



Town of Londonderry, New Hampshire

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

Londonderry Town Council Meeting
Monday, October 5, 2026 7 p.m., Moose Hill Council Chambers

A. CALL TO ORDER

B. PUBLIC COMMENT

C. BOARD APPOINTMENTS & REAPPOINTMENTS

1. None

D. PUBLIC HEARING

1. Receive public input, discuss, and approve updating the Charter references.

- a. Presentation: *Administrative Services Director Kirsten Hildonen*
- 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

Ordinance 2026-15 updates all references in the Londonderry Municipal Code to reflect the current organization of the Charter as voted on at the last Town election. No content of the Code will change aside from the specific references to different sections in the Town Charter.

Documents:

1. [2026-10-05 COVER SHEET - UPDATING CHARTER REFERENCES.PDF](#)
2. [2026-09-14 CONVERSION CHART FOR CHARTER REFERENCES.PDF](#)
3. [2026-15 UPDATING CHARTER REFERENCES IN MUNICIPAL CODE.PDF](#)

E. NEW BUSINESS

1. Receive a High Range Road water main update.

(Deputy Director of Public Works James Danis & Administrative Services Director Kirsten Hildonen)

An update on the status of the High Range Road water main project and all related matters, as well as brief notes on other water infrastructure projects planned and under construction.

2. Discuss and schedule a Public Hearing for the proposed Zoning Ordinance amendments.

(Administrative Services Director Kirsten Hildonen)

These amendments incorporate recent legislative actions by the State of New Hampshire into Londonderry's Zoning Ordinance. The amendments also incorporate the work done by the Southern New Hampshire Planning Commission during a two-year period through a New Hampshire Housing Opportunity Program grant.

Documents:

1. [2026-10-05 COVER SHEET ON PROPOSED ZONING AMENDMENTS.PDF](#)
2. [2026-09-02 STAFF MEMO TO PLANNING BOARD ON AMENDMENTS.PDF](#)
3. [AMENDMENT 1 RESIDENTIAL PARKING - COMPARISON.PDF](#)
4. [AMENDMENT 1A RESIDENTIAL PARKING - CLEAN.PDF](#)
5. [AMENDMENT 2 CLASS VI HIGHWAYS AND PRIVATE ROADS - COMPARISON.PDF](#)
6. [AMENDMENT 2A CLASS VI HIGHWAYS AND PRIVATE ROADS - CLEAN.PDF](#)
7. [AMENDMENT 3 ACCESSORY DWELLING UNITS - COMPARISON.PDF](#)

F. OLD BUSINESS

1. Discuss and approve the inter-municipal agreement between the Town and the School District for the lease of the School District Office building addition to the Town Hall.

(Acting Town Manager Kim Bernard)

This is a lease agreement between the Town of Londonderry and the Londonderry School District for the SAU office building currently under construction. It lays out the terms of occupancy, establishes expectations of each party, and describes all financial and cost-sharing arrangements. Because this is technically an agreement between two entirely different municipal organizations, this lease is required to be approved by the State of New Hampshire under RSA 53-A. It is currently being reviewed by the state.

Documents:

[1. 2026-10-05 AGENDA COVER SHEET_SCHOOL DISTRICT OFFICE LEASE AGREEMENT.PDF](#)

G. APPROVAL OF CONSENT ITEMS

1. Town Council Meeting Minutes from September 21, 2026

Documents:

[TC-MINUTES-2026-09-21.PDF](#)

2. Timber Tax Warrant

Documents:

[26-269-04-TIMBER TAX WARRANT_REDACTED.PDF](#)

H. OTHER BUSINESS

1. Liaison Reports
2. Town Manager Report

I. PUBLIC COMMENT

J. NON-PUBLIC SESSION

K. ADJOURNMENT

L. MEETING SCHEDULE

1. October 19, 2026; Moose Hill Council Chambers; 7 p.m.
2. November 2, 2026; Moose Hill Council Chambers; 7 p.m.
3. November 7, 2026; Moose Hill Council Chambers; 9 a.m. – Budget Presentation

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.
most recent Town Council agenda online.*

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Town Council Meeting – Agenda Item Coversheet

Meeting Date: 10/5/2026
Submitted By: Kirsten Hildonen
Department: Town Manager's Office

Contact Information: khildonen@londonderrynh.gov
Estimated Discussion Time: 10 minutes
TC OFFICE USE

Agenda Item Title: Receive public input, discuss, and approve updating the Charter references.

Background and Purpose: At the March 10, 2026 Town Meeting, the voters approved an amendment to the Londonderry Town Charter reorganizing the taxonomy. This ordinance updates the references to the Town Charter in the Municipal Code to reflect that new taxonomy.

Action: Public Hearing to approve updating the Charter references.

Proposed Motion: ***MOVED that the Londonderry Town Council hereby approves Ordinance 2026-15, updating the references to the Town Charter in the Municipal Code.***

Attachments: List of revisions to the Municipal Code to reflect accurate charter numbers

Code references to the Town Charter

Published citations retained; new locations and mapping qualifications appear in the final two columns.

No.	Title	Chapter	Code location	PDF page	Charter reference as published	Context	Location in new 2026 Charter	Mapping note
1 I	Chapter II — Ordinances	II.A		1	Article 3, Section 3.7, and Article 7	Presentation of ordinances at Council meetings.	§§2.01–2.02; §2.04; §2.06(a); §2.07(b)–(c); §2.10; §2.12; §§2.14–2.15; §2.17(a)–(b); §4.06(d); §5.07(b); §§6.04–6.05; §6.01(f)	Old Article 3 is distributed across these Council, removal, and emergency-appropriation provisions; old §3.11 was deleted. Specifically, old §3.7 → §2.14(a)–(c) and §2.17(a). Old Article 7 → §§6.04–6.05 and §6.01(f).
2 I	Chapter V — Town Council Meetings	II.A		1	Section 3.6	Regular Council meetings.	§2.12(c)	Meetings portion of old §3.6. The full old section is split among §2.01(a) and §2.12(c)–(f).
3 I	Chapter V — Town Council Meetings	III.A		1	Section 3.6	Special or emergency Council meetings.	§2.12(c)	Meetings portion of old §3.6. The full old section is split among §2.01(a) and §2.12(c)–(f).
4 I	Chapter V — Town Council Meetings	IV.A, Purpose		2	Section 3.6 D	Authority for the Council Rules of Order.	§2.12(d)–(e)	Old §3.6 D splits between rules/journal and roll-call voting.
5 I	Chapter V — Town Council Meetings	IV.B.1, Responsibilities of Members		2	this Charter	Exception to limits on Council involvement in appointments and employee matters.	Charter as a whole; related §2.06(b)	General reference: related sections identified by subject, not a literal renumbering. Appointments and removals exception.
6 I	Chapter V — Town Council Meetings	IV.B.1, Responsibilities of Members		2	Section 3.3	Forfeiture of office for interference with administration.	§2.07(b)	Forfeiture portion of old §3.3; its other subjects moved to §2.02(a) and §2.06(a).
7 I	Chapter V — Town Council Meetings	IV.B.1, Responsibilities of Members		2	Section 4.8	Parenthetical source for the responsibilities and noninterference provisions.	§2.01(a); §2.06(b)–(c)	Old §4.8 split: Council acting as a body, appointments/removals, and interference with administration.
8 I	Chapter V — Town Council Meetings	IV.B.2(a), Election		2	Section 3.2	Election of Chair and Vice-Chair.	§2.12(a)–(b)	Election of officers is specifically §2.12(b).
9 I	Chapter V — Town Council Meetings	IV.B.2(a), vacancies paragraph		2	Section 3.4	Filling Council vacancies.	§2.07(c)	Direct crosswalk from annotated old Charter, checked against the supplied 2026 Charter.
10 I	Chapter V — Town Council Meetings	IV.C.1(e), Special Meetings		3	Section 3.6 C	Calling special meetings and delivering notice. §2.12(c)		Direct crosswalk from annotated old Charter, checked against the supplied 2026 Charter.

11 I	Chapter V — Town Council Meetings	IV.C.1(f), Emergency Meetings	3 Section 3.6 C	Calling emergency meetings and informing the public and Council.	\$2.12(c)	Direct crosswalk from annotated old Charter, checked against the supplied 2026 Charter.
12 I	Chapter V — Town Council Meetings	IV.C.5, Town Manager	4 Section 4.2	Annual evaluation of the Town Manager.	\$3.01	CITATION MISMATCH: published §4.2 covered qualifications; annual performance review was old §4.3. Both are now in §3.01; review is its second paragraph.
13 I	Chapter V — Town Council Meetings	IV.D.1, Quorum	4 Section 3.6.B	Council quorum and adjournment.	\$2.12(e)	Direct crosswalk from annotated old Charter, checked against the supplied 2026 Charter.
14 I	Chapter V — Town Council Meetings	IV.D.6(a), Motions	6 Section 3.6 A, D	Motions, debate, amendments, and approval.	\$2.01(a); \$2.12(d)–(e)	Old §3.6 A → \$2.01(a); old D → \$2.12(d)–(e). Detailed motion rules are in the Council rules.
15 I	Chapter V — Town Council Meetings	IV.D.6(b), Motion to Table	6 Section 3.6 A, D	Tabling motions.	\$2.01(a); \$2.12(d)–(e)	Old §3.6 A → \$2.01(a); old D → \$2.12(d)–(e). Detailed motion rules are in the Council rules.
16 I	Chapter V — Town Council Meetings	IV.D.6(c), Motion to Reconsider	7 Section 3.6 A, D	Reconsideration of a vote.	\$2.01(a); \$2.12(d)–(e)	Old §3.6 A → \$2.01(a); old D → \$2.12(d)–(e). Detailed motion rules are in the Council rules.
17 I	Chapter V — Town Council Meetings	IV.D.7, Council Objection	7 Section 3.6 E	Postponing a vote on a Councilor's objection.	\$2.12(f)	Direct crosswalk from annotated old Charter, checked against the supplied 2026 Charter.
18 I	Chapter V — Town Council Meetings	IV.D.8(d), Ordinances	8 Section 3.7	Recording, authenticating, indexing, and publishing ordinances.	\$2.17(a)	Recording/authentication portion of old §3.7. Its remaining ordinance provisions are §2.14(a)–(c).
19 I	Chapter V — Town Council Meetings	IV.D.9, Emergency Ordinances, opening	8 Town Charter (general)	Emergency ordinance authority notwithstanding other Charter provisions.	Charter as a whole; related \$2.15	General reference: related sections identified by subject, not a literal renumbering.
20 I	Chapter V — Town Council Meetings	IV.D.9, first paragraph	8 Section 3.9	Exception concerning borrowing money.	\$5.07(b)	Direct crosswalk from annotated old Charter, checked against the supplied 2026 Charter.
21 I	Chapter V — Town Council Meetings	IV.D.9, second paragraph	8 Sec. 3.10	Exception to automatic repeal on the sixty-first day.	\$2.17(b)	REVIEW: literal successor to old §3.10 is Codification. This appears incongruous as an emergency-repeal exception, but the supplied new §2.15 itself retains the §2.17(b) cross-reference. No substantive correction assumed.
22 I	Chapter V — Town Council Meetings	IV.D.9, final citation	8 Section 3.8	Parenthetical source for emergency ordinance provisions.	\$2.15	Direct crosswalk from annotated old Charter, checked against the supplied 2026 Charter.

