

Shaun Mulholland
Town Manager

Kellie Caron
Deputy Town Manager



Town Council
Ron Dunn, Chair
Shawn Faber, Vice-Chair
Ted Combes
Dan Bouchard
Deb Paul

Town of Londonderry • 268B Mammoth Road • Londonderry, NH 03053

Londonderry Town Council Meeting
Monday, April 20, 2026, 7 p.m., Moose Hill Council Chambers

A. CALL TO ORDER

B. PUBLIC COMMENT

C. BOARD APPOINTMENTS & REAPPOINTMENTS

1. Interviews and appointment for Leach Library Trustees

Documents:

[2026-04-20 LEACH LIBRARY TRUSTEE APPLICANT PACKET.PDF](#)

2. Interviews and appointment for Zoning Board of Adjustment

Documents:

[2026-04-20 ZBA APPLICANT PACKET.PDF](#)

3. Interviews and appointment for Recreation Commission

Documents:

[2026-04-20 RECREATION APPLICANT PACKET.PDF](#)

4. Interviews and appointment Beautify Londonderry

Documents:

[2026-04-20 BEAUTIFY LONDONDERRY APPLICANT PACKET.PDF](#)

D. PUBLIC HEARING

1. Receive public input, discuss, and accept the unanticipated revenue pursuant to RSA 31:95-b, III(a) from New England HIDTA in the amount of \$30,000.

- a. **Presentation:** *Kim Bernard, Police Chief*
- b. **Opening of the Public Hearing**
- c. **Questions & Comments by the Public**
 - o Residents who are unable to attend the public hearing may submit written comments to the Town Council by email using the link: [SUBMIT PUBLIC COMMENT ONLINE](#)
- d. **Closing of the Public Hearing**
- e. **Council Deliberation & Action**

Documents:

[2026-03.24 - AGENDA COVER - UNANTICIPATED REVENUE WITH BACK-UP.PDF](#)

E. NEW BUSINESS

1. Discussion regarding a resident request for skatepark renovations, sponsored by Councilor Paul.

(Resident, Drew Uphold)

Documents:

2026-04-20 COVER SHEET_SKATEPARK.PDF
2026-03-18 - SKATEPARK AGENDA ITEM REQUEST_REDACTED.PDF
2026-03-20 LONDONDERRY SKATE PARK ASSESSMENT.PDF

2. Receive a presentation from the Utilities Committee regarding an update on Community Choice Aggregation

(Lynn Wiles, Chair, Utilities Committee Energy Subcommittee)

Documents:

[TOWN COUNCIL CCA TIMELINE.PDF](#)

3. Discuss and authorize the Town Manager to execute the Off-Site Improvement Agreement for the Procopio project.

(Kellie Caron, Deputy Town Manager, Director of Economic Development)

Documents:

[04.20.26_AGENDA ITEM COVER SHEET_PROCOPIO AGREEMENT.PDF](#)
[PROCOPIO OFFSITE IMPROVEMENT AGREEMENT_DRAFT_04.20.26 TC.PDF](#)

4. Discuss and authorize the Town Manager to execute the Memorandum of Understanding - Pillsbury Realty Development (Woodmont Commons PUD).

(Kellie Caron, Deputy Town Manager, Director of Economic Development)

Documents:

[04.20.26_AGENDA ITEM COVER SHEET_PILLSBURY MOU.PDF](#)
[PILLSBURY REALTY INFRASTRUCTURE MOU_DRAFT_04.20.26 TC.PDF](#)

5. Discuss and approve Order 2026-08: An expenditure from the Police Equipment & Technology Capital Reserve Fund in the amount of \$53,504.69 to purchase a FARO 3D laser scanning system and associated software.

(Kim Bernard, Police Chief & Justin Campo, Finance Director)

Documents:

[2026-04-20 ORDER 2026-08 COVER SHEET_POLICE EQUIPEMENT CRF.PDF](#)
[FARO.PDF](#)
[2026-08 - POLICE EQUIP TECH CRF \(FARO\).PDF](#)

6. Discuss and approve Order 2026-09: A request to withdraw \$33,872.76 from the Cable Equipment Capital Reserve Fund for Moose Hill Control Room upgrades.

(Drew Caron, Director of Cable Services)

Documents:

[2026-04-20 COVER SHEET_CONTROL ROOM UPGRADES.PDF](#)
[OCKERS CONTROL ROOM QUOTE.PDF](#)
[2026-09 AN EXPENDITURE FROM THE CABLE EQUIPMENT CRF \(CONTROL ROOM UPGRADES\).PDF](#)

7. Receive quarterly budget status update.

(Justin Campo, Finance Director)

F. OLD BUSINESS

1. Continue discussion regarding a zoning amendment – Planned Unit Development Ordinance LZO Section 5.2

(Kellie Caron, Deputy Town Manager, Director of Economic Development)

Documents:

[2026-04-06 AGENDA ITEM COVER SHEET_PUD.PDF](#)
[1. SUMMARYMEMO_LZO5.2PUD_10.08.25.PDF](#)
[2. LZO5.2_PUD AMD_DRAFT TC SR_04.20.26.PDF](#)

- 3. CURRENT_LZO_PUDSECTION5.2.PDF
- 4. LONDONDERRY PLANNING BOARD DRAFT MINUTES 3-23-26.PDF
- 5. ORDINANCE 2026-06_LZO 5.2 PUD ORDINANCE.PDF
- 2026-04-20 - COUNCILOR PAUL COMMENTS.PDF

G. APPROVAL OF CONSENT ITEMS

1. Town Council Meeting Minutes from March 30, 2026

Documents:

[TC-MINUTES-2026-03-30.PDF](#)

2. Town Council Meeting Minutes from April 6, 2026

Documents:

[TC-MINUTES-2026-04-06_APPENDED.PDF](#)

3. Gravel Tax

Documents:

[2026-04-10 GRAVEL TAX_REDACTED.PDF](#)

4. Supplemental Warrant

Documents:

[2026-04-09 SUPPLEMENTAL WARRANT_REDACTED.PDF](#)

H. OTHER BUSINESS

1. Liaison Reports
2. Town Manager Report

I. PUBLIC COMMENT

J. NON-PUBLIC SESSION

1. Pursuant 91-A:3, II(a) The dismissal, promotion, or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him or her, unless the employee affected (1) has a right to a meeting and (2) requests that the meeting be open, in which case the request shall be granted.

K. ADJOURNMENT

L. MEETING SCHEDULE

1. Proposed Future Agenda Items: Dates may be tentative, and this list is not considered all-inclusive

a. April 22, 2026; Moose Hill Council Chambers; 7 p.m.

- Strategic Plan Workshop

b. May 4, 2026; Moose Hill Council Chambers; 7 p.m.

- Presentation from Londonderry Arts Council (LAC) on 2026 Concerts on the Common
- Discuss and set a public hearing for May 18, 2026 regarding the 2027-2029 Strategic Plan
- Discuss and schedule a public hearing regarding a proposed revision to the Municipal Code, repealing Title I, Chapter XXIX, and adopting Chapter 20 Code of Ethics
- Continue discussion regarding a zoning amendment – Planned Unit Development Ordinance LZO Section 5.2

c. May 18, 2026; Moose Hill Council Chambers; 7 p.m.

- Interviews and appointment for Budget Committee
- **Public Hearing:** Receive public input, discuss, and act upon the 2027-2029 Strategic Plan
- **Public Hearing:** Receive Public input, discuss and act upon a proposed revision to the Municipal Code, repealing Title I, Chapter XXIX, and adopting Chapter 20 Code of Ethics
- **Public Hearing:** Receive public input, discuss, and act upon a zoning amendment – Planned Unit Development Ordinance LZO Section 5.2
- Discuss and schedule a public hearing for June 1, 2026 to adopt TC-105 Use of Legal Counsel Policy.
- Discuss and provide guidance to the Town Manager for the development of the FY 2028 Budget

In addition to the items listed on the agenda the Town Council may consider other matters not on the posted agenda and may enter a



*non-public session or convene in a non-meeting in accordance with RSA 91-A if the need arises.
Town Council agenda online.*



View the most recent



LEACH LIBRARY TRUSTEES

Open Positions:

One (1) Interim Position (exp. 3/9/27)

Applicants:

- Linda Lampkin
- Maryam Mallick
- Russell Lagueux

Appointments:

Interim Member (exp 3/9/27): _____

Name*

Linda Lampkin

Email Address*

[Redacted]

Address*

[Redacted]

Phone Number*

[Redacted]

Availability

Many of the committees / boards / commissions meet one to two times per month and may meet more often during certain projects or busy seasons. Most meetings are in the evening.

Please check below the time you have available for meetings and indicate any limitations you have on your time commitment.

Please indicate your availability:*



One meeting per month



Two meetings per month



Three or more meetings per month

Please indicate any restrictions on your time, if any.

[Empty box]

Background

Areas of Interest or Education*

I have a degree in Early Childhood and have spent 27 years of my life teaching/working in school and public libraries.

Please describe your educational background or areas of interest relevant to this volunteer role.

Skills and Experience*

I have spent most of my library time being a "one Women" show. I have worked in the South School and Middle school libraries, and I was the librarian for nine years at Moose Hill. I spent eleven years working with K thru 5th grade at the Derry Village School in the Derry Cooperative School District. I have worked with large budgets and no budgets, I have done purchasing, and I have years of lesson plans. One of my greatest experiences with a library system came from working and knowing, Susan Ballard. She was one of the first people to show me that libraries really are for everyone, to look past the "stuffiness" of a library and see the real heart of the library, which is the community. The library staff are the beginning and the end of each community members experience, and for all the staff that I have seen over the years, no one can compare to ours at Leach Library!!!

Describe any professional skills, volunteer work, or personal experiences relevant to this role.

Boards / Commissions / Committee Openings

The following Boards / Commissions / Committees have openings. Please click on the name of the Board to learn more about it.

Full members are voting members of the Board. **Alternates** may be appointed by the Chair to vote at a meeting in the absence of a full member. Other than voting, alternates have all the same privileges and duties of full members of a Board.

DUE APRIL 9:

- [Leach Library Trustees](#)
- [Supervisor of the Checklist](#)
- [Zoning Board of Adjustment](#)

OPEN UNTIL FILLED:

- [Pettengill Road TIF Advisory Board](#)
- [Recreation Commission](#)
- [Beautify Londonderry](#)

	<ul style="list-style-type: none"> • Old Home Day Committee Board of Directors • Old Home Day Committee Volunteers
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Please check ALL of the following that are of interest to you:*

<input checked="" type="checkbox"/> Leach Library Trustee - Full Member (interim), expires March 2027	<input type="checkbox"/> Old Home Day Committee - Director, Two-Year Term
<input type="checkbox"/> Supervisor of the Checklist - Full Member (interim), expires March 2027	<input type="checkbox"/> Old Home Day Committee - Volunteer, Ad Hoc
<input type="checkbox"/> Zoning Board of Adjustment - Alternate, Two-Year Term	<input type="checkbox"/> Pettengill Road TIF Advisory Board - Full Member
<input type="checkbox"/> Beautify Londonderry - Full Member, Ad Hoc	<input type="checkbox"/> Recreation Commission - Full Member, Two-Year Term
<input type="checkbox"/> Beautify Londonderry - Alternate, Ad Hoc	

If you selected more than one board, please indicate your order of preference below:

Please explain any prior experience with library management. If none, please explain any related municipal or non-profit board experience.*

As I said above, I was a "one Women show" for most of my library employment. Not only did I need to handle budgets, planning, decorating and volunteer staff, I did need to be open to all administration and other employees in the buildings (Teachers). Helping where I could and giving up what the library needed for the good of the whole.

Please explain your experience as a steward of public services and public funds.*

Well many years ago I was a Girl Scout Leader in town. For 12 years actually, and I always had a second person checking all financial figures. Just to be safe and secure.

Please explain your understanding of the current and future needs of the Leach Library.*

Right now, I think the town needs a change, which has happened, and we need to move forward. There will be a few issues from the past that need to be dealt with (Financial reports and past spending and biases on behalf of the past trustees). But I feel just moving forward for the best of the library and the town is what is needed. What has happened in the past year should not be forgotten, but it should be rectified and move on for the best of all concerned.

Conflict of Interest

Please provide your current employer and title.*

I am unemployed at the moment.

Do you currently serve on any other Town or School board or committee?*



Yes



No

Which one(s)?*

Name*

Maryam Mallick

Email Address*

[REDACTED]

Address*

[REDACTED]

Phone Number*

[REDACTED]

Availability

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Please indicate your availability:*



One meeting per month



Two meetings per month



Three or more meetings per month

Please indicate any restrictions on your time, if any.

none

Background

Areas of Interest or Education*

I have Master degree from Southern Connecticut State University Master of Library & Information Science (MLIS) | 2021 – 2023

Please describe your educational background or areas of interest relevant to this volunteer role.

Skills and Experience*

As Head Circulation Librarian at Lucius Beebe Memorial Library, I have a strong understanding of library operations, policy development, and community service. I have experience creating and refining circulation procedures aligned with network standards and library requirements.

Describe any professional skills, volunteer work, or personal experiences relevant to this role.

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- [Pettengill Road TIF Advisory Board](#)
- [Recreation Commission](#)
- [Beautify Londonderry](#)
- Old Home Day Committee Board of Directors
- Old Home Day Committee Volunteers

Please check ALL of the following that are of interest to you:*



Leach Library Trustee - Full Member (interim), expires March 2027



Old Home Day Committee - Director, Two-Year Term



Supervisor of the Checklist - Full Member (interim), expires March 2027



Old Home Day Committee - Volunteer, Ad Hoc



Zoning Board of Adjustment - Alternate, Two-Year Term



Pettengill Road TIF Advisory Board - Full Member



Beautify Londonderry - Full Member, Ad Hoc



Recreation Commission - Full Member, Two-Year Term



Beautify Londonderry - Alternate, Ad Hoc

If you selected more than one board, please indicate your order of preference below:

Please explain any prior experience with library management. If none, please explain any related municipal or non-profit board experience.*

In my current role as Head Circulation Librarian at Lucius Beebe Memorial Library, I have direct experience with library management through overseeing daily operations, supervising staff, and ensuring effective service delivery. I contribute to policy development and implementation in alignment with network and nonprofit standards, and I regularly assess workflows and services to improve efficiency and user experience.

Please explain your experience as a steward of public services and public funds.*

I help ensure library services are efficient, accessible, and aligned with community needs. I manage staff and resources responsibly, oversee collections and materials spending, and implement systems—such as tracking Library of Things items—to maximize service value. My work balances operational efficiency with transparency and accountability, reflecting careful consideration of both public services and funds.

Please explain your understanding of the current and future needs of the Leach Library.*

I understand that public libraries must provide accessible services, inclusive collections, and programs that meet community interests. I hope to support the library in maintaining strong services while adapting to evolving needs, including technology, outreach, and engagement opportunities.

Conflict of Interest

Please provide your current employer and title.*

Lucius Beebe Memorial Library work as Head Circulation Librarian

Do you currently serve on any other Town or School board or committee?*



Yes



No

Which one(s)?*

Name*

Russell Lagueux

Email Address*

[REDACTED]

Address*

[REDACTED]

Phone Number*

[REDACTED]

Availability

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Please check below the time you have available for meetings and indicate any limitations you have on your time commitment.

Please indicate your availability:*



One meeting per month



Two meetings per month



Three or more meetings per month

Please indicate any restrictions on your time, if any.

My schedule is very flexible; restrictions on my time are minimal.

Background

Areas of Interest or Education*

I am interested in serving to fill in for the recently vacated Leach Library trustee position.

Please describe your educational background or areas of interest relevant to this volunteer role.

Skills and Experience*

I am a recently retired environmental consultant. I owned and ran an environmental consulting firm here in Londonderry which I eventually sold to a national firm. I then worked for several years at the New Hampshire Dept. of Environmental Services before retiring a couple of years ago. As an environmental consulting firm, one of our areas of work was in mold investigations including the sampling and analysis of impacted areas of buildings to assess mold spore impacts. I have served on a number of Londonderry boards and committees in the past. Among these included the Planning Board (including serving as the board chair), a commissioner on the Londonderry Housing and Redevelopment Authority, the Master Plan Steering Committee, as well as several other committees.

Describe any professional skills, volunteer work, or personal experiences relevant to this role.

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OPEN UNTIL FILLED:

- [Pettengill Road TIF Advisory Board](#)
- [Recreation Commission](#)
- [Beautify Londonderry](#)
- Old Home Day Committee Board of Directors

- Old Home Day Committee Volunteers

Please check ALL of the following that are of interest to you:*

Leach Library Trustee - Full Member (interim), expires March 2027

Old Home Day Committee - Director, Two-Year Term

Supervisor of the Checklist - Full Member (interim), expires March 2027

Old Home Day Committee - Volunteer, Ad Hoc

Zoning Board of Adjustment - Alternate, Two-Year Term

Pettengill Road TIF Advisory Board - Full Member

Beautify Londonderry - Full Member, Ad Hoc

Recreation Commission - Full Member, Two-Year Term

Beautify Londonderry - Alternate, Ad Hoc

If you selected more than one board, please indicate your order of preference below:

Please explain any prior experience with library management. If none, please explain any related municipal or non-profit board experience.*

No library management experience. As noted above, I have served on a number of boards and committees in Londonderry over the years. I also managed all aspects of my own firm, which included direct supervision and technical oversight of employees. While at the NHDES after selling my company, I was the Subsection Supervisor of state employees in the Oil Remediation and Compliance Bureau.

Please explain your experience as a steward of public services and public funds.*

My position at the NHDES was directly involved with providing service to NH's public sector, and was funded

entirely through the state budgeting process.

Please explain your understanding of the current and future needs of the Leach Library.*

I am aware of the current water damage and mold issues at the library, and as a civil engineer and environmental consultant feel I may be able to offer some assistance with review of the ongoing mold remediation as well as getting the building back up to full use for Londonderry citizens. I also feel that my past involvement with a number of boards and committees here in town provides me with familiarity and experience with the process of serving on a public board on behalf of the citizens.

Conflict of Interest

Please provide your current employer and title.*

I am currently retired. My only current commitment is volunteering as a track coach at the Middle School through May.

Do you currently serve on any other Town or School board or committee?*



Yes



No

Which one(s)?*



ZONING BOARD OF ADJUSTMENT

Open Positions:

One (1) Two-Year Alternate Position

Applicants:

- Ariana McQuarrie (*candidate's 1st choice*)
- Jennifer Arredondo (*candidate's 5th choice*)
- Kevin Koehler (*candidate's 2nd choice*)
- Leonardo Correa Maia (*candidate's 1st choice*)

Appointments:

Alternate Member (exp 12/2027): _____

Print

General Interest Talent Bank Form - Submission #508

Date Submitted: 1/16/2026

Thank you for your interest in joining a Town of Londonderry volunteer board.
Please fill out this webform in its entirety. All applications are due no later than *Friday, January 30, 2026.*

All applicants should be prepared to attend the Town Council meeting on either **Monday, February 2, 2026** or **Tuesday, February 17, 2026** for an interview. Town Council meetings are held in the Moose Hill Council Chambers at the Londonderry Town Hall, 268B Mammoth Road, Londonderry. Both meetings will start at 6 p.m.

All terms begin immediately upon appointment and the oath of office is taken.

If you have questions about this application or the process, please reach out to [Administrative Services Director Kirsten Hildonen](#) (603-432-1100 ext. 153).

Acknowledgement*

I have read and understood the above information.

Contact Information

Name*

Ariana McQuarrie

Email Address*

[REDACTED]

Address*

[REDACTED]

Phone Number*

[REDACTED]

Availability

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Please check below the time you have available for meetings and indicate any limitations you have on your time commitment.

Please indicate your availability:*

- One meeting per month Two meetings per month Three or more meetings per month

Please indicate any restrictions on your time, if any.

Background

Areas of Interest or Education*

I have a juris doctorate from Boston College Law School and am an active member of both the Massachusetts and New Hampshire Bars. My practice is generally focused in civil litigation, primarily surrounding real estate disputes, with additional focus on land use and planning and tax abatement work. I've appeared before many zoning and planning boards around the state on behalf of my clients, and have seen what qualities make a board and its members efficient and successful. I have also handled many land use appeals before the Superior Court, and am familiar with the procedure surrounding the same.

Please describe your educational background or areas of interest relevant to this volunteer role.

Skills and Experience*

My legal practice has allowed me to familiarize myself with the process and procedure of land use boards from the time of hearing to potential appeals before the NH superior and Supreme Court. I also handle many cases involving interplay of issues with the New Hampshire Department of Environmental Services and New Hampshire Department of Transportation. My legal background and experience allows me to apply facts of any given case to applicable procedure and law, and to make informed decisions about any reasonableness and legality of those decisions. I am also an active member of the NH Bar Association's Leadership Academy which involves continuing legal education and practical skills such as exercising leadership traits in profession, volunteer, and personal settings. Additionally, I was previously a criminal prosecutor in Massachusetts and in New Hampshire where I had the opportunity to work with many different types of individuals. During my time in the special victims unit, I was able to further refine my communication skills. I have a natural skill of making people feel heard, and am an excellent listener. Many of my professional roles have allowed me to work collaboratively with others in an effort to arrive at often difficult decisions. These skills are all crucial to those serving within any of our Town boards.

Describe any professional skills, volunteer work, or personal experiences relevant to this role.

Please indicate your boards or areas of interest:*

Zoning Board of Appeals, Planning Board

Conflict of Interest

Please provide your current employer and title.*

Alfano Law, PLLC, Attorney

Do you currently serve on any other Town or School board or committee?*

Yes

No

Which one(s)?*

Name*

Jennifer V. Arredondo

Email Address*

[REDACTED]

Address*

[REDACTED]

Phone Number*

[REDACTED]

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Two meetings per month



Three or more meetings per month

Please indicate any restrictions on your time, if any.

[REDACTED]

Background

Areas of Interest or Education*

BA History. Air Force veteran, supporting the local community

Please describe your educational background or areas of interest relevant to this volunteer role.

Skills and Experience*

I have volunteered in several local elections. During my time in the military I sat on various planning committees for various events. I took an active role in planning base tours as a member of the public affairs while I was active-duty. In addition, I wrote news articles for the base paper, and assisted in local media tours of the base.

Describe any professional skills, volunteer work, or personal experiences relevant to this role.

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(interim), expires March 2027

Old Home Day Committee - Director, Two-
Year Term

Supervisor of the Checklist - Full Member
(interim), expires March 2027

Old Home Day Committee - Volunteer, Ad
Hoc

Zoning Board of Adjustment - Alternate,
Two-Year Term

Pettengill Road TIF Advisory Board - Full
Member

Beautify Londonderry - Full Member, Ad Hoc

Recreation Commission - Full Member, Two-
Year Term

Beautify Londonderry - Alternate, Ad Hoc

If you selected more than one board, please indicate your order of preference below:

Supervisor of the Checklist, Old Home Day Committee, Recreation Commission, Beautify Londonderry(either position), Zoning Board of Adjustment, Pettengil Road

Please explain any prior experience with library management. If none, please explain any related municipal or non-profit board experience.*

During my time in the military, I was trusted to utilize the equipment provided through military spending to help support the mission of the base.

Please explain your experience as a steward of public services and public funds.*

In both areas, I had to aware of how the

Please explain your understanding of the current and future needs of the Leach Library.*

Conflict of Interest

Please provide your current employer and title.*

Southern New Hampshire University, Admission Department

Do you currently serve on any other Town or School board or committee?*

Yes

No

Which one(s)?*

Name*

KEVIN KOEHLER

Email Address*

[REDACTED]

Address*

[REDACTED]

Phone Number*

[REDACTED]

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Please indicate any restrictions on your time, if any.

WEEKDAY MORNING & AFTERNOONS CAN BE DIFFICULT

Background

Areas of Interest or Education*

20 YRS IN COMMERCIAL BUILDING & DEVELOPMENT, CONSTRUCTION, & ESTIMATING. INTERESTED IN BEING INVOLVED IN NEW TOWN & COMMUNITY HAVE YOUNG CHILDREN COMING TO SCHOOL & SPORTS AGE. WOULD LIKE TO CONTRIBUTE TO THE GROWTH OF MY CHILDREN & THE TOWN.

Please describe your educational background or areas of interest relevant to this volunteer role.

Skills and Experience*

HAVE COACHED PEE-WEE THROUGH HS FOOTBALL IN THE PAST. PLAYED SPORTS ALL THROUGH CHILD & ADULTHOOD. MY PROFESSIONAL CAREER INVOLVES DAILY COMMITMENT TO TEAMWORK & PLANNING FOR SUCCESSFUL PROJECTS.

Describe any professional skills, volunteer work, or personal experiences relevant to this role.

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Year Term

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(interim), expires March 2027

Old Home Day Committee - Volunteer, Ad
Hoc

Zoning Board of Adjustment - Alternate,
Two-Year Term

Pettengill Road TIF Advisory Board - Full
Member

Beautify Londonderry - Full Member, Ad Hoc

Recreation Commission - Full Member, Two-
Year Term

Beautify Londonderry - Alternate, Ad Hoc

If you selected more than one board, please indicate your order of preference below:

RECREATION COMMISSION

Please explain any prior experience with library management. If none, please explain any related municipal or non-profit board experience.*

Please explain your experience as a steward of public services and public funds.*

Please explain your understanding of the current and future needs of the Leach Library.*

Conflict of Interest

Please provide your current employer and title.*

NEW HAMPSHIRE STEEL FABRICATORS LLC/ VICE PRESIDENT OF ESTIMATING

Do you currently serve on any other Town or School board or committee?*

Yes

No

Which one(s)?*

Name*

Leonardo Correa Maia

Email Address*

[REDACTED]

Address*

[REDACTED]

Phone Number*

[REDACTED]

Availability

Many of the committees / boards / commissions meet one to two times per month and may meet more often during certain projects or busy seasons. Most meetings are in the evening.

Please check below the time you have available for meetings and indicate any limitations you have on your time commitment.

Please indicate your availability:*



One meeting per month



Two meetings per month



Three or more meetings per month

Please indicate any restrictions on your time, if any.

[REDACTED]

Background

Areas of Interest or Education*

Bachelor's in Architecture and Urbanism, and Master's in Construction Management

Please describe your educational background or areas of interest relevant to this volunteer role.

Skills and Experience*

Experience in residential and industrial construction as a Construction Manager. Currently looking for volunteer work.

Describe any professional skills, volunteer work, or personal experiences relevant to this role.

Boards / Commissions / Committee Openings

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DUE APRIL 9:

- [Leach Library Trustees](#)
- [Supervisor of the Checklist](#)
- [Zoning Board of Adjustment](#)

OPEN UNTIL FILLED:

- [Pettengill Road TIF Advisory Board](#)
- [Recreation Commission](#)
- [Beautify Londonderry](#)
- Old Home Day Committee Board of Directors
- Old Home Day Committee Volunteers

Please check ALL of the following that are of interest to you:*

Leach Library Trustee - Full Member
(interim), expires March 2027

Old Home Day Committee - Director, Two-
Year Term

Supervisor of the Checklist - Full Member
(interim), expires March 2027

Old Home Day Committee - Volunteer, Ad
Hoc

Zoning Board of Adjustment - Alternate,
Two-Year Term

Pettengill Road TIF Advisory Board - Full
Member

Beautify Londonderry - Full Member, Ad Hoc

Recreation Commission - Full Member, Two-
Year Term

Beautify Londonderry - Alternate, Ad Hoc

If you selected more than one board, please indicate your order of preference below:

Please explain any prior experience with library management. If none, please explain any related municipal or non-profit board experience.*

Please explain your experience as a steward of public services and public funds.*

Please explain your understanding of the current and future needs of the Leach Library.*

Conflict of Interest

Please provide your current employer and title.*

Waldron Engineering and Construction INC. Construction Manager

Do you currently serve on any other Town or School board or committee?*

Yes

No

Which one(s)?*



RECREATION COMMISSION

Open Positions:

One (1) Two-Year Full Member Position

Applicants:

- **Jennifer Arredondo** (*candidate's 3rd choice*)
- **Mona Bement** (*candidate's 1st choice*)
- **Michelle Galluzzo** (*candidate's 1st choice*)
- **Bob Corning** (*candidate's 1st choice*)
- **Kevin Koehler** (*candidate's 1st choice*)

Appointments:

Full Member (exp 12/2027): _____

Name*

Jennifer V. Arredondo

Email Address*

[REDACTED]

Address*

[REDACTED]

Phone Number*

[REDACTED]

Availability

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Please indicate your availability:*



One meeting per month



Two meetings per month



Three or more meetings per month

Please indicate any restrictions on your time, if any.

[REDACTED]

Background

Areas of Interest or Education*

BA History. Air Force veteran, supporting the local community

Please describe your educational background or areas of interest relevant to this volunteer role.

Skills and Experience*

I have volunteered in several local elections. During my time in the military I sat on various planning committees for various events. I took an active role in planning base tours as a member of the public affairs while I was active-duty. In addition, I wrote news articles for the base paper, and assisted in local media tours of the base.

Describe any professional skills, volunteer work, or personal experiences relevant to this role.

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Year Term

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(interim), expires March 2027

Old Home Day Committee - Volunteer, Ad
Hoc

Zoning Board of Adjustment - Alternate,
Two-Year Term

Pettengill Road TIF Advisory Board - Full
Member

Beautify Londonderry - Full Member, Ad Hoc

Recreation Commission - Full Member, Two-
Year Term

Beautify Londonderry - Alternate, Ad Hoc

If you selected more than one board, please indicate your order of preference below:

Supervisor of the Checklist, Old Home Day Committee, Recreation Commission, Beautify Londonderry(either position), Zoning Board of Adjustment, Pettengil Road

Please explain any prior experience with library management. If none, please explain any related municipal or non-profit board experience.*

During my time in the military, I was trusted to utilize the equipment provided through military spending to help support the mission of the base.

Please explain your experience as a steward of public services and public funds.*

In both areas, I had to aware of how the

Please explain your understanding of the current and future needs of the Leach Library.*

Conflict of Interest

Please provide your current employer and title.*

Southern New Hampshire University, Admission Department

Do you currently serve on any other Town or School board or committee?*

Yes

No

Which one(s)?*

Name*

Mona Bement

Email Address*

[REDACTED]

Address*

[REDACTED]

Phone Number*

[REDACTED]

Availability

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Please indicate your availability:*



One meeting per month



Two meetings per month



Three or more meetings per month

Please indicate any restrictions on your time, if any.

Evenings preferred

Background

Areas of Interest or Education*

I earned an MBA with a focus on marketing, building a strong foundation in a strategic planning and program execution. I am particularly interested in community focused initiatives that promote participation, wellness, and inclusive recreational opportunities.

Please describe your educational background or areas of interest relevant to this volunteer role.

Skills and Experience*

I have a background and marketing and project management with strong skills with planning, organizing, and working with outside vendors. I have experience promoting programs managing timelines and coordinating with diverse groups to deliver successful initiatives. I am collaborative and enthusiastic about using my skills to support engaging and well organized recreational programs for the community.

Describe any professional skills, volunteer work, or personal experiences relevant to this role.

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(interim), expires March 2027

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Hoc

Zoning Board of Adjustment - Alternate,
Two-Year Term

Pettengill Road TIF Advisory Board - Full
Member

Beautify Londonderry - Full Member, Ad Hoc

Recreation Commission - Full Member, Two-
Year Term

Beautify Londonderry - Alternate, Ad Hoc

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Please explain your experience as a steward of public services and public funds.*

Please explain your understanding of the current and future needs of the Leach Library.*

Conflict of Interest

Please provide your current employer and title.*

Oracle, Senior Product Marketer

Do you currently serve on any other Town or School board or committee?*

Yes

No

Which one(s)?*

Name*

Michelle Galluzzo

Email Address*

[REDACTED]

Address*

[REDACTED]

Phone Number*

[REDACTED]

Availability

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One meeting per month



Two meetings per month



Three or more meetings per month

Please indicate any restrictions on your time, if any.

Stay at home mom hours during the day, with some flexibility

Background

Areas of Interest or Education*

I have my Masters degree in Public Administration specializing in Emergency Management. I have spent 15 years in corporate security rolls but have recently transitioned to a new role at home with my 3 children, and am looking for an opportunity to see my community. I have a special interest in fitness and recreational activities, especially those that serve families and young children.

Please describe your educational background or areas of interest relevant to this volunteer role.

Skills and Experience*

I spent many years volunteering at Girl Scout and Boy Scout camps and served as a Registrar of Voters for my hometown of Clinton, MA for many years supporting the town clerk during elections.

Describe any professional skills, volunteer work, or personal experiences relevant to this role.

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Hoc

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Two-Year Term

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Member

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Year Term

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Please explain your experience as a steward of public services and public funds.*

Please explain your understanding of the current and future needs of the Leach Library.*

Conflict of Interest

Please provide your current employer and title.*

N/A

Do you currently serve on any other Town or School board or committee?*

Yes

No

Which one(s)?*

Name*

Bob Corning

Email Address*

[REDACTED]

Address*

[REDACTED]

Phone Number*

[REDACTED]

Availability

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One meeting per month



Two meetings per month



Three or more meetings per month

Please indicate any restrictions on your time, if any.

[REDACTED]

Background

Areas of Interest or Education*

Interested in supporting youth recreation programs

Please describe your educational background or areas of interest relevant to this volunteer role.

Skills and Experience*

2000 - 2011: *Volunteer - Londonderry Athletic Field Association: Head Coach , Assistant Coach. Assited with fields prepartion and maintainence with Marty Srugis. Directly reported to Gary Fischer. *Volunteer - Londonderry Youth Soccer Association: Head Coach, Assistant Coach. Assisted with fields preparation and maintainence under the direction of Sid Kerr. LYSA Board of Directors member.

Describe any professional skills, volunteer work, or personal experiences relevant to this role.

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Hoc

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Two-Year Term

Pettengill Road TIF Advisory Board - Full
Member

Beautify Londonderry - Full Member, Ad Hoc

Recreation Commission - Full Member, Two-
Year Term

Beautify Londonderry - Alternate, Ad Hoc

If you selected more than one board, please indicate your order of preference below:

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Please explain your experience as a steward of public services and public funds.*

Please explain your understanding of the current and future needs of the Leach Library.*

Conflict of Interest

Please provide your current employer and title.*

Retired

Do you currently serve on any other Town or School board or committee?*

Yes

No

Which one(s)?*

Name*

KEVIN KOEHLER

Email Address*

[REDACTED]

Address*

[REDACTED]

Phone Number*

[REDACTED]

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One meeting per month



Two meetings per month



Three or more meetings per month

Please indicate any restrictions on your time, if any.

WEEKDAY MORNING & AFTERNOONS CAN BE DIFFICULT

Background

Areas of Interest or Education*

20 YRS IN COMMERCIAL BUILDING & DEVELOPMENT, CONSTRUCTION, & ESTIMATING. INTERESTED IN BEING INVOLVED IN NEW TOWN & COMMUNITY HAVE YOUNG CHILDREN COMING TO SCHOOL & SPORTS AGE. WOULD LIKE TO CONTRIBUTE TO THE GROWTH OF MY CHILDREN & THE TOWN.

Please describe your educational background or areas of interest relevant to this volunteer role.

Skills and Experience*

HAVE COACHED PEE-WEE THROUGH HS FOOTBALL IN THE PAST. PLAYED SPORTS ALL THROUGH CHILD & ADULTHOOD. MY PROFESSIONAL CAREER INVOLVES DAILY COMMITMENT TO TEAMWORK & PLANNING FOR SUCCESSFUL PROJECTS.

Describe any professional skills, volunteer work, or personal experiences relevant to this role.

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Old Home Day Committee - Volunteer, Ad Hoc

Zoning Board of Adjustment - Alternate, Two-Year Term

Pettengill Road TIF Advisory Board - Full Member

Beautify Londonderry - Full Member, Ad Hoc

Recreation Commission - Full Member, Two-Year Term

Beautify Londonderry - Alternate, Ad Hoc

If you selected more than one board, please indicate your order of preference below:

RECREATION COMMISSION

Please explain any prior experience with library management. If none, please explain any related municipal or non-profit board experience.*

Please explain your experience as a steward of public services and public funds.*

Please explain your understanding of the current and future needs of the Leach Library.*

Conflict of Interest

Please provide your current employer and title.*

NEW HAMPSHIRE STEEL FABRICATORS LLC/ VICE PRESIDENT OF ESTIMATING

Do you currently serve on any other Town or School board or committee?*

Yes

No

Which one(s)?*



BEAUTIFY LONDONDERRY

Open Positions:

Two (2) Ad Hoc Full Member Positions
One (1) Ad Hoc Alternate Position

Applicants:

- Jennifer Arredondo (*candidate's 3rd choice*)
- Karen Bottenhorn (*candidate's 1st choice*)

Appointments:

Full Member: _____

Full Member: _____

Alternate Member: _____

Name*

Jennifer V. Arredondo

Email Address*

[REDACTED]

Address*

[REDACTED]

Phone Number*

[REDACTED]

Availability

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One meeting per month



Two meetings per month



Three or more meetings per month

Please indicate any restrictions on your time, if any.

