

SHEEHAN PHINNEY

1000 Elm Street, 17th Floor
Manchester, NH 03101
603.668.0300

Town of Londonderry
Shaun Mulholland, Town Manager
smulholland@londonderrynh.gov
268 B Mammoth Road
Londonderry, NH 03053

Invoice Date: November 12, 2025
Invoice Number: 425331
Matter Number: 46289-20240

Client: Town of Londonderry (MDR)
Matter: Gen. Rep. - Town Attorney Matters

For services rendered through October 31, 2025

Currency: USD

Fees	33,959.00
Costs	800.00
Total Amount Due	\$34,759.00

Signed by: 11/25/2025
Shaun Mulholland
82BB7E423858440...

Please Remit to:

Mail To:
1000 Elm Street, 17th Floor
P.O. BOX 3701
Manchester, NH 03105-3701

Wire/ACH Instructions:



LawPay: To pay by Credit Card or eCheck, visit www.sheehan.com, scroll to the bottom and click LawPay

Terms: Net 30

Interest accrued on balances over 30 days

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Time Detail

<u>Date</u>	<u>Initials</u>	<u>Description</u>	<u>Hours</u>
09/01/25	MHU	Begin research of statutory and case law respecting reopening of collective bargaining agreements	3.40
09/02/25	MHU	Continue research and analysis of statutory and case law respecting reopening of collective bargaining agreements; begin preparation of memorandum regarding the same	2.50
09/02/25	MCC	Office conference with Elizabeth A. Bailey regarding demand letter received from Attorney Laura Gandia; email correspondence with Mr. Mulholland regarding [REDACTED] eviction	0.40
09/03/25	PJQ	Call from Mr. Faber regarding 91-A meeting issue	0.60
09/03/25	MHU	Prepare memorandum regarding amendments to collective bargaining agreements	6.40
09/03/25	EAB	Receive and review documents from Megan C. Carrier about citizen Complaint; analyze same including with office conference with with Megan C. Carrier; briefly analyze RSA 91-A question; telephone conference with Mr. Mulholland regarding settlement demand matter and separate streamlining of internal attorney-client communications as cost-savings measure; telephone conference with Ms. Purcell; review draft memorandum from Madeline C. Hutchings; office conference with Madeline C. Hutchings regarding same	1.50
09/03/25	MCC	Review materials received from Mr. Mulholland regarding [REDACTED] property	1.10
09/04/25	EAB	Telephone conference with Mr. Mulholland; Zoom meeting with Mr. Mulholland, Ms. Koza, Mr. Campo and Madeline C. Hutchings (no charge for Elizabeth A. Bailey attendance at meeting)	0.10
09/05/25	MCC	Telephone conference with Anne Marie Pattavina regarding [REDACTED] sale; email correspondence with Mr. Mulholland regarding same	0.30
09/08/25	EAB	Receive and review email from Ms. Koza about personnel matters; meeting to review same; respond to same; review summaries of information; review CBA, FMLA Policy and ADA Policy; analyze options	1.20
09/09/25	MCC	Email correspondence with Mr. Mulholland regarding [REDACTED] eviction; prepare filings in relation to same	1.40
09/10/25	MCC	Review budget committee white paper; email correspondence with Mr. Mulholland regarding same; email correspondence with Mr. Mulholland regarding 10 Beacon Street	1.00
09/11/25	EAB	Review US First Circuit case in preparation for meeting; Zoom meeting with Mr. Mulholland, Ms. Caron, Ms. Koza and Chief Bernard about personnel matters and ongoing appropriate responses to same	0.90
09/11/25	MCC	Email correspondence with Mr. Mulholland regarding Councilor Paul request for attorneys' fees in relation to ethics investigation; review materials received from Attorney Laura Gandia in relation to [REDACTED] issue	0.70
09/12/25	ESM	Research newly enacted HB577 which covers accessory dwelling units	1.40
09/15/25	EAB	Receive and review email and attached information from Ms. Koza; briefly	0.50