23 I	Chapter VI — Fiscal Year	I.B, Statutory Authority	1 Londonderry Town Charter (general)	The higher standard controls in a conflict with the ordinance.	Charter as a whole; related §5.01 and §10.02	General reference: related sections identified by subject, not a literal renumbering. No single successor citation to the ordinance's higher-standard rule.
24 I	Chapter VI — Fiscal Year	V.B, Capital Improvement Program	3 Article 5, Section 5.5	Preparation methodology and contents of the capital improvement program.	§5.09; §5.10	Old §5.5 split between capital program and Town action; contents/procedure are primarily §5.09(a)(2).
25 I	Chapter VIII — Removal of Municipal Officials	II.A, Definition	1 Town Charter (general)	Employee discipline and dismissal distinguished from removal of municipal officials.	Charter as a whole; related §3.04(a), (d); §4.01(b); §4.02	General reference: related sections identified by subject, not a literal renumbering.
26 I	Chapter VIII — Removal of Municipal Officials	IV.A, Petition for Removal by Citizens	2 Section 7.6	Removal of an elected official.	§6.04(c)	Direct crosswalk from annotated old Charter, checked against the supplied 2026 Charter.
27 I	Chapter XXII — Town Common	II.A, Authorization for Use	1 Town Charter (general)	Manager's authority to coordinate use of the Town Common.	Charter as a whole; related §3.04(f)	General reference: related sections identified by subject, not a literal renumbering.
28 I	Chapter XXIII — Parks/Recreation Areas	II.A, Definitions	1 the Charter	Establishment of the Recreation Division.	Charter as a whole; related §4.01(a)	General reference: related sections identified by subject, not a literal renumbering. Department creation authority; the Charter does not itself name the Recreation Division.
29 I	Chapter XXVIII — Approval of Sanctioned Recreation Groups	II.A, Authority	2 Article 3, Section 3.12	Authority for sanctioning recreation groups.	§2.01(a)	Direct crosswalk from annotated old Charter, checked against the supplied 2026 Charter.
30 I	Chapter XXIX — Code of Ethics	I, fourth bullet	1 Town Charter (general)	Proper channels for official decisions and policies.	Charter as a whole; related §2.01(a); §3.04; §8.01	General reference: related sections identified by subject, not a literal renumbering.
31 I	Chapter XXIX — Code of Ethics	II.A, Public Officials and Boards	2 Article 6	Nepotism compliance as a condition of holding office.	§6.09; §8.01; §8.02(c), (d), (f), (h)–(l)	Old Article 6 was split between office forfeiture and ethical conduct. Financial-interest/disqualification content is §8.01; this is not a new stand-alone nepotism clause.
32 I	Chapter XXIX — Code of Ethics	II.C, Town Councilors and Town Manager	2 Article 6	Restrictions on participation in contracts involving family financial interests.	§6.09; §8.01; §8.02(c), (d), (f), (h)–(l)	Old Article 6 was split between office forfeiture and ethical conduct. Financial-interest/disqualification content is §8.01; this is not a new stand-alone nepotism clause.
33 I	Chapter XXIX — Code of Ethics	IV.D, Reporting Process	5 Section 7.6	Recall of officeholders.	§6.04(c)	Direct crosswalk from annotated old Charter, checked against the supplied 2026 Charter.
34 I	Chapter XXIX — Code of Ethics	Annotations, note 1	7 Article 6	Conduct of Officials.	§6.09; §8.01; §8.02(c), (d), (f), (h)–(l)	Old Article 6 was split between office forfeiture and ethical conduct. Financial-interest/disqualification content is §8.01; this is not a new stand-alone nepotism clause.

35 I	Chapter XXIX — Code of Ethics	Annotations, note 2	7 Section 6.3	Disqualification from Decision Making Process.	§8.01	Direct crosswalk from annotated old Charter, checked against the supplied 2026 Charter.
36 I	Chapter XXIX — Code of Ethics	Annotations, note 3	7 Section 6.4	Private Use of Town Property and Personnel.	§8.02(f)	Direct crosswalk from annotated old Charter, checked against the supplied 2026 Charter.
37 I	Chapter XXIX — Code of Ethics	Annotations, note 4	7 Section 6.7	Misuse of Information.	§8.02(h)	Direct crosswalk from annotated old Charter, checked against the supplied 2026 Charter.
38 I	Chapter XXIX — Code of Ethics	Annotations, note 5	7 Section 6.5	Acceptance of Gifts and Gratuities.	§8.02(c)	Direct crosswalk from annotated old Charter, checked against the supplied 2026 Charter.
39 I	Chapter XXIX — Code of Ethics	Annotations, note 6	7 Section 7.6	Recall of Officeholder.	§6.04(c)	Direct crosswalk from annotated old Charter, checked against the supplied 2026 Charter.
40 I	Chapter XXIX — Code of Ethics	Annotations, note 13	7 Article 4	Town Manager.	§2.01(a); §2.05; §2.06(b)–(c); §2.11; §§3.01–3.04; §§4.01–4.03; §4.07; §5.13	Broad old Article 4 is distributed across several new articles. Principal Manager provisions are Article III (§§3.01–3.04), with Council relationship at §2.05.
41 I	Chapter XXIX — Code of Ethics	Annotations, note 14	7 Section 6.2	Conflicts of Interest.	§8.01	Direct crosswalk from annotated old Charter, checked against the supplied 2026 Charter.
42 I	Chapter XXIX — Code of Ethics	Annotations, note 15	7 Section 3.3 B.	Removal of Councilors.	§2.07(b)	Direct crosswalk from annotated old Charter, checked against the supplied 2026 Charter.
43 III	Chapter I — Zoning Ordinance (including Building Code)	Zoning §4.6.2.1.B	58 Section 8.13, Procedures	Historic District/Heritage Commission meetings.	§4.06(a)–(c), (g)	Old §8.13 A → new (b), B → (a), C → (c), D → (g). Meetings are specifically §4.06(b).
44 III	Chapter I — Zoning Ordinance (including Building Code)	Zoning §9.1.D; amended building-code §103.2	180 Londonderry Town Charter (general)	Removal of the building official.	Charter as a whole; related §3.04(a); §4.02	General reference: related sections identified by subject, not a literal renumbering. §3.04(d) also applies if the official is a department head.
45 III	Chapter I — Zoning Ordinance (including Building Code)	Zoning §9.1.E; replacement building-code §103.3	180 Charter of the Town of Londonderry	Appointment of officers, technical assistants, and other employees.	Charter as a whole; related §3.04(a)–(b); §4.01(b)	General reference: related sections identified by subject, not a literal renumbering.
46 III	Chapter I — Zoning Ordinance (including Building Code)	Zoning §9.2.C; amended residential-code §R103.2	182 Londonderry Town Charter (general)	Removal of the building official.	Charter as a whole; related §3.04(a); §4.02	General reference: related sections identified by subject, not a literal renumbering. §3.04(d) also applies if the official is a department head.

47 III	Chapter I — Zoning Ordinance (including Building Code)	Zoning §9.2.D; replacement residential-code §R103.3	182 Charter of the Town of Londonderry	Appointment of officers, technical assistants, and other employees.	Charter as a whole; related §3.04(a)–(b); §4.01(b)	General reference: related sections identified by subject, not a literal renumbering.
48 III	Chapter I — Zoning Ordinance (including Building Code)	Zoning §9.5, Amendments	185 Town Charter (general)	Procedures for amending the building ordinance by Council vote.	Charter as a whole; related §2.14(a)–(c); §2.17(a)	General reference: related sections identified by subject, not a literal renumbering.
49 IV	Chapter IX -Section II — Sewer Use Ordinance	Closing adoption/authentication paragraph	50 Section _____ of the Town Charter	Authentication of the Sewer Use Ordinance; the section number is blank in the published document.	Suggested §2.17(a) — contextual match	BLANK PUBLISHED CITATION: no old section number was supplied. Authentication language matches new §2.17(a); this is an inferred completion, not a verified old-to-new renumbering.
50 V	Chapter I — Legal Basis and Departmental Organization	I.A, Legal Basis	1 Londonderry Town Charter (general)	Establishment of the Administrative Code.	Charter as a whole; related §4.01(a)	General reference: related sections identified by subject, not a literal renumbering.
51 V	Chapter I — Legal Basis and Departmental Organization	II.C, Administrative Departments	1 Town Charter (general)	Dividing groups and departments into divisions or bureaus.	Charter as a whole; related §4.01(a); §4.07	General reference: related sections identified by subject, not a literal renumbering.
52 V	Chapter I — Legal Basis and Departmental Organization	III.B, Powers and Duties of Department Heads	3 Town Charter (general)	Departmental rules must be consistent with the Charter.	Charter as a whole; related §4.01(b)	General reference: related sections identified by subject, not a literal renumbering.
53 V	Chapter I — Legal Basis and Departmental Organization	IV.A, first mention	4 Londonderry Town Charter (general)	Appointment of department heads.	Charter as a whole; related §3.04(d)	General reference: related sections identified by subject, not a literal renumbering.
54 V	Chapter I — Legal Basis and Departmental Organization	IV.A, second mention	4 Londonderry Town Charter (general)	Removal of department heads by the Manager.	Charter as a whole; related §3.04(d)	General reference: related sections identified by subject, not a literal renumbering.
55 V	Chapter I — Legal Basis and Departmental Organization	V.A, Department Staffs	4 Town Charter (general)	Subordinate positions, appointments, and removals.	Charter as a whole; related §3.04(a); §4.01(b); §4.02	General reference: related sections identified by subject, not a literal renumbering.
56 V	Chapter II — Municipal Departments	I.A.1, Town Manager Responsibilities	1 Londonderry Town Charter (general)	Manager's duties and responsibilities.	Charter as a whole; related §3.04	General reference: related sections identified by subject, not a literal renumbering.
57 V	Chapter II — Municipal Departments	I.A.3, Town Manager Responsibilities	1 Town Charter (general)	Manager's departmental rules must be consistent with the Charter.	Charter as a whole; related §3.04(b); §4.01(b); §4.02	General reference: related sections identified by subject, not a literal renumbering.
58 V	Chapter II — Municipal Departments	I.A.4, Town Manager Responsibilities	1 Town Charter (general)	Personnel functions of the Manager or Personnel Director.	Charter as a whole; related §4.02; §3.04(a), (c)–(d)	General reference: related sections identified by subject, not a literal renumbering.