[REDACTED]

Background

Areas of Interest or Education*

BA History. Air Force veteran, supporting the local community

Please describe your educational background or areas of interest relevant to this volunteer role.

Skills and Experience*

I have volunteered in several local elections. During my time in the military I sat on various planning committees for various events. I took an active role in planning base tours as a member of the public affairs while I was active-duty. In addition, I wrote news articles for the base paper, and assisted in local media tours of the base.

Describe any professional skills, volunteer work, or personal experiences relevant to this role.

Boards / Commissions / Committee Openings

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(interim), expires March 2027

Old Home Day Committee - Volunteer, Ad
Hoc

Zoning Board of Adjustment - Alternate,
Two-Year Term

Pettengill Road TIF Advisory Board - Full
Member

Beautify Londonderry - Full Member, Ad Hoc

Recreation Commission - Full Member, Two-
Year Term

Beautify Londonderry - Alternate, Ad Hoc

If you selected more than one board, please indicate your order of preference below:

Supervisor of the Checklist, Old Home Day Committee, Recreation Commission, Beautify Londonderry(either position), Zoning Board of Adjustment, Pettengil Road

Please explain any prior experience with library management. If none, please explain any related municipal or non-profit board experience.*

During my time in the military, I was trusted to utilize the equipment provided through military spending to help support the mission of the base.

Please explain your experience as a steward of public services and public funds.*

In both areas, I had to aware of how the

Please explain your understanding of the current and future needs of the Leach Library.*

Conflict of Interest

Please provide your current employer and title.*

Southern New Hampshire University, Admission Department

Do you currently serve on any other Town or School board or committee?*

Yes

No

Which one(s)?*

Name*

Karen Bottenhorn

Email Address*

[REDACTED]

Address*

[REDACTED]

Phone Number*

[REDACTED]

Availability

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One meeting per month



Two meetings per month



Three or more meetings per month

Please indicate any restrictions on your time, if any.

[REDACTED]

Background**Areas of Interest or Education***

I am interested in the Beautify Londonderry position.

Please describe your educational background or areas of interest relevant to this volunteer role.

Skills and Experience*

Office management skills, ability to organize and keep records, fundraising.

Describe any professional skills, volunteer work, or personal experiences relevant to this role.

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Pettengill Road TIF Advisory Board - Full Member

Beautify Londonderry - Full Member, Ad Hoc

Recreation Commission - Full Member, Two-Year Term

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Please explain any prior experience with library management. If none, please explain any related municipal or non-profit board experience.*

Please explain your experience as a steward of public services and public funds.*

Please explain your understanding of the current and future needs of the Leach Library.*

Conflict of Interest

Please provide your current employer and title.*

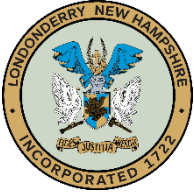
Quinn Management - Office Professional

Do you currently serve on any other Town or School board or committee?*

Yes

No

Which one(s)?*



Town of Londonderry, New Hampshire
268B Mammoth Road • Londonderry, NH 03053
(603) 432-1100 • londonderrynh.gov

Town Council Meeting – Agenda Item Coversheet

Meeting Date: 4/20/2026

Submitted By: Sarah Jardim-Lee

Department: Finance

Contact Information: sjardim-lee@londonderrynh.gov

Estimated Discussion Time: 15

Agenda Item Number: TC OFFICE USE

Agenda Item Title: Acceptance of Unanticipated Revenue Under 31:95-b, III(a)

Background and Purpose: The Town of Londonderry desires to formally accept unanticipated revenue in the amount of \$30,000 from New England High Intensity Drug Trafficking Area (NEHIDTA). Last year, NEHIDTA helped fund the NIBIN program at the Londonderry Police Department. The Organization would like to continue the program and has given the town additional funds to continue its work. These funds will be used to fund the overtime of the officers engaged in NIBIN work and reimburse the town for vehicle payments for the NIBINS truck that is used to pull the trailer.

Action: A public hearing will need to be held since the amount is over \$10,000 and after the Public Hearing the Council will need to make a motion to accept funds.

Proposed Motion: Moved that the Town Council hereby accepts the unanticipated revenue from New England HIDTA as presented in the amount of \$30,000 under 31:95-b, III(a)

Attachments: Email with approval of funding

OVERTIMES JULY-DECEMBER

From McDonough, John [REDACTED]
Date Thu 3/12/2026 12:01 PM
To Sarah Jardim-Lee <sjardim-lee@londonderrynh.gov>

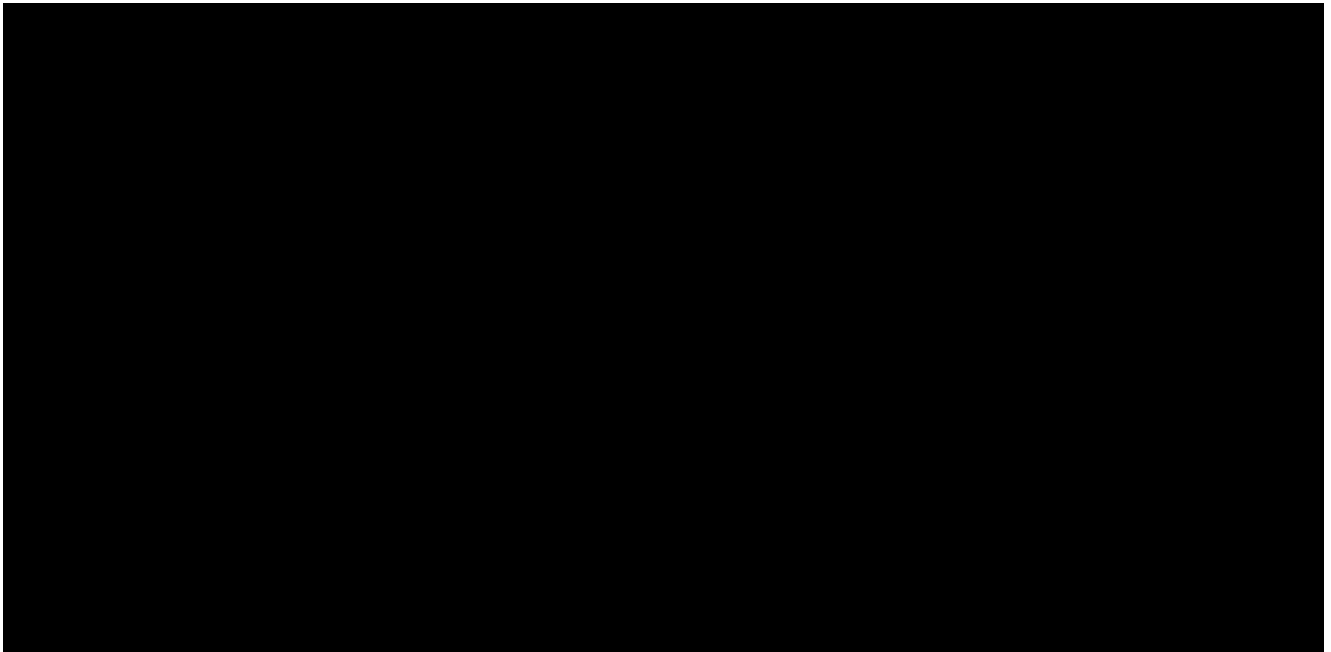
📎 1 attachment (161 KB)
03-05-26 OT REVIEW.pdf;

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sarah –

It was good to see you again last week and it's good to get the bills rolling again. I just submitted the Fringe benefits for April – June in the amount of \$2,810.92 for payment next week.

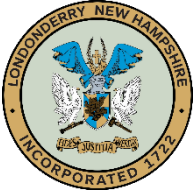
Enclosed is the presentation of the July-Dec. OT spreadsheet that we looked at last week. I'll go over my notes page-by-page below to make sure we cover everything, so here goes:



By the way – we got the additional \$25,000 funded yesterday – no problems with that. Sorry my email here is a little long – but want to get these squared away ASAP. I am behind on my regular work because of the budget issue that came up last week and the Board meeting yesterday and the bills I'm trying to get out tomorrow. I will be out of the office next Monday and Tuesday – maybe we can talk later next week..

Thanks,

John
[REDACTED]



Town of Londonderry, New Hampshire
268B Mammoth Road • Londonderry, NH 03053
(603) 432-1100 • londonderrynh.gov

Town Council Meeting – Agenda Item Coversheet

Meeting Date: 4/20/2026

Submitted By: Resident - Sponsored by Councilor
Paul

Contact Information: Email or Telephone

Estimated Discussion Time: Minutes

Department: Click or tap here to enter text.

Agenda Item Title: Discuss the Skateboard Park safety assessment and future improvements.

Background and Purpose: A recent risk management assessment conducted by Primex at the Skateboard Park identified significant safety concerns. The report found that the structures in the park are unsafe due to deterioration of ramps and structural components, including rotting materials, missing fasteners, and surface damage.

As a result, the Town's insurer Primex recommended that access to the skatepark remain restricted until corrective actions are completed. The Town Manager will be making arrangements to remove the unsafe structures. The Town Manager has directed the Recreation Department to take a fresh look at this location and determine what the best options for recreational uses are. This may include a new skateboard park or other options such as pickleball.

This agenda item is being brought forward in response to a public request expressing concern about the skatepark closure and seeking options to preserve and improve the facility.

Action: Discuss current safety conditions, review assessment findings, and consider options for repair, replacement, or renovation of the skatepark.

Proposed Motion: None

Attachments:

- Agenda item request
- Primex Risk Management Assessment

Online Form Submittal: Town Council Agenda Request Form

From noreply@civicplus.com <noreply@civicplus.com>

Date Wed 3/18/2026 8:43 PM

To Shaun Mulholland <smulholland@londonderrynh.gov>; Kellie Caron <kcaron@londonderrynh.gov>; Tanya Pinter <tpinter@londonderrynh.gov>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Town Council Agenda Request Form

Requester Information

The Town Council Agenda Request Form is available for anyone who wishes to propose an item for inclusion on a Town Council meeting agenda. Submissions are reviewed by the Town Manager's office.

Please note that members of the public may speak during the "Public Comment" sections of an upcoming Town Council meeting without needing sponsorship.

(Section Break)

Contact Information

First Name Drew

Last Name Uphold

Email Address [REDACTED]

Phone Number [REDACTED]

Address 1 [REDACTED]

Address 2 (Optional) *Field not completed.*

Town / City Londonderry

State NH

ZIP Code 03053

(Section Break)

Requester Information

If you are not a member of the Londonderry Town Council, a Councilor has to sponsor your agenda request form. There will be a space later in the form to select the Councilor's name.

Are you the requester? Yes

Are you a member of the Londonderry Town Council? No

If not, which Councilor has agreed to sponsor your agenda request? I do not have a sponsor

(Section Break)

Agenda Request Information

(Section Break)

Agenda Request Date

The Londonderry Town Council generally meets on the first and third Mondays of the month. If Monday is a holiday, the meeting will be moved to Tuesday.

Preferred Date of Council Meeting to Consider Item 4/6/2026

Please keep in mind that if this request is for an agenda item and is not urgent in nature, a date **ten days in the future** is preferable in order to allow proper time to prepare materials.

Is there a deadline associated with this item, and if so, what is it? I hope not

(Section Break)

Agenda Request Information

Name of Agenda Topic Item Skatepark

Reason for Topic Item The skatepark is closed for safety concerns

Specific Questions Related to the Topic Item What can we do to not lose the skatepark?

What possible action, motion, goal, and / or Town Code or Policy amendment are you proposing? Skatepark renovations

What documentation and / or *Field not completed.*
references related to the
topic item would you like to
provide?

Other Information *Field not completed.*

Attachments *Field not completed.*

(Section Break)

Email not displaying correctly? [View it in your browser.](#)



March 23, 2026

Mr. Art Psaledas Recreation Director
Attn: Doug Cole, Assistant Recreation Director
268 B Mammoth Road
Londonderry, NH 03053

Re: Risk Management Assessment
Lafa Sports Complex, Skateboard Park
March 20, 2026

Mr. Cole:

Thank you for inviting me to the Lafa Sports Complex to evaluate the Skateboard Park from a safety and risk management perspective alongside the Parks and Recreation Director, Art Psaledas.

Skateboard parks can be a valuable asset to a town. When properly designed, maintained, and supervised, they provide a designated and safer environment for youth recreation, create opportunities for positive community engagement, and can foster partnerships with local organizations that enhance programming and outreach.

However, due to the inherent risks associated with skateboard park use, these benefits can only be realized when the facility is maintained in a safe and operational condition. Based on my observations during the site visit, the Lafa Sports Complex Skateboard Park is currently not functioning at an acceptable level of safety and requires significant attention. Many, if not all, of the existing structures, particularly those with wooden components, exhibit signs of deterioration and rot, and will likely require full replacement rather than repair.

Given the current condition, I strongly recommend restricting access to the facility until corrective actions are completed. This should include installing additional 'Keep Out' or 'Do Not Enter' signs and ensuring that the entry gate remains secure. Any repairs or replacement of equipment should be performed by qualified industry professionals in accordance with applicable safety standards and best practices.

My observations are captured on the subsequent pages identified as recommendations. Please develop and implement a corrective action plan to address the identified deficiencies. To support ongoing communication and accountability, I request that you complete the shaded response sections and return a copy to my attention with updates on the progress.

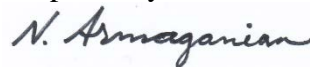
Once the Lafa Sports Complex Skateboard Park is restored to service, it will be essential to implement a routine inspection and maintenance program. This should include scheduled walk-throughs, visual inspections, cleaning, and minor timely repairs. Additionally, clearly posted and

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enforceable user rules are critical in promoting safe use of the facility. Also, please give particular attention to the far-side ramps that were covered by snow during my visit, as I was unable to fully assess their condition.

Please feel free to contact me with any questions. Thank you again for the opportunity to assist with this assessment.

Respectfully,



Nicole Armaganian
Risk Management Consultant
603-225-2841 x199

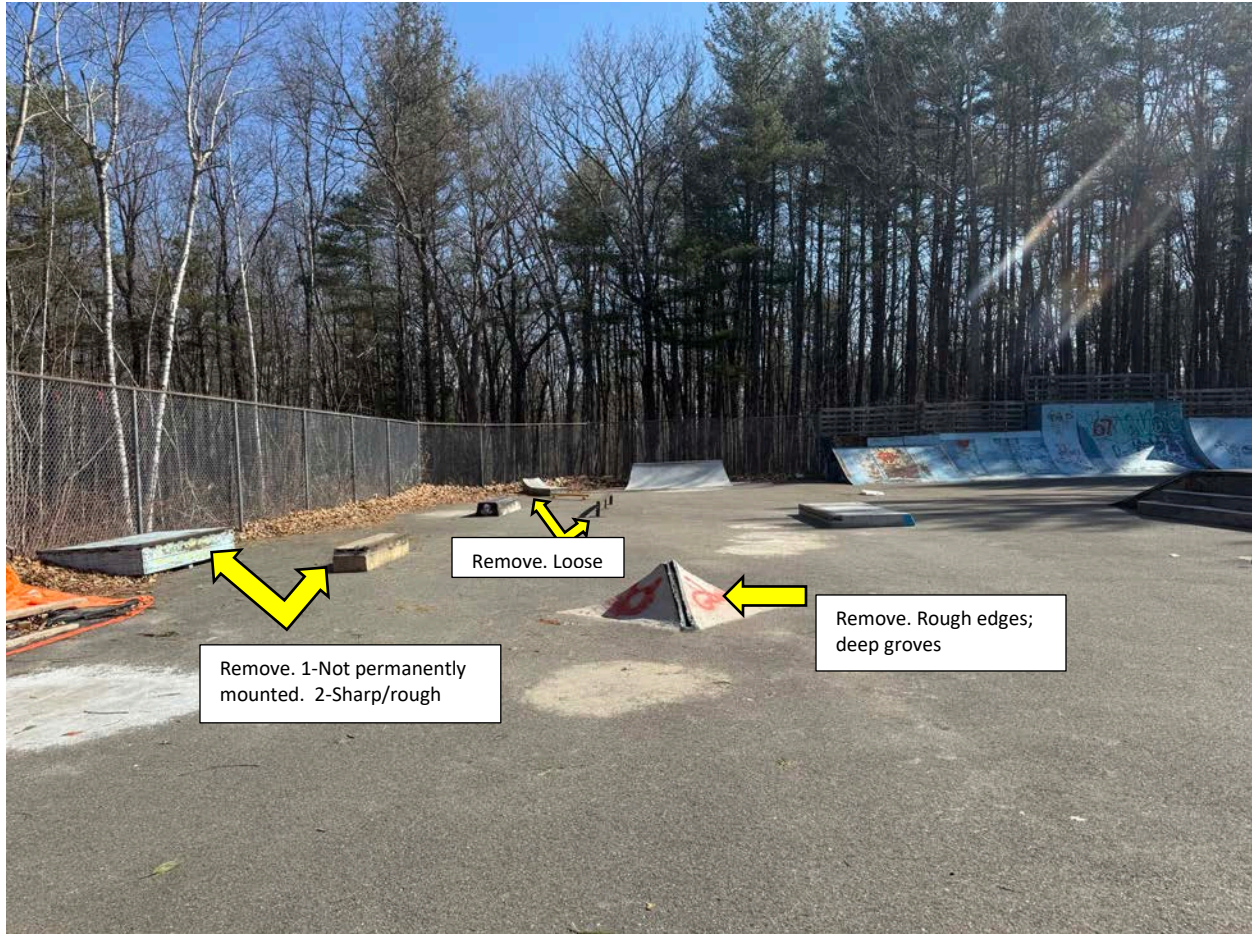
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LFA Sports Complex Skateboard Park Recommendations:

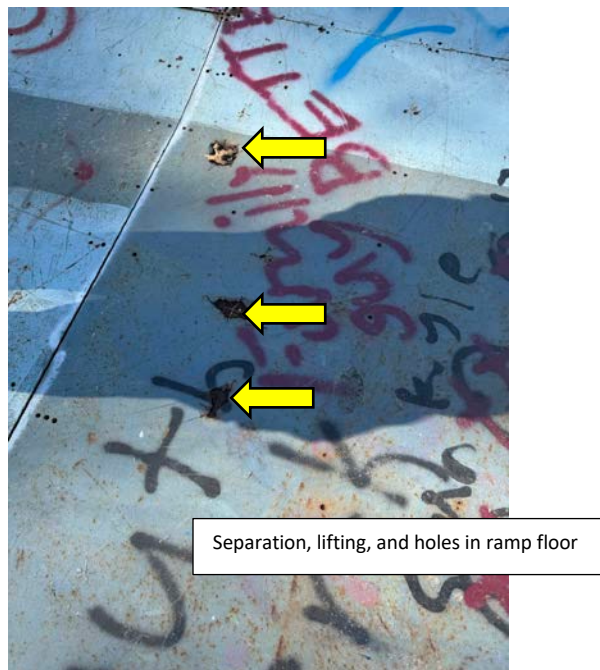
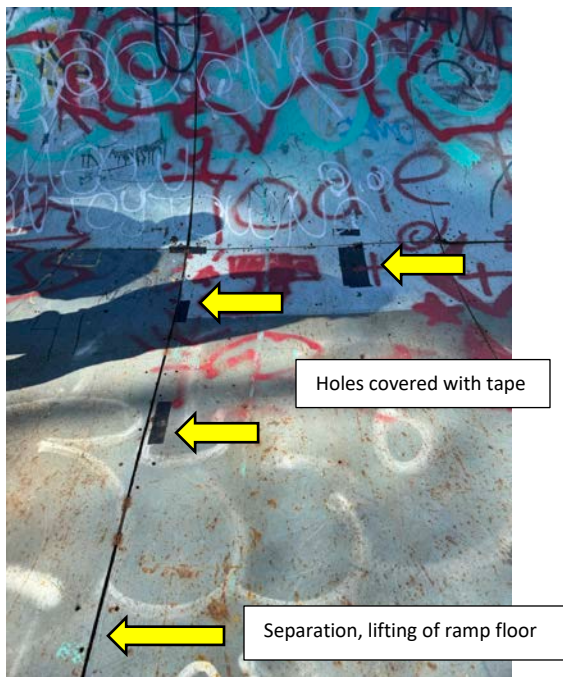
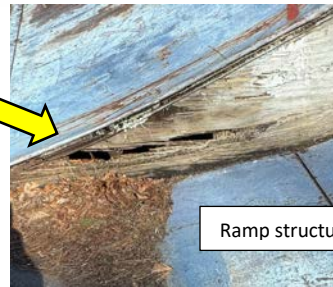
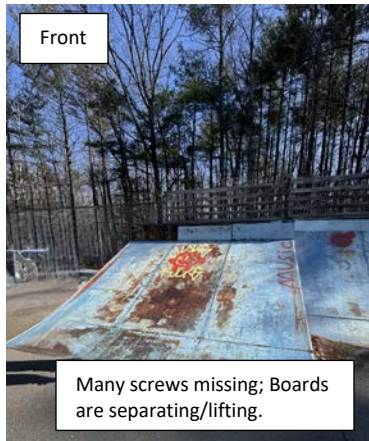
2026-01: General Maintenance: All Skateboard Jumps and Ramps:

Repair, remove, or replace those jumps, ramps, and landing pads that are cracked, broken, have missing pieces, or are not securely attached. Please keep in mind that there should be a fluid transition for the user from the pavement onto the ramps that are clear of gaps, divots, and debris.

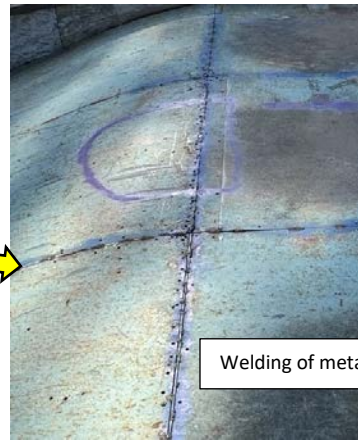
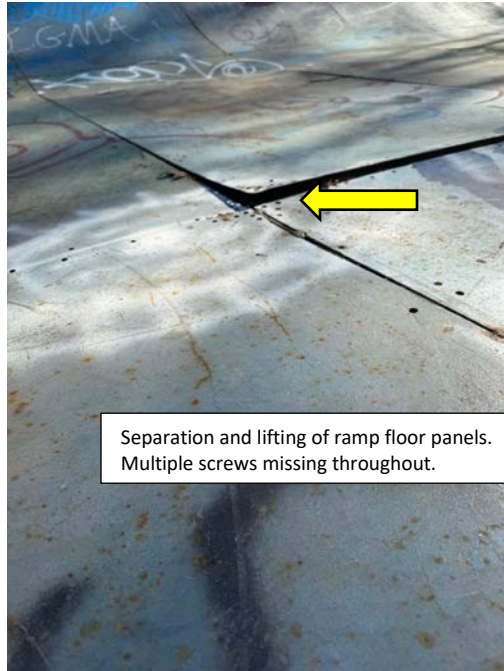


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Date Completed: _____ Or Estimated Date of Completion: _____
Actions Taken (or to be taken):

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2026-02: Location of Ramp too close to fence:

It is recommended to have approximately 6-8 feet of separation from structure to fenceline to allow riders to roll out safely after a jump and allow room for error.

2026-03: Remove Debris Behind Ramp:



Date Completed: _____ Or Estimated Date of Completion: _____

Actions Taken (or to be taken):

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2026-04: Signs and Labels:

When Skate Park is repaired, post signage for users to see upon entry. Signage should include using facility at own risk along with appropriate safety precautions.

Sample Sign:

<p style="text-align: center;">SKATEBOARDING/ROLLERBLADING RULES</p> <p style="text-align: center;"><i>The Community/School District of _____ is not responsible for any injury or accident incurred during the use of this skateboard/rollerblade facility. Skateboard and/or rollerblade at your own risk.</i></p> <p style="text-align: center;">Skateboarders/rollerbladers must abide by the following rules:</p> <ul style="list-style-type: none">▪ Users must wear helmets, kneepads and elbow pads at all times.▪ Skateboarders must wear shoes at all times.▪ Facilities may be used only during the designated hours of _____ to _____ .▪ No ramps, platforms, jumps or similar devices may be brought into the facility.▪ No roughhousing or abusive behavior at any time.▪ Only water allowed on the skating surfaces.▪ No glass containers allowed on the skating surfaces.▪ No use of facility after dark.▪ No foul/abusive language.▪ No graffiti in skate park.

<p>Date Completed: _____ Or Estimated Date of Completion: _____</p> <p>Actions Taken (or to be taken):</p>
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Town of Londonderry, NH Community Choice Aggregation Program Update

Presented to the Londonderry Town Council
April 20, 2026



Londonderry CCA Program Timeline

- January 15 – Executed the CCA electricity supply agreement @ \$.09573 / kWh, or ~15% lower than the Eversource \$.11303 / kWh rate
- January 16 – Informed the PUC and utilities of the plan to initiate aggregation for the April 1 enrollment period (fulfilling the 45-day notice requirement)
- February 16 – Produced a Londonderry CCA FAQ video for broadcast on Londonderry cable access channels and streaming on the CCA website
- February 20 – Launch the Londonderry CCA website, hosted by Freedom Energy
- February 20 – Opt-out post card mailed
- March 1 – Begin the opt-out period
- March 7 – Public information session scheduled for 10:00 AM in the Londonderry High School Cafeteria
- March 31 – Close the opt-out period
- ***April 1 – Program Launch- All Regulatory Requirements Completed***

Program launched effective with the April 2026 meter read date

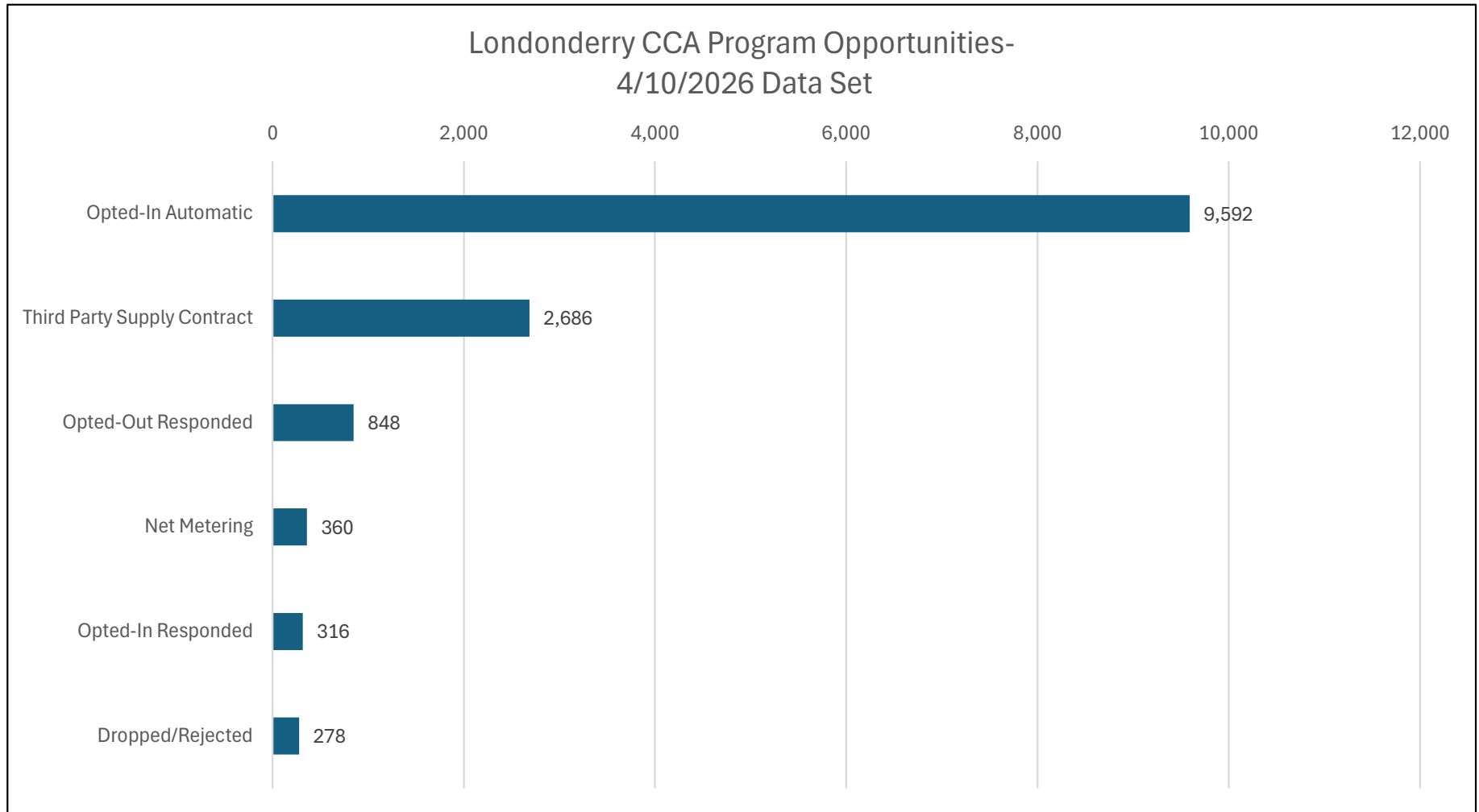


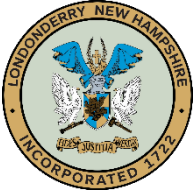
Londonderry CCA Program Opportunities

Total Meters-	14,080	100%
CCA Eligible Meters-	10,756	76.4%
CCA Ineligible Meters-	3,324	23.6%
Eligible Meters-	10,756	100%
Opt-In Rate-	9,908	92.1%
Opt-Out Rate-	848	7.9%

**Londonderry Participation Rate Comparable To Other Cities
and Towns Under Contract to Freedom Energy Logistics**

Community Choice Aggregation





Town of Londonderry, New Hampshire
268B Mammoth Road • Londonderry, NH 03053
(603) 432-1100 • londonderrynh.gov

Town Council Meeting – Agenda Item Coversheet

Meeting Date: 4/20/2026
Submitted By: Kellie Caron ATM
Department: PED

Contact Information: kcaron@londonderrynh.gov
Estimated Discussion Time: 10
Agenda Item Number: TC OFFICE USE

Agenda Item Title: Off-Site Improvement Agreement – Procopio

Background and Purpose: The Town has identified the need for a comprehensive, cumulative traffic impact analysis evaluating the combined effects of the Woodmont Commons buildout and the Procopio development on the surrounding roadway network, specifically at the Pillsbury/Gilcrest and Pillsbury/Hardy intersections.

Consistent with prior coordination with the Town Manager, Planning Board, and applicant the Town is advancing a framework to assess existing conditions, projected impacts, and necessary intersection improvements. The intent is to ensure infrastructure improvements address congestion and safety, with proportional cost responsibility assigned to benefiting developments.

The attached Off-Site Improvement Agreement has established:

- Procopio’s financial contribution toward off-site improvements
- Payment in lieu of constructing the right turn lane, to support a broader future intersection solution
- Construction of required on-site and immediate off-site improvements (e.g., left turn lane, signage, safety measures)
- Easement provisions to facilitate future comprehensive roadway improvements
- Escrow of funds by the Town for implementation of improvements at identified intersections

This agreement reflects the developer’s proportional share of impacts and is consistent with RSA 674:21, V(j) and RSA 674:44.

Action: Authorize the Town Manager to execute the off-site improvement agreement for the Procopio project.

Proposed Motion: *MOVED, that the Londonderry Town Council hereby authorize the Town Manager to execute the Off-Site Improvement Agreement for the Procopio project.*

Attachments: Off-Site Improvement Agreement

OFF-SITE IMPROVEMENT AGREEMENT

This Off-Site Improvement Agreement (“Agreement”), effective upon full execution, is made by and between the Town of Londonderry, a municipal corporation with a business address of 268B Mammoth Road, Londonderry, Rockingham County, New Hampshire 03053 (the “Town”) and The Procopio Companies, with a business address of 35 Village Road – Suite 702, Middleton, Essex County, Massachusetts 01949 (“Procopio”)(collectively referred to as the “Parties”).

WHEREAS, 36 Pillsbury Road (Map 10 Lot 42) is a 94 +/- acre parcel of land located in the Woodmont Commons Planned Unit Development;

WHEREAS, 44 Pillsbury Road (Map 10 Lot 15) is a 24 +/- acre parcel of land located in the Woodmont Commons Planned Unit Development (“PUD”);

WHEREAS, the Woodmont Commons Planned Unit Development Master Plan September 2013 (“Master Plan”) and the Woodmont Commons Development Agreement (2013) govern the development of the PUD to include off-site improvements necessitated by development within and outside the PUD;

WHEREAS, the Master Plan provides in Volume II, page 25: “The methodology regarding the potential phasing of the off-site transportation improvements, including the necessary participation from the public and private entities, will be summarized in a subsequent document and anticipated as part of a development agreement with the Town of Londonderry. It is understood that this level of analysis has been conducted to present a worst case for traffic-related impacts to the current roadway network, given the proposed PUD zoning change and full build-out of the exemplar scenario over twenty years. The Planning Board will have several opportunities to assess the specific impacts as part of the site plan approval process with each proposed development phase of the PUD”;

WHEREAS, the Town is in the process of developing that subsequent document;

WHEREAS, the Woodmont Commons Development Agreement recorded on January 29, 2014 at the Rockingham County Registry of Deeds in Book 5510, Page 87 provides at page 10: “The Developer shall be solely responsible for the cost of on-site and PUD Master Plan related off-site thoroughfare mitigation and/or transportation improvements...”

WHEREAS, Procopio filed a site plan for development at 36 Pillsbury Road known as “Thornton Hill prepared by VHB, Owner Pillsbury Realty Develop LLC and Applicant Procopio Companies dated February 20, 2025” (“Thornton Hill”) for 250 residential units;

WHEREAS, Procopio filed a site plan for development at 44 Pillsbury Road known as “Rosecrans Drive at Thornton Hill Condominium Development prepared by VHB, Owner Pillsbury Realty Develop LLC and Applicant Procopio Companies dated October 14, 2025” (“Rosecrans”) for 62 residential units (both plans collectively referred to as the “Project”).

WHEREAS, as part of the Town’s design and development review process, multiple traffic studies were performed to assess the Project’s impact on adjacent roadways and nearby intersections;

WHEREAS, these studies demonstrated that the Thornton Hill impact necessitates the installation of a right turn lane (the “Right Turn Lane”) at Pillsbury and Gilcrest;

WHEREAS, these studies demonstrated that the Thornton Hill impact necessitates the installation of two stop signs at the intersection of Pillsbury Road and Michel’s Way (the “Stop Signs”);

WHEREAS, these studies demonstrated that the Thornton Hill impact necessitates the installation of a left turn lane into the Project’s site (the “Left Turn Lane”);

WHEREAS, these studies demonstrated that Rosecrans did impact the intersections at Pillsbury/Michels Way and Gilcrest/Pillsbury;

WHEREAS, these studies demonstrated that Rosecrans’ impact to the Hardy Road/Pillsbury intersection was negligible although existing;

WHEREAS, Procopio provided a channelized westbound Right Turn Lane concept and provided a cost estimate for its construction to the Town for review;

WHEREAS, the Town reviewed the Right Turn Lane concept and cost estimate;

WHEREAS, Procopio provided the Town with a schematic plan for the Left Turn Lane, specifically a left turn lane into the entrance of Thornton Hill site to include road widening, including full depth reconstruction at shoulders/new road surfaces only;

WHEREAS, the Town reviewed the schematic plan for the Left Turn Lane;

WHEREAS, a portion of the same area for the Left Turn Lane will be utilized for the construction of the proposed sewer line on and along 36 Pillsbury Road;

WHEREAS, the Town reviewed and provided input and recommendations regarding the concepts and cost estimate as described above;

WHEREAS, as part of the overall development of the PUD, the Town anticipates that, in lieu of the Right Turn Lane, a different design configuration of a more extensive and comprehensive solution will be appropriate at the intersection of Gilcreast and Pillsbury;

WHEREAS, in light of the more extensive and comprehensive solution in lieu of the Right Turn Lane at intersection of Pillsbury and Gilcreast, the Parties agree that the full payment of the estimated cost of construction of the Right Turn Lane, in lieu of construction of the same, is in the best interest of the Town;

WHEREAS, the construction of more comprehensive intersection improvements will require easements to the Town for its construction from 15, 36 and 44 Pillsbury Road;

WHEREAS, Procopio prepared an easement plan outlining the necessary easements and the Town has reviewed and approved same (the "Easement Plan");

WHEREAS, the easement plan delineated the land to be deeded to the Town for its use for the construction of a more extensive and comprehensive solution ("Easement Land");

WHEREAS, Procopio received conditional site plan approval of the Project which included the execution of this Agreement;

WHEREAS, the Town's zoning ordinance does not contain an impact fee ordinance;

WHEREAS, New Hampshire Revised Statute Annotated chapter 674:21, V (j) governs off-site improvements;

WHEREAS, the Parties seek to enter into this Agreement to provide a clear path forward for the payment and construction of the off-site improvement and prompt construction of the Project; and

WHEREAS, this Agreement received approval from the Town Council for its execution.

