

LONDONDERRY TOWN COUNCIL MEETING MINUTES

1
2 **August 15, 2016**

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

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

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10 **CALL TO ORDER**

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12 The Town Council meeting followed the Deliberative Session at 7:15 pm. The meeting started with with the Pledge of
13 Allegiance. This was followed by a moment of silence for all the men and women who serve us here and abroad and all first
14 responders here in Londonderry.

15
16 **PUBLIC COMMENT**

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18 Chairman Farrell mentioned that Town Manager Smith has a memo regarding voting traffic that he would like to present to
19 the public. Town Manager Smith stated that it is more of an update. [See attached maps]. Smith invited up Police Chief Bill
20 Hart and Town Planner Colleen Mailloux.

21
22 There was no direction being given by those people. The plan was done by the Town Planner. Jason Breen and Chief
23 O'Briens staff. We have learned a lot and we are going to keep our fingers crossed that it works out. Chairman Farrell ask the
24 public if there was any more comment.

25
26 John Loker, 24 Parmenter Rd, commended the Town and the Police Department on the plan. It eliminates when was a major
27 problem last time.

28
29 Councilor Freda read a statement into the record. [See attached].

30
31 Vice Chairman Freda stated that Curro complained about how he can't wait to see the tax impact and what services these
32 developments will have. Mr. Curro disputed the studies. He had plenty of opportunity to present alternate studies claiming its
33 tax impact of multi-family homes to the planning board. The school board asked the planning department to provide the
34 impact. Specific parcel he is referring to has been undeveloped for ten years.

35
36 Chief O'Brien stated that Londonderry will be one of the future dispatch centers. He thinks it's a great opportunity. Be a role
37 model in the State. Chairman Farrell asked Chief O'Brien. What was brought in CIP was what they were looking at. It is not
38 what they thought it was going to be and he at least wanted to present it to you. Chairman Farrell stated that the CIP meeting,
39 it was discussed that they came forward with a number that was in the millions. He wasn't sure whether to include it or not.
40 Update equipment on a regular basis. At the end of the leasing cycle we can hold onto it for a period of time. It will be town
41 wide, Police and Fire. Jeremy Mague stated that one of the things that they looked at was just the fire department specifically.
42 They are going to be combined to make a better plan.

43
44 Deb Lievens, 105 Gillcrest Rd, stated that she is talking on behalf of the SNHPC. She introduced Jack Munn. Lievens stated
45 that they are working on a regional solar project. Munn is here to present something that we can do in Londonderry. Munn
46 said it's a neighbor to neighbor marketing. Munn said so far the program has been very successful. It has resulted in a 150

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47 people going solar. Munn stated that they would hope that this could be something that would be supported in Londonderry.
48 Munn stated that they have a world class marketing firm out of DC that helps run the program. The Council agreed that they
49 were interested in the program. Lievens stated that there is paperwork for Town Manager Smith to sign.

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51

PUBLIC HEARING

52

53 Motion to open Public Hearing made by Councilor Dolan and second by Vice Chairman Freda. Chair votes 3-0-0.

54

55 Chairman Farrell introduced Ordinance #2016-05, an amendment to the Zoning Ordinance relating to transferring parking
56 and loading standards to the site plan regulations. Town Planner Colleen Mailloux presented. Mailloux stated that this
57 amendment came out of the 2014-2015 zoning audit which is trying to simply what may seem as a complication Zoning
58 Ordinance. It makes it easier for people when looking for waivers and approvals on parking standards. There were no
59 questions from the Council. Motion to approve Ordinance #2016-05 made by Vice Chairman Freda and second by Councilor
60 Dolan. Chair votes 3-0-0.