59 V	Chapter II — Municipal Departments	III.B.3.h, Town Clerk/Tax Collector	7 Town Charter (general)	Keeping the official Charter and records of corrections and amendments.	Charter as a whole; related §9.01; §6.01(c)(3)	General reference: related sections identified by subject, not a literal renumbering. §9.01 covers authentication/recording of amendments; §6.01(c)(3) recognizes Clerk statutory duties. Old §8.5 (original Charter authentication) was deleted without successor.
60 V	Chapter III — Boards, Committees, and Commissions	I.B, introductory sentence, first mention	1 Londonderry Town Charter (general)	Establishment of elected boards, committees, and commissions.	Charter as a whole; related §5.14	General reference: related sections identified by subject, not a literal renumbering. Advisory Budget Committee is the elected body addressed by this passage.
61 V	Chapter III — Boards, Committees, and Commissions	I.B, introductory sentence, second mention	1 Town Charter (general)	Election of their members.	Charter as a whole; related §5.14	General reference: related sections identified by subject, not a literal renumbering. Advisory Budget Committee is the elected body addressed by this passage.
62 V	Chapter III — Boards, Committees, and Commissions	I.B, Advisory Budget Committee entry	1 Section 5.8	Authority for the Advisory Budget Committee.	§5.14	Direct crosswalk from annotated old Charter, checked against the supplied 2026 Charter.
63 V	Chapter III — Boards, Committees, and Commissions	I.C, introductory sentence	1 Town Charter (general)	Establishment of bodies whose members the Council appoints.	Charter as a whole; related §2.01(a); §4.04(b)–(d); §5.09(a)	General reference: related sections identified by subject, not a literal renumbering.
64 V	Chapter III — Boards, Committees, and Commissions	I.C.1, Conservation Commission	1 Section 9.1.B	Authority for the Conservation Commission.	§4.04(c)	Direct crosswalk from annotated old Charter, checked against the supplied 2026 Charter.
65 V	Chapter III — Boards, Committees, and Commissions	I.C.2, Planning Board	1 Sec. 9.1.A	Authority for the Planning Board.	§4.04(b)	Direct crosswalk from annotated old Charter, checked against the supplied 2026 Charter.
66 V	Chapter III — Boards, Committees, and Commissions	I.C.3, Zoning Board of Adjustment	1 Sec. 9.2	Authority for the Zoning Board of Adjustment.	§4.04(d)	Direct crosswalk from annotated old Charter, checked against the supplied 2026 Charter.
67 V	Chapter III — Boards, Committees, and Commissions	I.C.4, Capital Improvements Program Committee	1 Sec. 5.5.A	Authority for the Capital Improvements Program Committee.	§5.09(a)	Direct crosswalk from annotated old Charter, checked against the supplied 2026 Charter.
68 V	Chapter III — Boards, Committees, and Commissions	II.A, General Provisions	2 Sections 8 and 9	Composition, terms, vacancies, functions, and duties; the code uses the word Sections here.	§3.04(e); §§4.04–4.07; §6.01(g)–(h); §6.07–6.08; §8.02(a), (b), (e), (g); §§8.04–8.05; §9.01; §10.01–10.02	REVIEW: published “Sections 8 and 9” apparently means old Articles 8 and 9, now widely distributed. Board-specific content is mainly §§4.04–4.07 and §6.01(g)–(h). Old §8.5 was deleted. The old annotation for §8.14 says §4.06(a), but its actual new location is §4.04(a).
69 V	Chapter III — Boards, Committees, and Commissions	II.C, General Provisions	2 Article 8, Sections 8.13 A through 8.13 C	Procedures for boards, committees, and commissions.	§4.06(a)–(c)	Old §8.13 A → new (b); B → (a); C → (c).
70 V	Chapter III — Boards, Committees, and Commissions	II.D, Committee Review	2 Article 9, Section 9.5	Council meetings with committee chairs.	§4.06(e)	Direct crosswalk from annotated old Charter, checked against the supplied 2026 Charter.

71 V	Chapter III — Boards, Committees, II.F, General Provisions and Commissions	2 Article 8, Section 8.12 A through 8.12 D	Prohibitions.	\$8.02(a), (b), (e), (g)	Old §8.12 A → new (a); B → (g); C → (b); D → (e).
72 V	Chapter III — Boards, Committees, III.A, Terms of Office and Commissions	2 Londonderry Town Charter (general)	Serving until a successor is appointed and qualified, subject to exceptions.	Charter as a whole; related §2.01(a); §4.04(b)–(d); §6.01(g)	General reference: related sections identified by subject, not a literal renumbering. No universal appointed-member holdover rule was identified; §6.01(g) addresses elected terms.
73 V	Chapter III — Boards, Committees, III.B, Terms of Office and Commissions	2 Town Charter (general)	Commencement of terms.	Charter as a whole; related §6.01(g)	General reference: related sections identified by subject, not a literal renumbering. No universal January 1 commencement rule was identified in the new Charter; §6.01(g) concerns elected terms only.
74 V	Chapter III — Boards, Committees, III.C, Terms of Office and Commissions	2 Town Charter (general)	Staggered three-year terms and end dates.	Charter as a whole; related §4.04(b)–(d); §5.14	General reference: related sections identified by subject, not a literal renumbering. These contain particular board terms; no universal December 31 end-date rule was identified.
75 V	Chapter III — Boards, Committees, III.D, Terms of Office and Commissions	2 Article 9	Alternate members of the Planning and Zoning Boards.	\$4.04(b)–(d); \$4.05; \$4.06(d)–(e); §6.01(h)	Full old Article 9 crosswalk. Planning/Zoning alternate members specifically appear in §4.04(b) and (d).
76 V	Chapter III — Boards, Committees, IV.A, Appointing Authority and Commissions	3 the Charter	Council appointments to boards, committees, and commissions.	Charter as a whole; related §2.01(a); §4.04(b)–(d); §4.05	General reference: related sections identified by subject, not a literal renumbering.
77 V	Chapter III — Boards, Committees, VI.C, Public Notice of Vacancies	3 the Charter	Exceptions concerning membership recommendations to the Council.	Charter as a whole; related §4.04(b)–(d); §5.09(a)(1)	General reference: related sections identified by subject, not a literal renumbering.
78 V	Chapter III — Boards, Committees, VII.A, Filling of Unexpired Terms	4 Section 9.4	Exceptions to the vacancy-filling method.	\$4.06(d)	Scope distinction: old §9.4 and new §4.06(d) concern appointed vacancies. Elected vacancies are separately governed by §6.01(h).
79 V	Chapter III — Boards, Committees, VIII.A, Rules of Attendance and Commissions	4 Town Charter (general)	Officials' conduct of business in the Town's best interests.	Charter as a whole; related §8.01; §8.02	General reference: related sections identified by subject, not a literal renumbering.
80 V	Chapter III — Boards, Committees, VIII.A.1, Rules of Attendance and Commissions	4 Town Charter (general)	Exceptions to committees determining their own rules and order of business.	Charter as a whole; related §4.06(a)	General reference: related sections identified by subject, not a literal renumbering.
81 V	Chapter III — Boards, Committees, IX.A, Forfeiture or Removal from Office	4 Section 9.4	Replacing appointed members after three successive missed meetings.	\$4.06(d)	The three-successive-meeting threshold is stated in the code; it is not stated in this Charter provision.
82 V	Chapter III — Boards, Committees, IX.D, Forfeiture or Removal from Office	4 Town Charter (general)	Conditions for removal of board, commission, or committee members.	Charter as a whole; related §4.06(d); §8.02(l); §6.04(c)	General reference: related sections identified by subject, not a literal renumbering. Different provisions address appointed-member removal, felony disqualification, and elected-official recall.

83 V	Chapter III — Boards, Committees, X.A, Town Council Liaison and Commissions	5 Town Charter (general)	Exceptions to assignment of a nonvoting Council liaison.	Charter as a whole; related §4.04(b); §5.09(a)(1)	General reference: related sections identified by subject, not a literal renumbering. Specific Planning Board/CIP Council membership provisions; no universal liaison rule is supplied by the Charter.
84 V	Chapter III — Boards, Committees, X.D.1, Town Council Liaison and Commissions	5 Town Charter (general)	Role of a liaison assigned as an ex-officio member.	Charter as a whole; related §4.04(b); §5.09(a)(1)	General reference: related sections identified by subject, not a literal renumbering. Specific Planning Board/CIP Council membership provisions; no universal liaison rule is supplied by the Charter.

Numbered ethics references to the Town Charter

Published citations retained; new locations and mapping qualifications appear in the final two columns.

No.	Title	Chapter	Code location	PDF page	Note no.	Charter reference	Context	Location in new 2026 Charter	Mapping note
B1	I	Chapter XXIX — Code of Ethics	I, second bullet	1	1	Article 6	Recusal for conflicts of interest.	§6.09; §8.01; §8.02(c), (d), (f), (h)–(l)	Annotation 1 cites all of old Article 6, now split between these provisions.
B2	I	Chapter XXIX — Code of Ethics	I, fourth bullet	1	1	Article 6	Proper channels for official decisions and policies; additional to explicit mention A30.	§6.09; §8.01; §8.02(c), (d), (f), (h)–(l)	Annotation 1 cites all of old Article 6, now split between these provisions.
B3	I	Chapter XXIX — Code of Ethics	I, fifth bullet	1	1	Article 6	No use of office, volunteer position, or employment for personal gain.	§6.09; §8.01; §8.02(c), (d), (f), (h)–(l)	Annotation 1 cites all of old Article 6, now split between these provisions.
B4	I	Chapter XXIX — Code of Ethics	III.A, first paragraph	3	1	Article 6	Avoiding conflicts and recusing completely.	§6.09; §8.01; §8.02(c), (d), (f), (h)–(l)	Annotation 1 cites all of old Article 6, now split between these provisions.
B5	I	Chapter XXIX — Code of Ethics	III.A, second paragraph	3	2	Section 6.3	Competitive procurement for work involving officials or their families.	§8.01	Direct crosswalk for the old section identified by this numbered annotation.
B6	I	Chapter XXIX — Code of Ethics	III.B	4	1	Article 6	Recusal in quasi-judicial actions.	§6.09; §8.01; §8.02(c), (d), (f), (h)–(l)	Annotation 1 cites all of old Article 6, now split between these provisions.
B7	I	Chapter XXIX — Code of Ethics	III.C	4	14	Section 6.2	Disclosure and nonparticipation where financial interests exist.	§8.01	Direct crosswalk for the old section identified by this numbered annotation.
B8	I	Chapter XXIX — Code of Ethics	III.D	4	3	Section 6.4	No unfair personal use of Town property, services, or labor.	§8.02(f)	Direct crosswalk for the old section identified by this numbered annotation.
B9	I	Chapter XXIX — Code of Ethics	III.E	4	4	Section 6.7	No misuse of confidential information.	§8.02(h)	Direct crosswalk for the old section identified by this numbered annotation.
B10	I	Chapter XXIX — Code of Ethics	III.F	5	5	Section 6.5	No improper gifts.	§8.02(c)	Direct crosswalk for the old section identified by this numbered annotation.

B11	I	Chapter XXIX — Code of Ethics	IV.A	5	13 Article 4	Town Manager as appointing authority for employees.	§2.01(a); §2.05; §2.06(b)–(c); §2.11; §§3.01–3.04; §§4.01–4.03; §4.07; §5.13	Annotation 13 cites all of old Article 4. Employee appointment/removal is primarily §3.04(a), (d).
B12	I	Chapter XXIX — Code of Ethics	IV.B	5	13 Article 4	Town Council as appointing authority for the Town Manager.	§2.01(a); §2.05; §2.06(b)–(c); §2.11; §§3.01–3.04; §§4.01–4.03; §4.07; §5.13	Annotation 13 cites all of old Article 4. Council appointment/removal of Manager is primarily §§2.05, 3.01–3.02.
B13	I	Chapter XXIX — Code of Ethics	IV.D, after “Town Council”	5	15 Section 3.3 B.	Council disciplinary authority.	§2.07(b)	Direct crosswalk for the old section identified by this numbered annotation.
B14	I	Chapter XXIX — Code of Ethics	IV.D, after “Recall of Officeholders”	5	6 Section 7.6	Recall procedure; additional to explicit mention A33.	§6.04(c)	Direct crosswalk for the old section identified by this numbered annotation.