NOW THEREFORE in consideration of the foregoing, the Parties agree as follows:

1. The recitals stated herein are an integral part of this Agreement.
2. For the purposes of this Agreement, "off-site improvements" mean those improvements that are necessitated by the Project, but which are located outside the boundaries of the Property that was subject to conditional site plan approval by the Planning Board.
3. The Parties agree that the following constitute all off-site improvements necessitated by the Project's impact:

- a. the Right Turn Lane;
- b. the Stop Signs, associated markings, illumination at Michel's Way/Pillsbury Road; and
- c. the Left Turn Lane.
- d. Signage and pavement markings at the Hardy/Pillsbury Road intersection.

4. The Parties agree that the estimated cost to construct the Right Turn Lane is \$470,896.25 (the "Cost Estimate").
5. If permitted by all local, state and federal rules, laws and regulations, Procopio shall install two additional stop signs at the intersection of Michel's Way and Pillsbury Road creating a three-way stop intersection to include remarking/re-painting of the intersection, a cross walk and if needed, as determined by Town staff, and an additional street light on the 36 Pillsbury Road side to assist in proper pedestrian crossing.
6. Procopio agrees to provide payment in the amount of \$5,250 to the Town for the cost of signage and pavements markings at the Hardy Road/Pillsbury Road intersection. Such payment shall be included as part of the Final Payment described herein.
7. Procopio agrees to construct the Left Turn Lane. Since the construction of the sewer pump station and associated sewer lines will be occurring at the same time as the construction of the Left Turn Lane (road widening), the Town shall provide a credit to Procopio in the amount of \$12,000 ("Credit One") so as to allow for the paving of both the new sewer line and the road widening at a single time (i.e. not double buying the scope). Procopio shall receive said credit and pave that whole section of road for both the Town and the Thornton Hill development.
8. Procopio agrees to provide easements to the Town for the Easement Land, as shown on the Easement Plan, which appended hereto as **Exhibit A**. Procopio shall receive a monetary credit in the amount of \$XXX ("Credit Two"), which the Parties agree represents the full fair market value of the Easement Land;
9. Within 60 days of the effective date of this Agreement, Procopio shall pay to the Town the amount of \$XXX ("Final Payment"), which the Parties agree represents full payment and satisfaction of Procopio's fair share of the cost of the Project's impact and off-site improvements as described herein. The Final Payment represents the

full and total amount due now and in the future for the Project's off-site improvements.

10. This Final Payment shall be held in escrow by the Town to be used for the construction/engineering, and/or necessary upgrades to Pillsbury and Gilcreast roadways near the Project site.
11. The Town Council acknowledges and agrees that off-site improvements for the Project are limited to the necessary roadway and infrastructure improvements described herein.
12. The Town Council and Procopio acknowledge and agree that this Agreement reflects a proportional share of municipal improvement costs not previously assessed against other developments, which is necessitated by the Project, and which is reasonably related to the benefits accruing to the Project from the improvements financed by the exaction.
13. The Town Council and Procopio acknowledge and agree that the requirements set forth in this Agreement were assessed at the time of the Project's approval as required by state statute.
14. Since the calculation of the Final Payment is predicated upon some portion of the cost of the related improvement being borne by the Town, a refund of any collected sum shall be made to Procopio or its successor in interest upon the failure of the Town Council to appropriate the Town's share of that cost within six (6) years from the date of collection.
15. For the purposes of this Agreement, the failure of the Town to appropriate such funding or to construct any necessary off-site improvement shall not operate to prohibit the Project's development, construction, and/or completion.
16. This off-site improvement shall in no way inhibit, impede or otherwise obstruct the final approval of the Plans.
17. The conditions described herein are to be satisfied before the issuance of a certificate of occupancy at the Project site.

18. In the event of unforeseen conditions or other unknowns, the parties shall cooperate to amend this Agreement so as to facilitate the Project's construction and development.

19. The illegality, invalidity or unenforceability of any provision of this Agreement under the laws of any jurisdiction shall not affect its legality, validity or enforceability under the laws of any other jurisdiction, nor the legality, validity or enforceability of any other provision. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

20. This Agreement shall be governed by and construed in accordance with the laws of the State of New Hampshire, without regard to its conflict of laws principles. The parties hereby consent to and submit to the exclusive jurisdiction of the state and federal courts located within the State of New Hampshire for the resolution of any dispute arising out of or relating to this Agreement. The parties further agree that any such action or proceeding shall be brought exclusively in a court of competent jurisdiction located within the State of New Hampshire, including the New Hampshire state courts or, where subject matter jurisdiction exists, the United States District Court for the District of New Hampshire.

21. This Assignment Agreement may be executed in several counterparts, and such counterparts shall constitute a single instrument.

Town of Londonderry

The Procopio Companies

Name: _____

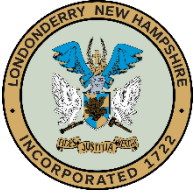
Title: _____

Date: _____

Name: _____

Title: _____

Date: _____



Town of Londonderry, New Hampshire
268B Mammoth Road • Londonderry, NH 03053
(603) 432-1100 • londonderrynh.gov

Town Council Meeting – Agenda Item Coversheet

Meeting Date: 4/20/2026
Submitted By: Kellie Caron ATM
Department: PED

Contact Information: kcaron@londonderrynh.gov
Estimated Discussion Time: 10
Agenda Item Number: TC OFFICE USE

Agenda Item Title: Memorandum of Understanding – Pillsbury Realty Development (Woodmont Commons PUD)

Background and Purpose: The Town continues to evaluate cumulative traffic impacts associated with the ongoing buildout of Woodmont Commons and surrounding development activity, particularly at the Pillsbury/Gilcreast, Pillsbury/Hardy, and Pillsbury/Michels Way intersections.

In coordination with ongoing traffic analysis efforts and anticipated future infrastructure planning, the Town has worked collaboratively with Pillsbury Realty Development, LLC, as the master developer of Woodmont Commons, to establish a framework for evaluating and addressing these impacts.

The attached Memorandum of Understanding (MOU) has establishes:

- A coordinated approach to evaluating cumulative traffic impacts at key intersections
- Shared responsibility between the Town and Master Developer for funding and reviewing traffic studies
- A proportional cost allocation framework for future intersection improvements based on impact
- Use of a Town-selected traffic consultant, with joint input and oversight
- Commitment to formalize specific mitigation measures through future development agreements

This MOU provides a planning-level framework to guide future infrastructure decisions and ensure that costs associated with growth are allocated proportionally and consistent with RSA 674:21..

Action: Authorize the Town Manager to execute the Memorandum of Understanding – Pillsbury Realty Development (Woodmont Commons PUD).

Proposed Motion: *MOVED, that the Londonderry Town Council hereby authorize the Town Manager to execute the Memorandum of Understanding – Pillsbury Realty Development (Woodmont Commons PUD).*

Attachments: MOU – Pillsbury Realty Development

**MEMORANDUM OF UNDERSTANDING
BETWEEN THE
TOWN OF LONDONDERRY
AND
PILLSBURY REALTY DEVELOPMENT, LLC**

MEMORANDUM OF UNDERSTANDING made and entered by and between the TOWN OF LONDONDERRY, having an address of 268B Mammoth Road, Londonderry, New Hampshire 03053 (hereinafter the “Town”), AND Pillsbury Realty Development, LLC, having an address of 30 Main Street, Suite 1B, Londonderry, New Hampshire 03053 (hereinafter the “Master Developer”).

PURPOSE. The purpose of this MOU is to document the understanding of the undersigned parties regarding certain planned and future traffic improvements being considered for the following public intersections: Pillsbury Road and Gilcrest Road, Pillsbury Road and Hardy Road, and Pillsbury Road and Michels Way.

WHEREAS, Master Developer is the principal developer of Woodmont Commons, a mixed-use planned unit development located in Londonderry, New Hampshire and the subject of a Master Plan approved by the Londonderry Planning Board in 2013, and as amended thereafter (hereinafter, “Woodmont Commons”);

WHEREAS, Master Developer, and its authorized sub-developers, continue to develop portions of Woodmont Commons pursuant to its Master Plan, with the precise nature of future uses and density being undetermined in advance of individual development proposals;

WHEREAS, pursuant to RSA 674:21 et seq., the Londonderry Town Council has statutory authority to execute a development agreement, which shall express the terms, conditions and responsibilities of the Master Developer vis-à-vis the Town of Londonderry in conjunction with future approved plans;

NOW, THEREFORE, the parties hereto covenant and agree upon the express terms and conditions set forth herein:

1. The parties acknowledge that the municipal intersections of Pillsbury Road/Michels Way, Pillsbury Road/Gilcrest Road, and Pillsbury Road/Hardy Road (hereinafter, the “Subject Intersections”) are likely to require capacity upgrades as a result of the cumulative effect of the continued development of Woodmont Commons, and background growth occurring generally in and around the Town. Said intersections are identified on Exhibit A hereto.

2. The Town and Master Developer and/or its sub-developers, as its designee, agree to continue to work in good faith to study previous and on-going traffic patterns and the impact from Woodmont Commons, along with the impacts of unrelated background growth, with each party being proportionately responsible for the cost of future improvements contemplated for the Subject Intersections.
3. The Town and Master Developer and/or its sub-developers shall share proportionately the reasonable cost of traffic studies to formulate and design planned improvements at the Subject Intersections, with the Town taking primary responsibility for selecting a qualified traffic engineering firm (“Traffic Consultant”) to conduct the studies and propose mitigation concepts and budgets. Both the Town and Master Developer shall approve use of all selected vendors, including contractors, and receive all proposed scopes of work and work product prepared by said firms. Either party may engage additional consultants to review the recommendations of the Traffic Consultant.
4. In the event a mitigation project is recommended by the Traffic Consultant for one or more of the Subject Intersections, the Town and the Master Developer and/or its sub-developers shall each pay a proportionate share of the costs of construction, and the Town shall maintain the improvements thereafter in the same manner as other municipal intersections. Said proportional costs shall be outlined in successive Development Agreement, which shall be negotiated in good faith and be specific to individual intersection improvement project to be undertaken.
5. This MOU shall be binding upon and inure to the benefit of the parties, and each of their respective heirs, executors, administrators, legal representatives, successors in interest and assigns.
6. This MOU shall be deemed to have been executed and delivered within the State of New Hampshire, and shall be governed by, and the rights and obligations of the parties hereunder shall be construed and enforced in accordance with, the laws of the State of New Hampshire, without regard to principles of conflict of laws.
7. Any litigation arising out of this Agreement shall be filed in either the State of New Hampshire Superior Court for Rockingham County or the United States District Court for the District of New Hampshire, both being forums of convenience for the parties.
8. The illegality, invalidity or unenforceability of any provision of this Agreement under the laws of any jurisdiction shall not affect its legality, validity or enforceability under the laws of any other jurisdiction, nor the legality, validity or enforceability of any other provision. In case any one or more of the provisions contained in this Agreement

shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

9. Each of the parties represent and warrant to the others that it has taken all actions necessary to execute and deliver this Agreement, and that this Agreement constitutes the legally binding obligation in accordance with its terms. Buyer shall save and hold Seller harmless from any claims, or damages including reasonable attorneys' fees arising from Buyer's misrepresentation of its authority to enter into and execute this Agreement. Seller represents and warrants that it has taken all corporate, partnership or other action necessary to execute and deliver this Agreement, and that this Agreement constitutes the legally binding obligation of Seller enforceable in accordance with its terms. Seller shall save and hold Buyer harmless from any claims, or damages including reasonable attorneys' fees arising from Seller's misrepresentation of its authority to enter into and execute this Agreement.

10. This Agreement may be executed in multiple counterparts, each of which shall be an original, but such counterparts together shall constitute one and the same instrument notwithstanding that all parties are not signatories to the same counterpart. Signature pages may be detached from the counterparts and attached to a single copy of this instrument to physically form one (1) document.

[Signatures on Following Pages]

IN WITNESS WHEREOF, the Parties have executed this Agreement under seal as of the date first written above.

Witness, its hand this _____ day of _____ 2026.

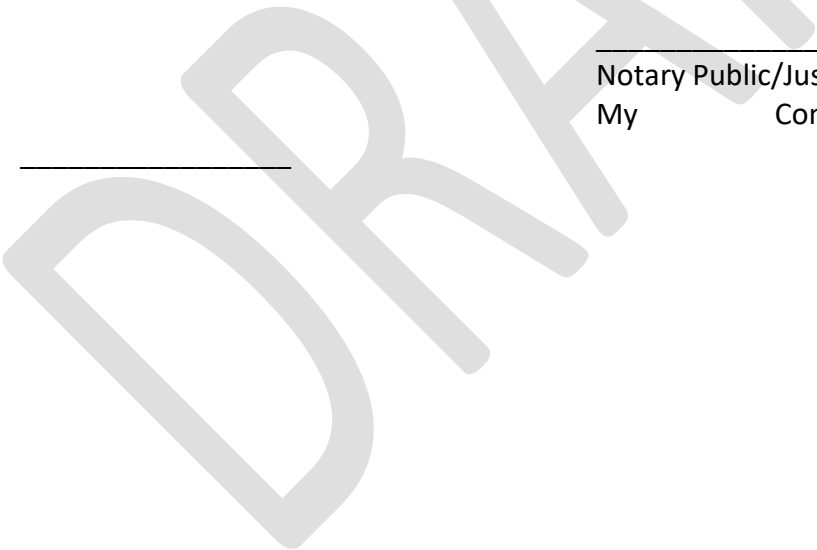
Master Developer
PILLSBURY REALTY DEVELOPMENT, LLC
a New Hampshire Limited Liability Company

Witness By: Michael L. Kettenbach
Title: Its Authorized Member

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 2026, personally appeared before me, the undersigned officer, the above-named Michael L. Kettenbach, known to me (or satisfactorily proven) to be the individual who executed the foregoing Agreement, and he acknowledged that he executed the within agreement for the purposes therein contained, and that the same was his voluntary act and deed as Member of Pillsbury Realty Development, LLC.

Notary Public/Justice of the Peace
My Commission Expires:



January 2026

TOWN OF LONDONDERRY

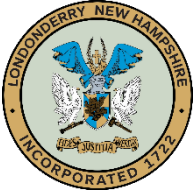
Witness

By: _____
Title: _____
Its _____
Duly Authorized

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS

On this ____ day of _____, 2026, personally appeared before me, the undersigned officer, the above-named _____, known to me (or satisfactorily proven) to be the individual who executed the foregoing Agreement, and he acknowledged that he is the Town Manager of the TOWN OF LONDONDERRY, that he executed the within agreement for the purposes therein contained, and that the same was his voluntary act and deed as Town Manager of THE TOWN OF LONDONDERRY.

Notary Public/Justice of the Peace
My Commission Expires:



Town of Londonderry, New Hampshire
268B Mammoth Road • Londonderry, NH 03053
(603) 432-1100 • londonderrynh.gov

Town Council Meeting – Agenda Item Coversheet

Meeting Date: 4/20/2026
Submitted By: Kim Bernard
Department: Police

Contact Information:
kbernard@londonderrynhpd.gov
Estimated Discussion Time: 5-10 mins.

Agenda Item Title: An Expenditure from the Police Equipment & Technology Capital Reserve Fund.

Background and Purpose: In March of 2025 with warrant article #5 the Town of Londonderry established a capital reserve fund for Police Equipment & Technology. The Police Department is looking to purchase a FARO 3D laser scanning system and associated software. The equipment is used to create precise three-dimensional documentation of crash scenes, crime scenes, and public buildings. The system allows investigators to collect accurate measurements, prepare diagrams and reports, and create visual presentations for court. Use of the system can improve investigative accuracy, reduce the amount of time roads or scenes remain closed, and preserve a permanent digital record of important incidents.

Action: Approve a withdrawal from the Police Equipment & Technology Capital Reserve Fund.

Proposed Motion: *MOVED that the Londonderry Town Council hereby approves Order 2026-08 and directs the Trustees of the Trust Funds to disburse \$53,504.69 from the Police Equipment & Technology Capital Reserve Fund for the aforementioned items.*

Attachments:

- 2026-04.06- Police Equipment & Technology CRF Back up
- Order 2026-08



FARO Technologies, Inc., a business of AMETEK, Inc.
 125 Technology Park, Lake Mary FL
 32746-6204
 Phone No: 407-333-9911


Account Manager: Michael Mangano
Email: michael.mangano@ametek.com
Sales Support: Elizabeth Smith
Contact Person: Garrett Malloy

Quotation No: 07090158
Quotation Date: 03/24/2026
Expiration Date: 03/31/2026
Lead Times: 2-6 weeks
 Tracker: 8-12 weeks
Ship: Standard/Ground
Payment Terms: 30 Days net
Delivery Terms: Ex Works
 Origin

Bill To:	Ship To:
Londonderry Police Department 268B Mammoth Rd Londonderry,NH,03053-3003 US	Londonderry Police Department Londonderry,United States 268A Mammoth Rd Londonderry,NH,03053-3003 US

Notes:

UNIT COSTS

ITEM NO.	DESCRIPTION	QTY	UNIT PRICE	DISCOUNT	TOTAL AMOUNT
LS9-CU 	FARO Focus Core 100m USA ships with: scanner head, Status Indicator, Quick Release, Battery, Power Dock , Power Supply, 64GB SD Card and reader, transport case, calibration certificate, quick start guide, manufacturer warranty	1	\$ 50,946	\$ 15,284	\$ 35,662

FARO Technologies, Inc., a business of AMETEK, Inc., 125 Technology Park, Lake Mary FL 32746-6204
 Check Payments:
 FARO Technologies, Inc.
 PO Box 116908
 Atlanta, GA 30368-6908

Electronic Payments:
 FARO Technologies, Inc.
 ABA: 061000104
 Swift Nbr: SNTRUS3A
 USD Account #: 1000009578609

Phone No: 407-333-9911
 www.faro.com

Continued

Quotation No: 07090158

SV2-SCN-Y3	FOCUS Premium Complete Care- Year 3 Complete care coverage for Focus Premium scanners. Includes parts and labor for repairs and annual cleaning and calibration. Covers through year 3 from point of sale.	1	\$ 6,300	\$ 1,134	\$ 5,166
SSA0030-1Y-POS	FARO Flash Trial Focus SUB 1Y FARO Flash for Focus Core and Premium (1 year trial period) Contract Date: 03/13/2026 - 03/12/2027	1	\$ 0	\$ 0	\$ 0
ACCS-PWR-0014	Focus Battery Power Block Power Block battery for Focus laser scanner and Freestyle.	1	\$ 719	\$ 108	\$ 611

FARO Technologies, Inc., a business of AMETEK, Inc., 125 Technology Park, Lake Mary FL 32746-6204

Check Payments:
FARO Technologies, Inc.
PO Box 116908
Atlanta, GA 30368-6908

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FARO Technologies, Inc.
ABA: 061000104
Swift Nbr: SNTRUS3A
USD Account #: 1000009578609

Phone No: 407-333-9911
www.faro.com

TR-BL-SCN-POS	<p>Scanner Training - Facility POS</p> <p>Blended Learning Training combines flexible online modules with interactive face-to-face sessions for a comprehensive educational experience. Course includes the principles of Scanner operation, setup, and basic measurements and software. Classroom trainings are scheduled on a first come first served basis. Classes can be cancelled within two weeks of the scheduled date if sufficient enrollment is not met. Point of Sale training includes up to 2 persons for online course and 2 day classroom session.</p>	1	\$ 0	\$ 0	\$ 0
TR-BL-SCN-POS-O	<p>Scanner Training - Customer Site UG</p> <p>Blended Learning Training combines flexible online modules with interactive face-to-face sessions for a comprehensive educational experience. Course includes the principles of Scanner operation, setup, and basic measurements and software. Customer Site Trainings are designed for up to Four trainees to ensure proper transfer of knowledge and understanding. Includes online course and 2 day customer site session.</p>	1	\$ 6,257	\$ 1,141	\$ 5,116

FARO Technologies, Inc., a business of AMETEK, Inc., 125 Technology Park, Lake Mary FL 32746-6204

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Phone No: 407-333-9911
www.faro.com

SMAR51007-3Y	FARO Zone 3D Expert Maintenance Rnwl 3Y Zone 3D Expert annual maintenance renewal includes product updates and upgrades (as available), including top tier technical support for three (3) years. Customer must be on the most current software release to purchase this plan. Contract Date: 04/01/2026 - 03/31/2029 2129181801	1	\$ 2,879	\$ 576	\$ 2,303
SML0900 	SCENE MAINT RECOVERY SCENE. Fee allows the reactivation of maintenance contract. Mandatory maintenance renewal contract sold separately. Entitles to any version released since expiration.	1	\$ 1,557	\$ 1,557	\$ 0
SMAR0900-3Y 	SCENE MAINT - 3Y RNWL Contract Date: 04/01/2026 - 03/31/2029 1484947702	1	\$ 3,473	\$ 695	\$ 2,778
ACCS-0016	Panocam Mount High Speed Color Add-On mount to connect a high-resolution panoramic camera with the accessory bay of a FARO Focus laser. Panoramic camera not included.	1	\$ 633	\$ 127	\$ 506

FARO Technologies, Inc., a business of AMETEK, Inc., 125 Technology Park, Lake Mary FL 32746-6204

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 Atlanta, GA 30368-6908

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Phone No: 407-333-9911
 www.faro.com

Continued

Quotation No: 07090158

ACSS8063	High Resolution Panocam High resolution panorama camera for FARO® ScanPlan, records 360° images in high resolution and high quality, still image resolution 6720 x 3360	1	\$ 1,683	\$ 337	\$ 1,346
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Total Unit Price:	\$ 74,447.00
Total Discount:	-(\$ 20,959.00)
Sub Total:	\$ 53,488.00
Shipping & Handling:	\$ 16.69
Total Excluding Tax:	\$ 53,504.69
Total Taxes:	\$ 0.00
Total Due: (USD)	\$ 53,504.69

OPTIONAL ITEMS

ITEM NO.	DESCRIPTION	QTY	UNIT PRICE	DISCOUNT	TOTAL AMOUNT
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FARO Technologies, Inc., a business of AMETEK, Inc., 125 Technology Park, Lake Mary FL 32746-6204

Check Payments: FARO Technologies, Inc. PO Box 116908 Atlanta, GA 30368-6908	Electronic Payments: FARO Technologies, Inc. ABA: 061000104 Swift Nbr: SNTRUS3A USD Account #: 1000009578609	Phone No: 407-333-9911 www.faro.com
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Continued

Quotation No: 07090158

****Note: Taxes on this quote are budgetary estimates and are not binding. Taxes charged will be based on applicable tax rates assessed at the time of final invoice.**

Quote, including FARO Standard Delivery Terms and Conditions, accepted

Signature: _____ Print: _____

Title: _____ Date: _____

Accounts Payable Name: _____ Email: _____

Do you require a PO number to be referenced on the invoice () No () Yes - PO #: _____

FARO Technologies, Inc., a business of AMETEK, Inc., 125 Technology Park, Lake Mary FL 32746-6204

Check Payments:
FARO Technologies, Inc.
PO Box 116908
Atlanta, GA 30368-6908

Electronic Payments:
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USD Account #: 1000009578609

Phone No: 407-333-9911
www.faro.com

Continued

Quotation No: 07090158

PURCHASE AGREEMENT AND CONDITIONS OF SALE: As a condition of this agreement, the applicable contract terms are FARO's Standard Terms and Conditions of Sale, or, if the Parties have entered into current master sales terms, such negotiated master terms.

The FARO Standard Terms and Conditions can be found at the following Web link (if such is not an active link, please copy and paste the Web address into a Web browser):

<https://www.faro.com/terms/>

You can also obtain the terms from your FARO sales representative or please email Contracts.AMER@faro.com for a copy.

The following article contains all our calibration information under their respective product headings

https://knowledge.faro.com/Essentials/Hardware/Compensation_Calibration_and_Certification_Standards_for_FARO_Devices

FARO Technologies, Inc., a business of AMETEK, Inc., 125 Technology Park, Lake Mary FL 32746-6204

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www.faro.com



Town of Londonderry, New Hampshire

268B Mammoth Road • Londonderry, NH 03053

(603) 432-1100 • londonderrynh.gov

ORDER 2026-08

An Order Relative to

AN EXPENDITURE FROM THE POLICE EQUIPMENT & TECHNOLOGY CAPITAL RESERVE FUND

WHEREAS at the March 2025 Annual Town Meeting, the Town of Londonderry voted to establish the Police Equipment & Technology Capital Reserve Fund pursuant to RSA 35:1 for the purpose of purchasing, leasing, obtaining, maintaining, and upgrading Police Department equipment and technology; and

WHEREAS the Londonderry Police Department has identified the need to purchase a FARO 3D laser scanning system and associated software to enhance investigative capabilities; and

WHEREAS the FARO 3D laser scanning system will allow for precise three-dimensional documentation of crash scenes, crime scenes, and public buildings, improving investigative accuracy, reducing scene closure times, and preserving digital records for evidentiary purposes; and

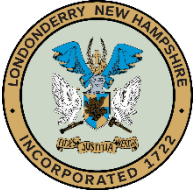
WHEREAS the total cost of the equipment, training, software, and associated components is \$53,504.69, as detailed in the vendor quotation from FARO Technologies, Inc.

NOW THEREFORE BE IT ORDERED by the Town Council of the Town of Londonderry hereby approves Order 2026-08 and directs the Trustees of the Trust Funds to disburse the sum of \$53,504.69 from the Police Equipment & Technology Capital Reserve Fund for the purchase of a FARO 3D laser scanning system and associated items.

Ron Dunn – Chair
Town Council

Sharon Farrell – Town Clerk

PASSED AND ADOPTED by the Londonderry Town Council this 20th day of April 2026.



Town of Londonderry, New Hampshire
268B Mammoth Road • Londonderry, NH 03053
(603) 432-1100 • londonderrynh.gov

Town Council Meeting – Agenda Item Coversheet

Meeting Date: 4/20/2026
Submitted By: Drew Caron
Department: Cable

Contact Information:
drewcaron@londonderrynh.gov
Estimated Discussion Time: 5 – 10 minutes

Agenda Item Title: Discuss and approve Order 2026-09: A request to withdraw funds from the Cable Equipment Capital Reserve Fund for Moose Hill Control Room upgrades.

Background and Purpose: Current hardware and control systems are approaching end-of-life and require replacement to ensure reliable, high-quality audio and video streaming. Upgrading this infrastructure will also expand access, offering more viewing options and improving public engagement with Town of Londonderry meetings.

Action: Approve a withdrawal from the Cable Equipment Capital Reserve Fund to replace four aging cameras with upgraded models featuring improved optics, install two additional cameras, and complete all necessary hardware installation and configuration of the meeting room PC for audio/visual connectivity.

Proposed Motion: *MOVED that the Londonderry Town Council hereby approves Order 2026-09 and directs the Trustees of the Trust Funds to disburse \$33,872.76 from the Cable Equipment Capital Reserve Fund for the necessary Control Room upgrades.*

Attachments:



Ockers Control
Room Quote.pdf



We have prepared a quote for you

Londonderry-Meeting Room Upgrade-Panasonic

Quote # 015663
Version 1

Prepared for:

Town of Londonderry

Main

Drew Carron
drewcaron@londonderrynh.gov

Hardware

Description	Price	Qty	Ext. Price
AW-UE50WPJ5 Panasonic Connect AW-UE50 Video Conferencing Camera - 60 fps - White - USB - 4K - 3840 x 2160 Video - MOS Sensor - Auto/Manual - 82° Angle - Ceiling Mount - 2x Digital Zoom - Network (RJ-45) - For Camera Controller, Desktop PC - Windows 10, macOS 11.0.1,	\$3,286.75	6	\$19,720.50
AW-RP60GJ5 Compact 3.5" LCD PTZ Controller POE	\$3,045.80	1	\$3,045.80
HCM-1-WH HuddleCamHD Universal Wall Mount for PTZ Camera - White - VESA Mount Compatible - Steel	\$96.00	2	\$192.00
U-TAP-SDI AJA VIDEO U-TAP SDI Simple USB 3.0 Powered 3G-SDI Capture - Functions: Video Capturing, Audio Embedding, Audio Capturing - USB 3.0 - 1920 x 1080 - SDI - Mac, PC, Linux - External	\$443.20	1	\$443.20
HD5DA AJA VIDEO 4-way Distribution Amplifier - 270MHz	\$258.15	1	\$258.15
BMD-CONVBDC/SDI/HDMI03G/PS Blackmagic Design - Micro Converter BiDirect SDI/HDMI 3G PSU	\$89.00	2	\$178.00
ANIUSB-MATRIX Shure USB Audio Network Interface with Matrix Mixing - 1.6" Height x 5.5" Width x 5" Depth	\$749.35	1	\$749.35
60-440-01 Extron - MDA 3A - Three Output Stereo Audio Distribution Amplifier	\$224.00	1	\$224.00
60-190-01 Extron Rackshelf	\$130.00	1	\$130.00
GSM4212PX-100NAS Netgear AV Line M4250-10G2XF-PoE+ Ethernet Switch - 10 Ports - Manageable - 3 Layer Supported - Modular - 25 W Power Consumption - 240 W PoE Budget - Optical Fiber, Twisted Pair - PoE Ports - 1U - Rack-mountable - Lifetime Limited Warranty	\$1,089.85	1	\$1,089.85

Subtotal: \$26,030.85

Services

Description	Price	Qty	Ext. Price
LABOR-BROADCAST Ockers Broadcast Installation Labor	\$6,000.00	1	\$6,000.00

48 Leona Drive
Middleboro, MA 02346
www.ockers.com
(508) 586-4642



Services

Description	Price	Qty	Ext. Price
Run CAT lines to existing 4 cameras. Pull CAT and SDI lines to 2 new cameras. Pull CAT, SDI and audio lines to OFE computer behind TV. Remove and replace 4 existing cameras. Install and mount two new cameras. Install Shure and UTAP at computer and configure PC for A/V connections. Install switch, DAs and PTZ controller in control room. Configure cameras and PTZ controller. Train customer on controller. Test and confirm all operations.			

Subtotal: **\$6,000.00**

Londonderry-Meeting Room Upgrade-Panasonic

Prepared by:

Ockers Technologies
 Gary Pink
 7813498823
 Fax 508-584-9180
 gpink@ockers.com

Prepared for:

Town of Londonderry
 Main
 268B Mammoth Rd
 Londonderry, NH 03053
 Drew Carron
 603-432-1100 Ext. 179
 drewcaron@londonderrynh.gov

Ship To:

Town of Londonderry
 Main
 268B Mammoth Rd
 Londonderry, NH 03053
 Drew Carron
 603-432-1100 Ext. 179
 drewcaron@londonderrynh.gov

Quote Information:

Quote #: 015663
 Version: 1
 Delivery Date: 04/10/2026
 Expiration Date: 05/10/2026

Quote Summary

Description	Amount
Hardware	\$26,030.85
Services	\$6,000.00

Subtotal: \$32,030.85

Shipping: \$215.00

Estimated Tax: \$1,626.91

Total: \$33,872.76

Terms and Conditions

This quote is valid for thirty (30) days from the date of issue. Any payments not made within thirty (30) days of the date of the invoice shall be subject to a late payment charge of 1 ½% per month (compounded) on the unpaid balance of any amount then passed due. All products quoted are subject to availability.

Terms for Purchases are NET30 Days from date of invoice. All Services will be invoiced separately and are payable on receipt of Invoice. Any payments not made within thirty (30) days of the date of the invoice shall be subject to a late payment charge of 1½% per month (compounded) on the unpaid balance of any amount then passed due.

Binding Effect of Document:

This document when signed by the client and accepted by the Company shall constitute a binding contract for services described.

Suspension or Cancellation for Non- Payment:

The Company may forthwith suspend or cancel SAAS service upon a written notice if any payment is overdue, in addition to any other right or remedy it may have.

Assignability of Agreement:

Neither this agreement nor the Company's SAAS service are transferable without the Company's written consent.

Returns are allowed for 30 days. Non-defective returns must be unopened, and factory sealed. All merchandise must be returned with original packing, accessories, and instructions. A valid RMA number must be obtained from Ockers Company before a return is allowed. Note - Some manufacturers have special returns policies which may supersede the above.

Custom Orders are not Returnable.

Returns over the 30 days will be subject to the acceptance by the distributor or manufacturer and may require a restocking fee.

Ockers at its discretion may invoice product prior to delivery to client via a Bill and Hold (Transfer of Property) document if required. All stored product will be fully insured. This may occur via a Standard invoice or via a Bill and Hold

Customer responsible for any permit fee costs that may be required. Fees are determined by local municipality and will be billed accordingly.

** For EANS Purchases - Customer is responsible for payment of products and services if EANS order is not approved by the state.

48 Leona Drive
Middleboro, MA 02346
www.ockers.com
(508) 586-4642



Please email Purchase Order to confirm the order. Thank you.

Ockers Technologies

Town of Londonderry

Signature: _____

Name: Gary Pink

Title: Account Executive/Systems Engineer

Date: 04/10/2026

Signature: _____

Name: Drew Carron

Date: 4/13/26



Town of Londonderry, New Hampshire

268B Mammoth Road • Londonderry, NH 03053

(603) 432-1100 • londonderrynh.gov

ORDER 2026-09

An Order Relative to

AN EXPENDITURE FROM THE CABLE EQUIPMENT CAPITAL RESERVE FUND

WHEREAS the Town of Londonderry annually receives the sum of \$32,500 for the purposes of supporting PEG access capital funding through its franchise agreement; and

WHEREAS the funding received from Comcast is deposited annually into the Cable Equipment Capital Reserve, established by Warrant Article 5 at the 2013 Town Meeting, which appointed the Town Council as agents to expend; and

WHEREAS the current hardware and control systems are approaching end-of-life and require replacement to ensure reliable, high-quality audio and video streaming. Upgrading this infrastructure will also expand access, offering more viewing options and improving public engagement with Town of Londonderry meetings; and

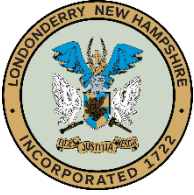
WHEREAS the Cable Access Center has selected Ockers Technologies as the vendor for the purchase of aforementioned equipment with a total cost of \$33,872.76.

NOW THEREFORE BE IT ORDERED by the Town Council of the Town of Londonderry hereby approves Order 2026-09 and directs the Trustees of the Trust Funds to disburse \$33,872.76 from the Cable Equipment Capital Reserve Fund for the aforementioned purchase.

**Ron Dunn – Chair
Town Council**

Sharon Farrell – Town Clerk

PASSED AND ADOPTED by the Londonderry Town Council this 20th day of April 2026.



Town of Londonderry, New Hampshire
268B Mammoth Road • Londonderry, NH 03053
(603) 432-1100 • londonderrynh.gov

Town Council Meeting – Agenda Item Coversheet

Meeting Date: 4/6/2026

Submitted By: Kellie Caron, DTM

Department: Planning & Economic Development

Contact Information: kcaron@londonderrynh.gov

Estimated Discussion Time: 20-30 minutes

Agenda Item Number: TC OFFICE USE

Agenda Item Title: First Reading: Zoning Ordinance Amendment – Planned Unit Development Ordinance LZO Section 5.2

Background and Purpose: On July 7, 2025, the Town Council directed the Town Manager to prepare amendments to Section 5.2 of the Londonderry Zoning Ordinance (Planned Unit Development).

In response to this directive, staff completed a comprehensive review of the PUD ordinance using American Planning Association (APA) guidance, New Hampshire statutory authority (RSA 674:21), and comparable ordinances from peer communities.

The proposed amendments modernize the Town's PUD framework and incorporate contemporary best practices in land use regulation. Key updates include:

- Clarification of the purpose and objectives to support housing diversity, mixed-use development, infrastructure efficiency, environmental protection, and economic vitality
- Updated definitions consistent with current planning standards
- A structured review process including pre-application consultation, conceptual review, and enhanced public participation
- Comprehensive PUD Master Plan submission requirements with measurable development standards
- Clear eligibility criteria and permitted uses, including support for appropriate mixed-use development
- Establishment of a density bonus framework tied to public benefits such as affordable housing, open space preservation, and infrastructure improvements
- Expanded Planning Board review criteria, including fiscal impacts, infrastructure capacity, and preservation of natural and cultural resources
- Clarification of ordinance interpretation and application, including designation of the PUD Master Plan as the controlling document and establishment of fee authority

The Planning Board has reviewed the amendments through three work sessions and a public hearing in accordance with LZO Section 8.6 and applicable NHRSA. The Planning Board voted on March 23, 2026 follow a public hearing, to recommend the ordinance to the Town Council for their review and adoption.

