

LONDONDERRY TOWN COUNCIL MEETING MINUTES

1
2 **April 20, 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 Farrell opened the meeting with the Pledge of Allegiance led by the Boy Scouts, James, Nick,
13 Jake, Sean and Patrick. This was followed by a moment of silence for all those who serve us here and
14 abroad in uniform and for all first responders.
15

16 **PUBLIC COMMENT**

17
18 Chairman Farrell opened up the floor for public comment.
19

20 Chairman Farrell read into the record a press release from the Town Council. Chairman Farrell stated that
21 there has been a lot of information that has come out about workforce housing. The Council made an
22 official press release to bring all the history and dispel any of the rumors that are out there in regards to
23 workforce housing. [See attached press release]
24

25 Chairman Farrell invited up Suzanne Findlen, Project Manager with the Merriamck Valley Reliability
26 Project and David Plant, the lead Project Manager for Transmission Projects for Evercourse in New
27 Hampshire. Findlen introduced Chris Marshall from project outreach and Elizabeth Larocca from
28 Government Affairs. Findlen passed out a copy of the presentation to the Council [see attached]. Findlen
29 stated that the reason for this project is because since 2008, ISO New England has done studies and
30 identified potential overloads on the existing system. Findlen stated that this project is the best solution to
31 meet the reliability needs as this area is the fastest growing in terms of energy needs. The total project
32 invests five hundred and twenty million in booth New Hampshire and Massachusetts. This is a
33 transmission project, not a distribution project. Findlen went through the PowerPoint presentation.
34 Findlen stated that in terms of permitting, they are required to submit an application to the New
35 Hampshire Site Evaluation Committee. State and local permits are rolled into that. Chairman Farrell
36 stated that he would like to see things more proactive in terms of notifying the abutters and working with
37 them. Chairman Farrell stated that he would like to know by May 4th, the next Council meeting who they
38 have contacted and spoken to. Findlen stated that on May 6th they will be doing an informational open
39 house at Matthew Thornton Elementary School. Post cards will be sent out to all of the abutters. The
40 Council thanked Eversource for their presenatation.
41

42 Chairman Farrell invited up will Stewart, Derry/Londonderry Chamber of Commerce President. Stewart
43 stated that he wanted to come and introduce himself. Stewart stated that the Chamber is a 501C6 business

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44 advocacy organization. They're an independent non-profit, non-partisan. They do not endorse anyone.
45 Stewart presented the 2015 Greater Derry-Londonderry Visitors and Relocation Guide. Stewart stated
46 that ten thousand copies were printed. It highlights Chamber members, businesses and the best of what
47 the region has to offer to visitors. The cover features the Granite State Rail Trail, the trail that runs
48 through Salem, Derry and Londonderry up to Manchester. Stewart went over the guide with the Council.
49 The Council thanked Stewart for coming to speak.

50
51 No other public comment.

PUBLIC HEARING

53
54
55 NONE

OLD BUSINESS

56
57
58
59 Chairman Farrell introduced the FY15 budget updated presented by Town Manager Smith. Smith stated
60 that at the last Town Council meeting he was directed to come up with an alternative plan to handle the
61 Fire Department overtime. Smith handed out a memo to the Council. Smith went over where they plan to
62 find the projected savings to meet the over expenditure in the Fire Department overtime budget. It could
63 be anywhere from \$180,000-\$200,000. Smith stated that they first looked at the Fire Department and
64 looked to see where they could find savings in to try to absorb the overage within the department. There
65 are two places that can be quantified. The first comes from personnel savings due to absences within the
66 department. Those personnel savings, a total net number, which includes New Hampshire retirement and
67 Medicare, is \$122,039 in salary related savings. To make up for the absences, that's where the
68 replacement costs came in. Smith stated that they anticipate that savings in the salary line. Smith stated
69 that they have located approximately \$50,000 in discretionary spending within the fire department
70 budget. Some of it is trainings that were anticipated this year that will be put off until the next FY. Smith
71 stated that running a staffing level on nine on a 24/78 basis. The Chief has already made the management
72 move that from now to June 30th, to run at a staffing level of nine. Smith stated that between these three
73 factors, the fire department should be able to absorb the overage in the overtime budget.