Town of Londonderry, New Hampshire

268B Mammoth Road • Londonderry, NH 03053

(603) 432-1100 • londonderrynh.gov

ORDINANCE 2026-15

AMENDING ALL REFERENCES TO THE CHARTER IN THE MUNICIPAL CODE

WHEREAS at the March 10, 2026 Annual Town Meeting, the voters in the Town of Londonderry approved Article 3, amending the Londonderry Town Charter; and

WHEREAS this amendment reorganized and renumbered the Charter to present the existing Town Charter sections in a more coherent and logical sequence; and

WHEREAS the Londonderry Municipal Code contains references to the former taxonomy which no longer matches the Charter.

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Londonderry that all references in the Londonderry Municipal Code be updated to reflect the current taxonomy of the Town Charter without changing the substance, intent, or procedures therein.

Ron Dunn – Chair
Town Council

Sharon Farrell – Town Clerk

PASSED AND ADOPTED by the Londonderry Town Council this 5th day of October 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: 10/5/2026
Submitted By: ASD Kirsten Hildonen
Department: Town Manager's Office

Contact Information: khildonen@londonderrynh.gov
Estimated Discussion Time: 10 minutes
TC OFFICE USE

Agenda Item Title: Discuss and schedule a Public Hearing for the proposed Zoning Ordinance amendments.

Background and Purpose: At its September 2, 2026 meeting, the Planning Board held public hearings and voted to recommend three proposed amendments to the Londonderry Zoning Ordinance to the Town Council. The amendments incorporate applicable changes from the 2025 legislative session and work completed through the Town's Housing Opportunity Planning Grant with the Southern New Hampshire Planning Commission. The proposed amendments address: (1) Accessory Dwelling Units, including definitions and updated dimensional, design, parking, and related standards; (2) Residential Parking, establishing a minimum of one off-street parking space per dwelling unit; and (3) Development on Class VI Highways and Private Roads, updating frontage provisions for eligible lots. No financial appropriation is requested.

Action: Schedule a public hearing for November 2, 2026 at 7:00 p.m. in the Moose Hill Council Chambers to receive public input and consider the proposed Zoning Ordinance amendments relating to Accessory Dwelling Units under RSA 674:71-73, Residential Parking under RSA 674:16, VII, and Development on Class VI Highways and Private Roads under RSA 674:41.

Proposed Motion: *Moved, that the Londonderry Town Council hereby schedule a public hearing for November 2, 2026 at 7:00 p.m. in the Moose Hill Council Chambers to receive public input and consider proposed amendments to the Londonderry Zoning Ordinance.*

Attachments: Planning Board Staff Memorandum dated September 2, 2026 & three proposed Zoning Ordinance amendments (comparison & clean copies)

MEMORANDUM

TO: Planning Board
FROM: Town Planning Staff
DATE: Wednesday, September 2nd 2026
RE: Summary of Proposed Land Use Regulation Amendments

The purpose of this meeting is to hold public hearings on the proposed amendments, solicit input from the Planning Board and the public, and finalize the Zoning Ordinance amendments for recommendation to the Town Council. The public hearing also includes Vesting of Approvals site plan and subdivision amendments for action by this Board.

Below is a summary of the proposed amendments to the Town's land use regulations as discussed and advanced by the Planning Board during its August 12th review of Housing Opportunity Planning Grant recommendations.

1. Residential Parking per 2025 Legislative Updates

- Revise affected residential parking provisions to establish a minimum of one (1) off-street parking space per dwelling unit, consistent with RSA 674:16, VII.
- Clarify that property owners and applicants may provide additional parking beyond the minimum.

2. Development on Class VI Highways and Private Roads per 2025 Legislative Updates

- Update affected frontage provisions that categorically require frontage on a Class V or better road.
- Recognize Class VI highways and private roads where a lot is eligible to be served in accordance with RSA 674:41, while retaining the applicable minimum frontage requirements.

3. Accessory Dwelling Units per 2025 Legislative Updates

- Add definitions for Accessory Dwelling Unit, Attached Accessory Dwelling Unit, and Detached Accessory Dwelling Unit.
- Update Section 5.18 to allow one attached or detached accessory dwelling unit by right on a lot containing a single-family dwelling, subject to the standards of the Zoning Ordinance.
- Revise dimensional, design, parking, and related standards to align the Town's ADU provisions with RSA 674:71-73.

4. Vesting of Approvals per 2025 Legislative Updates

- Amend Site Plan Regulation Sections 2.05 and 7.06(d) and Subdivision Regulation Section 2.06(Q) to align the Town's vesting provisions with RSA 674:39.
- Incorporate the seven-year protection period, three-year commencement framework, local thresholds for active and substantial development and substantial completion, and related cross-reference corrections.

Recommended Board Action:

Following the public hearings, staff recommends that the Board separately: (1) recommend the Residential Parking, Development on Class VI Highways and Private Roads, and Accessory Dwelling Unit Zoning Ordinance amendments to the Town Council for approval; and (2) consider deferring action on the Vesting of Approvals amendments to the Site Plan and Subdivision Regulations until the town council has taken action on zoning.

1. Residential Parking

Summary of Changes to RSA 674:16, VII Pursuant to State Legislative Updates

RSA 674:16, VII limits municipal minimum residential parking requirements to one parking space per dwelling unit. The proposed amendment updates the affected Londonderry Zoning Ordinance provisions to reflect that limitation while allowing additional parking to be provided.

Londonderry Zoning Ordinance

LZO 4.2.1.5 PARKING REQUIREMENTS

Current Language:

A minimum of two parking spaces per dwelling unit shall be provided in the AR-I district.

Proposed Amendment:

A minimum of one parking space per dwelling unit shall be provided in the AR-I district.

LZO 5.4.3 SPECIFIC DESIGN REQUIREMENTS

Current Language:

D. Two (2) outdoor parking spaces are to be shown on each lot as no parking is allowed on the common driveway.

Proposed Amendment:

D. A minimum of One (1) outdoor parking space is to be shown on each lot as no parking is allowed on the common driveway. Additional parking spaces may be provided.

LZO 5.17.1 PURPOSE AND INTENT

Current Language:

Parking spaces, aisles, and circulation shall be provided for all permitted and conditional uses of structures, lots, and land in amounts not less than those specified in Section 3.09 of the Site Plan Regulations.

Proposed Amendment:

Parking spaces, aisles, and circulation shall be provided for all permitted and conditional uses of structures, lots, and land in amounts not less than those specified in Section 3.09 of the Site Plan Regulations. For residential dwelling units, the minimum required off-street parking is one (1) space per dwelling unit; additional parking spaces may be provided.

1. Residential Parking

Summary of Changes to RSA 674:16, VII Pursuant to State Legislative Updates

RSA 674:16, VII limits municipal minimum residential parking requirements to one parking space per dwelling unit. The proposed amendment updates the affected Londonderry Zoning Ordinance provisions to reflect that limitation while allowing additional parking to be provided.

Londonderry Zoning Ordinance

LZO 4.2.1.5 PARKING REQUIREMENTS

Proposed Amendment:

A minimum of one parking space per dwelling unit shall be provided in the AR-I district.

LZO 5.4.3 SPECIFIC DESIGN REQUIREMENTS

Proposed Amendment:

D. A minimum of One (1) outdoor parking space is to be shown on each lot as no parking is allowed on the common driveway. Additional parking spaces may be provided.

LZO 5.17.1 PURPOSE AND INTENT

Proposed Amendment:

Parking spaces, aisles, and circulation shall be provided for all permitted and conditional uses of structures, lots, and land in amounts not less than those specified in Section 3.09 of the Site Plan Regulations. For residential dwelling units, the minimum required off-street parking is one (1) space per dwelling unit; additional parking spaces may be provided.

2. Development on Class VI Highways and Private Roads

Summary of Changes to RSA 674:41 Pursuant to State Legislative Updates

RSA 674:41 provides circumstances under which lots may be served by Class VI highways and private roads. The proposed amendment updates affected Londonderry Zoning Ordinance frontage provisions so they do not categorically require frontage on a Class V-or-better road where another access category is eligible under RSA 674:41.

Londonderry Zoning Ordinance

LZO 4.2.1.3(B) MINIMUM FRONTAGE

Current Language:

B. Minimum Frontage On A Class V Or Better Road

1. Single Family Dwelling - 150 Feet
2. Two Family Dwelling - 200 Feet

Proposed Amendment:

B. Minimum Frontage

For the purposes of zoning ordinance regulation, minimum frontage shall only be calculated for a Class V or better road, or a street shown on a subdivision plan approved by the Planning Board, or a Class VI or private road that is eligible to serve lots in accordance with RSA 674:41.

- 1. Single Family Dwelling - 150 Feet*
- 2. Two Family Dwelling - 200 Feet*

LZO 4.2.2.3(B)(6)(d) DIMENSIONAL REQUIREMENTS

Current Language:

d. The development lot shall have a minimum frontage of a state highway or Town maintained road of class v designation or better of at least one hundred feet (100') in the aggregate, which may consist of two (2) fifty foot (50') rights-of-way serving as access to the development lot.

Proposed Amendment:

d. The development lot shall have a minimum frontage of at least one hundred feet (100') in the aggregate, which may consist of two (2) fifty foot (50') rights-of-way serving as access to the development lot.

LZO 4.3.2(A) GENERAL STANDARDS FOR ALL COMMERCIAL SUB-DISTRICTS

Current Language:

A. Minimum lot size - minimum lot size and dimensions in all commercial districts are subject to Planning Board and the State of New Hampshire approval based on sewage disposal requirements, soil type, topography, vehicular access, intended use and compatibility with adjacent areas, but shall be not less than one acre with at least one-hundred and fifty (150) feet of frontage on a Class V or better road.

Proposed Amendment:

A. Minimum lot size - minimum lot size and dimensions in all commercial districts are subject to Planning Board and the State of New Hampshire approval based on sewage disposal requirements, soil type, topography, vehicular access, intended use and compatibility with adjacent areas, but shall be not less than one acre with at least one-hundred and fifty (150) feet of minimum frontage.

LZO 4.4.1.3(A) INDUSTRIAL DISTRICT GENERAL STANDARDS

Current Language:

A. Minimum lot size - minimum lot size in all industrial districts are subject to Planning Board approval based on sewage disposal requirements, soil types, topography, vehicular access, intended use and compatibility with adjacent areas but shall be not less than one acre (43,560 sq. Ft.) With at least one hundred fifty (150) feet of frontage on a class v or better road.

Proposed Amendment:

A. Minimum lot size - minimum lot size in all industrial districts are subject to Planning Board approval based on sewage disposal requirements, soil types, topography, vehicular access, intended use and compatibility with adjacent areas but shall be not less than one acre (43,560 sq. Ft.) With at least one hundred fifty (150) feet of minimum frontage.