Action: Hold a first reading and provide feedback to staff regarding the proposed amendment. Schedule a public hearing.

Proposed Motion: No formal action is required at this time. Action will be required at the Public Hearing.

Attachments: 10/8/25 Summary Memo; Draft PUD Ordinance; Current PUD Ordinance Section LZO 5.2; 03/23/26 Planning Board Minutes; Order 2026-XX

Town of Londonderry, New Hampshire



Planning & Economic Development Department
268B Mammoth Road
Town Hall – 2nd Floor

603-432-1100
603-432-1128

www.londonderrynh.org

Planning – Zoning – Economic Development – Conservation

MEMORANDUM

TO: Planning Board

FROM: Kellie Caron, Deputy Town Manager & Director of Economic Development

DATE: October 8, 2025

RE: Summary of Amendments – LZO Section 5.2 Planned Unit Development (PUD)

Background

On **July 7, 2025**, the Town Council adopted the following motion:

Motion 2: Direct Town Manager to Draft Amendments

I move that the Town Council direct the Town Manager to prepare draft amendments to the Planned Unit Development ordinance and proceed in accordance with the process outlined in Section 8.6 of the Londonderry Zoning Ordinance. The proposed amendments should address the following: Clarify the purpose and objectives of the ordinance to support housing diversity, infrastructure efficiency, and environmental protection; Amend the review process to include enhanced public participation through multiple public meetings and hearings; Establish clear, measurable development standards for open space, affordable housing, mixed-use development, and environmental protections; and Strengthen the criteria and justification required for any modifications or waivers to ordinance standards.

Pursuant to this directive, staff conducted a comprehensive review of Section 5.2 (Planned Unit Development) using **APA (American Planning Association) guidance, New Hampshire statutory authority (RSA 674:21), and ordinances from peer New Hampshire municipalities.** The attached amended draft reflects both the Council's directive and contemporary best practices in land use regulation.

Summary of Changes

The amended ordinance includes the following substantive updates:

1. Purpose & Objectives (Sec. 5.2.2)

- Clarifies PUD objectives consistent with the Council's July 2025 motion.
- Expands focus on **housing diversity, mixed-use opportunities, infrastructure efficiency, environmental protection, and economic vitality.**

2. Definitions (Sec. 5.2.3)

- Revised to align with APA and NH community standards.
- Clarifies key terms including **Planned Unit Development, Density Bonus, and Open Space.**

3. Administration & Review Process (Sec. 5.2.4)

- Incorporates **pre-application consultations, conceptual Planning Board discussions, and community input sessions.**
- Requires structured public hearings and written findings.
- Implements Council directive for **enhanced public participation.**

4. PUD Master Plan & Submission Requirements (Secs. 5.2.5 & 5.2.9)

- Requires comprehensive **Master Plan submission** supported by a **checklist adopted by the Planning Board.**
- Establishes measurable standards for **land use, density, open space, housing, and environmental protections.**

5. Eligibility & Permitted Uses (Secs. 5.2.6 & 5.2.7)

- Establishes tract size thresholds
- Clarifies permitted/prohibited uses and expressly support **mixed-use development** where appropriate.

6. Standards of Development (Sec. 5.2.8)

- Introduces a **Density Bonus Framework** (up to 25% above baseline) linked to community benefits: affordable housing, open space preservation, sustainable design, public amenities, and mixed-use integration.
- Adds measurable criteria for building height, parking, setbacks, and buffers.
- Requires covenants and easements to be recorded with municipal enforcement provisions.

7. **Planning Board Review Criteria (Sec. 5.2.8)**

- Expands evaluation to include fiscal impacts, infrastructure adequacy, preservation of natural and cultural resources, and public benefits.
- Strengthens standards for **harmonious mix of uses** and **sustainable design**.

8. **Interpretation, Application, and Fees (Secs. 5.2.10–5.2.12)**

- Clarifies the **PUD Master Plan as the controlling document**.
 - Establishes fee-setting authority under the **Town Council Land Use Fee Schedule**.
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References Used

- **Town Council Motion 2, July 2025** – directing amendments to Section 5.2.
 - **APA Planning Advisory Service Reports:**
 - PAS Report 545, *The Principles of Planned Unit Development* (APA, 2006).
 - PAS Report 556, *Innovative Tools for Zoning and Subdivision* (APA, 2007).
 - PAS QuickNotes No. 12, *Planned Unit Developments*.
 - **New Hampshire Statutes:**
 - RSA 674:21, *Innovative Land Use Controls*.
 - RSA 676:4, *Planning Board Procedures on Subdivision and Site Plans*.
 - RSA 677:15, *Appeals of Planning Board Decisions*.
 - **Municipal Ordinances Reviewed:** Amherst, Bedford, Durham, Exeter, NH.
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Conclusion & Next Steps

The revised Planned Unit Development (PUD) ordinance implements the Town Council's July 2025 directive, incorporates APA best practices, and strengthens Londonderry's regulatory framework for innovative, mixed-use, and sustainable development.

The Planning Board's task is to review the draft, provide feedback, and participate in work sessions to refine the language prior to public hearing and Town Council consideration.

Tentative Timeline

Planning Board (PB)

- October 8, 2025 – Introduction & Work Session: Presentation of initial amendments; Board discussion and feedback.
- November 12, 2025 – Work Session: Incorporation of revisions based on October session; further refinement.
- December 2025 (Date TBD) – Public Hearing: Formal public hearing on the proposed amendments, consistent with the Londonderry Zoning Ordinance.

Town Council (TC)

- January 5, 2026 – First Reading: Council consideration of Planning Board recommendations following work sessions and hearing.
- January 19, 2026 – Public Hearing & Adoption: Final Council review and vote on ordinance amendments.

Section 5.2 – Planned Unit Development (PUD)

5.2.1 Authority

This Section is enacted pursuant to RSA 674:21, Innovative Land Use Controls, which provides statutory authority for the Town of Londonderry to adopt and administer a Planned Unit Development (PUD) ordinance.

5.2.2 Purpose & Objectives

A. A Planned Unit Development (PUD) allows a landowner to propose a development project with flexibility from the standard land use regulations that would otherwise apply to the property. A PUD Master Plan functions similarly to a special zoning designation for a specific tract of land, establishing permitted uses, dimensional requirements, and development standards. (Note: In this ordinance, all references to a “Master Plan” mean the PUD Master Plan, unless specifically stated as the Town of Londonderry Master Plan.)

B. The purpose of this ordinance is to encourage innovative, high-quality development that provides a balanced mix of housing types, preserves open space and environmental resources, and promotes efficient land use and infrastructure investment. The PUD process is intended to:

1. Foster creative design that enhances community character and livability.
2. Support housing opportunities that meet the needs of a diverse population.
3. Ensure coordinated development that integrates with the Town’s long-range planning goals.
4. Provide flexibility from conventional zoning standards where such flexibility results in a higher-quality, more sustainable outcome.

PUDs are intended to offer flexibility from conventional zoning standards only when such flexibility yields higher-quality, sustainable land use, and measurable community benefit, and where the development demonstrates clear consistency with Londonderry’s Comprehensive Master Plan.

C. The objectives of this Planned Unit Development ordinance are as follows:

1. **Housing Diversity.** To encourage a variety of housing types, including single-family, multi-family, affordable, and workforce housing, in accordance with state law and the Town’s Comprehensive Master Plan.
2. **Mixed-Use Development.** To provide opportunities for the integration of residential, commercial, civic, and recreational uses in cohesive, walkable neighborhoods.
3. **Sustainable Land Use.** To promote compact development patterns that make efficient use of land and infrastructure, minimize sprawl, and preserve open space, agricultural land, natural resources, and environmentally sensitive areas.

4. **Quality and Transparency.** To establish clear, predictable, and measurable development standards, and to ensure transparency and accountability in the review process through meaningful public participation.
5. **Economic Vitality.** To support the Town’s long-term fiscal stability by encouraging development patterns that broaden the tax base, foster local business opportunities, and contribute to sustainable economic growth.

5.2.3 Definitions

Planned Unit Development (PUD): A form of development, generally under unified ownership or control, that permits flexibility in the application of conventional zoning and subdivision standards in order to encourage innovative design, a mix of land uses, efficient infrastructure, and the preservation of open space, consistent with the purposes and objectives of this ordinance.

Density Bonus: An allowance for additional dwelling units or floor area above the maximum otherwise permitted by the underlying zoning district, granted by the Planning Board upon a finding that the development provides specified community benefits, such as affordable housing, enhanced open space, environmental protection, or community amenities.

Open Space: Land within a PUD that is permanently set aside and legally protected for conservation, recreation, agriculture, or similar purposes. Open space shall not be occupied by residential, commercial, or industrial structures, but may include accessory facilities for recreation, stormwater management, or utilities that are compatible with the open space purpose.

Public Amenities and Public Infrastructure Improvements: Facilities, improvements, or investments provided as part of a Planned Unit Development that are accessible to and benefit the general public, and that exceed what would otherwise be required under conventional zoning or site plan regulations. Public amenities and infrastructure improvements may be on-site or off-site, provided there is a clear and direct relationship to the impacts of the development.

Community Benefit: A measurable, tangible improvement or contribution provided as part of a Planned Unit Development that serves the public interest, addresses impacts created by the development, and provides value beyond what would otherwise be required under conventional zoning, site plan, or subdivision regulations.

5.2.4 Administration and Review Process

The process for reviewing and administering a Planned Unit Development (PUD) shall be as follows:

A. Pre-Application Consultation.

1. Due to the complexity of PUDs, applicants are strongly encouraged to meet with the Planning & Economic Development Department staff prior to preparing a formal

application to discuss the concept, applicable regulations, and submission requirements.

2. Applicants are further required to hold a conceptual consultation with the Planning Board in accordance with RSA 676:4, II(a), to receive non-binding feedback on the general concept, density, mix of uses, and consistency with Town objectives.
3. The Planning Board may also request that the applicant hold an informational community input session to solicit early feedback from residents and abutters prior to submitting a formal application.

B. Formal Application.

1. A PUD application (referred to as the PUD Master Plan) and checklist shall be submitted in accordance with the requirements of this ordinance and the Planning Board's regulations.
2. The PUD Master Plan shall include proposed land uses, density, circulation, open space, utilities, phasing (including the sequencing of residential and non-residential development), and any requested modifications or waivers from zoning, site plan, or subdivision standards.

C. Public Hearing and Completeness Review.

1. The Planning Board shall hold at least one public hearing on the PUD Master Plan, properly noticed in accordance with RSA 676:4.
2. At the public hearing, the Board shall determine whether the application is complete. Upon a finding of completeness, the statutory review period under RSA 676:4 shall begin.

D. Planning Board Review and Action.

1. The Planning Board may conduct **work sessions or additional hearings** as necessary to evaluate the proposal, including referral to third-party peer review for technical matters (traffic, fiscal, utilities, environmental impacts, etc.).
2. The Planning Board shall approve, approve with conditions, or deny the PUD Master Plan within statutory deadlines.
3. In rendering its decision, the Planning Board shall make specific written findings regarding:
 - a. Consistency with the purpose and objectives of this ordinance;
 - b. Compliance with the Town's Master Plan;
 - c. Adequacy of open space, infrastructure, and environmental protections; and
 - d. Justification for any modifications or waivers granted including documentation of any substantial community benefit relied upon to approve flexibility or density bonuses.

E. Appeals.

Any appeal of a Planning Board decision on a PUD application shall proceed in accordance with RSA 677:15.

F. Recordation.

1. The Planning & Economic Development Department shall maintain a permanent record of all approved PUD Master Plans.
2. Each approved PUD shall be identified on the Official Zoning Map as an overlay, labeled sequentially as PUD-1, PUD-2, etc.

G. Subsequent Approvals.

1. Following approval of a PUD Master Plan, the applicant shall submit **site plan and/or subdivision applications** for specific phases or components of the project.
2. In the event of a conflict between the approved Master Plan and the Subdivision or Site Plan Regulations, the terms of the approved Master Plan shall control.

H. Compliance and Expiration.

1. All development shall be consistent with the approved Master Plan as determined by the Planning Board.
2. The PUD Master Plan shall include a phasing plan that clearly identifies the sequence of residential and non-residential development. Unless otherwise approved by the Planning Board based on specific findings, a substantial portion of the approved commercial component shall reach “active and substantial development” prior to the start of the residential development.
3. For purposes of this Section, “active and substantial development” shall have the meaning established in the Londonderry Site Plan Regulations (currently defined to include, at a minimum:
 - i. Construction and/or installation of basic infrastructure to support the development, including foundation walls and footings for proposed buildings; roadways, accessways, and parking lots to at least a gravel base; and utilities placed in underground conduit ready for connection to proposed buildings/structures;
 - ii. Construction and completion of drainage improvements to service the development, including detention/retention basins, treatment swales, pipes, underdrains, catch basins, and related improvements;
 - iii. Installation and maintenance of all erosion control measures specified on the approved plans; and
 - iv. Review and approval of items i-iii by the Department of Public Works and Engineering or its designee), consistent with RSA 674:39.
4. If active and substantial development has not begun within **two (2) years** of approval, or within another timeframe specified in the approval, the PUD approval shall expire and the underlying zoning shall control.
5. Extensions may be granted by the Planning Board for good cause shown.

I. Amendments and Extinguishment.

1. Amendments to an approved PUD shall follow the same review and hearing process as the original approval.
2. A landowner may extinguish a PUD by notifying the Planning Board in writing of the intent not to develop under the approved PUD.

5.2.5 PUD Master Plan

- A. In preparing a Planned Unit Development (PUD) Master Plan, applicants may request flexibility from certain dimensional and design standards otherwise required by the Zoning Ordinance, Site Plan Regulations, and Subdivision Regulations, pursuant to the Town's authority under RSA 674:21 (Innovative Land Use Controls). Such flexibility may include, but is not limited to, permitted land uses, density, setbacks, buffers, building height, lot size and dimensions, parking, and other site design elements. Flexibility shall only be granted where the proposed plan demonstrates compliance with the purposes and objectives of this ordinance and results in equal or greater community benefit than would be achieved under conventional development standards.
- B. The PUD Master Plan shall consist of all documents, plans, and materials submitted by the applicant that collectively describe the proposed development. At minimum, submissions shall include those items outlined in the *PUD Master Plan Submission Checklist* adopted by the Planning Board, which includes but is not limited to:
1. A land use plan, including maps and drawings.
 2. A land use summary table identifying acreage, proposed uses, densities, and development standards.
 3. A completed PUD application form.
 4. A written narrative describing the overall development concept, consistency with the Town's Master Plan, and justification for requested flexibility and any proposed density bonuses, including demonstration of substantial community benefit where applicable.
 5. Architectural, landscape, and site design guidelines, where applicable.
 6. A proposed phasing plan, including the timing of infrastructure and public amenities.
 7. Any additional development guidelines, conditions, or requirements imposed or accepted by the Planning Board as part of its approval.
- C. The land use plan shall clearly delineate one or more land use areas within the PUD. For each area, the accompanying land use summary shall specify approximate acreage, proposed uses, density, and any special development standards applicable to that area.

D. PUD Master Plan Submission Checklist.

The Planning Board shall adopt and maintain a *PUD Master Plan Submission Checklist* that sets forth the detailed submittal requirements for PUD applications. The checklist shall include, at a minimum, the items specified in subsection B above and may be updated periodically by the Planning Board to reflect changes in best practices, state law, or local needs. Use of the checklist shall be mandatory for all applicants, and no application shall be deemed complete until the requirements of the checklist are satisfied to the satisfaction of the Planning Board.

5.2.6 Basic Eligibility Requirements

The following criteria shall apply to all Planned Unit Developments (PUDs):

A. Location.

PUDs may be proposed in any zoning district, subject to the purposes and objectives of this ordinance, provided they comply with the review standards set forth herein.

B. Tract Size.

The minimum tract size for a Planned Unit Development (PUD) shall be one hundred (100) contiguous acres. Parcels separated by a road, right-of-way, utility corridor, waterway, or similar feature shall be considered contiguous unless the Planning Board determines the separation prevents the tract from functioning as a unified PUD.

Previously developed land may be included within a PUD only where the PUD Master Plan proposes substantial redevelopment that improves aesthetics, architectural design, connectivity, and overall site integration, resulting in a cohesive and unified development consistent with the purposes of this ordinance.

C. Ownership.

“All Planned Unit Developments (PUDs) shall be subject to a binding development agreement requiring compliance with the approved PUD Master Plan. The PUD may be under unified ownership or multiple ownership at the time of application; however, all property owners shall be parties to the development agreement. Following approval, parcels may be subdivided or transferred, provided the overall PUD remains consistent with the approved Master Plan.”

D. Utilities.

All PUDs shall be served by public water and public sewer systems. Service shall be determined to be reasonably consistent with the Town’s Sewer Facilities Master Plan, as determined by the Planning Board.

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5.2.7 Permitted Uses

A. General Rule.

Uses permitted within a PUD shall be those specifically approved by the Planning Board as part of the PUD Master Plan. No use shall be permitted unless expressly authorized through the master plan approval process.

B. Eligible Uses.

1. Any use listed as permitted, special exception, or conditional use in the underlying zoning district may be proposed within a PUD.
2. In addition, mixed uses — including residential, commercial, civic, and recreational uses — may be combined within a PUD where consistent with the purposes of this ordinance and the Town's Master Plan.

C. Prohibited Uses.

1. Uses prohibited in the underlying zoning district remain prohibited in a PUD, unless specifically authorized as part of the PUD ordinance.
2. Residential uses shall not be permitted within a PUD located in the Gateway Business District.

D. Planning Board Discretion.

The Planning Board may approve, conditionally approve, or deny proposed uses based on consistency with the objectives of this ordinance, the Town's Master Plan, and the design standards set forth in Section 5.2.

5.2.8 Standards of Development

The following standards shall apply to all Planned Unit Developments (PUDs):

A. Parking and Loading.

1. Off-street parking and loading shall generally comply with Section 3.09 of the Site Plan Regulations for each proposed use.
2. The Planning Board may approve shared parking, reduced ratios, or other flexible arrangements where supported by a parking analysis, provided such waivers remain consistent with the design, purposes, and objectives of the PUD.

B. Building Height.

1. Except for non-occupiable structures (e.g., chimneys, water towers, steeples), no building shall exceed 50 feet in height unless otherwise authorized by the Planning Board through the Master Plan process.

2. All structures shall also comply with Federal Aviation Administration (FAA) requirements and the limitations of the Airport Approach Height Overlay (Section 3.7.4).

C. Residential Density.

1. The maximum residential density for a PUD shall be six (6) dwelling units per gross acre, except where density bonuses are approved in accordance with Section 5.2.7.C.3 (Density Bonuses). The Planning Board may grant such bonuses where the applicant demonstrates provision of significant community benefits, as defined in the density bonus table. In no case shall the total density exceed 25% above the baseline density. In reviewing proposed densities, the Planning Board shall evaluate:
 - a. The amount of buildable land (exclusive of wetlands, steep slopes, and other constrained areas).
 - b. The adequacy of public water and sewer to serve the proposed development.
 - c. Compatibility of the proposed residential density with adjoining land uses and the Town's Comprehensive Master Plan.
2. Non-residential uses may be located in a flexible pattern provided they are compatible with residential components and contribute to the overall design and objectives of the PUD.
3. Density Bonus Framework for PUDs
 - a. Baseline Density: Maximum of 6 dwelling units per gross acre (unless otherwise specified in the underlying zoning).
 - b. Eligible Density Bonuses:

The Planning Board may grant additional density, up to a maximum of 25% above baseline, where the applicant demonstrates substantial community benefit in one or more of the following categories:

Community Benefit	Bonus Allowed	Criteria / Standards
Affordable	+10–15%	At least 15% of total units deed-restricted for households earning ≤80% AMI; minimum 30-year affordability period.
Open Space & Environmental Protection	+5–10%	Preservation of ≥50% of tract as permanent open space, with enhanced protection of wetlands, floodplains, or wildlife corridors beyond ordinance minimum.
Sustainability / Green Building	+5%	Certification under LEED, Passive House, or equivalent green building program; significant stormwater management improvements.
Mixed-Use Integration	+5–10%	Inclusion of commercial, civic, or institutional uses that create a walkable, integrated environment consistent with the Master Plan.

Cap on Density Increases:

No PUD shall exceed 25% above baseline density (i.e., maximum of 7.5 dwelling units per acre where baseline is 6 du/acre), unless specifically authorized by the Planning Board after public hearing.

D. Compliance with Other Regulations.

1. Unless waived or modified as part of the PUD Master Plan approval, all PUDs shall comply with applicable provisions of the Zoning Ordinance, Site Plan Regulations, and Subdivision Regulations.
2. All PUDs must comply with applicable local, state, and federal requirements relating to public health and safety, building codes, stormwater, and environmental protection. These requirements shall not be waived.

E. Setbacks and Buffers.

1. All roads and principal structures shall be set back a minimum of fifty (50) feet from the external boundaries of a PUD tract where it abuts existing residential uses, unless a reduced setback is approved by the Planning Board to facilitate access or integration of compatible uses.
2. Landscaping, open space, and screening shall be used to provide a reasonable buffer between the PUD and adjoining properties, except where adjoining uses are compatible or integration is desirable.

F. Covenants, Restrictions, and Easements.

1. Any proposed covenants, restrictions, or easements shall be reviewed and approved by the Planning Board prior to recording.
2. All such documents shall provide for enforcement by the Town, at its option and at the developer's expense, under appropriate circumstances.
3. Covenants, restrictions, and easements shall be recorded with the Rockingham County Registry of Deeds.

G. G. Phasing and Substantial Completion.

1. The PUD Master Plan shall identify phases, including the timing and triggers for residential, commercial, civic, and infrastructure components.
2. The Planning Board may require, as a condition of approval, that certain public infrastructure and/or a defined portion of the commercial component reach active and substantial development or substantial completion (as defined in the Site Plan Regulations and applied under RSA 674:39) before commencement of specified non-residential phases, to ensure that infrastructure and community benefit keep pace with development.

5.2.9 Planning Board Review Criteria

The following criteria shall guide the Planning Board in determining appropriate land uses, densities, and development standards for any PUD. Final determination of whether a proposal meets the purposes and objectives of this ordinance rests with the Planning Board in its reasonable discretion.

A. General Considerations.

In reviewing a PUD application, the Planning Board shall consider:

1. Compliance with the provisions of the Londonderry Zoning Ordinance, Site Plan Regulations, Subdivision Regulations, and all applicable state and federal laws, unless such provisions are expressly waived or modified through PUD approval.
2. Consistency with the Londonderry Master Plan and related plans or studies formally adopted by the Town.
3. Conformance with the purposes and objectives of this Section.
4. Adequacy of public infrastructure and services to accommodate the proposed development, including water, sewer, roads, drainage, emergency services, and schools.
5. Fiscal and economic impacts of the PUD on the Town, including both municipal revenues and costs of services.
6. The extent to which the proposal provides substantial community benefit, including but not limited to public infrastructure, amenities, and housing that would not reasonably be expected under conventional development.

B. Specific Objectives.

Every PUD shall incorporate a combination of the following elements, which distinguish it from conventional zoning and justify departures from otherwise applicable standards:

1. Harmonious Mix of Uses. A PUD shall provide a compatible and integrated mix of residential, commercial, civic, and/or recreational uses, designed in a manner that:
 - a. Creates walkable, connected neighborhoods or districts;
 - b. Provides daily services, amenities, or employment opportunities in proximity to housing;

- c. Ensures transitions in building scale, intensity, and design to minimize conflicts between differing land uses;
 - d. Balances private development with public spaces and community benefits; and
 - e. Supports the goals of the Londonderry Master Plan for mixed-use centers and sustainable growth.
2. High-quality architectural and site design, with placement of structures that respects natural topography, soils, vegetation, slopes, and drainage patterns.
3. Preservation of meaningful open space and natural resources, including wetlands, wildlife corridors, agricultural land, and scenic viewsheds.
4. Protection of cultural and historic resources, including stone walls, farmsteads, and archaeological features.
5. Provision of active and passive recreational opportunities integrated into the development.
6. Attractive and functional landscaping, pedestrian amenities, and integration of sidewalks, bikeways, and multi-use paths.
7. Transportation improvements, including traffic mitigation, traffic calming, or transportation demand management measures to reduce reliance on single-occupancy vehicles.
8. Design strategies that minimize the visual impact of parking, such as rear-lot placement, structured parking, or significant landscaping and screening.
9. Incorporation of sustainable development practices, including energy efficiency, renewable energy systems, low-impact stormwater management, and green building design.
10. Provision of additional community benefits, such as civic space, childcare facilities, community centers, or other amenities accessible to the public.
11. Demonstrated substantial community benefit in the provision of public infrastructure and amenities, including but not limited to civic space, trails, transit facilities, or off-site infrastructure improvements that provide a clear, quantifiable benefit to the community beyond that required solely to serve the development.

5.2.10 Submission Requirements

A. General.

An application for a Planned Unit Development shall include a complete PUD Master Plan Submission Package, prepared in accordance with the requirements of this Section and the PUD Master Plan Checklist maintained by the Planning and Economic Development Department. The format, number, and method of submission shall be determined by the Department.

B. Required Materials.

The submission package shall include, at a minimum:

1. Completed PUD application form and application fee.

2. Abutters list prepared in accordance with RSA 676:4(I)(d) and Town of Londonderry ordinances.
3. Narrative statement describing:
 - a. The purpose of the PUD;
 - b. How the proposal advances the objectives of Section 5.2;
 - c. Anticipated community benefits and community impacts.
4. Proposed PUD Master Land Use Plan, including maps, plans, and supporting schedules.
5. Development phasing schedule, bonding/security provisions, and anticipated build-out timeline.
6. Proposed covenants, restrictions, easements, and ownership/management arrangements for common areas.

C. Required Information.

The PUD Master Plan shall include sufficient information to enable the Planning Board to evaluate compliance with this Section and other applicable regulations. Items may be preliminary in nature but must be of sufficient detail to convey the overall concept. Required information includes:

1. Existing Conditions

- a. Underlying zoning classification and zoning of adjoining lots.
- b. Total tract acreage.
- c. General topography, soils, wetlands, surface waters, slopes, ridgelines, cultural and historic features, and other natural resources (overview format acceptable).

2. Proposed Development Program

- a. Land use plan and land use list, delineating areas by type, acreage, density, and intended use(s).
- b. Estimated number of dwelling units and overall density, with reference to density bonus provisions (if applicable).
- c. Location, type, and scale of proposed non-residential uses.
- d. Location and acreage of proposed open space and resource protection areas.

3. Site Design and Infrastructure

- a. General layout of streets, sidewalks, bikeways, and multi-use paths.
- b. Location and size of parking areas and loading facilities.
- c. Conceptual water supply, sewer/septic, stormwater management, and utility systems.
- d. Proposed fire protection and emergency access strategies.
- e. Landscaping and buffering plan.

4. Design Guidelines

- a. Architectural standards or guidelines addressing building form, scale, and materials.
- b. Signage plan, including standards for size, placement, and design consistency.
- c. Lighting plan, if applicable.

5. Impact Analysis

- a. Preliminary traffic impact assessment (trip generation, distribution, and potential off-site improvements).
- b. Fiscal impact statement, including projected municipal service costs and revenues.
- c. Environmental impact summary, addressing resource areas to be preserved or mitigated.

6. Governance and Implementation

- a. Ownership/management structure for common areas (e.g., condominium, homeowners' association, master association).
- b. Articles of incorporation and bylaws for any association or entity responsible for ongoing management.
- c. Phasing schedule and bonding/security provisions to ensure timely completion of infrastructure and amenities.

D. Additional Information.

The Planning Board may require the submission of additional information, studies, or legal documentation reasonably necessary to evaluate the design, operation, or maintenance of the proposed PUD.

5.2.11 Interpretation and Application

- A. The approved PUD Master Plan shall serve as the controlling land use document for the subject tract. The Planning Board shall review subsequent site plan and subdivision applications for conformity with the approved Master Plan. In the event of a conflict, the provisions of the approved Master Plan shall govern.
- B. Elements of the Master Plan may be presented in conceptual or generalized form and refined through subsequent site plan or subdivision applications. Such elements may include lot layout, road alignment, parking configuration, utilities, landscaping, and architectural details. Modifications shall be permitted at the site plan or subdivision stage provided they remain consistent with the intent and objectives of the approved Master Plan.
- C. Where the Master Plan does not specify a particular development standard (e.g., dimensional requirement, setback, or performance standard), the applicable provisions of the Zoning Ordinance, Site Plan Regulations, or Subdivision Regulations shall apply, as determined by the Planning Board.

5.2.12 Fees

- A. Application fees for PUDs shall be established by the Town Council as part of the Town's official Land Use Fee Schedule.
- B. In addition to application fees, applicants shall be responsible for costs of abutter notification, legal notices, and any third-party technical review, consistent with the Town's Subdivision and Site Plan Regulations.

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- F. For other residential development proposed to be serviced with public water and public sewer, and proposing no dwelling structures within 200 feet of a street other than one created by that development: twenty (20) dwelling units per year from the date of final approval.
- G. For all other residential development: fifteen (15) dwelling units per year from the date of final approval.

5.2 Planned Unit Development

5.2.1 Authority

The Section is enacted in pursuant to [RSA 674:21](#), innovative land use controls, which provides the statutory authority for the Town of Londonderry to allow for the development of a Planned Unit Development ordinance.

5.2.2 Purpose

- A. A Planned Unit Development (PUD) allows a landowner to propose his/her own development project largely independent from current land use regulations otherwise applicable to that property. A PUD master plan is akin to a special zoning district designation for a particular tract of land in terms of uses, dimensions, and other development standards. (Note: every reference to a master plan in this PUD ordinance refers to the PUD Master Plan rather than the Town of Londonderry Master Plan, except where the latter is specifically referred to as such.)
- B. The purpose of this ordinance is to promote flexibility in large scale development by considering project proposals based upon a comprehensive, integrated and detailed plan rather than the specific constraints applicable to piecemeal lot-by-lot development under conventional zoning. A PUD should improve the quality of new development by encouraging aesthetically attractive features and promoting quality site and architectural design. The Planning Board will use the 2004 Londonderry Master Plan and/or successor plans, 2009 Londonderry Small Area Master Plan and/or successor plans, 2003 Londonderry Design Charrette and/or successor plans (if applicable) and any other long range planning document as guidance in the land use development aspect of the PUD master planning process.

5.2.3 Process

The process for administering a Planned Unit Development is as follows:

- A. Due to the complexity inherent in PUD's, prior to developing a detailed PUD proposal or submitting an application, applicants are strongly encouraged to:
 - 1. Meet with the Community Development Department to discuss their ideas; and
 - 2. Hold a conceptual discussion with the Planning Board.
- B. The applicant submits a formal PUD application (also known as the proposed PUD master plan) as specified elsewhere in this section.
- C. The Planning Board holds a public hearing on the PUD application and determines whether or not it is complete, in accordance with this ordinance. The board must take final action on the application within 65 days of a finding of completeness.
- D. The Planning Board approves, denies, or approves with conditions the PUD application. An applicant may appeal any such decision of the Planning Board in the same manner specified for appeals for site plan determinations and subdivision determinations ([RSA 677:15](#)).

- E. The Community Development Department maintains a record of all approved PUD master plans. The PUD is demarcated on the Zoning Map of the Town (over the underlying zoning district) and labeled based on the order in which the master plan was approved (as PUD-1, PUD-2, etc.).
- F. Subsequent to the PUD approval, the applicant submits a separate site plan application and/or subdivision application for development of the tract in accordance with the master plan. In the event of a conflict between the terms of the approved master plan and the terms of the site plan regulations or subdivision regulations, the terms of the approved master plan shall control.
- G. Any development on the subject property must be consistent with the approved master plan as determined by the Planning Board. While it is the master plan, rather than the underlying zoning district, that regulates development of the subject tract, there shall remain an underlying zoning designation for the tract at all times.
- H. In the event active and substantial development or building has not begun on the site by the owner or the owner's successor-in-interest in accordance with the approved master plan within four years after the date of approval, or in accordance with other specific terms of the approval, then the master plan shall be deemed to have expired and the underlying zoning shall then control development of the land. Landowners may apply to the Planning Board for extensions of this time period for good cause shown.
- I. Landowners may apply to amend all or a portion of an approved PUD following the same process applicable to the establishment of a PUD. A landowner may extinguish a PUD by notifying the Planning Board in writing that he/she does not intend to utilize the PUD.

5.2.4 PUD Master Plan

- A. In devising the PUD master plan, subject to specific limitations, guidelines, and objectives stated elsewhere in this ordinance, there is flexibility in the selection of land uses, density, setbacks, buffers, building heights, lot sizes, lot dimensions, parking requirements, and most site design and development standards contained in the Zoning Ordinance, Site Plan Regulations, Subdivision Regulations.
- B. The master plan is composed of all of the elements submitted by the applicant which describe the project including:
 - 1. A land use plan (drawing),
 - 2. Land use list,
 - 3. PUD application,
 - 4. Narrative,
 - 5. Architectural guidelines (if applicable),
 - 6. Any other development guidelines
 - 7. Any additions, deletions, modifications, and/or clarifications stipulated by the Planning Board in its approval.
- C. The land plan delineates one or more land use areas. An accompanying land use list gives a designation for each land use area specifying approximate acreage, types of uses, density and any other development standards peculiar to that area.

5.2.5 Basic Requirements

The following requirements apply:

- A. **Location.** PUD's are permitted in any zoning district on one or more lots, or portions of lots, of land provided they meet all other criteria outlined in this Section.
- B. **Tract size.** The minimum area required for a PUD shall be one hundred (100) contiguous acres of land. Where portions of the tract are separated by a road, road right-of-way, utility, waterway, or another like element, the land shall be deemed contiguous unless the intervening feature is of such a nature that the Planning Board determines that the land could not function effectively as a PUD.
 - 1. A PUD may include land which has been previously developed under the requirements of the underlying zoning only when, as part of the PUD Master Plan, the previously developed portion of land is substantially redeveloped in a manner which is consistent with the spirit of the PUD ordinance and which proposes improvements to such items as the aesthetics, architectural design, connectivity with the undeveloped part of the PUD and which creates a unified concept and design for the entire parcel.
- C. **Ownership.** The PUD shall either be under unified ownership or be a collection of lots under separate ownership with a development agreement stipulating all owners are subject to the requirements of any PUD Master Plan approval by the Planning Board at the time of application. However, the tract may be subsequently subdivided consistent with the terms and conditions of the approved master plan. Multiple parties may own, manage, and/or develop various components of the PUD provided that the overall PUD remains integrated.
- D. **Water and Sewer.** Only those tracts which contain buildings that will be serviced by water (Manchester Water Works, Derry Municipal Water, or Pennichuck Water) and municipal sewer systems (and determined to be reasonably consistent with the Town's Sewer Facilities Master Plan as determined by the Planning Board) are permitted to be included in a PUD.

5.2.6 Permitted Uses

- A. The uses listed in the PUD column of the Table of Uses (Section 4.1) may be proposed for inclusion in a PUD. However, no use is permitted in a PUD unless specifically approved by the Planning Board as part of the PUD Master Plan.
 - 1. Due to the unique characteristics of the Gateway Business District, Residential uses otherwise permitted in a PUD shall not be permitted in a PUD Master Plan for any lot with Gateway Business District as the underlying zoning district.
- B. Any uses that are permitted in the underlying zoning district, either by right, special exception or conditional use permit (at such time as this procedure may be established) shall be considered permitted uses in a PUD.