61

62 Chairman Farrell introduced Ordinance #2016-01, an amendment to the Zoning Ordinance relating to rezoning a portion of
63 map 17, lot 45, 280 Rockingham Road. This was presented by Earl Bashford from Hayner Swanson Inc. Bashford is
64 representing the applicant, the Evans family. Chairman Farrell stated that the School Board came out strongly opposed. There
65 is a memo that was presented to the applicant. Chairman Farrell stated that he will probably vote no and with only three
66 Councilors here this evening he is going to give some options. Chairman Farrell stated that he can withdraw and go back to
67 the Planning Board now that they have new information or he will call for a vote. Bashford stated that he will request a
68 withdrawal. Chairman Farrell stated that it is granted. Councilor Dolan motioned to table Ordinance #2016-01 indefinitely.
69 Vice Chairman Freda second. Chair votes 3-0-0.

70

71 Motion to close Public Hearing made by Councilor Dolan and second by Vice Chairman Freda. Chair votes 3-0-0.

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73

NEW BUSINESS

74

75 Chairman Farrell introduced Order #2016-28. The expenditure of Maintenance Trust Fund for various projects. Steve Cotton
76 presented. Cotton stated that he is looking to have three invoices paid. Cotton stated that with this order we are looking for
77 \$10,107.62. Councilor Dolan motioned to approve Order #2016-28, second by Vice Chairman Freda. Chair votes 3-0-0.

78

79 Chairman Farrell introduced Resolution #2016-18, a Resolution relative to the award of a contract for sewer infrastructure.
80 Public Works Director Janusz Czyzowski stated that a couple years ago in conjunction with Pettengill Road sewer interceptor
81 was constructed, with exception of pumping station on the southern end. Pumping station was left out until new development
82 came. Seven bids were received. We went with the lowest bidder and it is recommended to award this contractor. Motion to
83 approve Resolution #2016-18 Councilor Dolan and second by Vice Chairman Freda. Chair votes 3-0-0.

84

85 Chairman Farrell introduced Order #2016-29, an Order relative to the expenditure of Capital Reserve Funds for highway
86 truck and equipment. Janusz Czyzowski stated that in accordance with the Capital Reserve Fund, we purchased equipment.
87 Motion to approve Order #2016-29 made by Councilor Dolan and second by Vice Chairman Freda. Chair votes 3-0-0.

88

89 Chairman Farrell introduced Order #2016-30, an Order relative to the expenditure of Recreation Impact Fees to install lights
90 at West Road filed #1. Steve Cotton stated that project has been started. We went out for three bids. Cotton stated that they
91 are looking to use \$96,000.00 out of the Impact Fee toward the project. That is not the total price. The soccer league is going
92 to have to come up with the remaining portion. Motion to approve Order #2016-30 made by Councilor Dolan and second by
93 Vice Chairman Freda. Chair votes 3-0-0.

94

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95 Town Manager Smith discussed an update to the non-represented personnel and compensation policy. Motion to waive first
96 reading made by Councilor Dolan and second by Vice Chairman Freda. Chair votes 3-0-0.

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OLD BUSINESS

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NONE

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102

APPROVAL OF MINUTES

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104 Approval of the Town Council minutes from July 11, 2016 made by Vice Chairman Freda and second by Councilor Dolan.
105 Chair votes 3-0-0.

106

107

COMMITTEE APPOINTMENTS/RE-APPOINTMENTS

108

109 The Council decided to wait until their next meeting on September 12th to appoint a member of the Budget Committee. That
110 way there will be a full board.

111

112

ADJOURNMENT

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Motion to adjourn made by Vice Chairman Freda and second by Councilor Dolan. Chair votes 3-0-0.