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<u>Date</u>	<u>Initials</u>	<u>Description</u>	<u>Hours</u>
		respond to same; edit draft employee communication; email Ms. Koza regarding same	
09/15/25	MCC	Telephone conference with Mr. Mulholland regarding recusal issue; non-meeting with Town Council regarding [REDACTED]; attend Town Council meeting	4.20
09/15/25	ESM	Research accessory dwelling unit law	2.00
09/16/25	EAB	Office conferences with Megan C. Carrier about land use issue involving administrative warrant and clarifying background question; update on other pending matters	0.30
09/16/25	PJQ	Confer with Megan C. Carrier regarding public health issue	0.50
09/16/25	MCC	Office conference with Elizabeth A. Bailey regarding status of various matters; telephone conference with Mr. Codner regarding infestation issue; telephone conference with Mr. Mulholland regarding same and release of 2 Litchfield easement; email correspondence with Eric T. Kilchenstein regarding easement release; telephone conference with Mr. Codner and Mr. Mulholland regarding rat infestation issue; legal research and analysis regarding process to address same	2.00
09/16/25	ESM	Research possible legal action that can be taken to address rodent infestation	3.70
09/16/25	ESM	Research accessory dwelling unit law	0.70
09/16/25	ESM	Draft support affidavit as part of application for administrative inspection warrant	1.70
09/16/25	ETK	Brief reference through termination of conservation easement materials; reply to Megan C. Carrier regarding procedure	0.40
09/17/25	PJQ	Call with Megan C. Carrier regarding warrant application; review application	0.50
09/17/25	MCC	Revise Affidavit of Mr. Codner in relation to [REDACTED]; complete Application and Affidavit in relation to same; complete Warrant form in relation to same; email correspondence with Patrick J. Queenan and Elizabeth S. Manning regarding same; email correspondence with Mr. Codner, Mr. Mulholland, Ms. Wholly, Mr. Aprile, and Ms. Palumbo regarding same	3.50
09/18/25	MCC	Email correspondence with Mr. Codner regarding [REDACTED]	0.40
09/18/25	ESM	Draft memorandum on accessory dwelling unit law	2.10
09/19/25	PJQ	Review email and confer with Megan C. Carrier regarding administrative warrant issues	0.20
09/19/25	MCC	Review Land Use Change Tax agreement and analyze in the context of applicable law; email correspondence with Mr. Codner regarding [REDACTED]	1.90
09/22/25	MCC	Videoconference with Mr. Mulholland regarding land use change tax issue	0.40
09/23/25	EAB	Exchange emails with Megan C. Carrier about training opportunities in response to Ms. Caron's inquiry	0.20
09/23/25	MCC	Draft letters to potential relatives of [REDACTED]	0.70
09/24/25	MHU	Revise memorandum regarding collective bargaining; perform research	2.90

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		respecting the same	
09/24/25	EAB	Follow up office conference with Madeline C. Hutchings regarding legal research Memorandum; receive, review and respond to email from Mr. Mulholland; begin review of records	0.50
09/24/25	MCC	Email and telephone correspondence regarding sale of [REDACTED]; review memorandum relating to ADU regulations prepared by Elizabeth S. Manning; email correspondence with Mr. Codner regarding same	1.00
09/24/25	ESM	Edit memorandum on accessory dwelling units	0.50
09/29/25	ETK	Work on and prepare for draft termination of easement	1.60
09/30/25	MCC	Review law regarding taxation in relation to Woodmont Land Use Change Tax	0.80
09/30/25	ETK	Termination of conservation easement; research most updated law, title standards and suggested practices for same	3.10
10/01/25	MCC	Telephone conference with [REDACTED]; review publication notice; email correspondence with Tanya Pinter regarding same; email correspondence with Mr. Mulholland regarding response from [REDACTED] thus far	1.00
10/02/25	EAB	Review documentation of previous work for meeting with Mr. Mulholland - NO CHARGE	3.10
10/02/25	MCC	Review Londonderry files; telephone conferences with David W. McGrath and Elizabeth A. Bailey regarding same	0.80
10/02/25	ETK	Work on termination of conservation of easment drafting	2.80
10/03/25	EAB	Teams meeting with Mr. Mulholland, Ms. Caron and Megan C. Carrier about review of projects - NO CHARGE	0.40
10/03/25	MCC	Videoconference with Mr. Mulholland and Ms. Caron regarding charter issues	0.80
10/03/25	MCC	Email correspondence with Nick Codner and Ms. Caron regarding [REDACTED] issue	0.30
10/03/25	ETK	Continue reference through and research for termination of historic preservation easment	1.80
10/06/25	EAB	Coordinate with Megan C. Carrier about availability for follow up meeting with Mr. Mulholland and Ms. Caron; receive and review email from Mr. Mulholland regarding adjustments to Town Clerk's compensation in compliance with legal requirements; briefly respond to same and begin legal review of same	0.70
10/06/25	MCC	Email correspondence with Mr. Mulholland and Ms. Caron regarding availability for telephone call to discuss review of Code and Charter	0.20
10/06/25	ETK	Complete review of ancillary material and complete draft termination of historic easement with notes and supplemental material to Megan C. Carrier	4.20
10/07/25	EAB	Exchange emails and telephone conference with Megan C. Carrier about Town Clerk compensation existing research; review file materials for same and review analysis	0.50
10/08/25	EAB	Review NHMA Article in further detail to prepare for meeting; Teams	0.70