74
75 Chairman Farrell introduced Order #2015-12, Order relative to the expenditure of Maintenance Trust
76 Funds for various projects. Town Manager Smith stated that it is a request for \$75.00 for shoveling
77 treatment and salt treatment at the Senior Center on April 9th, 2015. Motion to approve Order #2015-12
78 made by Councilor Dolan and second by Councilor Green. Chair votes 4-0-0.

79
80 Chairman Farrell introduced Resolution #2015-02, a Resolution relative to the Elder affairs Committee.
81 Town Manager Smith stated that this is a Resolution to change how alternates are appointed to the Elder
82 Affairs Committee. The change states that the Town Council may also appoint alternate members to the
83 committee. Motion to approve Resolution #2015-02 made by Councilor Dolan and second by Councilor
84 Freda. Chair votes 4-0-0.

85
86 Town Manager Smith recommended that the Council appoint Town Controller Doug Smith as the new
87 Finance Director. Motion to approve recommendation made by Councilor Green and second by
88 Councilor Dolan. Chair votes 4-0-0.

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89
90 Chairman Farrell introduced the first reading of Ordinance #2015-03, an Amendment to the Municipal
91 Code, Title IV, Chapter V, Solid Waste Recycling. Janusz Czyzowski, Public Works Director stated that
92 this is for the Drop Off Center to start charging for bulbs. It is to charge twenty-five cents for the
93 florescent bulbs. Councilor Dolan motioned to accept the first reading and schedule a public hearing for
94 the 4th of May. Second by Councilor Green. Chair votes 4-0-0.

APPROVAL OF MINUTES

95
96
97
98 Motion to approve the minutes from April 6th, 2015 made by Councilor Green and second by Councilor
99 Freda. Chair votes 4-0-0.

BOARD COMMITTEE APPOINTMENTS/REAPPOINTMENTS

100
101
102
103 Town Manager Smith recommended Doug Thomas, Richard Flores and Tam Siekmann to be alternates
104 on the Elder Affairs Committee. Motion to approve the recommendation made by Councilor Dolan and
105 second by Councilor Green. Chair votes 4-0-0.

ADJOURNMENT

106
107
108
109 Motion to adjourn made by Councilor Dolan and second by Councilor Green. **Chair votes 4-0-0.**

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111
112 Notes and Tapes by: Kirby Wade Date: 04/20/2015
113 Minutes Typed by: Kirby Wade Date: 04/24/2015
114 Approved by: Town Council Date: 05/04/2015
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123

PRESS RELEASE

Town Of Londonderry, New Hampshire
268B Mammoth Road
Londonderry, New Hampshire 03053

FOR MORE INFORMATION, CONTACT:
John Farrell, Council Chairman
(603) 289-2011



Date: April 20, 2015

FOR IMMEDIATE RELEASE

Workforce Housing Press Release

The Current Workforce Housing statutes, RSA 674:58-61, were passed by the state legislature in 2009. Under these new RSAs, all towns were directed to adopt a workforce housing ordinance or be penalized. (New Hampshire is not a home rule state, state law overrules local ordinances)

Briefly, the workforce housing laws require that municipalities like Londonderry that exercise zoning authority "shall provide reasonable and realistic opportunities for the development of workforce housing." The requirements include rental multi-family housing. The Town must make sure that lot size and overall density requirements for workforce housing are reasonable. Municipalities also are obligated by state law to make sure that their local ordinances allow workforce housing developments to be economically viable. If a workforce housing project is denied the ability to go forward because a town's local ordinances are found to be too burdensome, the Town can be penalized, including allowing the project to go forward with a "builder's remedy." In other words, the project can go forward as planned, without further Town input.

The first ordinance drafted and recommended by the Planning Board would have allowed buildings that included 20 units. This ordinance appeared likely to meet the fiscal responsibilities that were required by the state workforce housing statute.

In accordance with state law, a public hearing was held with the Town Council in 2009. During that process, a great deal of public input was received. Most people wanted the Council to deny the ordinance. The Town Council sent the draft ordinance back to the Planning Board with the direction that it would like to have the number of units decreased to something like 12-16 per building. After many months, an ordinance was sent back to the Council that allowed for 16 units, and with special approval, 20 units. However, the new ordinance also included provisions that required gradual phasing of workforce housing projects and demanded that 75% of a project's units be workforce housing. Most towns require only 25% workforce housing units and no other town requires 75%. The Town Council approved the ordinance, which is the ordinance that exists today.