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Notes and Tapes by: Kirby Wade Date: 08/15/2016

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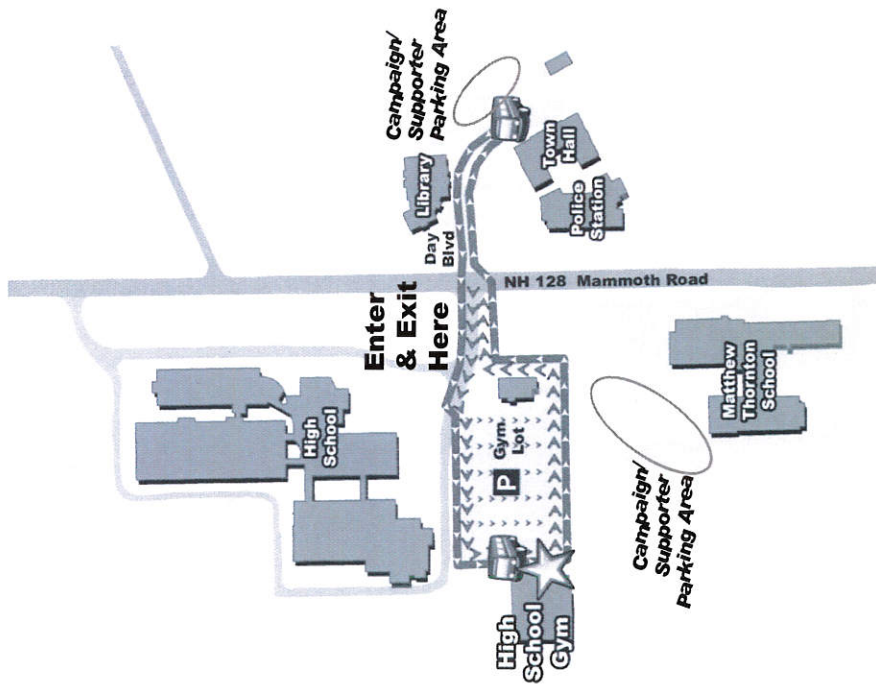
Minutes Typed by: Kirby Wade Date: 08/17/2016

118

Approved by: Town Council Date: 09/12/2016

Election Day Traffic Plan September 13, 2016

The Town is implementing a new traffic flow pattern as a remedy to known traffic backups during elections. This pattern will help mitigate issues during a period when school is also in session.



- Voters will enter the school campus solely through the main High School entrance opposite the Library.
- Vehicles will be directed to available spaces in the Gym lot. Traffic will flow one-way (shown in Red) around the perimeter of the lot. Vehicles will exit at the same lighted intersection they entered.
- A convenient shuttle bus will travel continuously (shown in Blue) from 3:00 pm and 8:00 pm between the Gym parking lot and the Town Hall/Library lots located across Mammoth Road. These spots may be utilized should the Gym Lot fill up.
- Campaign Staff or persons supporting candidates are asked to park behind Matthew Thornton School or in the upper Library parking area to keep the Gym lot open for active voters.

Voters are asked to heed the direction provided by Londonderry Police and ALERT Volunteers. *Your patience is appreciated.*

To: Art Rugg, Chairman, Londonderry Planning Board
From: Tom Freda
CC: Kevin Smith, Londonderry Town Manager
Date: August 15, 2016
Re: Response to Peter Curro General Letter to Planning Board dated July 10, 2016

On July 10, 2016 Peter Curro, sent an open letter to Art Rugg, the Chairman of the Planning Board, voicing his concerns regarding recent approved developments in Town. He asked that his letter be entered into the record. I ask that this letter be entered into the Planning Board and Town Council record

His first complaint was the negative impact of multifamily housing in town. He complained that the Planning Board was approving one multifamily development after another. He then noted he "can't wait to see the tax impact and stress on the level and quality of public services these developments will have".

Mr. Curro, is entitled to his opinion, but he is not entitled to his facts. He complains that he can't wait to see the tax impact and stress caused by multifamily developments on the town, but he can point to no study that states multifamily development has a disproportionate tax impact. Two studies requested by the Planning Board indicated that in fact the multifamily developments are tax positive, including a study Mr. Curro was asked for input on. Additionally, if Mr. Curro disputed the studies, he had plenty of opportunity to present alternative studies showing his claimed tax impact of multifamily homes to the Planning Board. Not only did he not do so, but the School Board, just last month, asked the Planning department to provide information regarding the impact multifamily developments have on school enrollment because they had no statistical evidence on the subject.