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<u>Date</u>	<u>Initials</u>	<u>Description</u>	<u>Hours</u>
		meeting with Mr. Mulholland, Ms. Caron, and Megan C. Carrier about review of Charter and ordinance project and update about review of Town Clerk compensation issue	
10/08/25	MCC	Videoconference with Ms. Caron, Mr. Mulholland, and Elizabeth A. Bailey regarding code and Town Charter review	0.50
10/10/25	MCC	Email correspondence with Madeline Hutchings regarding LUCT research	0.20
10/13/25	EAB	Receive and review email from Anonymous Reporting Hotline; review ADM-111; brief telephone conference with Mr. Mulholland about procedure only; telephone conference with Mr. Dunn; analyze next steps	0.70
10/14/25	EAB	Work on analyzing response to Anonymous Complaint by conflicts check, analysis of next steps and update to Mr. Dunn	0.40
10/14/25	GAC	Review purchase and Sale Agreement for sale of 367 Mammoth Road	0.40
10/15/25	EAB	Office conference with Megan C. Carrier about upcoming meeting with Town Council; outreach to Anonymous Hotline Vendor and brief telephone conference with one Vendor representative; update Mr. Dunn; work on review of Policies in relation to Anonymous Report	0.70
10/15/25	MHU	Begin research respecting land use change tax	5.30
10/16/25	MHU	Continue research respecting land use change tax	3.10
10/16/25	MCC	Email correspondence with Mr. Mulholland regarding land use change tax issue	0.20
10/16/25	ETK	Read through detailed fact pattern regarding Gilcreast from Attorney Hollis to Megan C. Carrier; quick reference to prior declaration of easement rights and look at town assessment page; and email to Megan C. Carrier about same	1.20
10/17/25	MHU	Complete research regarding land use change tax, and prepare memorandum respecting the same	6.70
10/17/25	EAB	Review pertinent Policies, Ordinances, Town Charter and RSA 202-A; outreach to Vendor about Anonymous Complaint; telephone conference with Mr. Dunn regarding same	2.60
10/20/25	EAB	Exchange emails with Dayana and Ms. Pinter about Hotline system; telephone conferences with Ms. Pinter regarding same; review additional information in Hotline system; office conference with Megan C. Carrier to prepare for hearing; briefly review Memorandum to Mr. Mulholland; travel to Londonderry for non-meeting with Megan C. Carrier, Town Council and Mr. Mulholland	2.50
10/20/25	GAC	Analyze NH RSA 80 regarding tax deeds and guidance from title company on insuring the same; exchange emails with Town and Broker regarding Buyer's offer to amend PSA	1.80
10/20/25	MCC	Analysis regarding application of Land Use Change Tax; email correspondence with Mr. Mulholland regarding same; videoconference with Elizabeth Bailey regarding anonymous complaint; email correspondence with Ms. Caron and Allison Parsons regarding Gilcreast Realty Holdings; revise release of 2 Litchfield easement; email correspondence with Mr. Mulholland regarding same; attend meeting with Town Council	4.60

