zone. May stated that multi-family residential housing was allowed throughout the entire zone if in fact water and sewer could be brought to those locations. May stated that was encouraging large scale, large buildings, etc. Last meeting it was discussed that what was presented was too dense for the Town. May stated that they went back and looked at other communities that have standing workforce housing ordinance similar to Londonderry and found that, in at least one case, they gave a density bonus for their small workforce. They allowed a thirty-three percent reduction for workforce housing and they were allowing more than four houses on a lot if that worked. May stated that it is still important to keep it at four units but the density was changed to what currently exists in the Ordinance and in a nut shell its thirty-five thousand square feet for a single family house, fifty-two thousand, five hundred for a two family house. Where workforce is going to come into play is in lots that provide three or four. For a four bedroom house with water and sewer it's one hundred and five thousand square feet. Where that would occur on lots that do not have water and/or sewer, the requiremen higher at forty-thousand square foot per unit. May stated that it is a minimum. It will also be based on DES requirements for lot sizing. May stated that the development must be of scale and architectural character to go with the neighborhood that it is in. This would require a conditional use permit through the Planning Board. There will be Planning			
75 76	Motion to approve Ordinance #2015-06 made by Councilor Dolan. Second by Councilor Freda. Chair votes 3-0-0 .			
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78 79 80 81 82 83	Chairman Farrell introduced Resolution #2015-08, adoption of Airport Area Infrastructure District II. Town Manager Smith presented. Smith stated that what is being proposed is to adopt a second airport area TIF upon termination of the existing TIF district sometime this coming January. Smith stated that the maps attached to the Resolution (see attached) it is a much smaller area than what the current TIF district is. It is being proposed to facilitate future development off the Pettengill Road area in the way of approximately over one million square feet of new development being added to that area. It has been endorsed by the County Commissioners and the School Board.			
85	Councilor Green joined the meeting.			
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87	Motion to approve Resolution #2015-08 made by Councilor Dolan. Second by Councilor Freda. Chair votes 4-0-0 .			
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89	Motion to close public hearing made by Councilor Dolan. Second by Councilor Green. Chair votes 4-0-0.			
90				
91	OLD BUSINESS			
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93	NONE			
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95	NEW BUSINESS			

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96 97	Chairman Farrell introduced Order #2015-30, the expenditure of Maintenance Trust Fund for various projects. Motion to				
98	approve Order #2015-30 made by Councilor Dolan. Second by Councilor Green. Chair votes 4-0-0.				
99 100	APPROVAL OF MINUTES				
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102 103	Motion to approve the Town Council minutes from October 5, 2015 made by Councilor Dolan and second by Councilor Freda. Chair votes 4-0-0 .				
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105	BOARD/COMMITTEE APPOINTMENTS				
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107 108 109	Town Manager Smith read off the seven members who will sit on the Nutfield 300 th Anniversary Committee. Doug Thomas, Deb Paul, Reed Clark, Senator Sharon Carson, Art Rugg, Janet Cichocki and Ann Chiampa. Motion to appoint members to the Committee made by Councilor Freda and second by Councilor Green. Chair votes 4-0-0 .				
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111	<u>ADJOURNMENT</u>				
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113	Motion to adjourn made by Councilor Freda and second by Councilor Green. Chair votes 4-0-0 .				
114	Notes and Transit	IZ' 1. W. 1.	D 10/10/15		
115 116	Notes and Tapes by: Minutes Typed by:	Kirby Wade Kirby Wade	Date: 10/19/15 Date: 10/23/15		
117	Approved by:	Town Council	Date: 11/02/15		
118	Approved by.	Town Council	Datc. 11/02/13		
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