5.2.7 Standards of Development

The following standards shall apply to all PUD's:

- A. Off street parking and loading shall comply with Section 3.09 of the Site Plan Regulations for each proposed use. However, the Planning Board may grant waivers for parking if the Board finds that waivers will be compatible with the design and purposes of the PUD.
- B. Except for structures not intended for human occupancy (chimney, water tower, etc.) height of buildings shall not exceed 50 feet, or as specified by the Federal Aviation Administration as part of their permitting process or by the limitations outlined in the Airport Approach Height Overlay (Section 3.7.4).
- C. In PUD's where residential uses are proposed, the overall residential density of a PUD may not exceed six (6) residential dwelling units (including single family homes) per gross acre of the PUD tract. In determining appropriate density, in addition to other criteria here, the Planning Board shall pay special attention to the amount of buildable land contained on the tract as determined or reasonably estimated in the submission materials. Permitted non-residential uses may be located in a flexible spatial environment, assuring compatibility with residential uses and with the overall development design.
- D. The PUD shall be in compliance with:
 1. All standards contained within the Zoning Ordinance, Site Plan Regulations, and Subdivision Regulations unless waived or modified as part of the master plan; and
 2. All applicable local, state, and federal law relating to public health and safety, building construction, and drainage (these standards may not be waived or modified).
- E. All roads and structures shall be set back a minimum of fifty (50) feet from all exterior PUD tract boundaries which abut residential uses except where transportation or use linkages are desired. Landscaping and other screening devices shall be designed to provide a reasonable buffer between the PUD and adjoining property except where compatible uses adjoin one another.
- F. Any proposed covenants, restrictions, and easements must be approved by the Planning Board. A provision must be built into the documents providing for municipal enforcement of the covenants, restrictions, and easements at the Town's option and at the developer's expense under appropriate circumstances.
- G. In a PUD where ownership is subject to restrictions, covenants and other agreements, those documents shall be recorded in the Rockingham County Registry of Deeds.

5.2.8 Criteria for Review of PUD Proposals

The following criteria shall guide the Planning Board in determining appropriate land uses, densities, and other development standards for the PUD. It is emphasized that the determination of whether or not a proposal meets the intent and objectives of this ordinance is made by the Planning Board in its reasonable discretion.

- A. **General Considerations.** The Planning Board shall consider the following:
 1. Provisions of Town of Londonderry Zoning Ordinance, Site Plan Regulations, Subdivision Regulations, and other applicable town, state, and federal law, where appropriate.



2. Consistency with the Town of Londonderry Master Plan, and any related plans or studies (such as the Londonderry Business Park Design Charrette, Northwest Small Area Master Plan, etc.)
 3. Conformance with the intent and objectives of this Section.
 4. Infrastructure capacity and the effect of the PUD upon public services and public safety.
 5. Prospective fiscal impact upon the Town of Londonderry.
- B. **Specific objectives.** Every PUD shall incorporate a number of the following elements. Their usage defines a planned unit development and justifies departures from standards otherwise applicable under conventional zoning (introduction of new uses, more intensive land uses, higher density, novel design approaches, etc.).
1. Inclusion of a harmonious mix of uses.
 2. Provisions for quality architectural design.
 3. Placement of structures on most suitable sites with consideration of topography, soils, vegetation, slope, etc.
 4. Preservation of open space.
 5. Preservation of natural vegetation and other important natural features.
 6. Preservation of important cultural resources such as stone walls and other archaeological sites.
 7. Development of active or passive recreational areas.
 8. Quality landscaping.
 9. Use of sidewalks, bikeways, and other multi-use paths.
 10. Use of traffic mitigation, traffic calming, or Transportation Demand Management measures.
 11. Significant screening of, or rear placement of, parking areas.
 12. Sustainable design and construction practices promoting energy conservation.
 13. Other public benefits such as provision of a community center or day care center.
 14. Public access to community facilities in PUD.

5.2.9 Submission Requirements

- A. **Materials.** The applicant for a PUD shall provide the following materials (in format and number as reasonably determined by the Community Development Department):
1. Completed PUD application
 2. Narrative, including a statement of purpose for the PUD and how it meets the goals of this Section
 3. Proposed land plan
 4. Proposed land use list
 5. Completed abutters list
 6. PUD application fee
- B. **Information.** The applicant for a PUD shall provide the following information. Given the amount of information needed it is recommended that the plan be developed and refined through several conceptual/preliminary iterations with the staff and Planning Board. Many of

these items may be presented as approximations or preliminary estimates subject to change, where appropriate.

1. Present underlying zoning classification and zoning classification of all adjoining lots.
2. Topographic information on the tract including soil types, wetlands, surface water, land contours, natural and cultural resources, ridges and knolls, rock outcrops, steep slopes, etc. This information may be presented in an overview format, in less detail than would be required of a site plan or subdivision application provided that a clear sense of the tract is conveyed sufficient to evaluate the PUD proposal (for example, wetlands need not be professionally delineated if potentially wet low lying areas are roughly indicated).
3. Total acreage of the tract; rough delineation of each land use area with approximate acreage,
4. Proposed uses for each land use area, preferably given with some specificity.
5. Proposed total number of dwelling units and overall residential density for the tract (if applicable).
6. Proposed general estimates of location, size, use(s) for each structure.
7. Proposed general estimates of location, width, and materials of all streets, drives, sidewalks, and paths.
8. Proposed general estimates of location and number of spaces for each parking area.
9. Summary of proposed traffic impact, including preliminary estimates of trip generation, trip distribution, and potential areas of off-site transportation improvements.
10. Proposed open space areas.
11. Natural and cultural resources proposed to be preserved.
12. Proposed buffers, if appropriate, to adjoining property.
13. Sketch/plan of proposed landscaping.
14. Brief explanation or sketch of proposed water and sewer/septic systems.
15. Brief explanation or sketch of proposed stormwater management plan.
16. Brief explanation or sketch of other proposed utilities.
17. Brief explanation or sketch of proposed firefighting strategy.
18. Proposed architectural standards or guidelines or brief explanation/sketch of architectural treatment.
19. A "Signage Plan" shall be submitted. This document shall establish guidelines regulating and coordinating all signage within the PUD including general representations of tenant signage, development signage, directional signage, and vehicular and pedestrian traffic circulation signage. Specific criteria for design, size, proposed sign types (wall, free standing, etc.), materials, heights, colors, set-backs, projections and contextual issues shall be established. Any other sign design information as required by the Town shall also be provided.
20. Proposed time schedule for completion of the project, phasing schedule (if applicable depending on scale and type of PUD), plans for bonding if applicable, and well thought out plan to ensure that the amenities will be completed as proposed and in a timely manner.
21. Proposed covenants, restrictions and easements and how they will be monitored and enforced, if applicable.

22. Proposed ownership arrangement of each section of the PUD whether to be subdivided, held in fee simple, owned under a condominium arrangement, etc.
23. Proposed articles of incorporation and bylaws of any corporation and/or association to be formed.
24. *Miscellaneous Studies and Documents* - The Planning Board shall have the authority to require the submittal of any additional information, studies, documents, etc., relative to the design, operation, or maintenance of the proposed project.
25. Any other information that the Planning Board or the Town Attorney may deem reasonably necessary.

5.2.10 Interpretation/application of PUD master plan

The Planning Board shall review any site plan or subdivision application for its conformity with the approved PUD master plan; however, the PUD will have control over site review and subdivision regulations. The Board may use its discretion in determining if particular items are consistent with the intent of the plan.

- A. Many items in the PUD Master Plan will be presented and construed to be in preliminary sketch form subject to preparation of detailed, engineering analysis and some modification at the site plan/subdivision application stage consistent with the master plan. These items include exact lot locations and layouts, exact locations of roads and paths, size and configuration of parking lots, utility information, water and sewer/septic, drainage, landscaping, and architectural renderings. (For example, the land plan may show numerous trees to be planted. The applicant would be able to significantly modify the locations and types of planting at the site plan stage provided the intent of the landscaping element as presented in the land plan is met.)
- B. All development standards must ultimately be determinable for each land use area. Where specific development standards are neither stated nor implied in the PUD master plan, the most appropriate standards otherwise applicable (from the Zoning Ordinance, Site Plan Regulations, and/or Subdivision Regulations) shall apply as determined by the Planning Board. (For example, an area designated for a particular use in the PUD master plan does not specify front setbacks. The front setbacks contained in the appropriate underlying zoning district would then apply.)

5.2.11 Fees

The application fees for a PUD are as follows:

- A. \$20.00 per gross acre of the tract not to exceed \$5,000
- B. Legal notice and abutter notification fees shall be as determined in the latest version of the Town's Subdivision and Site Plan Regulations.

5.3 Conservation Subdivisions

5.3.1 Purposes

1
2
3 **LONDONDERRY, NH PLANNING BOARD**
4 **MINUTES OF THE MEETING OF MARCH 23, 2026**
5 **AT THE MOOSE HILL COUNCIL CHAMBERS**

6 Meeting Link: <http://173.166.17.35/internetchannel/show/14198?channel=4>

7
8 **Members Present:** Art Rugg, Secretary; Tony DeFrancesco, Member; Ann
9 Chiampa, Member; Shawn Faber, Town Council Ex-Officio; Jonathan Cruz, Ex-
10 Officio (left at 7:03 p.m.); Ryan Ouellette, Alternate

11
12 **Members Absent:** Jake Butler, Chair; Jeff Penta, Vice Chair; John Farrell, Member;
13 Giovanni Verani, Ex-Officio; Jason Knights, Alternate; Steven Bickford, Alternate

14
15 **Also Present:** Kellie Caron, Deputy Town Manager & Director of Economic
16 Development; Kristan Farr, Town Planner; John Trottier, Director of Engineering
17 and Environmental Services

18
19
20 **I. CALL TO ORDER**

21 A. Rugg called the meeting to order at 6:00 p.m. and led the Pledge of
22 Allegiance. He appointed Ryan Ouellette to vote for John Farrell.

23
24 **II. PUBLIC HEARING**

25 *Pursuant to RSA 675:2, RSA 675:6, and RSA 675:7, and the Town of*
26 *Londonderry Zoning Ordinance Section 8.6, the Londonderry Planning Board*
27 *will hold a public hearing to consider proposed amendments to the Town of*
28 *Londonderry Zoning Ordinance, Section 5.2 – Planned Unit Development*
29 *(PUD), adopted under the authority of RSA 674:21 (Innovative Land Use*
30 *Controls). The proposed amendments include a comprehensive update to*
31 *Section 5.2, establishing revised standards, definitions, and review*
32 *procedures for Planned Unit Developments.*

33
34 K. Caron explained the Town Council directed the Planning Board to amend
35 this ordinance. She reviewed the work done up until this point to achieve this
36 goal. As a result of this meeting, the Board will make a recommendation
37 whether or not to move this issue to the Town Council for action. Any
38 substantive changes suggested at this meeting would need to go through the
39 public hearing process again.

40
41 A. Rugg asked for Board comment.

42
43 T. DeFrancesco suggested edits to 5.2.4.H.2 to clarify that the commercial
44 part of a development should be substantially completed before the
45 residential phases begin.

47
48 A. Chiampa asked clarifying questions regarding setbacks to adjoining
49 properties and the responsibility of any additional costs of infrastructure. She
50 also asked about the ability of PUDs to amend existing plans, in light of
51 changes to the ordinance.
52

53 R. Ouellette asked clarifying questions regarding a PUD crossing into another
54 town. K. Caron explained any development must meet Londonderry's
55 requirements.
56

57 A. Rugg asked for public comment.
58

59 **Name:** Deb Paul

60 **Address:** 118 Hardy Road

61 D. Paul referred to suggested changes she emailed to the Board and Staff,
62 and asked that they be attached to the minutes.
63

64 **Name:** Ray Breslin

65 **Address:** 3 Gary Drive

66 R. Breslin asked about the benefit of PUDs to Londonderry. He asked if the
67 Board can take into account citizen input at public hearings. He asked what
68 changed from the original ordinance and T. DeFrancesco read the summary of
69 changes.
70

71 **Name:** Glenn Douglas

72 **Address:** 6 Overlook Avenue

73 G. Douglas asked if the Board read the current draft before this public
74 hearing. He asked if this meeting was being recorded. He spoke to the
75 difficulty he had finding the summary of changes. K. Caron explained the
76 Board did see this draft before this meeting; the meeting is being recorded
77 but is not being broadcast live; and pointed out the location of the summary
78 of changes online.
79

80 J. Cruz left the meeting.
81

82 **Name:** Dave Robbins

83 **Address:** 532 Mammoth Road

84 D. Robbins recommended defining "active and substantial development" in
85 5.2.4.H.4. K. Caron noted this is defined in the Town's site plan regulations,
86 and suggested adding the citation to the ordinance. D. Robbins asked about
87 "community benefit" and suggested ensuring developers understand the
88 definition. He suggested a phased approach in permitting would ensure a
89 balance between construction of commercial and residential components. K.
90 Caron explained this is addressed in the PUD Master Plan regulatory
91 documents; subsequent site plans would not be approved if the developer was
92 out of compliance.
93

94 **Name:** Marge Badois
95 **Address:** 189 Litchfield Road
96 M. Badois asked if the Conservation Overlay District is considered a buffer. K.
97 Caron said it is; the overlay district is discussed during presentation of a
98 proposed PUD. M. Badois noted the purpose of the overlay district is to
99 protect the water. She spoke to the impact of increased density and
100 suggested it be made more difficult not to respect the buffer. K. Caron noted
101 language has been added addressing justification for modifications/waivers
102 from zoning.
103

104 **Name:** Martha Smith
105 **Address:** 38 Chester Drive
106 M. Smith asked if a PUD ordinance is required by the state. K. Caron referred
107 to the innovative land use statute, which allows planning boards to adopt
108 more flexible provisions by way of zoning ordinance. M. Smith asked about
109 the benefit of a PUD to Londonderry. The Board explained it allows more
110 flexibility for planning and for the creation of a village district, and provides
111 the Board more control. M. Smith asked about the developer's need to
112 understand the Town's regulations when proposing a PUD. The Board
113 reviewed the process involved in considering and approving developments.
114

115 **Name:** Kristine Perez
116 **Address:** 5 Wesley Drive
117 K. Perez expressed concern over vague terms and requested criteria be put
118 around them. She asked clarifying questions about issues including the
119 relation of public amenities and public infrastructure; the timeframe of the
120 beginning of active and substantial development; the Board requiring a
121 community input session prior to an application being submitted; the zoning
122 districts where PUD can be proposed; who monitors compliance; and
123 protection of conservation buffers.
124

125 **Name:** Leo Lee
126 **Address:** 70 High Range Road
127 L. Lee suggested developers should pay for associated infrastructure
128 improvements.
129

130 **Name:** Gregory Carson
131 **Address:** 19 Tokanel Road
132 G. Carson address concern about issues including the definition of community
133 benefit, the density bonus structure, the two-year expiration period, the
134 phasing language, and the discretion of the Planning Board.
135

136 The Board questioned if changing the two-year timeframe in 5.2.4.H.4 would
137 be considered a substantive change. K. Caron said this change could be
138 made, as the section states "or within another timeframe."
139

140 **Name:** Ray Breslin
141 **Address:** 3 Gary Drive
142 R. Breslin asked if the PUD Master Plan is a legal and binding contract between
143 the Town and the developer and was told it was, once it is approved by the
144 Planning Board. It can be amended, if both parties agree and it goes through
145 the appropriate process. He expressed concern about the impact of
146 stormwater runoff and culvert replacement in PUDs.
147

148 **Name:** Deb Paul
149 **Address:** 118 Hardy Road
150 D. Paul asked how the responsibility for issues such as road plowing would be
151 decided between multiple owners, once a PUD is established. The Board
152 explained there would be an agreement between the original owner and
153 future property owners. D. Paul suggested all PUDs should be subject to a
154 development agreement. The Board agreed this would be a Town Council
155 decision.
156

157 **Name:** Gregory Carson
158 **Address:** 19 Tokanel Road
159 In response to D. Paul's comment, G. Carson explained that a PUD overlay
160 continues with the land, regardless of the number of subdivisions.
161

162 A. Rugg closed public comment.

163
164 The Board discussed whether to hold a workshop and another public hearing in
165 light of the public input around the ordinance, or whether to send it to the
166 Town Council to obtain their input and perspective.
167

168 **T. DeFrancesco made a motion to move this to the Town Council with**
169 **the change that the Board agreed to and the documentation from**
170 **public comment. R. Ouellette seconded the motion. The motion carried**
171 **4-1-0. Chair votes in the affirmative.**
172

173 **III. ADJOURNMENT**

174
175 **T. DeFrancesco moved to adjourn the meeting. S. Faber seconded the**
176 **motion. The motion carried 5-0-0. Chair votes in the affirmative.**
177

178 The meeting was adjourned at 8:50 p.m.

179
180 These minutes were prepared by Beth Hanggeli.

181 Respectfully submitted,
182
183

184 _____

185
186 **Name:** Arthur Rugg
187 **Title:** Secretary

188
189
190

These minutes were accepted and approved on _____ by a motion made by _____ and seconded by _____.

Targeted Review of Proposed PUD Ordinance Amendments Town of Londonderry, NH

By Resident Gregory Carson

This memorandum addresses five substantive areas in the proposed Planned Unit Development (PUD) ordinance that warrant closer examination before adoption. The goal is not to oppose the ordinance's direction, which is generally sound, but to ensure it is administrable, internally consistent, and defensible if challenged.

1. Community Benefit: Sufficiency of Definition and Risk of Arbitrary Application

Standard

Under New Hampshire land use law, discretionary decisions must be guided by sufficiently clear standards to avoid arbitrary or capricious application. While planning boards are afforded broad discretion, that discretion must be anchored in objective or at least reasonably ascertainable criteria.

Application

The proposed ordinance conditions density bonuses and regulatory flexibility on the provision of "community benefit." The ordinance usefully provides examples, such as affordable housing, open space, infrastructure improvements, and public amenities. However, the term remains broadly framed and non-exhaustive, and the ordinance does not establish:

- A prioritization or weighting among benefits
- Minimum thresholds (except in limited cases such as affordability)
- A consistent method for evaluating equivalency between different types of benefits

As a result, two similarly situated applications could produce materially different outcomes depending on how the Planning Board values particular benefits in a given case.

Implications

This creates three practical risks:

First, inconsistent application across projects, which undermines predictability for applicants and the public.

Second, increased exposure to appeal based on claims of unequal or arbitrary treatment.

Third, difficulty for the Board in defending approvals or denials where the benefit determination is largely qualitative.

Recommendation

The ordinance would benefit from adding a structured framework, such as:

- A non-exclusive but ranked list of community benefits
- Minimum thresholds or benchmarks for certain categories
- A requirement that findings explicitly compare proposed benefits to baseline zoning outcomes

Even modest calibration, such as requiring the Board to identify the “primary” and

2. Density Bonus Framework: Calibration and Practical Effect

Standard

Density incentives must be rationally related to legitimate public purposes and structured in a way that is both achievable and proportional. If thresholds are too high, the incentive will not be used. If too low, the Town risks granting density without commensurate benefit.

Application

The proposed ordinance allows up to a 25 percent density increase above the six-unit-per-acre baseline, with eligibility tied to categories such as affordable housing, open space, sustainability, and mixed-use integration.

The affordable housing provision is the most clearly defined, requiring a minimum percentage of units at or below 80 percent of area median income with long-term restrictions. Other categories are less quantified.

Two calibration issues arise:

- It is unclear whether the economic value of the density bonus is sufficient to offset the cost of compliance, particularly for affordable housing components.
- The ordinance does not clearly state whether bonuses may be combined, capped per category, or subject to diminishing returns.

Implications

If the thresholds are too stringent relative to market conditions, applicants may simply default to the base density, rendering the incentive framework largely ineffective.

Conversely, if loosely administered, the Town risks granting additional density without receiving proportionate public benefit.

Recommendation

The Board should consider:

- Clarifying whether density bonuses are cumulative and, if so, how they are capped
- Providing at least general guidance on proportionality between benefit and bonus
- Evaluating, through staff or consultant input, whether the affordable housing requirement is economically feasible under current market conditions

A modest refinement here will determine whether the incentive system functions as intended or becomes largely theoretical.

3. Two-Year Expiration Period: Practicality for Large-Scale Development

Standard

Vesting and expiration provisions must strike a balance between preventing speculative approvals and recognizing the realities of development timelines, particularly for large, phased projects.

Application

The proposed ordinance reduces the default expiration period from four years to two years unless otherwise specified in the approval.

For PUDs of 100 acres or more, typical pre-construction timelines often include:

- Engineering and final design
- State and federal permitting
- Financing and market positioning
- Infrastructure planning

These steps alone can approach or exceed two years, particularly in fluctuating economic conditions.

Implications

A rigid two-year expiration period may:

- Discourage otherwise viable large-scale proposals

- Force premature or inefficient project sequencing
- Result in repeated requests for extensions, shifting the burden back to the Board

Recommendation

The ordinance would be improved by:

- Establishing a longer default period for large-scale or phased PUDs (for example, three to five years)
- Alternatively, tying expiration to phasing milestones rather than a single fixed date
- Clarifying extension criteria to ensure predictable administration

The goal should be to prevent land banking without penalizing legitimate development timelines.

4. Phasing Provisions: Clarity and Enforceability

Standard

Conditions of approval must be clear, internally consistent, and capable of objective enforcement. Ambiguous sequencing requirements are difficult to administer and may be vulnerable to challenge.

Application

The proposed ordinance introduces phasing requirements intended to ensure balanced development, particularly between residential and non-residential components. However, the language governing sequencing is unclear and, in at least one instance, internally inconsistent.

Specifically, the provision appears to require that a substantial portion of a commercial component be underway before certain other development phases proceed, but the phrasing creates uncertainty as to what is being restricted and when.

Implications

Ambiguity in phasing provisions creates several risks:

- Difficulty in determining compliance at the permitting stage
- Inconsistent interpretation across projects
- Increased likelihood of dispute between applicants and the Town

Recommendation

This section should be revised for clarity by:

- Clearly defining triggering events (for example, issuance of building permits, completion of infrastructure, or issuance of certificates of occupancy)
- Explicitly stating which phases are dependent on others
- Ensuring internal consistency in terminology

As written, this is the single area most in need of technical correction before adoption.

5. Scope of Planning Board Discretion: Quasi-Legislative Concerns

Standard

While planning boards exercise both administrative and quasi-judicial functions, zoning ordinances themselves are legislative in nature. Ordinances should not delegate policy-making authority without clear standards.

Application

The proposed ordinance requires the Planning Board to make detailed findings on:

- Consistency with ordinance purposes and objectives
- Adequacy of infrastructure and environmental protections
- Justification for density bonuses and waivers

This is generally appropriate and strengthens the record. However, when combined with broadly defined terms such as “community benefit,” the ordinance may effectively shift policy determinations from the legislative body (Town Council) to the Planning Board.

Implications

This raises two concerns:

First, it may blur the line between legislative policy-setting and administrative application.

Second, it increases the likelihood that different Boards, or the same Board over time, apply materially different standards.

Recommendation

To preserve the proper balance, the ordinance should:

- Provide clearer baseline standards for key determinations, particularly community benefit and density bonuses
- Require findings to reference specific ordinance criteria, not just general objectives
- Avoid reliance on purely subjective or open-ended standards

This does not require reducing Board discretion, but rather anchoring it more firmly in the ordinance itself.

Conclusion

The proposed PUD ordinance is a substantial and generally positive modernization. It improves structure, transparency, and alignment with planning goals. However, several areas would benefit from targeted refinement to ensure the ordinance is predictable, enforceable, and legally defensible.

The most immediate areas for revision are the phasing provisions and the calibration of the density bonus framework. The definition and application of “community benefit” and the two-year expiration period also merit adjustment to avoid unintended consequences.

With these refinements, the ordinance will be better positioned to achieve its stated objectives while providing clear guidance to applicants, the Planning Board, and the public.

1. Close the Contiguity Loophole

Draft language: “Parcels separated by a road, right-of-way, utility corridor, waterway...shall be considered contiguous...” (5.2.6(B))

Fix: “Parcels separated by major roads, utility corridors, or rights-of-way shall not qualify as contiguous unless the applicant proves they operate as one unified development with no adverse impacts to traffic, safety, or town services.”

Why: Prevents “patchwork PUDs” assembled solely to meet the 100-acre minimum.

2. Require Independent Fiscal, Traffic & Infrastructure Analysis

The draft requires the Board to consider: “Adequacy of public infrastructure...” and “Fiscal and economic impacts...” (5.2.9(A)(4–5))

Fix: Require independent third-party studies, selected by the Town and paid by the applicant, for:

- Fiscal impact
- Traffic impact
- Water/sewer capacity
- Storm-water & groundwater impacts

Why: Protects taxpayers from hidden long-term costs and prevents developers from self-certifying benefits.

3. Define “Community Benefit” So It Cannot Be Abused

Draft definition: “A measurable, tangible improvement...beyond what would otherwise be required...” (5.2.3)

Fix: “Community benefit shall not include any improvement the developer is required to build to mitigate the project’s own impacts, including but not limited to internal roads, sidewalks, drainage, utilities, traffic mitigation, or other infrastructure necessary for the development to function. These are obligations, not bonuses.”

Why: Prevents developers from claiming required improvements as “benefits” to justify density bonuses.

4. Establish a Minimum 40% Open Space Requirement

The draft defines open space but sets **no minimum** and allows storm-water basins to count.

Fix: Add a new section requiring:

-
- **40% minimum open space**
-
- **At least 50% contiguous**
-
- **No more than 50% wetlands/steep slopes**
-

- **Protected by a recorded conservation easement**

Why: Ensures open space is real, usable, and ecologically meaningful — not leftover scraps.

5. Strengthen Water & Groundwater Protections

Draft only states: “All PUDs must comply with applicable... stormwater and environmental protection.” (5.2.8(D))

Fix: Require:

- Hydrogeologic study
- Groundwater impact assessment
- Stormwater infiltration analysis
- Independent third-party review

Why: Protects wells, aquifers, and drinking water — especially critical as density increases.

6. Make Traffic Mitigation Mandatory, Not Optional

Draft says: “Transportation improvements...may” be required. (5.2.9(B)(7))

Fix:

- Change “may” to “**shall require**”
- Require improvements to be **built and operational** before more than **25% of residential COs** are issued

Why: Prevents hundreds of units from being occupied before roads are upgraded.

7. Tighten Density Bonus Rules

Draft allows: Up to 25% more density (5.2.8(C)(3))

Fix:

- Require independent fiscal analysis showing **net-positive impact**
- Require **quantifiable** community benefits
- Cap density at **7.5 units/acre**
- Prohibit bonuses in environmentally sensitive areas

Why: Prevents runaway density increases and ensures taxpayers aren't subsidizing development.

8. Strengthen Phasing Requirements

Draft says: “A substantial portion” of commercial must be built first. (5.2.4(H))

Fix: “**No more than 25% of residential units may receive certificates of occupancy until at least 40% of the approved commercial square footage has reached active and substantial development, as defined by RSA 674:39 and the Town's Site Plan Regulations.**” “**Failure to meet phasing requirements shall result in automatic suspension of further residential permits until compliance is achieved.**”

Why: Ensures the commercial tax base is delivered — not promised and abandoned.

9. Make Enforcement of Covenants Mandatory

Draft says: Enforcement is “at the Town’s option.” (5.2.8(F))

Fix: “All covenants, restrictions, and easements shall be enforceable by the Town at the developer’s expense.”

Why: Ensures long-term compliance and protects residents.

10. Protect the Conservation Overlay District (COD)

Fix: “No PUD may waive or reduce Conservation Overlay District buffers or protections.”

Why: COD buffers protect wetlands and drinking water — they cannot be negotiated away.

11. Add a Project Timeline / Restart Requirement

Fix: “If a PUD has not commenced active and substantial development within two (2) years of approval, the approval shall expire and the applicant must reapply under the zoning ordinance then in effect. Extensions may only be granted for unforeseen circumstances beyond the applicant’s control and shall not exceed one year.”

Why: Prevents developers from freezing zoning for decades and forces timely project start.

THE FIVE MOST IMPORTANT FIXES (If Time Is Short Tonight)

1. **40% minimum contiguous open space**
2. **Mandatory traffic mitigation & phasing tied to road improvements**
3. **Mandatory hydrogeologic & groundwater studies**
4. **Independent fiscal analysis for density bonuses**
5. **Close the contiguity loophole**

These five alone dramatically reduce overdevelopment risk and protect water, roads, and taxpayers.

Thank you, Mr. Chair.

The PUD ordinance is one of the most powerful tools in our zoning code. It can shape hundreds of acres at a time, and once approved, it locks in development rights for decades.

That means we have one chance — right now — to get this right.

The draft before us is a major improvement, but it still leaves the Town exposed in several critical areas.

The fixes I've proposed tonight are not anti-development. They are pro-taxpayer, pro-infrastructure, and pro-water-protection. They ensure that any PUD we approve is fiscally responsible, environmentally sound, and aligned with the Master Plan.

To be clear, **the five most important fixes we need tonight are:**

1. **A minimum of 40% contiguous open space**
2. **Mandatory traffic mitigation and phasing tied to road improvements**
3. **Mandatory hydrogeologic and groundwater studies**
4. **Independent fiscal analysis for any density bonuses**
5. **Closing the contiguity loophole so scattered parcels cannot be stitched together**

These five alone dramatically reduce overdevelopment risk and protect our water, our roads, and our taxpayers.

-When the ordinance says parcels “separated by a road or utility corridor shall be considered contiguous,” that’s a loophole we must close.

-When density bonuses can be granted without independent fiscal analysis, that’s a risk we cannot take.

-When open space has no minimum requirement, when traffic mitigation is optional, when groundwater studies are not required

— those are weaknesses that will cost this town far more in the long run than any developer contribution.

My goal is simple: if a PUD is approved in Londonderry, it must protect our water, protect our roads, protect our neighborhoods, and protect our taxpayers.

These amendments do exactly that.

I urge the Board to incorporate these changes so that this ordinance becomes what it is intended to be — a tool for smart, balanced, sustainable growth that truly benefits the people who live here.



Town of Londonderry, New Hampshire

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ORDINANCE 2026-06

AN AMENDMENT TO THE ZONING ORDINANCE, SITE PLAN REGULATIONS, AND SUBDIVISION REGULATIONS RELATING TO THE DEFINITION OF “ABUTTER”

WHEREAS the Planning Board has completed a comprehensive review of Section 5.2 of the Londonderry Zoning Ordinance relating to Planned Unit Development (PUD); and

WHEREAS the Planning Board, at the direction of the Town Council, have prepared amendments to modernize and strengthen the PUD ordinance consistent with RSA 674:21, best practices, and the Town’s land use goals; and

WHEREAS the proposed amendments include the following substantive updates:

- **Purpose & Objectives (Sec. 5.2.2):** Clarifies the intent of the PUD ordinance and expands focus on housing diversity, mixed-use development, infrastructure efficiency, environmental protection, and economic vitality.
- **Definitions (Sec. 5.2.3):** Updates terminology to align with APA guidance and New Hampshire standards and clarifies key terms including Planned Unit Development, Density Bonus, and Open Space.
- **Administration & Review Process (Sec. 5.2.4):** Establishes a structured review framework including pre-application consultation, conceptual Planning Board review, community input, formal public hearings, and written findings.
- **PUD Master Plan & Submission Requirements (Secs. 5.2.5 & 5.2.9):** Requires a comprehensive Master Plan submission supported by a Planning Board-adopted checklist and establishes measurable standards for land use, density, open space, housing, and environmental protections.
- **Eligibility & Permitted Uses (Secs. 5.2.6 & 5.2.7):** Defines minimum tract size and clarifies permitted uses, with an emphasis on appropriate mixed-use development.
- **Standards of Development (Sec. 5.2.8):** Introduces a density bonus framework tied to public benefits and establishes clear, measurable development standards for site design, including building height, parking, setbacks, and buffers, along with requirements for recorded covenants and easements.

- **Planning Board Review Criteria (Sec. 5.2.8):** Expands evaluation criteria to include fiscal impacts, infrastructure capacity, natural and cultural resource protection, and overall public benefit.
- **Interpretation, Application, and Fees (Secs. 5.2.10–5.2.12):** Clarifies the PUD Master Plan as the controlling document and establishes fee authority under the Town Council Land Use Fee Schedule; and

WHEREAS the Planning Board has reviewed the proposed amendments through work sessions and a duly noticed public hearing and has voted to recommend adoption of the amendments to the Town Council.

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Londonderry, New Hampshire, that Section 5.2 of the Londonderry Zoning Ordinance is hereby amended as set forth in the attached, which is incorporated herein by reference.

BE IT FURTHER ORDAINED that this amendment shall take effect upon adoption by the Town Council.

**Ron Dunn – Chair
Town Council**

Sharon Farrell – Town Clerk

PASSED AND ADOPTED by the Londonderry Town Council this XXth day of [month] 2026.

The following comments were submitted by Councilor
Paul.

Intro

Over the past several years, Londonderry's PUD ordinance has produced developments that do not resemble true Planned Unit Developments. Instead of a balanced of mixed-use neighborhoods with commercial, civic, and residential components, we've seen large residential projects with minimal public benefit and long-term service burdens on taxpayers.

At this point, the ordinance is no longer functioning as a planning tool — it has become a loophole. It should be discontinued while we work on improving it for the benefit of the community. Because when an ordinance stops protecting the community, it must be stopped and fixed.

That's why this review is structured section-by-section. A PUD ordinance is only as strong as its definitions, requirements, and enforcement mechanisms. If even one section is vague or optional, the entire ordinance becomes vulnerable. This process identifies weaknesses, compares our standards to successful PUD models found in other NH towns, and recommends clear, enforceable improvements.

Every change I'm proposing serves one purpose: **to restore the original intent of a PUD and protect taxpayers, infrastructure, and the long-term vision of this community.**

Closing

Thank you for reviewing this ordinance section by section. What you've seen tonight is not just a list of edits — it's a plan to finally make our PUD ordinance work the way it was intended. For years, our PUDs have delivered housing without the commercial balance, public benefit, or infrastructure protections

the ordinance promised. And because Londonderry has no impact fees, every strain on police, fire, schools, roads, and water is shifted directly onto taxpayers. A weak PUD ordinance combined with no impact fees is a recipe for long-term financial harm. Other New Hampshire towns have shown us what success looks like: clear standards, enforceable commitments, and development that aligns with their master plans. Londonderry deserves the same. These changes ensure that any future PUD must deliver real mixed-use, real public benefit, real infrastructure mitigation, and real accountability. They close loopholes, strengthen enforcement, and protect taxpayers from carrying the full cost of large-scale development.

This is our opportunity to correct the course and put Londonderry on a path toward responsible, balanced, sustainable growth. These changes aren't just improvements — **they are necessary.**

(Starting at the bottom of Page 5 of 14)

SECTION 5.2.6(B) — TRACT SIZE (CONTIGUITY)

Town Draft (Summary)

Allows parcels separated by roads, utility corridors, or waterways to count as “contiguous” unless the Planning Board decides otherwise.

*** Rewrite (Suggested Fix + Best Practices)**

“The minimum tract size for a Planned Unit Development (PUD) shall be one hundred (100) acres of contiguous, developable land. Parcels separated by major roads, utility corridors, rail lines, or other significant barriers shall not be considered contiguous unless the applicant demonstrates—through independent traffic, safety, and infrastructure analysis selected by the Town and funded by the applicant—that the parcels function as a single unified development without creating adverse impacts to traffic circulation, emergency response, or municipal services. Wetlands, steep slopes, and protected natural resources shall not be counted toward the minimum acreage requirement.”

Why It Matters

Closes the “patchwork PUD” loophole and aligns with Bedford, Merrimack, and Dover best practices.

SECTION 5.2.6(D) — UTILITIES

Town Draft (Summary)

Requires PUDs to be served by public water and sewer, and says service must be “reasonably consistent” with the Sewer Facilities Master Plan.

*** Rewrite (Suggested Fix + Best Practices)**

“All PUDs shall be served by public water and public sewer systems. Sewer and water capacity shall be verified through independent engineering analysis selected by the Town and funded by the applicant. Service shall comply with the Town’s Sewer Facilities Master Plan, and no PUD shall be approved unless adequate capacity exists or the applicant funds all improvements necessary to achieve compliance. Adequate capacity shall mean the ability of the system to meet projected peak demand, fire flow requirements, and long-term service needs without degrading existing service levels. Capacity analysis shall account for cumulative impacts of all approved, pending, and proposed developments within the service area.

All required improvements shall be constructed and operational prior to the issuance of any certificates of occupancy.”

Why It Matters

Removes vague language, prevents approvals without infrastructure, and ensures capacity is verified independently and built **before** occupancy.

*** SECTION 5.2.7 — PERMITTED USES**

“A Planned Unit Development (PUD) shall include a balanced mix of residential, commercial, and civic uses. To ensure economic stability and alignment with the Town’s Master Plan, the following minimum use requirements shall apply:

- 1. Commercial Component:** A minimum of **30% of total floor area** shall consist of commercial uses that generate employment, services, or tax revenue. Storage-only or low-impact uses shall not satisfy this requirement.
- 2. Civic / Community Space:** A minimum of **10% of total floor area** shall be dedicated to civic or community uses accessible to the public.
- 3. Residential Cap:** Residential uses shall not exceed **60% of total floor area** within the PUD.
- 4. Mixed-Use Integration:** Uses must be designed as an integrated, walkable environment with coordinated circulation and shared infrastructure.
- 5. Master Plan Consistency:** All permitted uses shall demonstrate clear consistency with the Town’s Master Plan.”**

SECTION 5.2.8(A) — PARKING & LOADING

Town Draft (Summary)

Requires parking to generally comply with Site Plan Regulations but allows the Planning Board to approve shared parking or reduced ratios with a parking analysis.