LZO 4.5.2(A) GENERAL STANDARDS

Current Language:

A. Minimum lot size - minimum lot size in the GB District is subject to Planning Board approval based on such requirements as parking, lighting, building size, sewage disposal requirements, soil types, topography, vehicular and non-vehicular access, intended use and compatibility with adjacent areas, but shall be not less than one acre (43,560 sq. ft.) with at least one hundred fifty (150) feet of frontage on a Class V or better road.

Proposed Amendment:

A. Minimum lot size - minimum lot size in the GB District is subject to Planning Board approval based on such requirements as parking, lighting, building size, sewage disposal requirements, soil types, topography, vehicular and non-vehicular access, intended use and compatibility with adjacent areas, but shall be not less than one acre (43,560 sq. ft.) with at least one hundred fifty (150) feet of minimum frontage.

LZO 4.6.1.2(E) CONSERVATION OVERLAY DISTRICT

Current Language:

E. Buffers are applied irrespective of lot lines and municipal boundaries except that when a wetland is bounded by Town class v or better roadway, or a state or federal highway, existing at the time of passage of Section 4.6.1, buffers are not applied to properties directly across the right of way.

Proposed Amendment:

E. Buffers are applied irrespective of lot lines and municipal boundaries except that when a wetland is bounded by Town roadway, or a state or federal highway, existing at the time of passage of Section 4.6.1, buffers are not applied to properties directly across the right of way.

LZO 5.4.2(B) GENERAL REQUIREMENTS

Current Language:

B. The applicant shall place a permanent agricultural preservation restriction or conservation easement over a minimum of two (2) acres of roadside land (to be known as the FRONT LOT) with at least 150' of frontage on a Class V or better street and contiguous to each back lot created.

Proposed Amendment:

B. The applicant shall place a permanent agricultural preservation restriction or conservation easement over a minimum of two (2) acres of roadside land (to be known as the FRONT LOT) with at least 150' of minimum frontage and contiguous to each back lot created.

LZO 5.6.1(A) REGULATIONS AND DESIGN CRITERIA

Current Language:

A. The tract shall have a minimum of fifty (50) foot frontage on a Class V road or better and, at the discretion of the Planning Board, a second fifty (50) foot frontage on a Class V road or better may be required for traffic circulation or safety.

Proposed Amendment:

A. The tract shall have a minimum of fifty (50) foot minimum frontage and, at the discretion of the Planning Board, a second fifty (50) foot frontage may be required for traffic circulation or safety.

LZO 6.3.1(B)(9)(c) INCLUSIONARY (WORKFORCE) HOUSING

Current Language:

c. The development lot shall have a minimum frontage on a state highway or Town maintained road of Class V designation or better of at least one hundred feet (100') in the aggregate, which may consist of two (2) fifty foot (50') rights-of-way serving as access to the development lot.

Proposed Amendment:

c. The development lot shall have a minimum frontage of at least one hundred feet (100') in the aggregate, which may consist of two (2) fifty foot (50') rights-of-way serving as access to the development lot.

2. Development on Class VI Highways and Private Roads

Summary of Changes to RSA 674:41 Pursuant to State Legislative Updates

RSA 674:41 provides circumstances under which lots may be served by Class VI highways and private roads. The proposed amendment updates affected Londonderry Zoning Ordinance frontage provisions so they do not categorically require frontage on a Class V-or-better road where another access category is eligible under RSA 674:41.

Londonderry Zoning Ordinance

LZO 4.2.1.3(B) MINIMUM FRONTAGE

Proposed Amendment:

B. Minimum Frontage

For the purposes of zoning ordinance regulation, minimum frontage shall only be calculated for a Class V or better road, or a street shown on a subdivision plan approved by the Planning Board, or a Class VI or private road that is eligible to serve lots in accordance with RSA 674:41.

1. Single Family Dwelling - 150 Feet
2. Two Family Dwelling - 200 Feet

LZO 4.2.2.3(B)(6)(d) DIMENSIONAL REQUIREMENTS

Proposed Amendment:

d. The development lot shall have a minimum frontage of at least one hundred feet (100') in the aggregate, which may consist of two (2) fifty foot (50') rights-of-way serving as access to the development lot.

LZO 4.3.2(A) GENERAL STANDARDS FOR ALL COMMERCIAL SUB-DISTRICTS

Proposed Amendment:

A. Minimum lot size - minimum lot size and dimensions in all commercial districts are subject to Planning Board and the State of New Hampshire approval based on sewage disposal requirements, soil type, topography, vehicular access, intended use and compatibility with adjacent areas, but shall be not less than one acre with at least one-hundred and fifty (150) feet of minimum frontage.

LZO 4.4.1.3(A) INDUSTRIAL DISTRICT GENERAL STANDARDS

Proposed Amendment:

A. Minimum lot size - minimum lot size in all industrial districts are subject to Planning Board approval based on sewage disposal requirements, soil types, topography, vehicular access, intended use and compatibility with adjacent areas but shall be not less than one acre (43,560 sq. Ft.) With at least one hundred fifty (150) feet of minimum frontage.

LZO 4.5.2(A) GENERAL STANDARDS

Proposed Amendment:

A. Minimum lot size - minimum lot size in the GB District is subject to Planning Board approval based on such requirements as parking, lighting, building size, sewage disposal requirements, soil types, topography, vehicular and non-vehicular access, intended use and compatibility with adjacent areas, but shall be not less than one acre (43,560 sq. ft.) with at least one hundred fifty (150) feet of minimum frontage.

LZO 4.6.1.2(E) CONSERVATION OVERLAY DISTRICT

Proposed Amendment:

E. Buffers are applied irrespective of lot lines and municipal boundaries except that when a wetland is bounded by Town roadway, or a state or federal highway, existing at the time of passage of Section 4.6.1, buffers are not applied to properties directly across the right of way.

LZO 5.4.2(B) GENERAL REQUIREMENTS

Proposed Amendment:

B. The applicant shall place a permanent agricultural preservation restriction or conservation easement over a minimum of two (2) acres of roadside land (to be known as the FRONT LOT) with at least 150' of minimum frontage and contiguous to each back lot created.

LZO 5.6.1(A) REGULATIONS AND DESIGN CRITERIA

Proposed Amendment:

A. The tract shall have a minimum of fifty (50) foot minimum frontage and, at the discretion of the Planning Board, a second fifty (50) foot frontage may be required for traffic circulation or safety.

LZO 6.3.1(B)(9)(c) INCLUSIONARY (WORKFORCE) HOUSING

Proposed Amendment:

c. The development lot shall have a minimum frontage of at least one hundred feet (100') in the aggregate, which may consist of two (2) fifty foot (50') rights-of-way serving as access to the development lot.

3. Accessory Dwelling Units

Summary of Changes to RSA 674:71-73 Pursuant to State Legislative Updates

RSA 674:71-73 requires municipalities to allow one attached or detached accessory dwelling unit by right where single-family dwellings are permitted and establishes related standards. The proposed amendment updates Londonderry's definitions and Section 5.18 to reflect those statutory requirements.

Londonderry Zoning Ordinance

LZO 2 DEFINITIONS

Proposed Amendment:

Accessory Dwelling (Unit): Shall mean a residential living unit that is located on a lot containing a single-family dwelling that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation, on the same parcel of land as the principal dwelling unit it accompanies.

Accessory Dwelling, Attached Unit: Shall mean a unit that is within or physically connected to the principal dwelling unit, or completely contained within a preexisting detached structure.

Accessory Dwelling, Detached Unit: Shall mean a unit that is neither within nor physically connected to the principal dwelling unit, nor completely contained within a preexisting detached structure.

LZO 5.18 ACCESSORY DWELLINGS

Current Language:

To increase housing alternatives while maintaining neighborhood aesthetics and quality, one accessory dwelling is permitted on any property containing an owner-occupied single-family dwelling, provided the following conditions are met:

- A. Accessory Dwellings shall be permitted only on properties containing an owner-occupied single-family dwelling.
- B. There shall be not more than one accessory dwelling per lot.
- C. An accessory dwelling shall not be considered to be an additional dwelling unit for the purposes of determining minimum lot size (of Section 4.2.1.3) or development density of the property.
- D. The owner of a property containing an accessory dwelling shall reside in either the principal or the accessory dwelling, as of the date of the permit approval.
- E. The accessory dwelling shall contain fully self-sufficient living quarters, consisting of adequate sleeping, bathing, and eating accommodations.
- F. The maximum size for an Accessory Dwelling shall not exceed 40% of the living area of the principal dwelling, and shall include no more than 2 bedrooms.
- G. The accessory dwelling shall be subsidiary in size and function to the principal dwelling and be consistent with the principal dwelling in appearance, design, colors, and materials.
- H. The accessory dwelling may be located within or added to the principal structure, or attached to an accessory structure such as a free-standing garage, or may itself be a free-standing accessory structure.
 - 1. If contained within or added to the principal structure, exterior entry to the accessory dwelling shall not face the street as a second door.
 - 2. If a free-standing structure or attached to a free-standing structure, the accessory dwelling shall be located only in the side or rear yard of the property.
- I. All required setbacks shall be complied with.
- J. If the accessory dwelling is not on public water and sewer, then well and septic provisions shall comply with New Hampshire Department of Environmental Services regulations.

K. There shall be one parking space in the rear or side yard for the accessory dwelling and no additional curb cut.

L. The structure and lot shall not be converted to a condominium or any other form of legal ownership distinct from the ownership of the principal single-family dwelling.

M. Every Accessory Dwelling shall be deemed a unit of workforce housing for purposes of satisfying the municipality's obligation under RSA 674:59.

Proposed Amendment:

To increase housing alternatives while maintaining neighborhood aesthetics and quality, one accessory dwelling is permitted on any property containing a single-family dwelling. Accessory dwellings are administratively approved and allowed by-right provided the following conditions are met:

A. Accessory dwellings shall be permitted only on properties containing a single-family dwelling.

B. There shall be not more than one accessory dwelling per lot.

C. An accessory dwelling shall not be considered to be an additional dwelling unit nor additional bedroom(s) for the purposes of determining minimum lot size (of Section 4.2.1.3) or development density of the property.

D. The owner of a property containing an accessory dwelling shall reside in either the principal or the accessory dwelling.

E. An accessory dwelling shall contain independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation, on the same parcel of land as the principal dwelling unit it accompanies.

F. Where an accessory dwelling is built on a lot with a principal dwelling with less than 2,375sf of total living area, the size of an accessory dwelling shall not exceed 950sf. Where an accessory dwelling is built on a lot with a principal dwelling greater than 2,375sf of total living area, the size of the accessory dwelling shall not exceed 40% of the total living area of the principal dwelling.

Accessory dwellings shall contain no more than 2 bedrooms.

G. The accessory dwelling shall be subsidiary in size and function to the principal dwelling and shall comply with any appearance, design, color, and material standards that apply to the principal dwelling by zoning ordinance language for the applicable district(s).