Over the last few years as part of the ZBA process, developers with workforce housing projects have been granted multiple waivers from the ordinance because it does not meet the fiscal criteria of the state law. The ordinance does not allow large, rental, multi-family workforce housing projects to be economically viable. The Town Attorney has advised us that, had the original ordinance been left unchanged, it was more defensible under state law.

The current status of the matter is that the Town Council has asked that a new ordinance be drafted that is fiscally responsible and meets all of the regulations spelled out in the state workforce housing statutes. A draft ordinance and revisions to the draft ordinance already have been submitted to the Planning Board. The Council expects to have the Planning Board submit an amended ordinance to it before the summer.

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Merrimack Valley Reliability Project

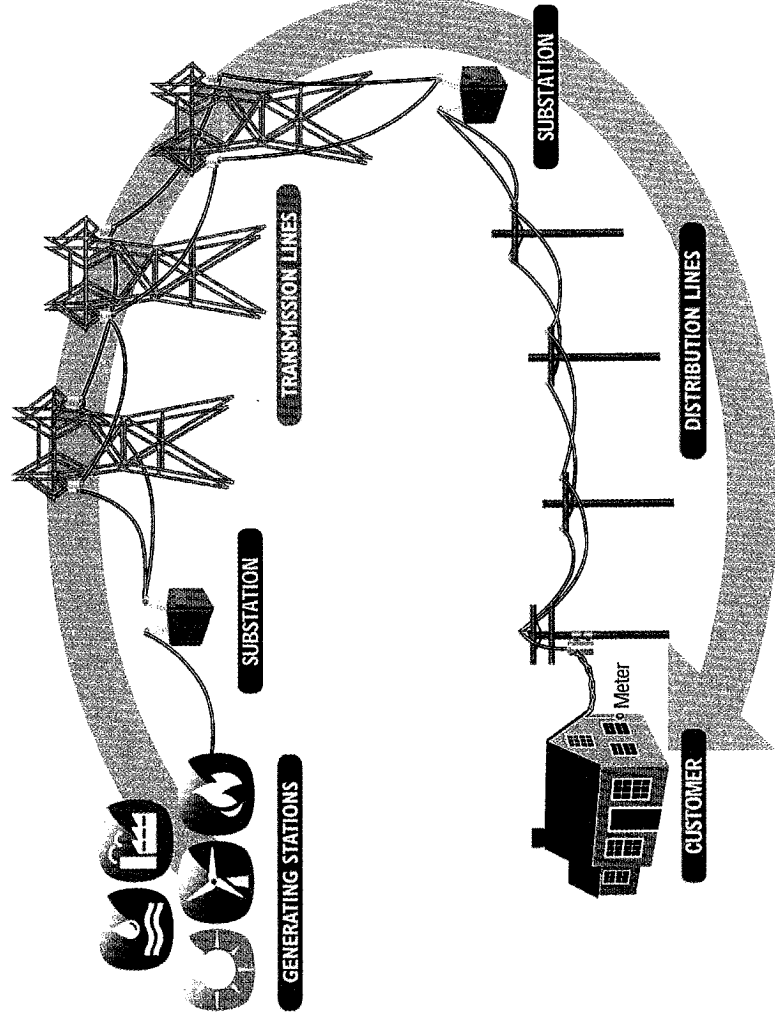
Londonderry to Tewksbury 345kV Line Project

Londonderry Town Council

April 20, 2015

Transmission vs. Distribution

- Merrimack Valley Reliability Project is a transmission line project.
- Transmission lines are like the interstate highway system.
- Transmission lines are the backbone of the electric system, carrying bulk supply of electricity.
- Distribution lines are lower voltage, carrying power to homes.