*** Rewrite (Suggested Fix + Best Practices)**

“Off-street parking and loading shall comply with the Town’s Site Plan Regulations unless modified through the PUD Master Plan approval. Any request for shared parking, reduced parking ratios, or alternative parking arrangements shall be supported by an independent parking demand analysis selected by the Town and funded by the applicant. Such analysis shall evaluate peak demand, mixed-use interactions, pedestrian connectivity, and impacts on surrounding neighborhoods. No reduction shall be granted if it would result in overflow parking onto public

streets or adjacent properties.”

Why It Matters

Prevents under-parking, protects neighborhoods, and ensures reductions are based on **independent data**, not developer-submitted studies.

SECTION 5.2.8(B) — BUILDING HEIGHT

Town Draft (Summary)

Limits building height to 50 feet unless the Planning Board authorizes more through the Master Plan. Requires FAA and Airport Overlay compliance.

*** Rewrite (Suggested Fix + Best Practices)**

“No building within a PUD shall exceed fifty (50) feet in height unless specifically approved as part of the PUD Master Plan based on demonstrated compatibility with surrounding development, infrastructure capacity, and public safety access. Any request for increased height shall include independent shadow, safety, and emergency access analysis selected by the Town and funded by the applicant. All structures shall comply with FAA requirements and the Airport Approach Height Overlay District.”

Why It Matters

Ensures height increases are tied to **safety, compatibility, and emergency access**, not simply developer preference.

SECTION 5.2.8(C) — RESIDENTIAL DENSITY

Town Draft (Summary)

The draft sets a baseline density of 6 units per acre and allows density bonuses based on “community benefits.” It does not require infrastructure capacity analysis, nor does it tie density to commercial or civic delivery.

*** Rewrite (Suggested Fix + Best Practices)**

“Residential density within a PUD shall be directly tied to the capacity of existing and planned infrastructure, including roads, schools, utilities, and public safety services. Baseline residential density shall not exceed six (6) dwelling units per gross acre. Density bonuses may be granted only when:

- 1. Infrastructure Capacity:** Independent third-party analysis, selected by the Town and funded by the applicant, demonstrates that all infrastructure systems can safely and sustainably support the increased density.

2. **Commercial & Civic Delivery:** Required commercial and civic components have reached **active and substantial development** prior to or concurrent with the residential phases benefiting from the density bonus.
3. **Mitigation:** All necessary infrastructure improvements are fully funded by the applicant and constructed prior to issuance of certificates of occupancy for the associated residential units.
4. **Density Cap:** **In no case shall total residential density exceed 7.5 dwelling units per acre, inclusive of all bonuses, and under no circumstances shall density be increased beyond the level that can be fully supported by existing and planned infrastructure, public safety services, and school capacity as verified through independent analysis selected by the Town and funded by the applicant.**
5. **Environmental Constraints:** Environmentally sensitive areas shall not be counted toward density calculations, nor used to justify density bonuses.***

Why It Matters

This ensures density is based on **actual, independently verified infrastructure capacity**, prevents overloading schools and public safety services, and eliminates loopholes that previously allowed density increases without corresponding commercial development or mitigation.

*** Added SECTION 5.2.8(D) — COMPLIANCE WITH OTHER REGULATIONS**

Town Draft (Summary)

States that PUDs must comply with all other applicable regulations unless modified through the PUD process. This section is mostly procedural and does not contain loopholes.

*** Rewrite (Suggested Fix + Best Practices)**

“All development within a PUD shall comply with the Town’s Zoning Ordinance, Site Plan Regulations, and Subdivision Regulations unless specific modifications are approved as part of the PUD Master Plan. Any requested modification shall be supported by independent analysis demonstrating that the alternative standard provides equal or greater protection of public health, safety, infrastructure capacity, environmental resources, and community character.”

Why It Matters

This prevents the PUD process from being used to bypass core regulations and ensures any flexibility is justified with **objective evidence**, not subjective claims.

*** SECTION 5.2.8(E) — OPEN SPACE**

Town Draft (Summary)

Requires open space but allows flexibility in what counts. Does not require permanent protection. Does not prohibit counting wetlands or unusable land toward open space totals.

*** Rewrite (Suggested Fix + Best Practices)**

“A minimum of twenty-five percent (25%) of the gross land area within a PUD shall be designated as permanently protected open space. Open space shall be configured as usable, contiguous land that supports recreation, conservation, agriculture, or natural resource protection. The following standards shall apply:

- 1. Permanent Protection:** All open space shall be permanently protected through a recorded conservation easement or deed restriction approved by the Town.
- 2. Usable Land Requirement:** No more than twenty-five percent (25%) of the required open space may consist of wetlands, steep slopes, floodplains, or other environmentally constrained areas.
- 3. Connectivity:** Open space shall be designed to connect with existing or planned greenways, trails, or conservation lands where feasible.
- 4. Ownership & Maintenance:** Open space may be owned by the Town, a land trust, a homeowners’ association, or another entity approved by the Town, provided long-term maintenance responsibilities are clearly established.”**

Why It Matters

Prevents developers from counting unusable land as “open space,” ensures permanent protection, and aligns with best practices used in New London, Lebanon, and Keene.

Added **SECTION 5.2.8(F) — Environmental Protection - Covenants, Restrictions, and Easements.**

Town Draft (Summary)

Requires compliance with the Conservation Overlay District (COD) but allows the Planning Board to consider modifications. Does not

explicitly prohibit buffer reductions, buyouts, or encroachments. Does not require independent environmental review.

*** Rewrite (Suggested Fix + Best Practices)**

“All development within a PUD shall comply with the Conservation Overlay District (COD) and all applicable environmental protection standards. The following requirements shall apply:

1. **COD Buffers:** COD buffers shall be preserved in full. No reductions, waivers, or fee-in-lieu substitutions shall be permitted.
2. **Independent Environmental Review:** All wetland, wildlife, habitat, and natural resource assessments shall be conducted by an independent third-party consultant selected by the Town and funded by the applicant.
3. **Avoidance & Minimization:** Development shall be designed to avoid impacts to wetlands, riparian corridors, wildlife habitat, and other sensitive resources to the maximum extent practicable.
4. **Stormwater & Water Quality:** Stormwater systems shall be designed to meet or exceed the Town’s regulations and shall incorporate low-impact development (LID) practices where feasible.
5. **No Net Loss:** PUDs shall demonstrate no net loss of functional wetland value, wildlife habitat, or water quality protection.”**

Why It Matters

This eliminates loopholes that allow COD buffer reductions, ensures environmental impacts are independently verified, and protects Londonderry’s water resources and natural systems.

SECTION 5.2.8(G) — CIRCULATION & TRANSPORTATION

Town Draft (Summary)

Requires internal circulation to be coordinated and connected. Allows the Planning Board to determine adequacy of traffic improvements. Does not require independent traffic analysis. Does not require mitigation to be constructed before occupancy. Does not address cut-through traffic or neighborhood impacts.

*** Rewrite (Suggested Fix + Best Practices)**

“Circulation and transportation systems within a PUD shall provide safe, efficient, and coordinated movement for vehicles, pedestrians, bicycles, and emergency services. The following standards shall apply:

1. **Independent Traffic Analysis:** All traffic studies shall be conducted by an independent third-party consultant selected by the Town and funded by the applicant. Analysis shall include peak-hour

impacts, cumulative impacts, neighborhood cut-through risk, and emergency response access.

2. **Mitigation Requirements:** All traffic and transportation improvements necessary to maintain or improve levels of service shall be fully funded by the applicant and constructed prior to the issuance of certificates of occupancy for the associated development phases.

3. **Connectivity:** Internal streets, sidewalks, and multi-use paths shall be designed as an integrated network that connects to existing and planned public infrastructure, including trails and transit facilities where applicable.

4. **Emergency Access:** Roadway design shall ensure adequate emergency access, turning radii, and secondary access routes consistent with Fire Department standards.

5. **Neighborhood Protection:** The PUD shall be designed to prevent cut-through traffic in existing residential neighborhoods. Traffic calming or access management measures may be required.”**

Why It Matters

Ensures traffic impacts are independently verified, prevents cut-through traffic, requires mitigation **before** occupancy, and protects emergency response times.

SECTION 5.2.8(H) — ARCHITECTURAL & SITE DESIGN

Town Draft (Summary)

Encourages high-quality design but does not require it. Provides general guidance but no enforceable standards. Does not require consistency across phases or land-use areas. Does not require design guidelines to be binding.

*** Rewrite (Suggested Fix + Best Practices)**

“Architectural and site design within a PUD shall reflect high-quality, cohesive, and context-sensitive development. The following standards shall apply:

1. **Design Guidelines:** The PUD Master Plan shall include architectural, landscape, and site design guidelines that establish materials, massing, rooflines, façade treatments, lighting, signage, and streetscape standards. These guidelines shall be binding for all phases of development.

2. **Cohesive Character:** Buildings and site elements shall be designed to create a unified visual identity across the PUD while respecting surrounding neighborhood character.

3. **Pedestrian Orientation:** Site design shall prioritize walkability

through building placement, sidewalk networks, street trees, pedestrian amenities, and human-scale design features.

4. **Screening & Transitions:** Adequate buffering, landscaping, and screening shall be provided between differing land uses and along the perimeter of the PUD to protect adjacent residential areas.

5. **Sustainability:** Where feasible, development shall incorporate energy-efficient building design, low-impact development (LID) stormwater practices, and environmentally responsible materials.”**

Why It Matters

Creates enforceable design standards, prevents inconsistent or low-quality development, and ensures the PUD delivers a cohesive, walkable, and attractive built environment.

Added SECTION 5.2.8(I) — PHASING

Town Draft (Summary)

The draft requires a phasing plan but allows the Planning Board broad discretion. It does not require commercial/civic uses to be built early. It does not prevent “residential-first” development patterns. It does not require infrastructure to be built before occupancy.

*** Rewrite (Suggested Fix + Best Practices)**

“A PUD shall include a detailed phasing plan that ensures coordinated delivery of residential, commercial, civic, and infrastructure components. The following standards shall apply:

1. **Balanced Delivery:** Commercial and civic components required under this ordinance shall reach **active and substantial development** prior to or concurrent with the residential phases they are intended to support.

2. **Infrastructure First:** All infrastructure improvements necessary to support each phase—including roads, utilities, stormwater, and public safety facilities—shall be constructed and operational prior to the issuance of certificates of occupancy for that phase.

3. **Phase Sequencing:** Each phase shall be designed as a functional, self-sufficient development area with adequate access, utilities, and open space.

4. **Monitoring & Adjustments:** The Planning Board may require updated phasing schedules, infrastructure capacity analyses, or mitigation measures if conditions change or if development proceeds more rapidly than anticipated.”**

Why It Matters

Prevents developers from building all the housing first, ensures commercial and civic uses actually materialize, and guarantees infrastructure is in place **before** residents move in.

Added SECTION 5.2.8(J) — PUBLIC AMENITIES & COMMUNITY BENEFITS

Town Draft (Summary)

Allows “community benefits” to justify density bonuses but does not define them clearly. Does not require benefits to be proportional to impacts. Does not require benefits to be delivered early or guaranteed. Allows subjective Planning Board interpretation.

*** Rewrite (Suggested Fix + Best Practices)**

“Public amenities and community benefits provided as part of a PUD shall be clearly defined, measurable, and proportional to the impacts of the development. The following standards shall apply:

- 1. Definition & Eligibility:** Community benefits shall include only those improvements that provide a measurable public advantage beyond what is required under conventional zoning, site plan, or subdivision regulations.
- 2. Independent Valuation:** The scale and value of proposed community benefits shall be verified through independent analysis selected by the Town and funded by the applicant.
- 3. Timing of Delivery:** Public amenities and community benefits shall be constructed or provided **prior to or concurrent with** the development phases that rely on them for density bonuses or flexibility.
- 4. Types of Eligible Benefits:** Eligible benefits may include public parks, trail networks, civic facilities, off-site infrastructure improvements, affordable housing, environmental restoration, or other amenities approved by the Town.
- 5. No Substitutions:** Cash payments, fee-in-lieu contributions, or off-site mitigation may be accepted only where specifically authorized by the Town and only when they provide equal or greater public value.”**

Why It Matters

Prevents vague or low-value “benefits,” ensures benefits are real and delivered early, and ties density bonuses to **verified, measurable public value**.

Added SECTION 5.2.8(K) — STORMWATER MANAGEMENT

Town Draft (Summary)

The draft requires compliance with the Town’s stormwater regulations but does not require:

- Low-Impact Development (LID)

- Independent review
- Upstream/downstream impact analysis
- Construction before occupancy
- Long-term maintenance guarantees

This leaves major gaps.

*** Rewrite (Suggested Fix + Best Practices)**

“Stormwater management systems within a PUD shall be designed, constructed, and maintained to protect water quality, prevent flooding, and preserve natural hydrology. The following standards shall apply:

1. **Independent Review:** All stormwater designs shall undergo independent third-party engineering review selected by the Town and funded by the applicant.
2. **LID Priority:** Low-Impact Development (LID) practices—such as infiltration, bioretention, and naturalized drainage—shall be incorporated to the maximum extent practicable.
3. **Peak Flow Control:** Post-development peak flows shall not exceed pre-development levels for the 2-, 10-, 25-, and 50-year storm events.
4. **Downstream Protection:** Stormwater systems shall demonstrate no adverse downstream impacts, including erosion, flooding, or water quality degradation.
5. **Construction Timing:** All stormwater infrastructure serving a development phase shall be fully constructed and operational prior to issuance of certificates of occupancy for that phase.
6. **Long-Term Maintenance:** A long-term maintenance plan, including responsible parties and funding mechanisms, shall be recorded as part of the PUD approval.”**

Why It Matters

Prevents flooding, protects water quality, ensures independent verification, and requires stormwater systems to be built **before** residents move in.

Added SECTION 5.2.8(L) — UTILITIES & INFRASTRUCTURE COORDINATION

Town Draft (Summary)

The draft references utility coordination but:

- Does not require capacity verification
- Does not require timing alignment
- Does not require underground utilities
- Does not require independent engineering review

- Does not require coordination across phases

This creates risk of overloaded systems and fragmented infrastructure.

*** Rewrite (Suggested Fix + Best Practices)**

“Utilities and infrastructure within a PUD shall be planned and constructed as an integrated, coordinated system that supports all phases of development. The following standards shall apply:

1. **Capacity Verification:** Water, sewer, electric, and telecommunications capacity shall be verified through independent engineering analysis selected by the Town and funded by the applicant.
2. **Infrastructure Timing:** All utilities necessary to serve each phase shall be installed and operational prior to issuance of certificates of occupancy for that phase.
3. **Underground Utilities:** All new utility lines shall be installed underground unless the Planning Board determines that underground installation is infeasible due to site constraints.
4. **Inter-Agency Coordination:** The applicant shall coordinate with all relevant utility providers to ensure adequate service, redundancy, and long-term reliability.
5. **Future Connections:** Utility layouts shall accommodate future connections to adjacent parcels and planned municipal infrastructure where feasible.”**

Why It Matters

Ensures utilities are built **before** occupancy, prevents overloaded systems, requires independent verification, and guarantees coordinated, future-ready infrastructure.

Added SECTION 5.2.8(M) — LANDSCAPING & BUFFERS

Rewrite

“Landscaping and buffers within a PUD shall be designed to enhance visual quality, protect adjacent neighborhoods, and support environmental health. The following standards shall apply:

1. **Perimeter Buffers:** A minimum **50-foot landscaped buffer** shall be provided along the perimeter of the PUD where it abuts existing residential neighborhoods. Buffers shall include evergreen and deciduous plantings to ensure year-round screening.
2. **Internal Buffers:** Adequate landscaping and screening shall be provided between differing land uses within the PUD, including between residential and commercial areas, parking lots, and loading

zones.

3. **Native Species:** Landscaping shall prioritize native or climate-appropriate species to support ecological health and reduce long-term maintenance needs.

4. **Screening of Utilities:** Mechanical equipment, dumpsters, loading areas, and utility structures shall be fully screened from public view through landscaping, fencing, or architectural treatments.

5. **Maintenance Plan:** A long-term landscape maintenance plan shall be submitted and approved as part of the PUD Master Plan, identifying responsible parties and funding mechanisms.”**

Added SECTION 5.2.8(N) — LIGHTING & SIGNAGE

Rewrite

“Lighting and signage within a PUD shall be designed to ensure safety, minimize glare, and create a cohesive visual environment. The following standards shall apply:

1. **Dark-Sky Compliance:** All exterior lighting shall be full cut-off, downward-directed, and compliant with dark-sky principles.

2. **Neighborhood Protection:** Lighting shall be designed to prevent spillover onto adjacent residential properties. Illumination levels at property lines shall not exceed Town standards.

3. **Pedestrian-Scale Lighting:** Lighting in mixed-use and pedestrian areas shall be human-scaled to enhance walkability and safety.

4. **Signage Program:** The PUD Master Plan shall include a cohesive signage program addressing materials, illumination, placement, and design to ensure consistency across all phases.

5. **Prohibited Lighting:** Flashing, moving, or internally scrolling lighting shall be prohibited unless specifically approved for civic or public safety purposes.”**

Added SECTION 5.2.8(O) — PUBLIC SAFETY & EMERGENCY SERVICES

Rewrite

“Development within a PUD shall ensure adequate fire, police, and emergency medical service capacity to serve all phases of the project. The following standards shall apply:

1. **Emergency Response Capacity:** Independent analysis, selected by the Town and funded by the applicant, shall verify that fire, police, and EMS services can maintain or improve existing response times and service levels.

2. **Access & Design Requirements:** All roadways, intersections,

building placements, and site layouts shall comply with Fire Department access standards, including turning radii, hydrant spacing, and secondary access requirements.

3. **Public Safety Infrastructure:** If additional equipment, facilities, or staffing are required to maintain service levels, the applicant shall fully fund such improvements as part of the PUD approval.

4. **Construction Timing:** Required public safety improvements shall be completed and operational prior to issuance of certificates of occupancy for the associated development phases.

5. **Hazard Mitigation:** The PUD shall incorporate fire-resistant materials, adequate water supply for fire suppression, and emergency evacuation routes consistent with Town standards.”**

Added SECTION 5.2.8(P) — FISCAL IMPACT & MUNICIPAL SERVICES

Rewrite

“A PUD shall demonstrate a neutral or positive fiscal impact on the Town over the long term. The following standards shall apply:

1. **Independent Fiscal Impact Analysis:** A comprehensive fiscal impact study shall be conducted by an independent consultant selected by the Town and funded by the applicant. The analysis shall evaluate capital costs, operating costs, school impacts, public safety needs, and long-term municipal service demands.

2. **Cumulative Impact:** The fiscal analysis shall account for all approved, pending, and proposed developments within the service area to ensure accurate forecasting.

3. **Mitigation of Negative Impacts:** If the analysis identifies negative fiscal impacts, the applicant shall fully fund mitigation measures, including off-site improvements, impact fees, or long-term service contributions.

4. **Phasing Alignment:** Fiscal impacts shall be evaluated for each phase of development to ensure municipal services remain adequately funded throughout build-out.

5. **No Approval Without Neutral/Positive Impact:** No PUD or PUD phase shall be approved unless the fiscal analysis demonstrates a neutral or positive impact on the Town’s tax rate and municipal service capacity.”**

SECTION 5.2.9 — COVENANTS, RESTRICTIONS, AND EASEMENTS

Town Draft

The Town's draft includes a short administrative section requiring the applicant to record covenants, restrictions, and easements to ensure long-term compliance. However, it:

- Does not require enforceability standards
- Does not require Town approval of legal documents
- Does not require maintenance funding mechanisms
- Does not require consistency with the PUD Master Plan
- Does not require that obligations run with the land

This leaves room for weak or unenforceable documents.

*** Rewrite (Suggested Fix + Best Practices)**

“All covenants, restrictions, and easements associated with a PUD shall be legally binding, enforceable, and consistent with the approved PUD Master Plan. The following standards shall apply:

1. **Town Approval Required:** All covenants, restrictions, easements, and related legal documents shall be reviewed and approved by the Town prior to final PUD approval.
2. **Running With the Land:** All obligations, restrictions, and maintenance responsibilities shall run with the land and be binding on all future owners, successors, and assigns.
3. **Consistency With PUD Master Plan:** All recorded documents shall be consistent with the approved PUD Master Plan, including phasing, open space protection, infrastructure obligations, and long-term maintenance requirements.
4. **Maintenance Responsibilities:** Covenants shall clearly identify the parties responsible for maintaining private roads, utilities, stormwater systems, open space, landscaping, and shared facilities, along with the funding mechanisms to support such maintenance.
5. **Enforcement:** The Town shall retain the right to enforce all covenants, restrictions, and easements necessary to ensure compliance with the PUD approval and to protect public health, safety, and welfare.
6. **Recording:** All required documents shall be recorded at the Registry of Deeds prior to the issuance of any building permits within the PUD.”**

Why It Matters

Ensures long-term enforceability, prevents maintenance disputes, protects the Town from inheriting private obligations, and guarantees that all commitments made during approval remain binding on future owners.

SECTION 5.2.10 — ADMINISTRATION & ENFORCEMENT

Town Draft

The Town's draft includes only minimal administrative language. It does **not**:

- Define who enforces the PUD
- Require compliance monitoring
- Establish penalties for violations
- Require amendments for deviations
- Require updated studies during build-out
- Clarify the Planning Board's authority
- Provide mechanisms for suspension or revocation

This leaves the Town with **no leverage** if a developer deviates from the approved plan.

*** Rewrite (Suggested Fix + Best Practices)**

“The administration and enforcement of a PUD shall ensure full compliance with the approved PUD Master Plan, all conditions of approval, and all applicable Town regulations. The following standards shall apply:

1. Authority & Oversight

The Planning Board shall be the primary authority for reviewing, approving, and administering PUD applications. The Town Manager, Building Inspector, Fire Department, and other municipal officials shall enforce compliance with all approved plans and conditions.

2. Compliance Monitoring

The applicant shall submit compliance reports at intervals determined by the Planning Board, documenting:

- Construction progress
- Phasing adherence
- Infrastructure completion
- Delivery of required commercial/civic components
- Environmental and stormwater compliance
- Fiscal and public safety impacts

The Town may require updated independent studies if conditions change or if development proceeds faster than anticipated.

3. Deviations & Amendments

Any deviation from the approved PUD Master Plan, including

changes to use mix, density, phasing, infrastructure, or public amenities, shall require:

- **A formal amendment**, and
- **Planning Board approval**

Minor modifications may be approved administratively only if they do not alter density, use mix, infrastructure obligations, or public benefits.

4. Enforcement & Penalties

Failure to comply with the approved PUD Master Plan or conditions of approval may result in:

- Suspension of building permits
- Withholding of certificates of occupancy
- Revocation of approvals
- Enforcement actions under RSA 676:17
- Legal action to compel compliance

The Town may also require corrective measures at the applicant's expense.

5. Performance Guarantees

The Town may require performance guarantees, including bonds, letters of credit, or escrow accounts, to ensure completion of:

- Infrastructure
- Stormwater systems
- Landscaping
- Public amenities
- Environmental mitigation
- Any other required improvements

No certificates of occupancy shall be issued until required improvements are completed or secured.

6. Recordkeeping

All approved plans, conditions, covenants, and amendments shall be recorded at the Registry of Deeds. The applicant shall provide the Town with digital and hard-copy versions of all approved documents.

7. Expiration & Lapse of Approval

If substantial construction has not commenced within the timeframe established by the Planning Board, the PUD approval may lapse

unless extended for good cause.

Why It Matters

This section gives the Town **real enforcement power**, ensures developers cannot drift away from commitments, and protects taxpayers by requiring:

- Monitoring
- Amendments for changes
- Penalties for violations
- Performance guarantees
- Independent verification

SECTION 5.2.11 — AMENDMENTS TO AN APPROVED PUD *Town Draft*

The Town's draft includes **no clear amendment procedure** for PUDs. This is a major gap because without a defined process, developers can attempt to:

- Shift uses
- Increase density
- Delay commercial/civic components
- Alter phasing
- Reduce open space
- Modify infrastructure obligations
- Change architectural standards

...all without a formal public review.

We need a reform package that requires a **strict, transparent amendment process**.

*** Rewrite (Suggested Fix + Best Practices)**

“Any modification to an approved PUD Master Plan, including changes to land uses, density, phasing, infrastructure, public amenities, or design standards, shall require review and approval in accordance with the following procedures:”

1. Major Amendments (Planning Board Public Hearing Required)

A **Major Amendment** shall be required for any change that materially alters the approved PUD, including but not limited to:

- Increase in residential density
- Reduction in commercial or civic space
- Changes to phasing or sequencing

- Modifications to required infrastructure or mitigation
- Reduction in open space or environmental protections
- Changes affecting traffic, public safety, or school impacts
- Alterations to architectural or site design guidelines
- Any change that increases the fiscal impact on the Town

Major Amendments require:

- A new public hearing
- Updated studies (traffic, fiscal, environmental, etc.)
- Planning Board approval
- Recording of the amended plan

2. Minor Modifications (Administrative Review Allowed)

A **Minor Modification** may be approved administratively by Town staff **only if** the change:

- Does not increase density
- Does not alter the use mix
- Does not affect infrastructure capacity
- Does not reduce open space
- Does not alter phasing
- Does not change public amenities
- Does not increase fiscal or public safety impacts

Examples include:

- Minor adjustments to building footprints
- Minor landscaping revisions
- Utility alignment refinements
- Architectural detail adjustments that remain consistent with approved guidelines

All Minor Modifications must be documented and placed in the project file.

3. Determination of Amendment Type

The Planning Board (or its designee) shall determine whether a proposed change constitutes a Major Amendment or a Minor Modification. When in doubt, the change shall be treated as a **Major Amendment**.

4. Updated Studies & Impact Analyses

The Town may require updated:

- Traffic studies

- Fiscal impact analyses
- School impact projections
- Environmental assessments
- Utility capacity analyses
- Public safety evaluations

...whenever a proposed amendment may affect municipal services or infrastructure.

All studies must be conducted by independent consultants selected by the Town and funded by the applicant.

5. Recording Requirements

All approved amendments—major or minor—shall be recorded at the Registry of Deeds. No building permits shall be issued until the amendment is recorded.

6. No Vesting of Unapproved Changes

No rights shall vest in any proposed modification until it has been formally approved in accordance with this section.

Why It Matters

This section:

- Prevents developers from quietly changing the project
- Protects the Town from density creep
- Ensures commercial/civic components cannot be removed
- Requires public review for meaningful changes
- Ensures updated studies reflect real impacts
- Keeps the PUD consistent with what was promised to residents

SECTION 5.2.12 — EXPIRATION, LAPSE, AND EXTENSIONS

Town Draft

The Town's draft contains **no expiration or lapse provisions** for PUD approvals. This is a major gap because without clear timelines:

- A PUD approval could sit for 10–20 years
- Market conditions could change
- Traffic, fiscal, and environmental impacts could become outdated
- Developers could “bank” approvals indefinitely
- The Town loses control over phasing and timing

We need a reform package requires **clear expiration rules** and

updated studies if approvals lapse.

*** Rewrite (Suggested Fix + Best Practices)**

“PUD approvals shall remain valid only in accordance with the timelines and conditions established in this section. Failure to meet these requirements shall result in expiration or lapse of approval unless extended by the Planning Board.”

1. Timeframe for Substantial Completion

A PUD approval shall expire if **substantial construction has not commenced within two (2) years** of the date of final approval, unless an extension is granted.

“Substantial construction” means:

- Installation of utilities
- Construction of roads or drainage
- Foundation work for at least one principal building
- Completion of required off-site improvements for the first phase

2. Phasing Deadlines

Each approved phase shall have a defined start and completion date.

A phase shall be considered lapsed if:

- Construction does not begin within the approved timeframe, or
- Required infrastructure for that phase is not completed on schedule

Lapsed phases require Planning Board review and reauthorization.

3. Extensions

The Planning Board may grant extensions for good cause, provided that:

- The applicant submits a written request before expiration
- Conditions of approval remain valid
- Impact studies remain current
- No significant changes have occurred in traffic, utilities, environmental conditions, or municipal service capacity

The Board may require updated studies before granting an extension.

4. Updated Studies Required for Lapsed Approvals

If a PUD approval or phase lapses, the applicant shall submit updated:

- Traffic impact analysis

- Fiscal impact analysis
- School impact projections
- Environmental and stormwater studies
- Utility capacity evaluations
- Public safety impact assessments

All studies must be conducted by independent consultants selected by the Town and funded by the applicant.

5. Effect of Expiration or Lapse

If a PUD approval expires or lapses:

- No building permits shall be issued
- No certificates of occupancy shall be granted
- The applicant must reapply or obtain reauthorization
- The Town may require compliance with any new regulations adopted since the original approval

6. Recording of Extensions

All extensions or reauthorizations shall be recorded at the Registry of Deeds and incorporated into the PUD Master Plan.

Why It Matters

This section:

- Prevents approvals from lingering for decades
- Ensures impact studies stay current
- Protects the Town from outdated assumptions
- Gives the Planning Board control over timing
- Ensures phased development stays on schedule
- Allows the Town to apply updated regulations if a project stalls

SECTION 5.2.13 — SEVERABILITY

Consolidated, ordinance-ready language

“If any section, subsection, paragraph, sentence, clause, or provision of this Article is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Article. The remaining provisions shall continue in full force and effect, and to this end the provisions of this Article are declared to be severable.”

Why this matters

A severability clause protects the Town by ensuring:

- If one part of the ordinance is struck down,

- **The rest remains enforceable.**

Without this clause, a single legal challenge could jeopardize the entire PUD framework.

This is standard in well-drafted ordinances and should always be included.

**Londonderry Town Council Meeting
Monday, March 30, 2026, 7:00 p.m.
Moose Hill Council Chambers**

Meeting Link: <http://173.166.17.35/internetchannel/show/14205?channel=4>

Council Members Present: Chair Ron Dunn; Vice Chair Shawn Faber; Councilors Dan Bouchard, Deb Paul, Ted Combes

Council Members Absent: None

Other Staff Present: Town Manager Shaun Mulholland; Deputy Town Manager/Director of Economic Development Kellie Caron

A. CALL TO ORDER

Chair Dunn called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

Councilor Combes read a proclamation celebrating and congratulating the Londonderry Girls' Basketball Division 1 State Championship team.

B. NEW BUSINESS

1. Appointment of Allison Parsons as Tax Collector

Vice Chair Faber moved that the Londonderry Town Council hereby approves the terms of the contract between the Town Council and the Tax Collector. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.

Vice Chair Faber moved that the Londonderry Town Council hereby appoints Allison Parsons as the Tax Collector for the Town of Londonderry for a term beginning April 1, 2026 and ending March 31, 2027. Seconded by Councilor Bouchard. Motion carried 5-0-0. Chair votes in the affirmative.

2. Discuss and approve Saint-Gobain Settlement agreement regarding water line extensions on High Range Road.

Attorneys Megan Carrier and Tom Burack of Sheehan Phinney appeared before the Council remotely to review the proposed settlement agreement with Saint-Gobain that will help to extend public water to select neighborhoods along High Range Road. The settlement also outlines the costs that will be borne by the Town and by Saint-Gobain for these projects.

Chair Dunn thanked the attorneys for their work to arrive at this settlement.

Vice Chair Faber moved to accept the Saint-Gobain Settlement Agreement. Seconded

47 *by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.*

48

49 **3. Council approval of purchases greater than \$15,000.**

50

51 Town Manager Mulholland presented requests for payment for the following purchases:

52

- Zoll - AEDs: \$579,190.40

53

- Ford of Londonderry - purchase of an F-250: \$59,518

54

- Municipal Pest Management Services - contracts for mosquito and tick management: \$42,975

55

- FARO Total Station software and equipment for crime scene photography: \$53,504.69

56

- Continental - sand: \$37,500

57

- Iconic Elements - Fire Command Truck Box: , up to \$18,000

58

- SAU Office Building: \$3.9 million

59

- Motorola Portable Radios: \$17,744.16

60

61

62

63

Vice Chair Faber moved to approve the above-referenced purchases. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.

64

65

66

C. ADJOURNMENT

67

68

Vice Chair Faber moved to adjourn the meeting. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.

69

70

71

The meeting was adjourned at 7:21 p.m.

72

73

Minutes prepared by Beth Haggeli

74

**Londonderry Town Council Meeting
Monday, April 6, 2026, 7:00 p.m.
Moose Hill Council Chambers**

Meeting Link: <http://173.166.17.35/internetchannel/show/14212?channel=4>

Council Members Present: Chair Ron Dunn; Vice Chair Shawn Faber; Councilors Dan Bouchard, Deb Paul (left at 9:30 p.m.), Ted Combes

Council Members Absent: None

Other Staff Present: Town Manager Shaun Mulholland; Deputy Town Manager & Director of Economic Development Kellie Caron; Administrative Services Director Kirsten Hildonen; DPW Director Dave Wholley; Director of Engineering and Environmental Services John Trottier

A. CALL TO ORDER

Chair Dunn called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

B. COUNCIL BUSINESS

1. Complaint

In response to an anonymous complaint received on March 23, 2026, Town Manager Mulholland reported that Councilor Combes did not violate Section 4.8 of the Town Charter by attempting to appoint a member of the Fire Department as Londonderry's Emergency Management Director. The statute specifically designates that the governing body appoint this position, so this action is within the authority of the Town Council.

2. Veterans Tax Credit

Chair Dunn reported that counsel advised the Town Council that the proposed legal avenues to pursue the Veterans Tax Credit could be challenged in court, and the Town would not be in good standing if this were challenged in a court of law.

3. Police Department Update

Chief Bernard offered an update on Department staffing, introducing three new hires and reviewing three promotions. He also shared information on two recent resignations.

C. PUBLIC COMMENT

Airport Director Tom Malafronte offered a presentation on operations at Manchester Airport. He provided an update on the airline industry in general and how Londonderry is impacted. He reviewed the financial status of the airport and plans for the future.

Chair Dunn opened public comment.

Name: Jeffrey McGraw

47 **Address:** 9 Meetinghouse Drive
48 Mr. McGraw spoke in support of Mr. Malafronte and the quality of the work he and his team
49 are doing at the Manchester Airport.
50

51 **Name:** Glenn Douglas
52 **Address:** 6 Overlook Avenue
53 Mr. Douglas asked when the legal opinion was obtained regarding the Veterans Tax Credit.
54 He spoke to how complaints against Councilors are being handled. He noted not receiving a
55 response to an email sent to Chair Dunn.
56

57 **Name:** Marge Badois
58 **Address:** 189 Litchfield Road
59 Ms. Badois asked that when the Council reviews the PUD draft, they give serious consideration
60 to input provided by residents to the Planning Board.
61

62 **Name:** Kristine Perez
63 **Address:** 5 Wesley Drive
64 Ms. Perez asked why topics were tabled at the last Council meeting and spoke to the perception
65 that important issues are not being addressed. She noted not receiving a response to an email
66 sent to Chair Dunn. She asked that a complaint regarding a federal law be published.
67

68 **Name:** Robin Stewart
69 **Address:** 522 Mammoth Road
70 Ms. Stewart spoke to the need to tighten up control of PUDs and expressed disappointment
71 over the residents' input not being considered.
72

73 **Name:** Dave Lewis
74 **Address:** 168 Mammoth Road
75 Mr. Lewis asked if the skate park was on this meeting's agenda and was told it would be
76 discussed at the next Council meeting.
77

78 **Name:** Drew Uphold
79 **Address:** 31 Miller Road
80 Mr. Uphold spoke to the importance of the skate park to the community, and offered any help
81 needed to reopen it.
82

83 **Name:** Martha Smith
84 **Address:** 38 Chester Drive
85 Ms. Smith reiterated that the input from residents on the PUD should be considered. She also
86 spoke to the importance of the skate park to the community.
87

88 **Name:** Ray Breslin
89 **Address:** 3 Gary Drive
90 Mr. Breslin stressed the need for the Town to listen to the general public.
91

92 Chair Dunn closed public comment.

93
94 Councilor Bouchard spoke to the need for the Council to improve their response to the public
95 when expressing concerns. Chair Dunn said he is working with Tony DeFrancesco to respond
96 to his concern.