H. The accessory dwelling may be located within or added to the principal structure or attached to an accessory structure such as a free-standing garage, or may itself be a free-standing accessory structure. If contained within or added to the principal structure, the accessory dwelling may have either an independent means of ingress and egress or ingress and egress through a common space shared with the principal dwelling.

I. All required setbacks shall be complied with. However, accessory dwellings within existing structures (including detached garages) may remain as existing with respect to dimensional standards so long as the structure is not altered to further violate zoning district standards.

J. If the accessory dwelling is not on public water and sewer, then well and septic provisions shall comply with New Hampshire Department of Environmental Services regulations.

K. One additional off-street parking space is required for an accessory dwelling. Required parking spaces may be provided either on-site or at a legally dedicated off-site location at the property owner's discretion.

L. The structure and lot shall not be converted to a condominium or any other form of legal ownership distinct from the ownership of the principal single-family dwelling.

M. An accessory dwelling shall be deemed a unit of workforce housing for purposes of satisfying the municipality's regional fair share obligation under RSA 674:59, III if it meets applicable criteria as defined in RSA 674:58, IV.

3. Accessory Dwelling Units

Summary of Changes to RSA 674:71-73 Pursuant to State Legislative Updates

RSA 674:71-73 requires municipalities to allow one attached or detached accessory dwelling unit by right where single-family dwellings are permitted and establishes related standards. The proposed amendment updates Londonderry's definitions and Section 5.18 to reflect those statutory requirements.

Londonderry Zoning Ordinance

LZO 2 DEFINITIONS

Proposed Amendment:

Accessory Dwelling (Unit): Shall mean a residential living unit that is located on a lot containing a single-family dwelling that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation, on the same parcel of land as the principal dwelling unit it accompanies.

Accessory Dwelling, Attached Unit: Shall mean a unit that is within or physically connected to the principal dwelling unit, or completely contained within a preexisting detached structure.

Accessory Dwelling, Detached Unit: Shall mean a unit that is neither within nor physically connected to the principal dwelling unit, nor completely contained within a preexisting detached structure.

LZO 5.18 ACCESSORY DWELLINGS

Proposed Amendment:

To increase housing alternatives while maintaining neighborhood aesthetics and quality, one accessory dwelling is permitted on any property containing a single-family dwelling. Accessory dwellings are administratively approved and allowed by-right provided the following conditions are met:

A. Accessory dwellings shall be permitted only on properties containing a single-family dwelling.

B. There shall be not more than one accessory dwelling per lot.

C. An accessory dwelling shall not be considered to be an additional dwelling unit nor additional bedroom(s) for the purposes of determining minimum lot size (of Section 4.2.1.3) or development density of the property.

D. The owner of a property containing an accessory dwelling shall reside in either the principal or the accessory dwelling.

E. An accessory dwelling shall contain independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation, on the same parcel of land as the principal dwelling unit it accompanies.

F. Where an accessory dwelling is built on a lot with a principal dwelling with less than 2,375sf of total living area, the size of an accessory dwelling shall not exceed 950sf. Where an accessory dwelling is built on a lot with a principal dwelling greater than 2,375sf of total living area, the size of the accessory dwelling shall not exceed 40% of the total living area of the principal dwelling.

Accessory dwellings shall contain no more than 2 bedrooms.

G. The accessory dwelling shall be subsidiary in size and function to the principal dwelling and shall comply with any appearance, design, color, and material standards that apply to the principal dwelling by zoning ordinance language for the applicable district(s).

H. The accessory dwelling may be located within or added to the principal structure or attached to an accessory structure such as a free-standing garage, or may itself be a free-standing accessory structure. If contained within or added to the principal structure, the accessory dwelling may have either an independent means of ingress and egress or ingress and egress through a common space shared with the principal dwelling.

- I. All required setbacks shall be complied with. However, accessory dwellings within existing structures (including detached garages) may remain as existing with respect to dimensional standards so long as the structure is not altered to further violate zoning district standards.
- J. If the accessory dwelling is not on public water and sewer, then well and septic provisions shall comply with New Hampshire Department of Environmental Services regulations.
- K. One additional off-street parking space is required for an accessory dwelling. Required parking spaces may be provided either on-site or at a legally dedicated off-site location at the property owner's discretion.
- L. The structure and lot shall not be converted to a condominium or any other form of legal ownership distinct from the ownership of the principal single-family dwelling.
- M. An accessory dwelling shall be deemed a unit of workforce housing for purposes of satisfying the municipality's regional fair share obligation under RSA 674:59, III if it meets applicable criteria as defined in RSA 674:58, IV.



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

Town Council Meeting – Agenda Item Coversheet

Meeting Date: 10/5/2026

Contact Information: Email or Telephone

Submitted By: Acting Town Manager Kim Bernard

Estimated Discussion Time: 10 Minutes

Department: Town Manager

Agenda Item Title: Discuss and approve the inter-municipal agreement between the Town and the School District for the lease of the School District Office building addition to the Town Hall.

Background and Purpose: The 2026 Town Meeting appropriated funds to construct the addition to Town Hall to be utilized as the School District administrative offices. The School District meeting authorized the School Board to enter into a long-term lease agreement with the Town. A long-term lease agreement has been developed in cooperation with the School District under the provisions of NH RSA 53-A for a 50-year lease agreement.

Action: Discuss and approve the School District Office Inter-municipal Lease Agreement.

Proposed Motion: ***MOVED, that the Londonderry Town Council hereby authorizes the Acting Town Manager to enter into the School District Office Intermunicipal Lease Agreement and to take all actions necessary to effectuate the agreement.***

Attachments:

Londonderry Town Council Meeting Minutes

Monday, September 21, 2026 | 7:00 p.m.

Moose Hill Council Chambers, Londonderry Town Hall

Council Members Present:

Chair Ron Dunn

Vice Chair Shawn Faber

Councilor Dan Bouchard

Councilor Deb Paul

Councilor Ted Combes

Council Members Absent:

None

Meeting Video Link:

<http://173.166.17.35/internetchannel/show/14328?channel=4>

Other Staff Present:

Administrative Services Director Kirsten Hildonen

Town Moderator Jonathan Kipp

Engineering Dir. John Trottier

Assistant Bldg. Inspector Brad Anderson

Minutes Prepared By:

Kirsten Hildonen using Gemini Notebook AI

A. CALL TO ORDER

Chair Dunn called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

Special Presentation & Employee Recognition: Dave Wholley (Director of Public Works) and the Town Council recognized John Trottier, PE, Director of Engineering and Environmental Services, upon his retirement after 25 years of service on September 25, 2026. Councilor Bouchard read Resolution 2026-18 commending Mr. Trottier for his dedicated leadership and public service to Londonderry. Mr. Trottier expressed his appreciation to the Council and citizens.

Special Action Regarding Town Manager: Vice Chair Faber presented a motion to remove Town Manager Shaun Mulholland from office for cause pursuant to the Town Charter, citing open defiance of Council directives, unauthorized disclosure of attorney-client privileged documents, obstruction of an ongoing investigation, unapproved departmental reorganization, failure to implement the Council-voted Veterans Tax Credit adjustment, and unauthorized legal expenditures. Councilors Paul and Bouchard objected and requested Councilor's Privilege to delay the vote. Chair Dunn ruled the request denied as the item pertained to an executive personnel matter.

Vice Chair Faber moved that the Londonderry Town Council hereby removes Shaun Mulholland from the position of Town Manager for cause, effective immediately. Seconded by Councilor Combes. Motion carried 3-2-0, with Councilors Paul and Bouchard voting in opposition. Chair votes in the affirmative.

Councilor Bouchard moved to publicly release the written attorney-client privileged legal opinion received by the Council regarding the removal of the Town Manager for cause. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.

Chair Dunn recommended appointing former Police Chief Kim Bernard as Acting Town Manager for up to 120 days during the transitional period. Councilor Bouchard objected and requested Councilor's Privilege to delay the vote. Chair Dunn ruled the request denied as the item pertained to a personnel matter.

Vice Chair Faber moved that the Londonderry Town Council hereby appoints Kim Bernard as Acting Town Manager for a term of up to 120 days. Seconded by Councilor Combes. Motion carried 3-2-0, with Councilors Paul and Bouchard voting in opposition. Chair votes in the affirmative.

B. PUBLIC COMMENT

Election Update: Town Moderator Jonathan Kipp provided a briefing on the recent state primary election. He reported smooth operations, strong turnout matching primary numbers from two years prior, and noted that one requested recount did not alter the election outcome. Mr. Kipp announced that the General Election will take place on November 3, 2026, at the Londonderry High School Gymnasium.

Chair Dunn opened public comment:

Name: Beth Morocco

Address: 38 Westwood Drive

Expressed deep outrage over the sudden removal of Town Manager Shaun Mulholland, stating that dismissing an experienced municipal administrator creates severe instability for the community.

Name: Richard Bielinski

Address: 89 Hall Road

Addressed Councilor Bouchard regarding comments from the August 17 meeting concerning code enforcement issues at 55 Hall Road, asserting that his previous statements regarding non-compliance were accurate.

Name: Robin Stewart

Address: 522 Mammoth Road

Expressed outrage over the sudden removal of Town Manager Shaun Mulholland, praising his municipal qualifications and fiscal discipline in managing town spending. She strongly criticized the Council majority's lack of transparency in withholding information from the public and fellow councilors, warning that voters would remember their actions in upcoming elections.

Name: Jan McLaughlin

Address: 38 Rainbow Drive

Cited § 5.02 of the Town Charter regarding Councilor's Privilege and stated that proper procedure was not followed regarding the Town Manager dismissal as there is no mention of not being eligible to be used on personnel matters.

Name: John Perez

Address: 5 Wesley Drive

Expressed strong disappointment in the Council majority's governance and decision-making

regarding the dismissal of the Town Manager. Intends to work to see that the Councilors are not reelected.

Chair Dunn closed public comment.

C. BOARD APPOINTMENTS & REAPPOINTMENTS

None.

D. PUBLIC HEARINGS

1. Receive public input, discuss, and approve the Conservation Commission's purchase of 144 Rear Wildwood Road (Map 003, Lot 099) for the protection of Black Brook

Conservation Commission Chair Marge Badois and Alternate Member Mike Speltz presented a proposal to acquire 144 Rear Wildwood Road (Map 003, Lot 099) from owner Ken Soroco for \$23,000 using funds from the Open Space Fund. Mr. Speltz explained that acquiring the wetland parcel permanently protects Black Brook water quality and continues an established conservation corridor.

Vice Chair Faber moved that the Londonderry Town Council hereby approves the purchase of the property located at Map 003, Lot 099 for \$23,000 and authorizes the Acting Town Manager to execute all documents necessary to effectuate the purchase from the Open Space Fund. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.

Councilor Combes moved to close the public hearing. Seconded by Councilor Bouchard. Motion carried 5-0-0. Chair votes in the affirmative.

2. Receive public input, discuss, and approve the proposed revisions to the Londonderry Zoning Ordinance (LZO) to incorporate the 2024 ICC International Building Codes as amended by the State of NH.

Administrative Services Director Kirsten Hildonen and Chief Building Official Nick Codner presented Ordinance 2026-14 to update LZO Sections 9.1 and 9.2, adopting the 2024 International Code Council (ICC) building codes as mandated by state legislation (HB 1159) while streamlining local administrative permitting procedures.