Londonderry Project Scope

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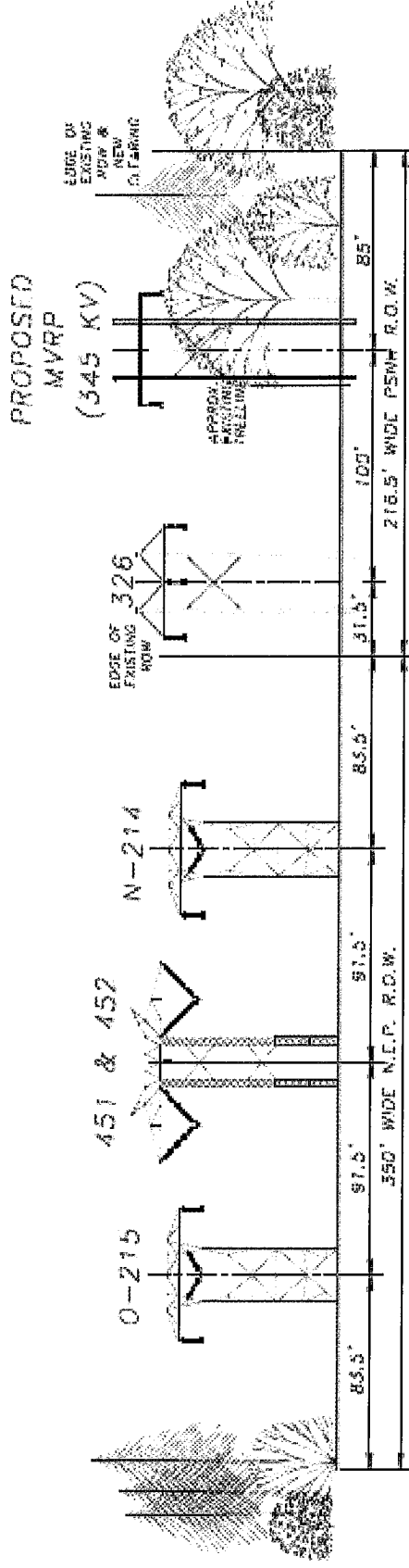
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- Approximately 8 miles of new line
 - Approximately 6 miles w/in center of existing corridor
 - Approximately 2 miles easterly side of existing corridor
- 74 new steel structures
- Average proposed structure height is 88 feet
- Average existing structure height is 79 feet
- Tallest proposed structure height is 106 feet
- Line Terminal Addition within existing footprint of the Scobie Pond Substation
- Tree Clearing – to ensure proper transmission line clearances
 - Approximately 6 miles w/in center of existing corridor
 - Approximately 2 miles along easterly side of existing corridor to the full width of the existing easement