97
98 Councilor Paul spoke to a lack of communication within the Council.
99

100 Vice Chair Faber shared information from the DRA regarding the ability of the Council to set
101 the effective date for the Veterans Tax Credit. Town Manager Mulholland will follow up.
102

103 **D. BOARD APPOINTMENTS AND REAPPOINTMENTS**

104
105 *Councilor Combes moved to accept the resignation of Patrick El-Azem from the*
106 *Londonderry Budget Committee. Seconded by Vice Chair Faber. Motion carried 5-0-0.*
107 *Chair votes in the affirmative.*
108

109 The Council thanked Mr. El-Azem for his contribution to the Town and the Budget Committee.
110

111 Councilor Bouchard asked that individuals who have left the Town's employ be recognized.
112 Chair Dunn said a procedure is being discussed as to how to do this.
113

114 Ms. Hildonen reported there is an opening on the Old Home Day Board. A full Board is needed
115 to move forward with the New Hampshire Charitable Trust. She volunteered to serve as an
116 interim director to complete this process, with the intention of stepping down once a Board
117 member is appointed.
118

119 *Councilor Bouchard moved to appoint Kirsten Hildonen as an interim director on the Board*
120 *of Directors for Old Home Day. Seconded by Councilor Combes. Motion carried 5-0-0.*
121 *Chair votes in the affirmative.*
122

123 **E. PUBLIC HEARING**

124 None
125

126 **F. NEW BUSINESS**

127 **1. Discuss and approve Order 2026-05: A request to withdraw funds from the EMTF**
128 **for Winter Maintenance.**

129 Mr. Wholley presented the fourth and hopefully final request for funding for winter
130 maintenance. He shared statistics on the severity of the winter.
131

132 *Vice Chair Faber moved that the Londonderry Town Council hereby approves Order*
133 *2026-05 and directs the Trustees of the Trust Fund to disburse \$10,000 from the*
134 *Expendable Maintenance Trust Fund for winter maintenance of Town facilities.*
135 *Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.*
136

137 **2. Discuss and approve Order 2026-07: A request to withdraw funds from the EMFT**
138 **for the replacement of the hot water heater at the Fire Department Station 2.**

139 Mr. Wholley reported one of the two water storage tanks at South Station needs to be
140 replaced. Both of the tanks at Station 1 were replaced in 2024.

141
142 *Councilor Bouchard moved that the Londonderry Town Council hereby approves*
143 *Order 2026-07 and directs the Trustees of the Trust Fund to disburse \$7,885.00 from*
144 *the Expendable Maintenance Trust Fund to pay the ENE invoice for the replacement*
145 *of the water heater at the Fire Department Station 2. Seconded by Councilor Combes.*
146 *Motion carried 5-0-0. Chair votes in the affirmative.*

147
148 **3. Discuss and approve Order 2026-06: A request to withdraw funds from the**
149 **Reclamation Trust Fund for blue recycling carts.**

150 Mr. Trottier presented a request for funds to purchase recycling carts to replace existing
151 ones and to provide carts for new homes.

152
153 *Councilor Bouchard moved that the Town Council hereby approves Order 2026-06*
154 *and directs the Trustees of the Trust Fund to disburse \$15,701.00 from the*
155 *Reclamation Trust Fund for the purchase of 210 Blue, 95-gallon recycle carts.*
156 *Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.*

157
158 **4. Discuss and approve Resolution 2026-03: Welfare Guidelines and 2026 allowable**
159 **levels of assistance payments.**

160 Ms. Hildonen explained the need for an annual adjustment on the dollar amounts in
161 Appendix A to the Welfare Guidelines to stay abreast of the amounts suggested by HUD
162 and the FDA. She noted revisions were needed to the guidelines to bring them into line
163 with Town policy and how community welfare activities are being conducted through
164 CHS in Derry.

165
166 Councilor Paul suggested the Town reevaluate CHS as the service provider in light of
167 complaints she has received. Town Manager Mulholland reviewed the options for
168 addressing this. The Council asked Councilor Paul to provide more information.

169
170 *Councilor Bouchard moved that Londonderry Town Council hereby approves*
171 *Resolution 2026-03 The Revision of the General Assistance Guidelines and Appendix*
172 *A – Allowable Levels of Assistance Payments for 2026, as presented. Seconded by*
173 *Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.*

174
175 **5. First Reading: Zoning Ordinance Amendment – Planned Unit Development**
176 **Ordinance LZO Section 5.2**

177 Ms. Caron explained the Council directed the Planning Board to amend this portion of
178 the zoning ordinance, and reviewed the process as to how this was done.

179
180 Vice Chair Faber suggested changing the requirement for a development agreement so
181 that all owners are subject to this requirement, whether it is a single or multiple owners.

182
183 Councilor Paul reviewed a list of suggested edits. Chair Dunn asked that she send the list
184 to the Council members and it could be discussed at the April 20th meeting. The public

185 hearing date will not be set until after this meeting.
186

187 **6. Discussion regarding procedures for addressing complaints and conducting**
188 **investigations involving Town Councilors.**

189 The Council noted that the process of anonymous complaints being filed against
190 Councilors and elected/appointed officials has not gone well. They spoke to the need for
191 complaints not to be anonymous, and for background information to be provided. They
192 expressed concern that this process is being used as a political weapon. The Council
193 agreed on the need for a fair and transparent process. An extended discussion was held.
194

195 *Vice Chair Faber made a motion to return to the process that was followed before this*
196 *process was put into place in March 2025 for elected officials and appointed officials.*
197 *Seconded by Councilor Combes.*
198

199 *Discussion:* Town Manager Mulholland asked for clarification as to what process would
200 be followed, as there is no prior or existing policy. Chair Dunn said complaints would be
201 sent to the Town Manager, who would forward them to the Council, as is the normal
202 practice. They agreed to remove the checkbox on the complaint form on the website, and
203 to develop a policy for addressing these complaints.
204

205 *Vice Chair Faber amended his motion to remove the checkbox from the website.*
206 *Seconded by Councilor Combes. Motion carried 3-2-0, with Councilors Bouchard and*
207 *Paul voting in opposition. Chair votes in the affirmative.*
208

209 **G. OLD BUSINESS**

210 **1. Discuss and schedule a public hearing to Adopt Town Council Rules of Order.**

211 Ms. Hildonen noted the Public Comment rules were adopted at the last Council meeting;
212 the Rules of Order were not adopted.
213

214 Councilor Paul suggested adding a rule that requires all Councilors to use the official
215 Town email accounts for Town business.
216

217 Councilor Bouchard reviewed the rules of order that he felt were violated at the March
218 16th Council meeting. A spirited discussion followed regarding Councilor Paul not being
219 assigned as an alternate to the Planning Board, and perceived poor behavior on the part
220 of Council members.
221

222 *Vice Chair Faber made a motion to adopt the Rules of Order. Seconded by Councilor*
223 *Combes. Motion carried 3-2-0, with Councilors Bouchard and Paul voting in*
224 *opposition. Chair votes in the affirmative.*
225

226 **H. APPROVAL OF CONSENT ITEMS**

- 227 **1. Town Council meeting minutes from March 16, 2026**
228 **2. Citizens Petition Warrant Article 27 Letter**
229 **3. Citizens Petition Warrant Article 28 Letter**
230 **4. Barn Preservation Renewal**

- 231 **5. 25-269-01-E Gravel Tax**
- 232 **6. Land Use Change Tax Bill**
- 233 **7. 2025 Statistical Reval**
- 234 **8. Supplemental Warrant_091 GRB5 - \$325**
- 235 **9. Supplemental Warrant_091 GRB5 - \$539**
- 236 **10. Timber Tax 25-096-2-T**

237
238 Chair Dunn noted that while the residents voted to approve Citizens Petition Warrant Articles
239 27 and 28, the members of the Council might have a different opinion. Councilor Bouchard
240 asked if all Council members are required to sign the letters, if they do not agree. Town
241 Manager Mulholland explained no one can be forced to sign anything.

242
243 Councilor Paul left the meeting.

244
245 On line 145 of the March 16, 2026, meeting minutes, Councilor Bouchard questioned the vote
246 of 5-0-0, saying that Councilor Paul did not vote. He asked for roll call votes to be conducted
247 moving forward. Chair Dunn noted he repeated the vote as 5-0-0 at the time, and no one
248 objected.

249
250 *Vice Chair Faber moved to approve the Consent items. Seconded by Councilor Combes.*
251 *Motion carried 3-1-0, with Councilor Bouchard voting in opposition. Chair votes in the*
252 *affirmative.*

253
254 **I. OTHER BUSINESS**

255 **1. Liaison Reports**

256 Councilor Combes attended the Airport Board Authority Meeting, and spoke to the
257 progress being made by the airport and concerns over fuel prices.

258
259 The Council asked for an update on Old Home Day. As Councilor Combes was not able
260 to attend the last meeting, Ms. Hildonen reported that now there is a full Board, they can
261 begin to make many of the planning decisions.

262
263 Councilor Bouchard reported a lot of work is being done at the library.

264
265 **2. Town Manager Report**

266 **a. Leach Library**

267 Donna Plante, Acting Library Director, and Beth Marrocco, Vice Chair of the Board
268 of Trustees, appeared before the Board to discuss upgrading the carpeting. The cost of
269 installing Powerbond in the main area would be \$36,162 over the amount covered by
270 insurance. Using carpet tiles in this area would be \$14,772 over the amount covered
271 by insurance.

272
273 She also reviewed two alternatives for using carpeting squares in other rooms, which
274 would be \$48,856 for Alternate 1 and \$58,198 for Alternate 2. The cost of installing
275 Powerbond would be \$53,814 for Alternate 1 and \$64,566 for Alternate 2.

276

277 Councilor Bouchard asked about funds available in the Library budget to help cover
278 these costs. Town Manager Mulholland reviewed other needed repairs and costs that
279 have not yet been applied to the Library budget.

280
281 After discussion, the Council agreed to approve the installation of the Powerbond
282 carpeting in the main area, and delay deciding on the other areas until more research
283 can be done.

284
285 *Councilor Combes moved to approve the expenditure of an additional \$36,162 for*
286 *the new carpeting. Seconded by Vice Chair Faber. Motion carried 4-0-0. Chair votes*
287 *in the affirmative.*

288
289 **b. Reverend Morrison House Update**
290 Town Manager Mulholland reported a public engagement session is scheduled for
291 April 22, 2026, to obtain public input on the Reverend Morrison Meeting House. He
292 intends to submit a memo by the end of May 2026, to help the Council make a decision
293 on next steps.

294
295 **c. Large Project Planning**
296 Town Manager Mulholland suggested the Planning Board representative from the
297 Council participate in meetings about larger developments and the associated
298 infrastructure. He also recommended holding regular status update meetings with the
299 Council on large projects and the Council agreed.

300
301 **d. Strategic Plan**
302 Town Manager Mulholland reviewed the strategic planning process and upcoming
303 workshops.

304
305 **J. PUBLIC COMMENT**

306 Chair Dunn opened public comment.

307
308 Councilor Paul apologized to Councilor Combes, Councilor Bouchard, Mr. Mulholland, Ms.
309 Hildonen, and the public for losing her temper. She did not apologize to Vice Chair Faber and
310 Chair Dunn for her actions.

311
312 **Name:** Robin Stewart

313 **Address:** 522 Mammoth Road

314 Ms. Stewart asked why the Council did not consider the public input provided at the Planning
315 Board during the first reading of the PUD zoning ordinance amendment. The Board explained
316 the function of a first reading. She spoke to the benefit of anonymous complaints. She asked
317 how the residents are being served, in light of the perceived division of the Council.

318
319 Acting Library Director Donna Plante asked that the Library be included in the conversation
320 regarding how to connect residents with services, as the Library is a great tool for connecting
321 people to resources.

322

323 **Name:** Paul Skudlarek

324 **Address:** 20 Woodbine Drive

325 Mr. Skudlarek said the Council had an opportunity to vote on Citizens Petitions 27 and 28, and
326 the Councilors waived that right. He said the Council has an obligation to sign the letters that
327 push the petitions to the State level as a body, as these warrant articles were approved by the
328 residents.

329

330 **Name:** Glenn Douglas

331 **Address:** 6 Overlook Avenue

332 Mr. Douglas spoke to the public input on the PUD not being considered. He spoke to the lack
333 of concern regarding how the cost of repairs for the Library will be covered. He spoke to the
334 need for roll call votes and said the Council does not enforce rules equally.

335

336 **Name:** Kristine Perez

337 **Address:** 5 Wesley Drive

338 Ms. Perez spoke to Chair Dunn not assigning Councilor Paul as an alternate to the Planning
339 Board, and the Councilors committing to holding themselves to a higher standard. She called
340 for a no confidence vote to remove Chair Dunn and Vice Chair Faber.

341

342 Chair Dunn closed public comment.

343

344 **K. MEETING SCHEDULE**

- 345 • April 13, 2026, Moose Hill Council Chambers, 6:30 p.m., Strategic Plan Workshop
- 346 • April 20, 2026, Moose Hill Council Chambers, 7:00 p.m.
- 347 • April 22, 2026, Moose Hill Council Chambers, 6:30 p.m., Strategic Plan Workshop
- 348 • May 4, 2026, Moose Hill Council Chambers, 7:00 p.m.

349

350 **L. ADJOURNMENT**

351

352 *Vice Chair Faber moved to adjourn the meeting. Seconded by Councilor Combes. Motion*
353 *carried 4-0-0. Chair votes in the affirmative.*

354

355 The meeting was adjourned at 10:25 p.m.

356

357 *Minutes prepared by Beth Haggeli*



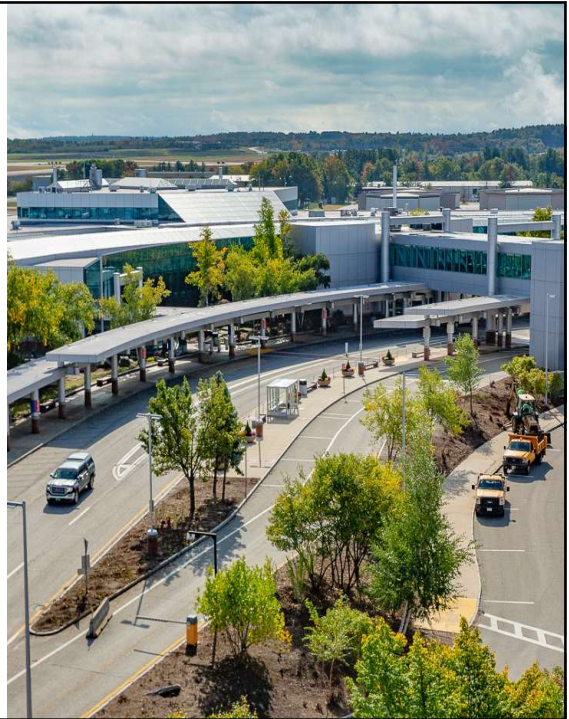
Londonderry Town Council MHT Update

April 6, 2026

1

Air Service Update

- **U.S. Airline Industry Overview**
 - Partial Gov't shutdown
 - War in Iran
 - Fuel and Financials
 - Mitigation strategies
- **MHT Overview**
 - Seat capacity year-over-year
 - Post-covid recovery slowed
 - Headwinds
 - Seasonal seat volatility
 - Cost of living impact on load factors
 - Economic uncertainty
 - Tailwinds
 - BNA
 - Properties
 - Federal funding
 - Next steps



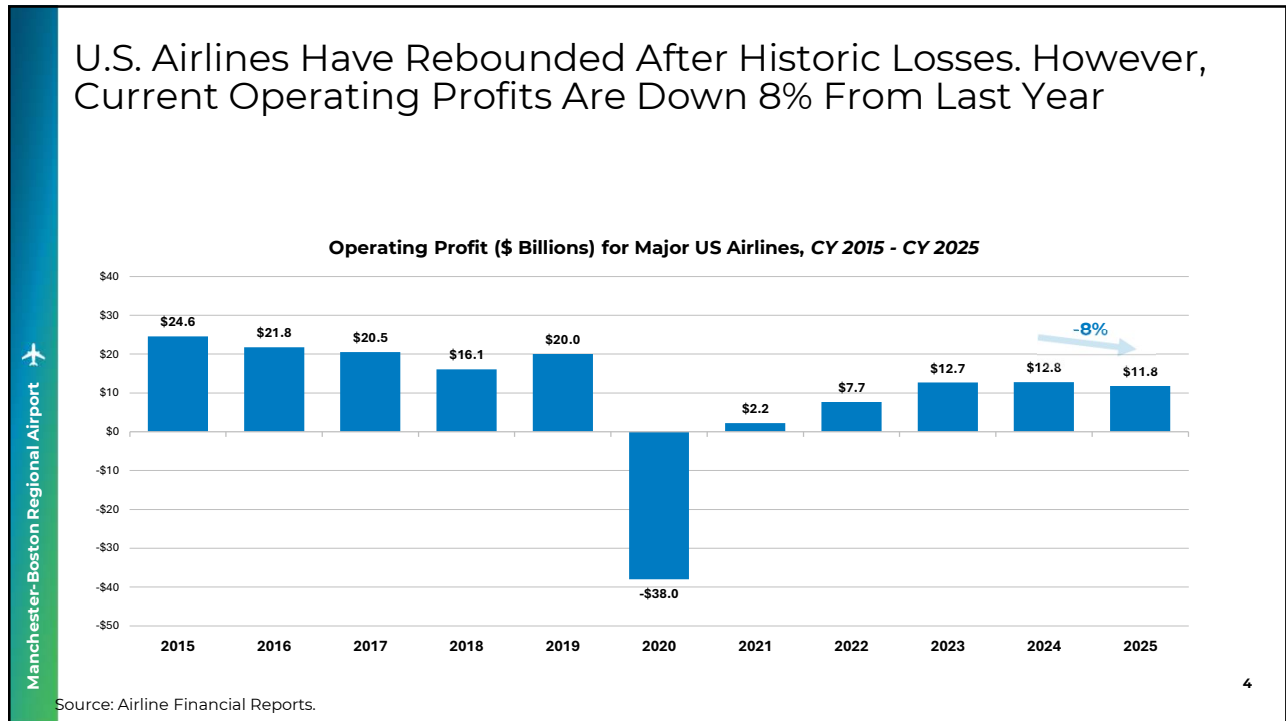
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Manchester-Boston Regional Airport ✈️

U.S. Airline Industry

3

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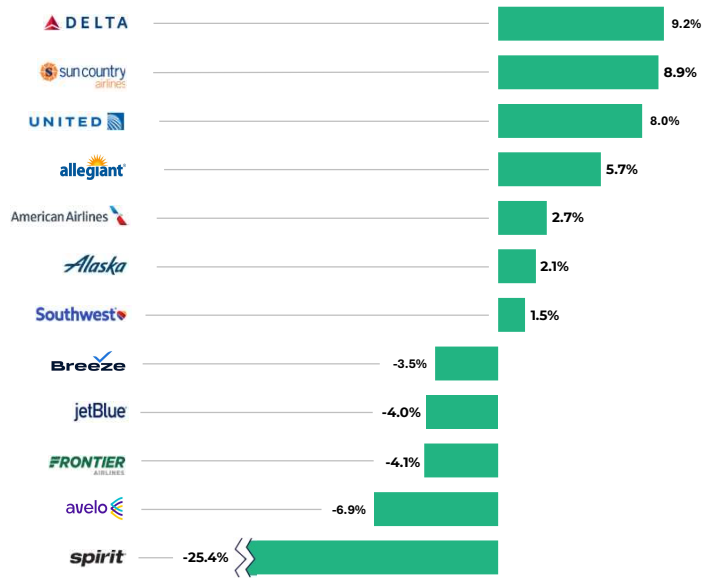


4

The Latest Annual Airline Financials Show Mixed Results

Operating Margin, CY 2025

- Profits were achieved by seven of the twelve airlines that have filed
- Overall, the industry achieved a 4.9% profit margin in 2025. That is slightly less than the 2024 margin of 5.4%



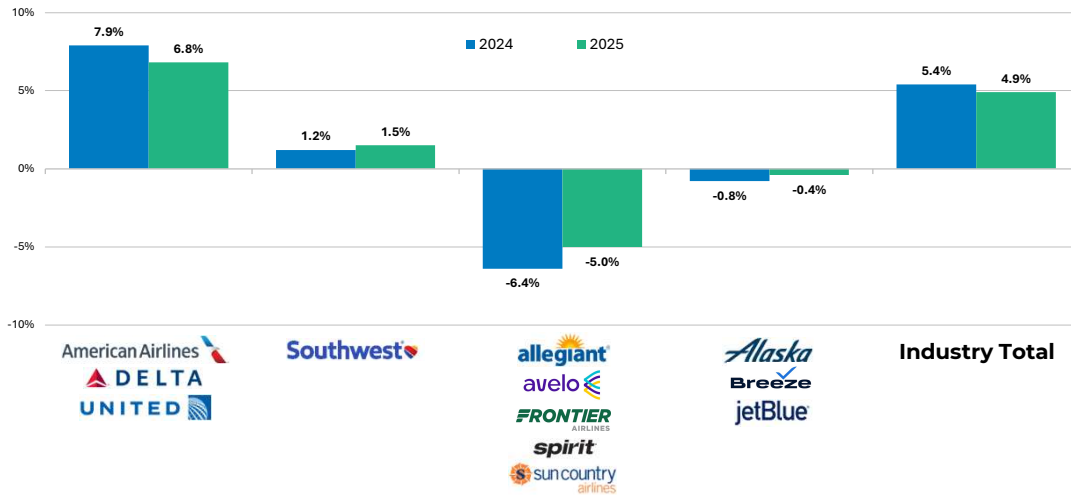
Source: Airline Financial Reports.

5

5

Financial Strength is Concentrated Among the Big 3

Operating Margin CY 2024 vs. CY 2025



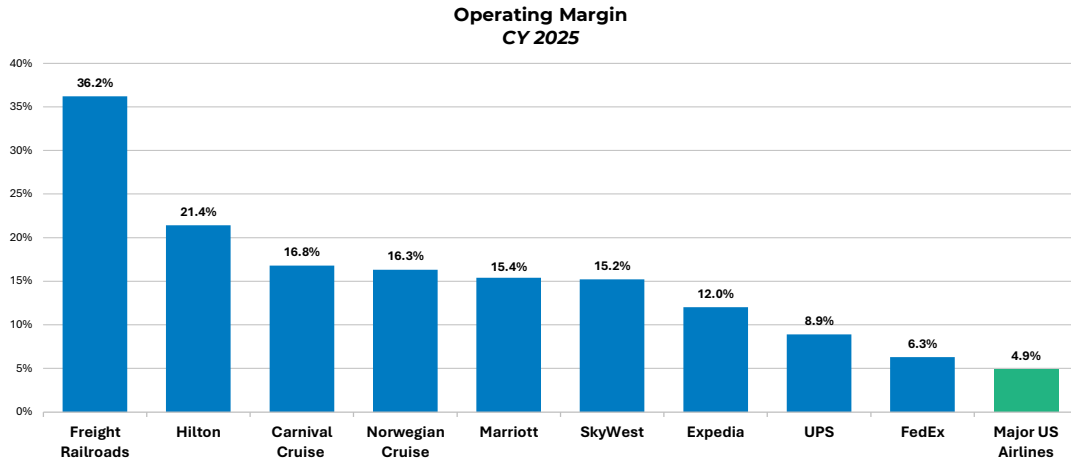
Source: Airline Financial Reports.

6

6

Perspective: Major U.S. Airline Profit Margins Pale in Comparison to Other Transportation and Hospitality Industries

Manchester-Boston Regional Airport 



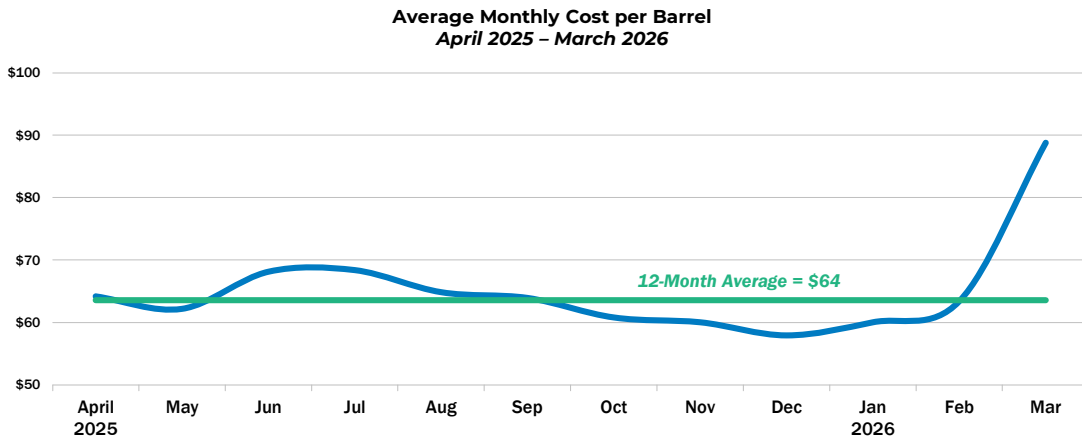
Source: Various company financial reports.

7

7

One of the Industries Largest Expense Items - Fuel, Skyrocketed in March

Manchester-Boston Regional Airport 



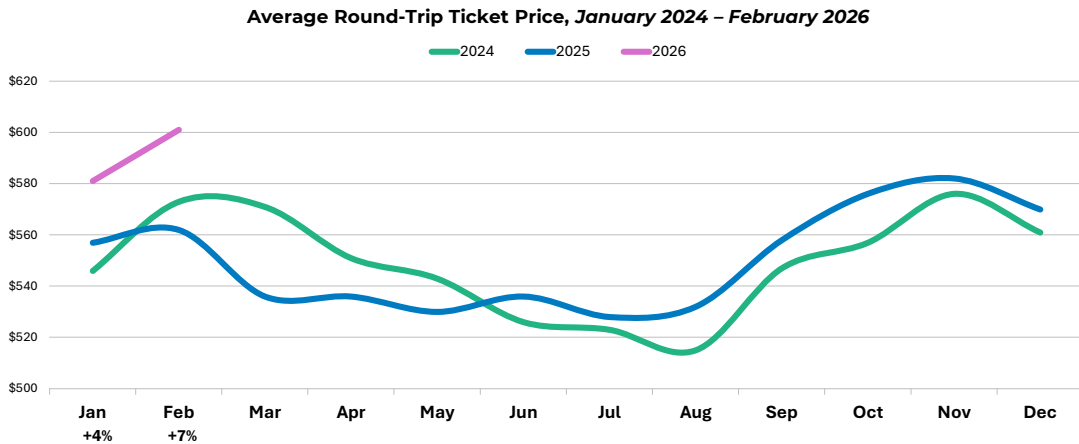
Source: Energy Information Administration (EIA).

8

8

Current Average Air Fares in the U.S. Are Up 4% and 7%, for the Months of January and February, Respectively

Manchester-Boston Regional Airport



Note: % change from prior year

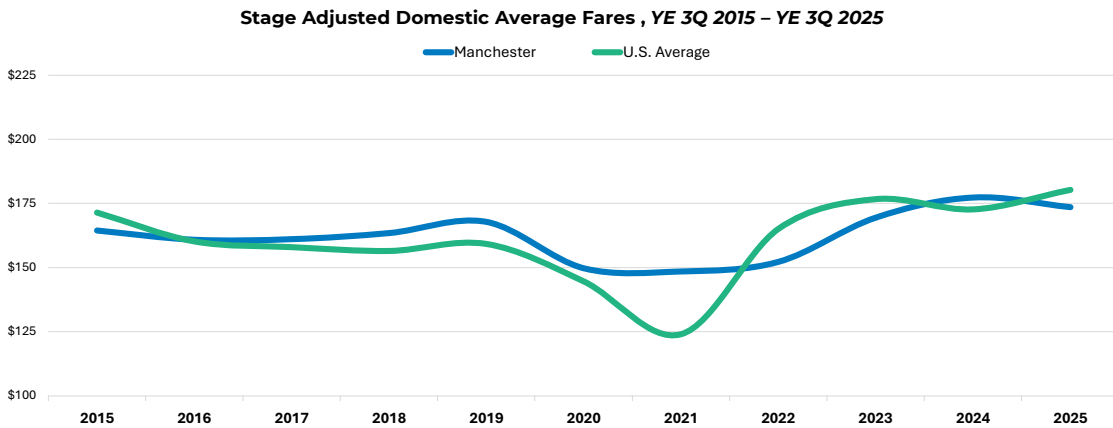
Source: Airlines Reporting Corp (ARC).

9

9

Manchester's Domestic Average Fares Have Been Historically In Line With the National Average, Currently 4% Lower

Manchester-Boston Regional Airport



Note: Stage length adjusted to 1,000 miles.

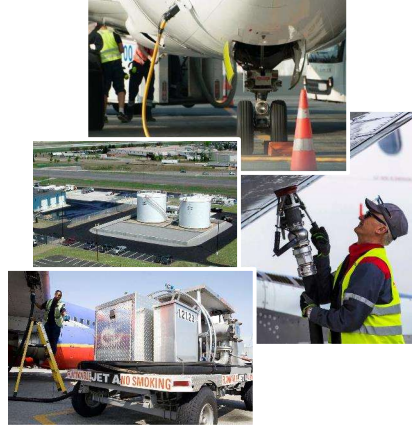
Source: USDOT, O&D Survey, via Cirium.

10

10

Key Airline Strategies to Mitigate Rising Fuel Costs

- **Raise fares and ancillary fees** to pass part of the higher fuel cost onto customers.
- **Cut or reallocate capacity** by reducing less profitable routes and focusing on higher-demand markets.
- **Improve fuel efficiency** through fleet modernization and operational optimizations.
- **Control overall costs** by tightening spending, renegotiating contracts, and improving productivity.
- **Adjust flight operations** by optimizing routes, speeds, and aircraft utilization to reduce fuel burn.



11

11

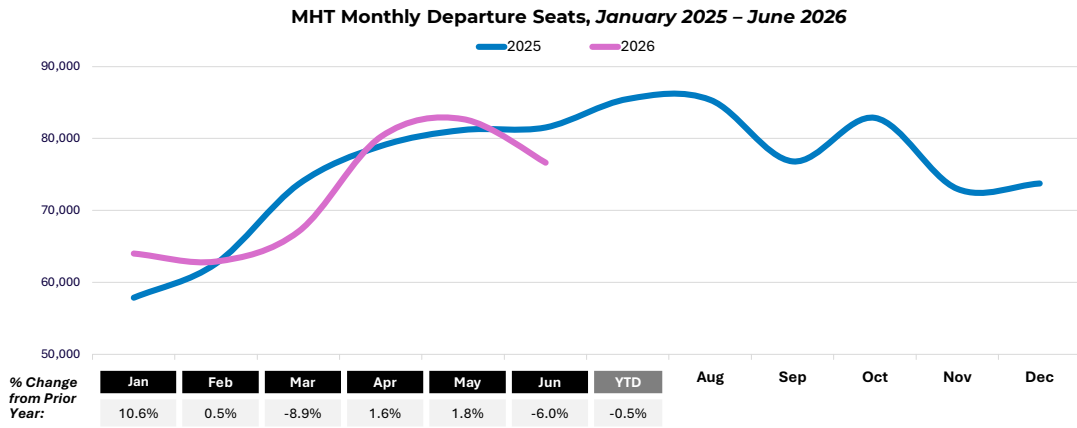
MHT Overview

12

12

Departure Seats Reflects Seasonal Volatility; Avelo Reductions

Manchester-Boston Regional Airport



Source: Innovata Schedules, via Cirium.

13

13

June 2026 YTD Capacity Changes Are In Line With Regional Averages*

Manchester-Boston Regional Airport



**Annual Seat Departures
YTD June 2025 vs. YTD June 2026**

Growth Rank	Airport	2025	2026	Percent Change
1	Bangor	211,156	260,445	23.3%
2	Nantucket	62,656	76,023	21.3%
3	Boston	12,812,925	13,242,225	3.4%
4	Portland	666,692	682,692	2.4%
5	Manchester	435,869	433,816	-0.5%
6	Worcester	93,282	92,798	-0.5%
7	Burlington	425,300	420,083	-1.2%
8	Providence	1,326,282	1,301,388	-1.9%
9	New Haven	510,871	499,246	-2.3%
10	Hartford	2,084,616	1,988,307	-4.6%
	All Other	169,023	167,451	-0.9%
	Total New England	18,798,672	19,164,474	1.9%
	Total Excluding BOS	5,985,747	5,922,249	-1.1%

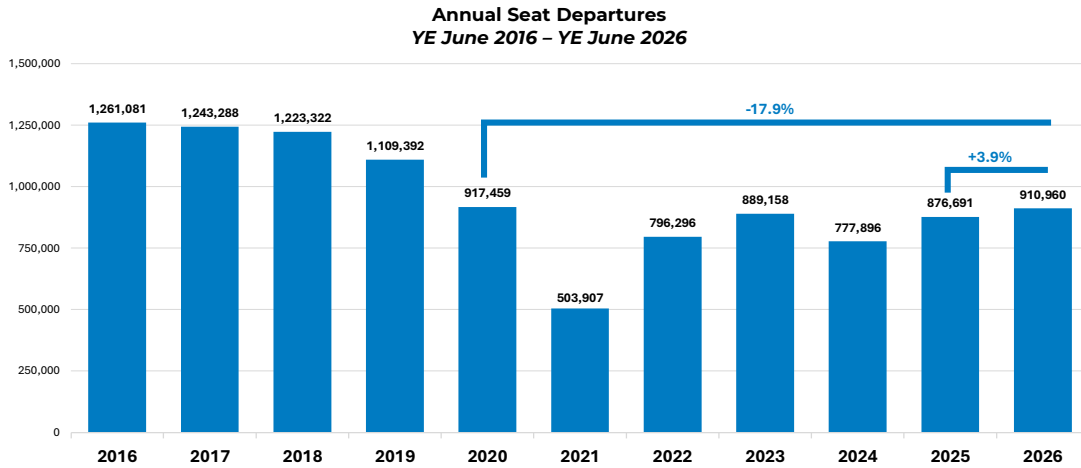
Note: * Total excluding BOS.
Source: Innovata Schedules, via Cirium.

14

14

Current Annual MHT Seat Departures are at a Post Pandemic High, But Remain 18% Below 2019 Levels

Manchester-Boston Regional Airport



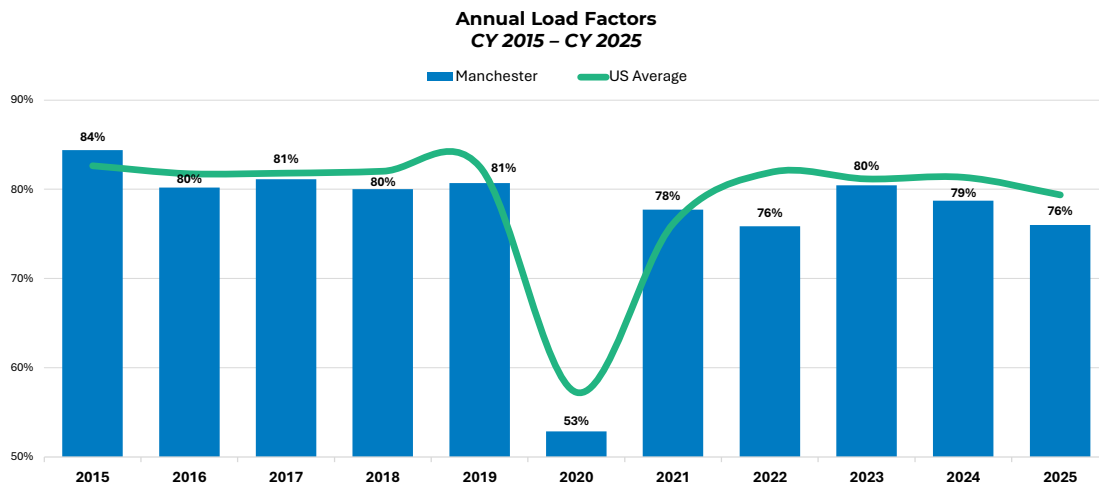
Source: Innovata Schedules, via Cirium.

15

15

MHT Load Factors are Slightly Below the U.S. Average

Manchester-Boston Regional Airport



Source: USDOT, T100, via Cirium.

16

16

Tailwind: Southwest Will Link MHT to it's Fastest Growing Station: Nashville, Tennessee October 1, 2026



- Service will operate daily, except Tuesday and Wednesday.
- Nashville is Southwest's 6th largest station.
- Southwest's nonstop service will provide convenient connections to nearly 30 beyond BNA markets.