Councilor Combes moved to open the public hearing. Seconded by Vice Chair Faber. Motion carried 5-0-0. Chair votes in the affirmative.

Chair Dunn asked for public comment; there was none.

Vice Chair Faber moved that the Londonderry Town Council hereby approves Ordinance 2026-14 amending sections 9.1 and 9.2 of the Londonderry Zoning Ordinance. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.

Councilor Combes moved to close the public hearing. Seconded by Vice Chair Faber. Motion carried 5-0-0. Chair votes in the affirmative.

E. NEW BUSINESS

1. Receive a presentation from the Utilities Committee regarding the status of the Community Choice Electricity Aggregation Program.

Utilities Committee Energy Subcommittee Chair Lynn Wiles, committee member Paul Ramsay, and Nick Shostak (Freedom Energy Logistics) presented a comprehensive update on the Community Choice Aggregation (CCA) Program. Since launching on April 1, 2026, the program has achieved over 90% participation (~9,500 enrolled meters), generating \$893,294 in cumulative savings through August 31, 2026, with forecasted savings reaching \$1,692,392 through January 2027. Mr. Wiles highlighted a newly signed 12-month supply agreement fixed at \$0.13523/kWh effective November 2026 through October 2027, protecting residents against expected rate increases. Informational presentation; no formal Council action required.

2. Discuss, review and approve the renewal of the Motor Vehicle Junkyard Dealer's Licensing of Junkyard, located at 55 Hall Road, Londonderry, to Grillo Auto Salvage LLC pursuant to RSA 236:121.

Councilor Deb Paul recused herself from this agenda item and stepped away from the bench.

Assistant Building Inspector Brad Anderson presented the license application for Grillo Auto Salvage LLC (owner Joseph Grillo) at 55 Hall Road following the ownership transfer from Murray's Auto Recycling (Edward Dudek Jr.). Mr. Anderson confirmed a site inspection on September 15 showed full compliance with NHDES Best Management Practices and state licensing conditions under RSA 236:121. The Council amended the motion title to reflect a new license rather than renewal.

Councilor Bouchard moved that the Londonderry Town Council hereby approves the request of Mr. Joseph Grillo for the Junkyard License for Grillo Auto Salvage LLC, located at 55 Hall Road, Londonderry, NH. Seconded by Councilor Combes. Motion carried 4-0-0, with Councilor Paul recused. Chair votes in the affirmative.

Councilor Paul rejoined the bench following the vote.

3. Discuss, approve and authorize the Town Manager to enter into a long-term lease agreement in accordance with NH RSA Chapter 53-A for the School District Office addition to Town Hall with the Londonderry School District.

Chair Dunn announced that this agenda item was postponed to the October 5, 2026 meeting to allow Acting Town Manager Kim Bernard adequate time to review the proposed intermunicipal lease agreement.

F. OLD BUSINESS

None.

G. APPROVAL OF CONSENT ITEMS

1. Town Council meeting minutes from September 14, 2026
2. Municipal Agent Letter appointing Allison Parsons as Municipal Agent effective November 1, 2026
3. Amended Resolution 2026-16, Approval of a Commercial / Industrial Property Tax Exemption for PurposeEnergy – Londonderry LLC
4. 2026-09-14 Sewer Abatement (\$57.52 plus interest for WGWH Tenants Coop, Inc.)

Councilor Bouchard moved to approve the consent agenda items as presented. Seconded by Vice Chair Faber. Motion carried 5-0-0. Chair votes in the affirmative.

H. OTHER BUSINESS

1. Liaison Reports

Councilor Bouchard announced an upcoming public hearing hosted by the Manchester-Boston Regional Airport on Wednesday at Londonderry High School regarding the airport's 10-year master plan.

2. Town Manager Report

None presented due to leadership transition.

I. PUBLIC COMMENT

Chair Dunn opened public comment:

Name: Richard Bielinski

Address: 89 Hall Road

Reiterated concerns regarding salvage yard operations at 55 Hall Road, property sales records at the Registry of Deeds, and compliance with court orders, stating that the Council has acted in error based on inaccurate information and he will continue to pursue this.

Name: Tony DeFrancesco

Address: 1 Cheshire Court

Discussed commercial zoning transfer procedures versus change of use licensing for the junkyard and stated that there should have been a public hearing. He provided input on the municipal tax incentive program discussed at the prior meeting to show that the tax revenue will increase and that there is a low demand for service.

Name: Sandra Lagueux

Address: 2 Fiddlers Ridge Road

Expressed severe disappointment regarding the removal of Town Manager Shaun Mulholland, citing undue influence outside the Council and reviewed the Charter provisions under § 5.02 about the removal of the Town Manager.

Name: Paul Margolin

Address: 35 King Arthur Drive

Expressed opposition to the Council majority's action and called for upholding town governance standards.

Chair Dunn closed public comment.

J. NON-PUBLIC SESSION

None held.

K. ADJOURNMENT

Vice Chair Faber moved to adjourn the meeting. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative. The meeting adjourned at 9:45 p.m.

L. MEETING SCHEDULE

- October 5, 2026; Moose Hill Council Chambers; 7:00 p.m.
- October 19, 2026; Moose Hill Council Chambers; 7:00 p.m.

front the gaping hole that once was the existing cafeteria. Ventilation and heating

dents a priority.

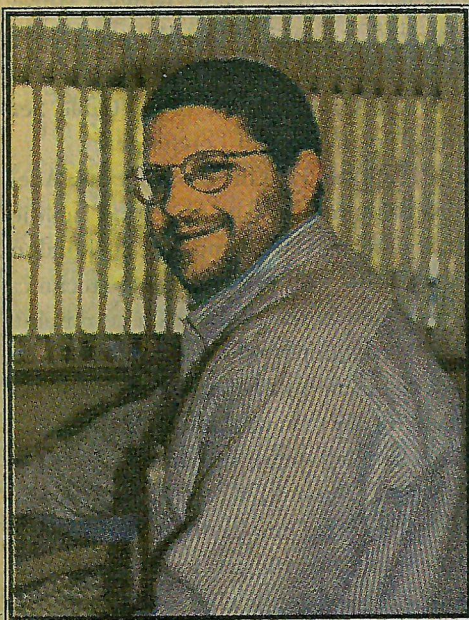
Throughout the process the give and

ruption in the days ahead.

continued on page 2

Vice Principals Carol Mastacouris, Laura Rogers and Art Pseledas stand in front of LHS clocktower framework

Meet the People – John Trottier Assistant Director of Public Works and Engineering



DEBBIE CURTAIN
LONDONDERRY TIMES

John Trottier is the Assistant Director of Public Works and Engineering. John is licensed in the State of New Hampshire as a professional engineer.

The town was looking to hire an Assistant for the Director of Public Works, Janusz Czyzowski, and John found the job posted in, of all places, the classified section of the newspaper. John was glad for the opportunity to work in Londonderry and especially a municipality. Here, the job involves everything from “soup to nuts” as he puts it. Every day is different which makes his job very interesting. Janusz is equally as glad to have someone

who speak the same language that only engineers know.

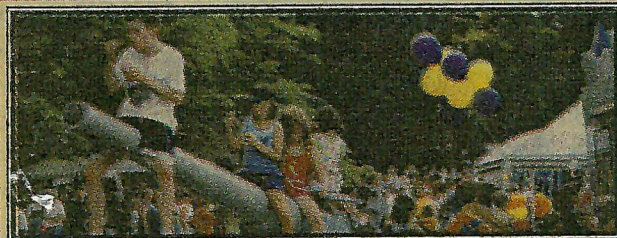
John is a native of New Hampshire growing up in nearby Goffstown. As a family he remembers the excitement of venturing south to pick apples at Moosehill Orchards and visit Mack’s Apples farm stand.

John’s dad was a union carpenter so as a boy he saw many construction sites. His fascination of the process in construction grew as he watched earth-moving equipment maneuver the dirt and gravel with finesse. How did they know how much pitch and grade to give an area? How did they know how much gravel to put down?

John pursued this fascination into a

career and graduated in 1986 from New England College in Henniker, New Hampshire. He worked for several private companies before a layoff brought him to a stand still. A chance read through the classified section brought John to Londonderry and this newest position as the Assistant Director of Public Works which he has held for just about a year. He attends the Planning Board meetings sometimes taking over for Janusz. His goal is to inform people as much as they will listen.

At the end of the day this “jack of all trades” can turn off the issues of a full day of work in the “city” and think about the commute home to his family as he heads home to Dunbarton.



Old Home Day 2002

★ Special Edition ★

See Pages 11-22 for the Pull-Out Section

Bulk Rate
US Postage
PAID
Permit #57
Londonderry, NH
03053
ECRWSS

William E. Christie
Attorney at Law

September 21, 2026

Ron Dunn, Chair
Londonderry Town Council
268B Mammoth Road
Londonderry, NH 03053

Dear Chairman Dunn:

We have been asked to provide an opinion concerning the process for removal of the Town Manager under the Londonderry Town Charter and New Hampshire law if the Town Council determined that removal was appropriate.

RSA chapter 37 governs Town or Village District Managers.¹ RSA 37:3 states the Town Manager “shall in all matters be subject to the direction and supervision, and hold office at the will, of the selectman *who may by a majority vote remove him at any time for cause.*” (emphasis added).

The Londonderry Town Charter states “[t]he Manager may be reprimanded or removed by the affirmative vote of at least four (4) members of the Council as herein provided. At least thirty (30) days before the proposed reprimand or removal of the Manager, the Council shall adopt a resolution stating its intention to reprimand or remove him, the reasons therefore, and an effective date. A copy of the resolution shall be served forthwith on the Manager, who may, within ten (10) days, demand a public hearing, in which event the Manager shall not be reprimanded or removed until such public hearing has been held.” Londonderry Town Charter § 3.02.

Charter § 3.02 conflicts with RSA 37:3 on two significant fronts. First, § 3.02 requires a supermajority vote of at least four members to remove the Town Manager, while RSA 37:3 requires only a majority vote of three members. Second, § 3.02 contains a notice and hearing requirement, while RSA 37:3 states the Town Council may vote to remove the Town Manager “at any time for cause.” There are several New Hampshire Supreme Court cases addressing a conflict between a Town Charter provision and state law.

¹ RSA chapter 49-D governs Local Option—Town Charters and incorporates the provisions of RSA chapter 37. *See* RSA 49-D:2, II(c).