Londonderry

North from the Hudson town line toward Wiley Hill Road

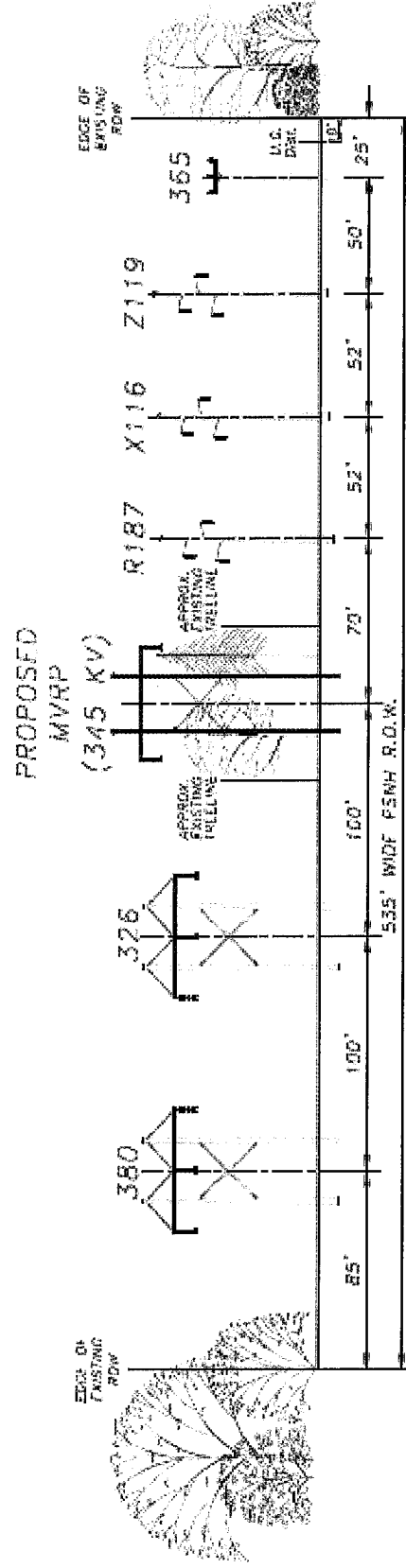


Cross Section of Right Of Way

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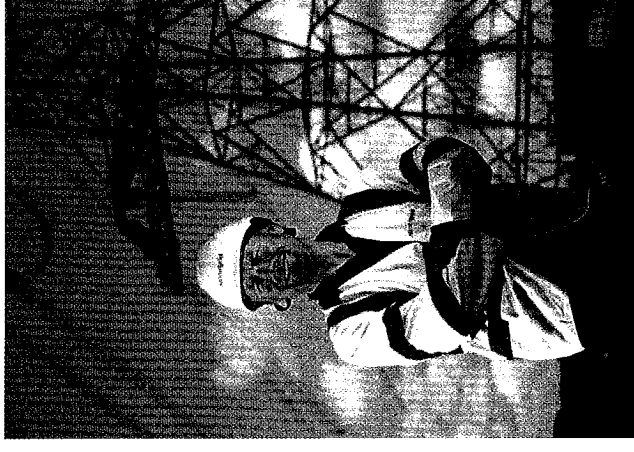
Londonderry North from Wiley Hill Road to the Scobie Pond Substation



Project Benefits

Benefits

- Improves the Reliability of the Interconnected Power System between southern New Hampshire and northeast Massachusetts
- Large Critical Infrastructure Investment of \$82M in New Hampshire (\$31.5M in Londonderry)
- Additional Property Tax Revenue to affected Municipalities
- Construction Jobs – 600 in NH & 400 in MA



Siting Process

First Step

- Inform town/legislators/community about the proposed project

Second Step

- Conduct Public Open House/SEC-required Public Information Session (1 per County)
 - May 6, Rockingham County, Londonderry, Matthew Thornton Elementary School
 - May 7, Hillsborough County, Hudson, Hudson Memorial School

Third Step

- File application with the SEC
 - Within 45 days after application acceptance, a joint Eversource/National Grid/SEC Public Information Session will be held in each County,
 - Within 90 days of application acceptance, the SEC will hold Public Hearings in each County.

Fourth Step

- SEC issues its decision
 - If approved, construction can begin on the Project.

Proposed Project Schedule

- Engineering
 - Ongoing, will be completed upon permitting approvals
- Outreach
 - Began Fall 2014
- Permitting
 - Began November 2014 in MA
 - Filing Federal Permits June 2015
 - Filing NH SEC June 2015
- Pending Regulatory Approval, Start Construction – Fall 2016
- In Service – 2017

Proactive Project Outreach

Stakeholders

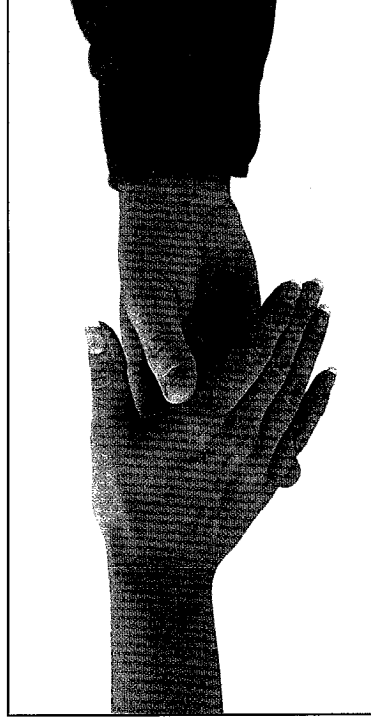
- Municipal officials
- State and federal elected officials and regulators
- Regional Planners
- Property owners & tenants
- Businesses
- Community Groups

Project Communication for Municipalities

- Briefings & Presentations
- E-mail updates

Public

- Project Hotline
- Project Website and contact email address
- Community Meetings/Open Houses
- News Releases/Media Advisories
- Door hangers
- Letters



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The Superior Energy Solution for Greater Boston and New Hampshire

A strong electrical transmission system is vital to our region's safety, security, and economic prosperity.

National Grid and Eversource are combining our decades of experience and commitment to customers to bring you the most cost-effective and readily implementable solution.

The proposed project will meet system reliability needs and support current and future economic growth in Massachusetts and New Hampshire.

Call or email us with questions: 844-646-8427 or info@MA-NHSolution.com



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