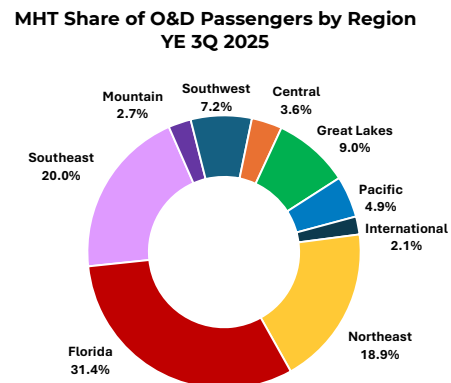
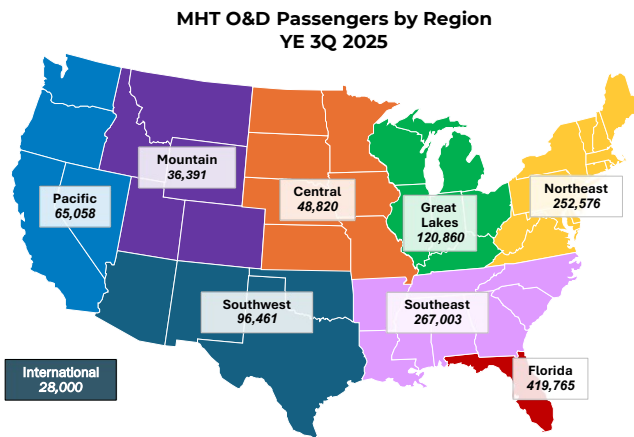
Manchester-Boston Regional Airport

Source: Innovata Schedules, via Cirium.

17

17

Florida and the Southeast Combine to Represent Over Half of Manchester's Total O&D Passengers



Manchester-Boston Regional Airport

Source: USDOT, O&D Survey, via Cirium.

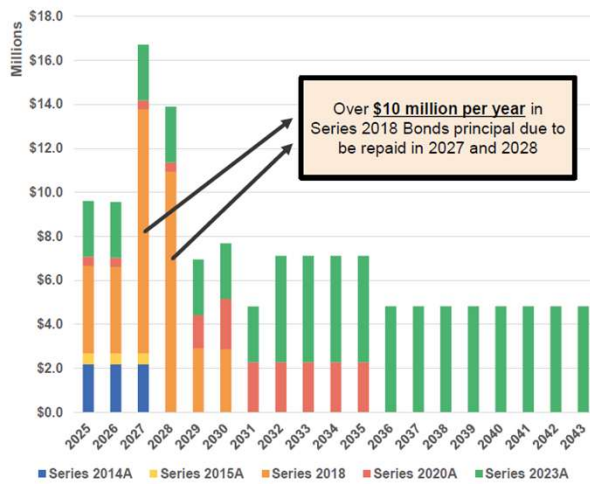
18

18

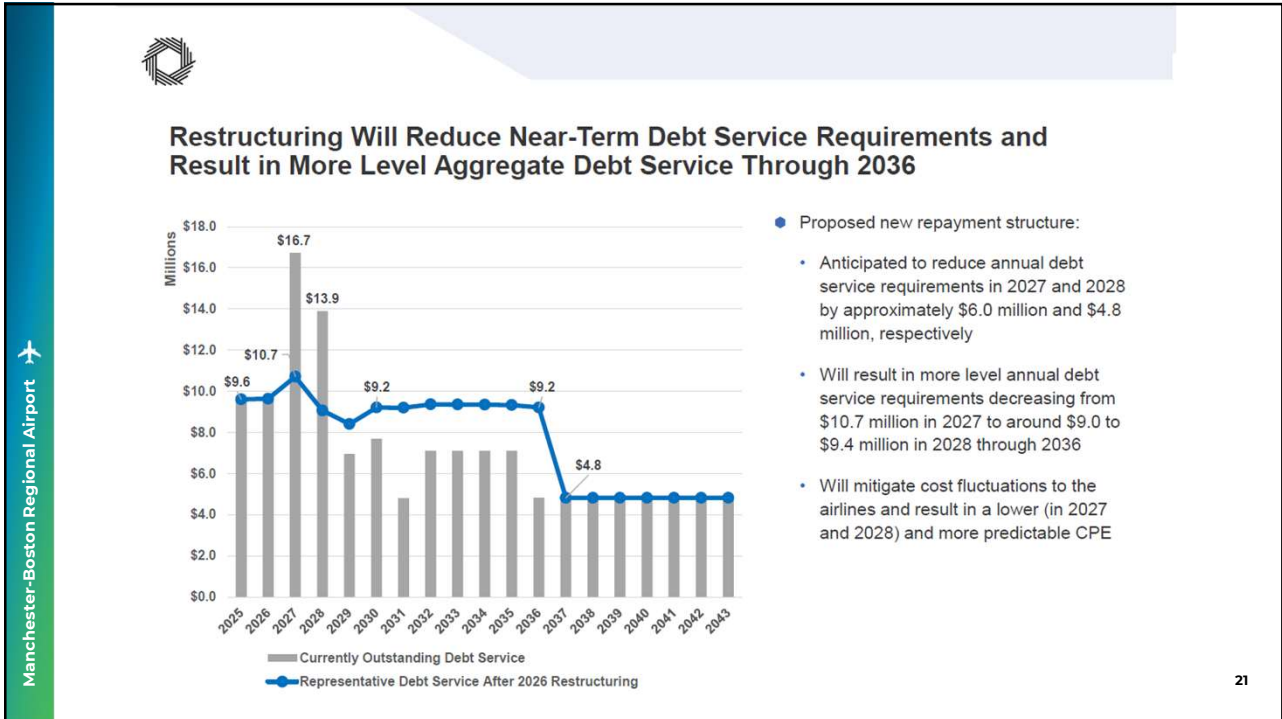
MHT Financials



Airport's Current Debt Service Profile Includes Spikes in 2027 and 2028



- Airport is pursuing the final phase of a multi-phase debt restructuring process
- This final restructuring will defer a modest amount of principal repayment on the Series 2018 Bonds



Airport Improvement Projects

Airport Capital Improvement Projects

2026 Airport Projects:

- **Airport Master Plan Update**
 - \$1.6M; Centurion Planning and Design
 - Grant application in progress
- **TWY G and D Reconstruction**
 - \$2.8M; MJ/Continental \$2.8M
- **TWY E Design (Construction 2027)**
 - \$750K; MJ Design
- **Airfield Electrical Vault**
 - \$6.1M; Jacobs/Moulison Electric
- **Airport Drainage Study**
 - \$450K
 - AECOM
- **Snow Removal Equipment Procurement**
 - \$3.7M; Jacobs



Information Technology Update

Cyber Landscape

“Shield Up”

Geopolitics have increased cyber risk for critical infrastructure and services.

- **Threat Intelligence:**

- Daily briefings and alerts from federal, state and local partners.

- **Actor Profiles:**

- State-Sponsored: Iranian groups (APT33 and APT34/OilRig), focusing on government and critical infrastructure including transportation and aviation.
- Hactivist Mobilization; Pro-Iran hactivist and criminal groups coordinate online campaigns.

- **Patterns:**

- Sharp increase in phishing and credential harvesting activities.
- Cyber operations focused on intelligence collection.
- Living off the Land: Increased use of legitimate IT and administrative tools to enable stealthy, long-term access.

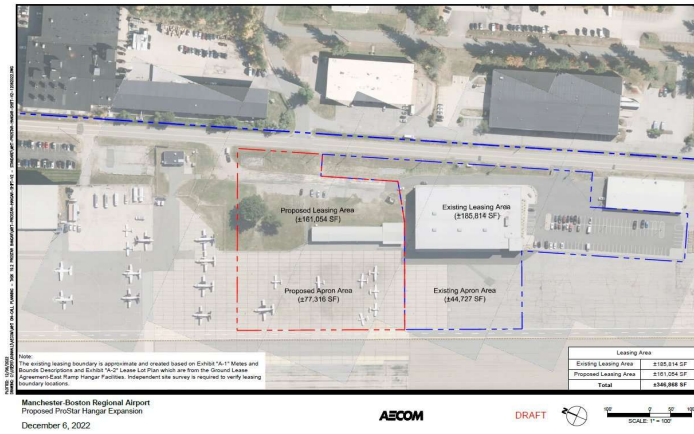
25

Properties and Contracts

26

Pro Star Aviation - Hangar Expansion

- Final design stage for planned hangar expansion
- Construction - 2026

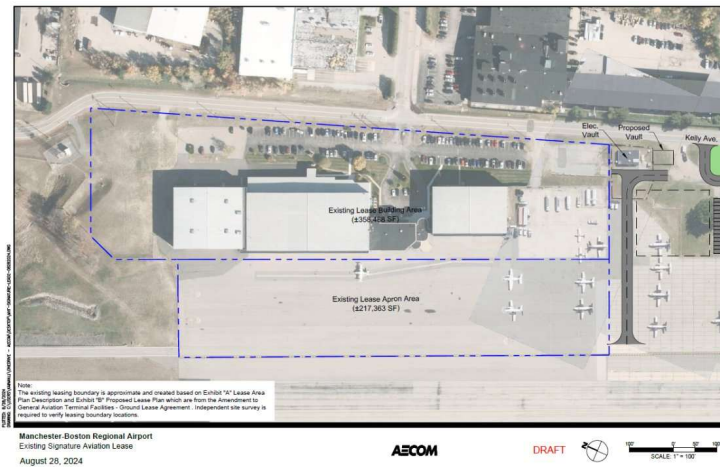


27

27

Signature Aviation - Hangar Expansion

- Additional term provided to allow for amortization of capital investment
- New term expires May 31, 2059
- Construction on fifth corporate hangar - 2027

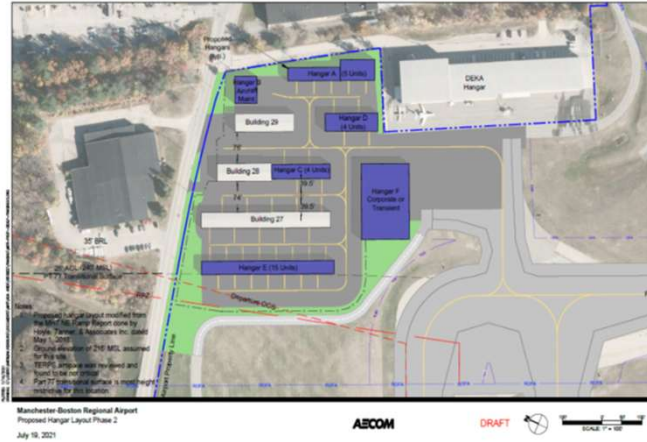


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28

Northeast Ramp – General Aviation Development

- Hangar space to accommodate up to 30 additional aircraft
- New corporate hangar(s)
- A&P Maintenance Facility
- Co-locate tenants
 - Aero-Hex
 - Hangar 5
 - East Ramp
- Design concepts will be studied as part of the Master Plan



What's Next?

- **Focus on Three Strategic Goals for 2026:**
 - Complete negotiations and execute a new Airline Operating Agreement (July 1, 2026)
 - Restructure Airport Debt (Spring 2026)
 - Airport Master Plan Update (Q2 2027)
- **Position the Airport for future success**
 - Complete critical ACIP Projects
 - Pursue Federal funding opportunities
 - Budget based on new realities
 - Staffing
- **Turn Headwinds into Tailwinds**







TO: Shaun Mulholland, Town Manager
FROM: Donna Plante, Acting Library Director
DATE: April 6, 2026
RE: Leach Library Carpet Replacement and Painting

At their meeting on April 2, 2026, the Leach Library Board of Trustees voted to move forward with installing some new flooring at the library and completing some painting during phase one of the renovation project. The carpet replacement follows the recommendation from Indoor Doctor to address the mold. The Board of Trustees agreed to request funding from the Town Council for this work.

Here is a summary of the Board's selected scope and the related cost estimates:

Base Bid covers the space where our insurance adjuster recommends the carpet be replaced. Compared to the estimate submitted for the insurance claim, **Tarkett Powerbond** carpet has an additional cost of **\$36,162.00 for the Base Bid**.

Alternate #1 covers the area in the study rooms, Historical Room, staff offices, and staff break room that are not included in the Base Bid. For Alternate #1, the estimated total cost for **Tarkett carpet tile is \$48,856**.

Alternate #2 covers the area in the Children's Room and children's staff office that are not included in the Base Bid. For Alternate #2, the estimated total cost for **Tarkett carpet tiles is \$58,198**.

TOTAL REQUEST: \$143,216.00

Important Notes:

- The estimate ReArch provided for the insurance claim is not the amount Primex has agreed to pay—that is not decided yet.
- The work must be completed concurrently with the Base Bid for these estimates to apply.

Interior Finishes w Tarket Carpet Tiles - Alternate #1 Pricing				TOTAL ADJUSTED BIDS	\$48,856
	Qty.	Unit	Unit Price	Estimate Cost	ReArch Estimate
Trade Breakdown Detail					
Alternate #1 Scope Items					
Labor to disassemble the existing office furniture & move to another library section	1	days	\$ 760	\$ 760	\$760
Labor to reassemble the existing office furniture & move to another library section	1	days	\$ 760	\$ 760	\$760
BID - Moving Company to remove, Store inside onsite and reinstall room contents	1	bid	\$ 12,744	\$ 12,744	\$12,744
BID - Moving Company to reinstalled stored materials & furniture back to their origin				Incl Above	Incl Above
Dumpster for Debris Removal	1	ls	\$ 1,100	\$ 1,100	\$1,100
Temporary Protection / Cleaning - Labor	2	days	\$ 360	\$ 720	\$720
Temporary Protection / Cleaning - Materials	1	ls	\$ 250	\$ 250	\$250
Flooring - Carpet Replacement - Tarket Carpet Tiles	1	bid	\$ 11,676	\$ 11,676	\$11,676
Demo / disposal of existing carpet	2,040	sf	\$ 1.00	\$ 2,040	\$2,040
Demo / disposal of existing vinyl base				Incl Above	Incl Above
Prep the flooring area for new carpet	2,040	sf	\$ 0.60	\$ 1,224	\$1,224
Installation of new carpet w/ waste factor				Incl Above	Incl Above
Installation of new vinyl base				Incl Above	Incl Above
Installation of new vinyl base - Lower Break Room	107	lf	\$ 2.10	\$ 225	\$225
Include attic stock of carpet Hold - 4% of Floor Total	4	%	\$ 117	\$ 467	\$467
Include minor Drywall Wall prep for painting	1	days	\$ 760	\$ 760	\$760
Paint the existing walls Bid Proposal - (2) new coats	1	bid	\$ 4,199	\$ 4,199	\$4,199
Painting of existing door frames / doors				N/A - Excluded	N/A - Excluded
Replace / Repair Existing Ceilings				N/A - Excluded	N/A - Excluded
Includes required lifts / staging to complete painting scope				Incl Above	Incl Above
Subtotal (Alternate #1 Scope Items)				\$ 36,925	\$36,925
General Liability Insurance			1.1%	\$ 406	\$406
General Requirements			11.7%	\$ 4,368	\$4,368
General Conditions			8.9%	\$ 3,711	\$3,711
Building Permit Fee			N/A		\$0
Performance & Payment Bond (Now Required by Shawn M)				\$ 681	\$681
Fee			6.0%	\$ 2,765	\$2,765
				\$ 48,856	\$48,856
					\$48,856

RECOMMENDED VALUE

\$ 48,856

1 ReArch Estimate

ReArch Estimate

Interior Finishes - Alternate #2 Pricing "Children's Room" with Tarket Carpet Tiles				TOTAL ADJUSTED BIDS	\$58,198
	Qty.	Unit	Unit Price	Estimate Cost	ReArch Estimate
Trade Breakdown Detail					
Alternate #2 Scope Items					
Labor to disassemble the existing office furniture& move to another library section				N/A - Excluded	N/A - Excluded
Labor to reassemble the existing office furniture& move to another library section				N/A - Excluded	N/A - Excluded
BID - Moving Company to remove, Store inside onsite and reinstall room contents	1	bid	\$ 12,975	\$ 12,975	\$12,975
BID - Moving Company to reinstalled stored materials & furniture back to their origin				Incl Above	Incl Above
Dumpster for Debris Removal	2	ls	\$ 1,100	\$ 2,200	\$2,200
Temporary Protection / Clean Up - Labor	3	days	\$ 360	\$ 1,080	\$1,080
Temporary Protection / Clean up - Materials	1	ls	\$ 350	\$ 350	\$350
Flooring - Carpet Replacement Bid - Tarket Carpet Tile	1	bid	\$ 17,367	\$ 17,367	\$17,367
Demo / disposal of existing carpet	3,180	sf	\$ 1.00	\$ 3,180	\$3,180
Demo / disposal of existing vinyl base				Incl Above	Incl Above
Prep the flooring area for new carpet	3,180	sf	\$ 0.60	\$ 1,908	\$1,908
Installation of new carpet				Incl Above	Incl Above
Installation of new vinyl base				Incl Above	Incl Above
Hold for attic stock of carpet Hold	4	%	\$ 695	\$ 695	\$695
Include minor Drywall Wall prep for painting	1	days	\$ 760	\$ 760	\$760
Paint the existing walls - (2) new coats	1	bid	\$ 3,470	\$ 3,470	\$3,470
Painting of existing door frames / doors				N/A - Excluded	N/A - Excluded
Replace / Repair Existing Ceilings				N/A - Excluded	N/A - Excluded
Subtotal (Alternate #2 Scope Items)				\$ 43,985	\$43,985
General Liability Insurance			1.1%	\$ 484	\$484
General Requirements			11.7%	\$ 5,203	\$5,203
General Conditions			8.9%	\$ 4,421	\$4,421
Building Permit Fee			N/A		N/A - Excluded
Performance & Payment Bond (Now Required by Shawn M)				\$ 811	\$811
Fee			6.0%	\$ 3,294	\$3,294
				\$ 58,198	\$58,198
					\$58,198

RECOMMENDED VALUE

\$ 58,198

1 ReArch Estimate

ReArch Estimate



Date: April 1, 2026

To: ReArch Construction

Attn: Kevin Magee

Re: Londonderry Library Budget

276 Mammoth Rd, Londonderry,

NH 03053

Carpet Tile

Base Bid

Adult Library, Circ. Work, Boarder, Corridor & Inlay

Tarkett: Peace Tile 24"x24" - Color: TBD

10,980.00	Square Feet @	\$4.35	\$47,763.00
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Labor

10,980.00	Square Feet @	\$0.90	\$9,882.00
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Tarkett: Vinyl Cove Base 4"x4'x1/8" - TBD

860.00	Linear Feet @	\$2.10	\$1,806.00
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Total: \$59,451.00

Alternate #1

Ref. Office, Elevator, Special Collection, Group Study, Quiet Study, & Ground Floor Staff

Tarkett: Peace Tile 24"x24" - Color: TBD

2,040.00	Square Feet @	\$4.35	\$8,874.00
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Labor (With Pattern Match)

2,040.00	Square Feet @	\$0.90	1,836.00
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Tarkett: Vinyl Cove Base 4"x4'x1/8" - TBD

460.00	Linear Feet @	\$2.10	\$966.00
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Total: \$11,676.00

Alternate #2

Childrens Library & Childrens Librarian

Tarkett: Hopeful Energy Tile 24"x24" - Color: TBD

3,180.00	Square Feet @	\$4.00	\$12,720.00
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Tarkett: Peace Tile 24"x24" - Color: TBD

180.00	Square Feet @	\$4.35	\$783.00
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Labor

3,360.00	Square Feet @	\$0.90	3,024.00
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Tarkett: Vinyl Cove Base 4"x4'x1/8" - TBD

400.00	Linear Feet @	\$2.10	\$840.00
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Total: \$17,367.00

Taxes

0.00

Grand Total:

\$88,494.00

Additional/Alternate Options:

Carpet Rip Up & Disposal

Add: \$0.60 Per Square Foot

Prep/Skim Coat (Required)

Add: \$1.00 Per Square Foot

This proposal is only valid for 30 days after the above date

- * *Floor Prep: Not included in base bid and may be required due to subfloor condistions*
- * *Concrete: Minimum 28 days to set up after newly poured for moisture to dissipate. (Regardless of our crews start of work after the time allotted for the concrete to set, the floor is NOT guaranteed to meet the moisture acceptance levels for floor installation.)*
- * *Ambient Temperature: It is the customers responsibility to ensure the prospected area of work has a constant 60 degree or higher ambient room and floor temperature for a minimum of three days prior to the floor's installation.*
- * *Any added work outside the original contract will revert to a Time & Material price of \$75 per man hour per worker in addition to the original price. Messina's Flooring & Carpet agrees to obtain consent from the perspective customer before any work is to be done and will further provide the customer with an estimate of the cost projected for additional services.*
- * *Protection: Protection of the floor after installation is the responsibility of the owner. Any finished painted walls or finished furnishing in area during installation is to be protected before our arrival.*
- * *Proposal does not include moisture mitigation or high rh premium adhesives. Depending on concrete moisture levels this may be required and additional charges will incur.*
- * *Proposals based off of allowances and pricing is subject to change with final selections*
- * *If payments are to be made with a credit card, an additional 4% charge of the total order may incur.*

If you have any questions concerning this proposal, please do not hesitate to call me at the office or on my cell phone (603) 489-9010

Thank you,

Chad J. Riddle

Phillip J. Enterprises, Inc.



7 Industrial Way Suite #4

Salem, NH 03079

Office: (603) 898-3700

Fax: (603) 893-5215

chad@messinasflooring.com

<i>Date:</i> April 1, 2026	<i>Re:</i> Londonderry Library Budget
<i>To:</i> ReArch Construction	276 Mammoth Rd, Londonderry,
<i>Attn:</i> Kevin Magee	NH 03053
	Powerbond

Base Bid

Adult Library, Circ. Work, Boarder, Corridor & Inlay

Tarkett: Powerbond RS Peace 6' - Color: TBD

11,197.00	Square Feet @	\$4.00	\$44,788.00
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Tarkett: Powerbond RS Function Found 6' - Color: TBD

2,520.00	Square Feet @	\$4.20	\$10,584.00
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Tarkett: Powerbond RS Frame Theory 6' - Color: TBD

1,560.00	Square Feet @	\$4.20	\$6,552.00
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Labor (With Pattern Match)

10,980.00	Square Feet @	\$1.05	\$11,529.00
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Tarkett: Vinyl Cove Base 4"x4'x1/8" - TBD

860.00	Linear Feet @	\$2.10	\$1,806.00
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Total: \$75,259.00

Alternate #1

Ref. Office, Elevator, Special Collection, Group Study, Quiet Study, & Ground Floor Staff

Tarkett: Powerbond RS Function Found 6' - Color: TBD

2,220.00	Square Feet @	\$4.20	\$9,324.00
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Tarkett: Powerbond RS Peace 6' - Color: TBD

540.00	Square Feet @	\$4.00	\$2,160.00
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Labor (With Pattern Match)

2,040.00	Square Feet @	\$1.05	2,142.00
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Tarkett: Vinyl Cove Base 4"x4'x1/8" - TBD

460.00	Linear Feet @	\$2.10	\$966.00
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Total: \$14,592.00

Alternate #2

Childrens Library & Childrens Librarian

Tarkett: Powerbond RS Connected Core 6' - Color: TBD

3,780.00	Square Feet @	\$4.20	\$15,876.00
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Tarkett: Powerbond RS Function Found 6' - Color: TBD

162.00	Square Feet @	\$4.20	\$680.40
--------	---------------	--------	----------

Labor

3,360.00	Square Feet @	\$1.05	3,528.00
Tarkett: Vinyl Cove Base 4"x4"x1/8" - TBD			
400.00	Linear Feet @	\$2.10	\$840.00

Total: \$20,924.40

Taxes 0.00

Grand Total: \$110,775.40

Additional/Alternate Options:

Carpet Rip Up & Disposal	Add: \$0.60 Per Square Foot
Prep/Skim Coat (Required)	Add: \$1.00 Per Square Foot
Prime Subfloor (Required)	Add: 0.35 Per Square Foot

This proposal is only valid for 30 days after the above date

- * *Floor Prep: Not included in base bid and may be required due to subfloor conditions*
- * *Concrete: Minimum 28 days to set up after newly poured for moisture to dissipate. (Regardless of our crews start of work after the time allotted for the concrete to set, the floor is NOT guaranteed to meet the moisture acceptance levels for floor installation.)*
- * *Ambient Temperature: It is the customers responsibility to ensure the prospected area of work has a constant 60 degree or higher ambient room and floor temperature for a minimum of three days prior to the floor's installation.*
- * *Any added work outside the original contract will revert to a Time & Material price of \$75 per man hour per worker in addition to the original price. Messina's Flooring & Carpet agrees to obtain consent from the perspective customer before any work is to be done and will further provide the customer with an estimate of the cost projected for additional services.*
- * *Protection: Protection of the floor after installation is the responsibility of the owner. Any finished painted walls or finished furnishing in area during installation is to be protected before our arrival.*
- * *Proposal does not include moisture mitigation or high rh premium adhesives. Depending on concrete moisture levels this may be required and additional charges will incur.*
- * *Proposals based off of allowances and pricing is subject to change with final selections*
- * *If payments are to be made with a credit card, an additional 4% charge of the total order may incur.*

If you have any questions concerning this proposal, please do not hesitate to call me at the office or on my cell phone (603) 489-9010

Thank you,

Chad J. Riddle



Trend Moving & Storage - (855) 509-6683
14 Liberty Drive, Londonderry NH 03053

BILLED TO:
Rearch Construction

INVOICE DATE: 3/25/2026
INVOICE AMOUNT: \$68,581.00
TERMS: Upon Receipt

Name	Rate	Subtotal	Discount	Total Cost
Job 47386-1 - Commercial 4/14/2026				
Base Bid	1 @ \$42,862.00	\$42,862.00	--	\$42,862.00
ALT # 1	1 @ \$12,975.00	\$12,975.00	--	\$12,975.00
ALT #2	1 @ \$12,744.00	\$12,744.00	--	\$12,744.00
			Subtotal	\$68,581.00
			Grand Total	\$68,581.00
			Payments	--
			Balance Due	\$68,581.00

Payment methods accepted: Cash, Debit, Credit, Check.

Payments
No payments yet.

*Make checks payable to Trend Moving LLC.
*Mail all checks to 14 Liberty Drive, Londonderry, NH 03053.



20 Beach Street Extension
Newmarket NH 03857
Ph. (603) 659 -2788 Fax (603) 659 - 2389

PROJECT NAME: **Londonderry Leach**
SITE ADDRESS: **Library**

Attn: **Kevin Magee** Date: **3/27/2026**
Estimator: **Jason Porter**
325 Corporate Drive Suite 2 Cell Phone: **508-868-0159**
Portsmouth, NH 03801 Email: **jason@capriolipainting.com**
617-584-5750
kevinm@rearchconstruction.com

Base Bid: Includes labor and material for items as per PDCA Standards and shown Scope of Work: **Total Base Bid Amount: \$16,522.00**
Includes Equipment and Travel If Appropriate.

Price is as per plans dated: _____ Addendums acknowledged: _____ Prices valid for 60 Days

Areas of work included: All areas as noted below.
See attached Take Off sent along with proposal.
Please Read All EXCLUSIONS and CIARIFICATIONS
This Proposal is Based on Three Colors Walls, Trim. Ceilings. If more than Three Colors are Picked There Maybe Additional Charges
G.C. to Provide Scissor Lift. If Extra Lift is Necessary then an Additional Fee Will be Added.
CPI recommends to have a Sequence meeting so we can do our job the proper way and to Avoid Additional Cost.
CPI is always willing to negotiate with GC

Surface / Scope	Paint System	Product Description	Prep Level	Amount
GWB Walls Painted @10'	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	Int. Level 1	Included
GWB Walls Painted @4'	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	Int. Level 1	Included
GWB Walls Painted @14'	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	Int. Level 1	Included
Wood Trim Wrapped Columns Painted @10'	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	Int. Level 1	Included
GWB Column Extension @4'	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	Int. Level 1	Included
Skylight Ceiling Beams Underside Painted	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	Int. Level 1	Included
Skylight Lower Fascia Trim Painted @2'	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	Int. Level 1	Included
Skylight Upper Fascia Trim Painted @3'	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	Int. Level 1	Included

ALTERNATES:

Alternate Title	Description	Scope of Work	Products	Price
ALT 1	Add Alt One GWB Walls Painted @10'	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	\$4,199.00
ALT 1	Add Alt One GWB Knee High Wall Painted @3'6"	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	\$4,199.00
ALT 1	Add Alt One Wood Knee Wall Top Cap Painted	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	\$4,199.00
ALT 1	Add Alt One GWB Walls Painted @8'	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	\$4,199.00
ALT 2	Add Alt Two GWB Walls Painted @10'	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	\$3,470.00
ALT 2	Add Alt Two GWB Walls Painted @12'	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	\$3,470.00

Misc. Items included in the Alternate Items:

N/A

EXCLUSIONS:

- All Ceilings Other than Skylight Beams
- Wood Window Trim/Casings
- All touch up or repainting of all items or surfaces damaged or defaced by others/trades after our work is complete.
- All miscellaneous wall mounted items unless specifically noted above.
- All Aluminum windows or other aluminum surfaces unless specifically noted above.
- All cabinets, shelves, poles, built-ins and all other millwork not specifically noted above.
- All alternate items shown above are not part of the base bid and are to be considered additional amounts.
- All other surfaces not specifically mentioned above.

CLARIFICATIONS:

Clean up will be done on a daily basis as it relates to our trade.

Minor touch up is included in the base proposal according to the guidelines as set forth by PDCA P1-92 Industry Standards. Damages done by other trades that require repainting of entire wall surfaces will be considered additional work on a Time and Material basis approved by Change Order prior to proceeding.

Work will be performed during normal work hours day shift. If evening shift, graveyard shift or split shifts are required, please notify our office for adjustment to the price accordingly.

Prices good for 60 Days

BID SUMMARY:

	Initial	
Total amount for base bid:	\$16,522.00	Approved
Total Amount for all Alternates:	\$7,669.00	Approved
Total amount for Base Bid and Alternates:	\$24,191.00	Approved

If you have any questions or changes to the above, please provide it in writing either on this document or other.

WARRANTY: Our Painting will warranty our workmanship for 1 year from the date of completion. Warranty does not include paint failure due to existing surface conditions such as poor insulation causing moisture condensation, paint failure from previous coatings applied before us by others, rotten wood, moisture damage from leaking gutters, mildew, snow/ice damages, old caulking failure or any other failure caused by natural causes. In the event paint failure occurs due to our workmanship, repainting will be done only to the affected area (not the entire wall or project). Warranty does not include failure due to paint manufacturer defects which are covered by the paint manufacturer.

SCHEDULING: Our Project Manager will schedule the work based on the next available schedule date which will be discussed between the customer and our Project Management team. The Customer is to realize painting work may be re-scheduled due to rain or high moisture days.

PAYMENT: A non-refundable deposit of: _____ N/A _____ is due at the point of signing this proposal. The balance is due on the date of substantial completion.

AUTHORIZATION: The customer signature below signifies they have read the above scope of work and terms of this proposal and hereby authorizes the painting contractor to proceed with scheduling the work and making arrangements for labor and material for this project.

Customer / Contractor Signature: _____

Date: _____

TOWN OF LONDONDERRY, NH

OFFICE OF THE TAX COLLECTOR

268 B MAMMOTH RD.

LONDONDERRY, NH 03053

(603) 432-1100

April 10, 2026

Q PETER NASH

TANA PROPERTIES LP



NASHUA, NH 03064-2514

EXCAVATION TAX ASSESSMENT PER RSA 72-B

TAX YEAR: APRIL 1, 2025 - MARCH 31, 2026

PARCEL DATA	EARTH TYPE	CUBIC YARDS EXCAVATED	TAX PER CUBIC YARD	TAX DUE
PARCEL I.D./ TAX MAP NUMBER:	GRAVEL		\$0.02	\$0.00
014 035 0				
	SAND	23272	\$0.02	\$465.44
OPERATION NUMBER:				
25-269-03-E				
	LOAM		\$0.02	\$0.00
ACCOUNT NUMBER:				
	STONE PRODUCTS		\$0.02	\$0.00
SERIAL NUMBER:	OTHER		\$0.02	\$0.00
	TOTAL EARTH:	23272	TOTAL TAX:	\$465.44

Per RSA 72-B:4 - Interest as provided in RSA 72-B:6 shall be charged 30 days after the bills are mailed.

***** 18% APR INTEREST WILL BE CHARGED AFTER May 10, 2026 ON UNPAID TAXES *****

APPEAL: Pursuant to RSA 72-B:13, an owner may, within 90 days of notice of the tax, appeal to the assessing officials in writing for an abatement from the original assessment, but no owner shall be entitled to an abatement unless he has complied with the provisions of RSA 72-B:8, RSA 72-B:8-a and RSA 72-B:9.

TAX OFFICE HOURS: Monday - Friday 8:30-5:00

ORIGINAL WARRANT

GRAVEL TAX LEVY

TAX YEAR: APRIL 1, 2025 - MARCH 31, 2026

THE STATE OF NEW HAMPSHIRE

ROCKINGHAM COUNTY, SS

TO: ALLISON PARSONS, Collector of Taxes for TOWN OF LONDONDERRY, NH, in said county:

In the name of said State you are hereby directed to collect on or before thirty (30) days from date of bill from the person(s) named herewith committed to you, the Gravel Taxes set against their name(s), amounting in all to the sum of : **\$465.44**, with interest at eighteen (18%) percent per annum from the due date and on all sums not paid on or before that day.

Given under our hands and seal at TOWN OF LONDONDERRY, NH

DocuSigned by:
Ronald Dunn
336F6139C3384F7... RON DUNN

SHAWN FABER
DocuSigned by:
Ted Combes
1C3ECCE4CB0E42B... TED COMBES

Signed by:
Dan Bouchard
0AA249009E1446B... DAN BOUCHARD

Signed by:
Deb Paul
AA4DE171A8C84D5... DEB PAUL

DATE: April 10, 2026

NAME & ADDRESS	MAP & LOT	OPERATION #	GRAVEL TAX DUE
Q PETER NASH TANA PROPERTIES LP [REDACTED] NASHUA, NH 03064-2514	014 035 0	25-269-03-E	\$465.44

DATE DUE: May 10, 2026

TOTAL DUE: \$465.44



Town of Londonderry Assessing Department

268B MAMMOTH RD.
LONDONDERRY, NH 03053
Main: (603) 432-1100, Ext. 190

SUPPLEMENTAL WARRANT

April 9, 2026

STATE OF NEW HAMPSHIRE

ROCKINGHAM SS

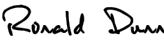
**TO: ALLISON PARSONS
COLLECTOR OF TAXES FOR THE TOWN OF LONDONDERRY IN SAID COUNTY.**


IN THE NAME OF SAID STATE YOU ARE DIRECTED TO COLLECT THE REAL ESTATE TAXES FOR **THE FIRST & SECOND HALF OF TAX YEAR 2025** FOR THOMAS JOSEPH VALLONE AND DEBRA MARIE VALLONE, [REDACTED], MAP 007, BLOCK 132, LOT 34, AMOUNTING TO **THE SUM OF TEN THOUSAND, ONE HUNDRED, TWENTY FIVE DOLLARS AND ZERO CENTS (\$10,125.00)** WITH INTEREST AT EIGHT PERCENT (8%) ON ALL SUMS NOT PAID ON OR BEFORE THE DUE DATE.


“A TAX COLLECTOR SHALL REMIT ALL MONEY COLLECTED TO THE TOWN TREASURER, OR TO THE TOWN TREASURER’S DESIGNEE AS PROVIDED BY RSA 41:29,VI, AT LEAST ON A WEEKLY BASIS, OR DAILY WHENEVER TAX RECEIPTS TOTAL \$1,500 OR MORE.”

THE LIST ON THE FOLLOWING PAGES IS A CORRECT LIST OF ASSESSMENT OF THE COUNTY, TOWN, PRECINCT, HIGHWAY, STATE AND SCHOOL TAXES FOR THE **YEAR 2025**, UPON THE ESTATES IN SAID LONDONDERRY AND OF ALL TAXES ASSESSED ON THE REAL ESTATE IN SAID TOWN, OF PERSONS AND CORPORATIONS NOT RESIDENTS THEREIN AS MADE BY US, THE TOWN COUNCIL OF SAID LONDONDERRY.


GIVEN UNDER OUR HANDS AND SEAL, AT LONDONDERRY, **THIS 9TH DAY OF APRIL, 2026.**

DocuSigned by:

 336F6130C6394F7
 Signed by: RON DUNN, CHAIRMAN

B7F471F85EA4408
 DocuSigned by:

 SHAWN FABER

1C3ECCE4CB0E42E
 DocuSigned by:

 TED COMBES

0AA249009E140E
 Signed by: DAN BOUCHARD

AA4DE171A8C84D5
 DocuSigned by:

 DEB PAUL

PARCEL ID	PARCEL LOCATION	OWNER AT TIME OF BILL	CURRENT OWNER	ASSESSMENT	BILL	REASON FOR SUPPLEMENTAL BILL
007 132 34	[REDACTED]	Thomas Joseph & Debra Marie Vallone	Thomas Joseph & Debra Marie Vallone	\$699,700.00	\$10,125.00	Parcel was subdivided prematurely into [REDACTED]. Should have been left as one parcel for this bill. This is to correct tax bill.