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<u>Date</u>	<u>Initials</u>	<u>Description</u>	<u>Hours</u>
10/20/25	SAM	Conference with Greg and review title standards regarding tax deed on record for less than ten (10) years	0.30
10/20/25	ETK	Review chains of correspondence on release of easement and nissing tax discharge issue; emails with Megan C. Carrier as to same	0.90
10/21/25	EAB	Contact Attorney Devoe; telephone conference with Attorney Devoe; prepare draft response for Anonymous Hotline; telephone conference with Mr. Mulholland and Ms. Koza regarding generalized information and process; telephone conference with Attorney Devoe; post response on Anonymous Hotline; prepare synopsis of concerns to protect anonymous reporter's anonymity; email Attorney Devoe same; receive and review follow up communications from Mitrtech and telephone conference with Ms. Pinter regarding same; office conference with Megan C. Carrier about separate research issue	1.40
10/21/25	MCC	Email correspondence with Attorney Laura Gandia regarding 2 Litchfield easement release; review special assessment district materials	1.60
10/21/25	ETK	Review comments to easement termination; reference to ancillary factual information for accuracy of comments and email to Megan C. Carrier with same	1.80
10/22/25	MCC	Review revisions to 2 Litchfield easement release	0.30
10/22/25	ETK	Emails with Megan C. Carrier as to final changes to easment termination; Correspondence regarding same with forward to grantor's attorney of same and order of signing and recording	0.90
10/23/25	EAB	Telephone conference with Megan C. Carrier about staffing of potential litigation matter	0.20
10/23/25	MCC	Email correspondence with Mr. Mulholland regarding voice message from Kevin Coyle; telephone conference with Kevin Coyle regarding same	1.00
10/23/25	GAC	Review, edit and revise addendum to PSA for sale of 367 Mammoth Road; exchange emails with Josh Naughton on the same	0.30
10/28/25	ETK	Brief glance at signature page for easement; email to grantor's attorney about same; email to client about signing	0.70
10/29/25	EAB	Review preceding legal research and prepare Memorandum about general statutory framework for Town Clerk's position; email Mr. Mulholland regarding same; review updated Memorandum from Madeline Hutchings and provide edits to same	1.60
10/29/25	MHU	Prepare revisions to memorandum regarding collective bargaining agreements	0.50
10/29/25	ETK	Follow up emails with Town regarding execution of Easment release for final copy	0.30
10/30/25	MCC	Review memorandum regarding CBA cost items	0.30
10/30/25	MCC	Review draft PILOT agreement	0.70
10/31/25	MCC	Review motion filed in relation to library trustee declaratory judgment action; email correspondence with Mr. Mulholland regarding same; email correspondence with Mr. Mulholland regarding PILOT agreement	0.40
Total			120.60

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Timekeeper Summary

<u>Initials</u>	<u>Timekeeper Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
ESM	Associate	12.10	290.00	3,509.00
MHU	Associate	30.80	290.00	8,932.00
EAB	Partner	17.20	290.00	4,988.00
EAB	Partner	3.50	0.00	N/C
ETK	Partner	19.70	290.00	5,713.00
GAC	Partner	2.50	290.00	725.00
MCC	Partner	32.70	290.00	9,483.00
PJQ	Partner	1.80	290.00	522.00
SAM	Partner	0.30	290.00	87.00
Total		120.60		\$33,959.00

Cost Detail

<u>Date</u>	<u>Description</u>	<u>Amount</u>
08/31/25	Computer Research - Lexis	70.00
09/30/25	Computer Research - Lexis	490.00
10/17/25	Computer Research - Lexis	240.00
Total		\$800.00

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268 B Mammoth Road
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Billing Timekeeper: Elizabeth A Bailey

REMITTANCE COPY

Gen. Rep. - Town Attorney Matters

<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Balance Due</u>
<u>Current Invoice</u>		
11/12/25	425331	\$34,759.00
Balance Due		<u><u>\$34,759.00</u></u>

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P.O. BOX 3701
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