While Mr. Curro may criticize the Planning Board for its decisions, he should not be allowed to make unsupported factual claims about the impact their decisions have on town services and taxes. If he wishes to base his opinions on his unstudied version of the facts or his preconceived prejudices over multifamily housing, he may, but that doesn't mean that responsible town officials must stand by in silence while he establishes a public record of his uninformed facts and preconceptions regarding multifamily housing.

Mr. Curro's second complaint was that the Planning Board "has become [or maybe always was] a reactionary board to submitted plans by developers".

What is important to take away from Mr. Curro's complaint is that he did not understand that indeed the Planning Board does indeed react to plans submitted by developers. Is he under the impression that the Planning Board independently picks parcels of land and orders people to develop it in accordance with Planning Board wishes?

He specifically complains about the "the recent approval of storage facility on Mammoth Road.....really.....we really needed a storage facility in the North end of town? Not a pharmacy, bank, grocery store? No we got a storage facility". The specific parcel he is referring to has been undeveloped for 10 years. One person cited a storage facility there, because up until that time no person wanted to put a pharmacy, bank or grocery store there. That person risked his money, time and effort to develop that land. His/her reward for doing that is to be attacked by a school official who isn't signing any of the checks and is not risking his money.

Perhaps because I served on the Planning Board for 5 years and know the work that these individuals do, I take particular offense at such baseless criticism. Or maybe I sense that the Planning Board chairman may believe it is inappropriate to respond to such critics. I am under no such restriction. In any event, I believe Mr. Curro's opinions are entirely unsupported by facts and perhaps reflects more about Mr. Curro than the Planning Board.

Memo

To: Art Rugg, Chairman, Londonderry Planning Board
From: Peter Curro
CC: Kevin Smith, Londonderry Town Manager
Date: July 10, 2016
Re: General Letter

As I sit here on this rainy Sunday, I have to reflect on all the recent developments. The first thing that comes to mind is the negative impact multifamily housing. I remember one year at town meeting, we discussed the impact of residential vs commercial/industrial development, and the fact we never wanted to be in the boat Derry got them into. However, here we are; approving multifamily developments one after another. I can't wait to see the tax impact and stress on the level and quality of public services these developments will have.

The other and maybe more important, is the type of planning...or lack thereof of the Planning Board. It seems the Planning Board has become [or maybe always was] a reactionary board to submitted plans by developers. If you think, developers have the best interest of the Town.....I have a bridge to sell you. They are in it for profit, and that's it, they have no care for the impact on the Town, tax impact or character of the Town. It seems, the Planning Board should be more proactive in planning the needs and services of the Town, while preserving the character [what's left of it] before it's too late.....hopefully it isn't. Let me cite to instances:

- The recent approval of storage facility on Mammoth Road.....really.....we really needed a storage facility in the North end of town? Not a pharmacy, bank, grocery store? No we got a storage facility. It seems to me, the Planning Board is simply rubber stamping any type of development so long as it meets the general zoning, and that does nothing to provide a quality life for the residents of the Town.
- Town parks or rec centers.....Other than school playgrounds.....what general parks, with walkways.....lighting etc. do we have? I could go one step further and ask what recreational activities or centers does the Town have at all? Where do people have to go, to simply relax and talk, and allow young kids to play?

My hope as a resident is the Planning Board become more active in "planning" the Town, preserving what's left of the rural character before it's too late. That the Planning Board would see what services or needs the Town has and focus development to fulfill those voids. We are not telling developers they can't develop the land.....we are just telling them what type of development the Town desires. Oh and one last thing.....can we figure out a way, we can keep one family of deer in town before it's too late?

You can share this with other members of the Board, read it into the record or do whatever you feel has an impact moving forward. As I mentioned, in my humble opinion, the Planning Board needs take an active role in the character of the Town.