New Hampshire has adopted a statutory scheme implementing the “home rule” provision of Part I, Article 39 of the New Hampshire Constitution. *Teeboom v. City of Nashua*, 172 N.H. 301, 310 (2019). Part I, Article 39 permits the legislature to “authorize cities and towns to adopt or amend their charters or forms of government in any way *which is not in conflict with general law*” (emphasis added). The legislation implementing the home rule amendment is set forth in RSA chapters 49-B, 49-C, and 49-D. *Teeboom*, 172 N.H. at 310. RSA 49-B “provides the statutory framework through which cities and towns may amend their actual forms of government, and grants them the power necessary to carry out such changes.” *City of Manchester v. Secretary of State*, 161 N.H. 127, 131 (2010) (quoting *Town of Hooksett v. Baines*, 148 N.H. 625, 628 (2002)). The intent of RSA chapter 49-B is to allow municipalities to “adopt a form of government that best addresses local needs,” while also protecting the “need to require uniform procedures and practices when there is a corresponding state interest.” RSA 49-B:1. A municipality “may establish either a town or city government,” RSA 49-B:2, I, and must adopt a charter according to the “framework statutorily mandated for that municipal form.” *City of Manchester*, 161 N.H. at 132. Although RSA chapter 49-B allows a town to amend its form of government it does not “create any power in, or confer any power upon, the city or town beyond that necessary to carry out the amendment of a charter or form of government.” *Teeboom*, 172 N.H. at 310-311 (quoting RSA 49-B:1). RSA chapter 49-B is “strictly interpreted to allow towns and cities to adopt, amend, or revise a municipal charter relative to their form of government state *so long as the resulting charter is neither in conflict with nor inconsistent with the general laws or the constitution of this state.*” *Id.* (emphasis added). Therefore, when a Town Charter provision conflicts with or is inconsistent with state law, it is preempted and state law controls. *City of Manchester*, 161 N.H. at 131, 134.

City of Manchester is instructive to the issue at hand. There, the New Hampshire Supreme Court considered a proposed amendment to the city charter adopting a spending cap that could only be overridden by a supermajority of Board of Alderman. *Id.* at 132-134. However, because there was no specific statutory authorization for a municipality to include a spending cap in its charter and the statutory scheme did not allow a provision that had the effect of requiring a supermajority vote for the council to ensure passage of any measure, the Court concluded that the amendment violated RSA chapter 49-C. *Id.* at 132-134. The Court specifically focused on the proposed supermajority provision by citing to statutory provisions mandating a two-thirds majority for governmental bodies in specific situations. *Id.* at 133-134. The Court held:

Having interpreted RSA 49-C:12, I, to require a simple majority vote unless otherwise specified by statute, we conclude that the proposed charter amendment is inconsistent with state law. Because the amendment constrains the board to either abide by the spending cap or act by a two-thirds majority to override it, it conflicts with the board’s authority to adopt a budget, *see* RSA 49-C:23, by the vote of a simple majority, *see* RSA 49-C:12, I. We conclude, therefore, that the spending cap is preempted by RSA 49-C:12, I and RSA 29-C:23.

Id. at 134.

Here, the conflict between the Town Charter and state law is, if anything, more stark than the conflict in *City of Manchester*. There, the statute governing budget passage made no mention of majority passage, and the Court relied on a second statutory section that it interpreted to preclude

a supermajority requirement for any general matter before the council. Here, the statute section that governs removal of a town manager for cause specifically requires that removal be approved by a simple majority. Charter § 3.02 requires a supermajority of four members to remove the Town Manager. RSA 37:3 states the Town Manager “shall in all matters be subject to the direction and supervision, and hold office at the will, of the selectman *who may by a majority vote remove him at any time for cause.*” (emphasis added). Additionally, § 3.02 contains a notice and hearing provision for the removal of the Town Manager. RSA 37:3 states the Town Manager may be removed by the majority “at any time for cause.” Under *City of Manchester*, both the supermajority and the 30-day notice provisions of Charter § 3.02 are preempted by RSA 37:3.²

This conclusion is buttressed by *Town of Hooksett v. Baines*. There, Hooksett adopted term limits for certain local offices. The provision was challenged and the Supreme Court determined neither RSA chapter 49-D, the statutory scheme governing elections, nor the New Hampshire Constitution provided the authority for a town to adopt term limits. *Town of Hooksett*, 148 N.H. at 629-631. As a result, the terms limit provision was preempted by statute and Part I, Article 11 of the State Constitution. *Id.* at 631.

There is no provision in RSA 49-B, 49-C, or 49-D authorizing a town to require a supermajority vote or 30-days notice to remove a Town Manager. To the contrary, the statute addressing the issue explicitly authorizes removal by a simple majority, at any time.

Under RSA 37:3, and in light of New Hampshire Supreme Court precedent, a majority of the Town Council may vote at any time to remove the Town Manager for cause.

Very truly yours,



William E. Christie
wchristie@shaheengordon.com

WEC/

cc: Shawn Faber, Vice Chair
 Dan Bouchard, Councilor
 Ted Combes, Councilor
 Deb Paul, Councilor

² RSA chapter 49 was subsequently amended to adopt spending cap procedures. In 2019, the New Hampshire Supreme Court addressed those provisions and, in the process, reaffirmed its holding in *City of Manchester* that a town or city charter is preempted if it conflicts or is inconsistent with state law. *Teeboom*, 171 N.H. at 310-313.



Town of Londonderry, NH Community Choice Aggregation Program Update

Londonderry Utilities Committee
Energy Subcommittee

Freedom Energy Logistics

Presented to the Londonderry Town Council
September 21, 2026



Program Highlights

- \$893,294: Cumulative savings April 1 through August 31, 2026
- \$1,692,392: Forecasted savings April 1 through January 30, 2027
- April 1, 2026 Program effective date.
- Approximately 9500 meters enrolled (90% plus participation rate, comparable to other CCA programs in NH)
- 12-month CCA electricity supply agreement signed on June 30 @ \$.13523 / kWh, effective November 2026 through October 2027
- Eversource default rates are expected to rise from their current \$.14009 / kWh in February. Eversource default rates will be set by the NH PUC in January
 - Market analyses indicate that rates will continue trending upward in the near term

Former Eversource Default Rate-Payers Directly Benefit



Detailed Eversource Data: Reported Through August 31, 2026

Month/Year	Londonderry CCAP \$/kWh	Eversource \$/kWh	Rate Difference	Percent Difference	Participants (Meters)	Reported Average Customer kWh Usage per Month	Forecasted Average Monthly Customer Savings Based on 813 kWh	Reported Customer Savings Per Month	Forecasted Monthly Customer Savings	Reported Monthly Program Savings	Cumulative Program Savings Since Inception	Reported vs Forecast
Apr-26	\$0.09573	\$0.11303	\$0.01730	18%	9277	730		\$12.63		\$117,159	\$117,159	Reported
May-26	\$0.09573	\$0.11303	\$0.01730	18%	9277	751		\$12.99		\$120,530	\$237,689	Reported
Jun-26	\$0.09573	\$0.11303	\$0.01730	18%	9515	732		\$12.66		\$120,494	\$358,183	Reported
Jul-26	\$0.09573	\$0.11303	\$0.01730	18%	9515	961		\$16.63		\$158,190	\$516,373	Reported
Aug-26	\$0.09573	\$0.14009	\$0.04436	46%	9515	893		\$39.61		\$376,922	\$893,295	Reported
Sep-26	\$0.09573	\$0.14009	\$0.04436	46%	9515		\$36.06		\$343,155		\$1,236,450	Forecasted
Oct-26	\$0.09573	\$0.14009	\$0.04436	46%	9515		\$36.06		\$343,155		\$1,579,606	Forecasted
Nov-26	\$0.13523	\$0.14009	\$0.00486	4%	9515		\$3.95		\$37,595		\$1,617,201	Forecasted
Dec-26	\$0.13523	\$0.14009	\$0.00486	4%	9515		\$3.95		\$37,595		\$1,654,797	Forecasted
Jan-27	\$0.13523	\$0.14009	\$0.00486	4%	9515		\$3.95		\$37,595		\$1,692,392	Forecasted

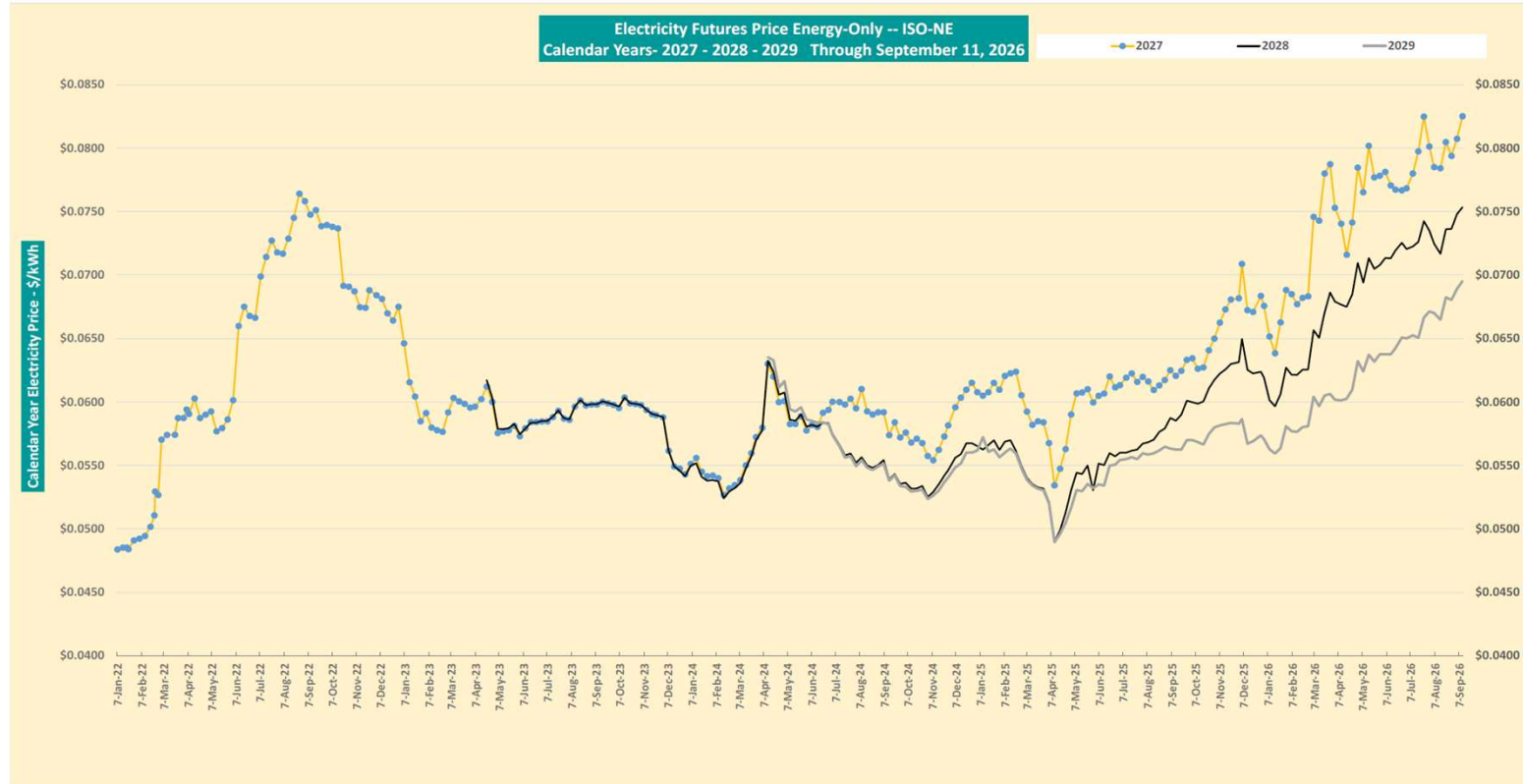
****Disclaimer: While based on actual billing data, reported usage and performance figures include reasonable estimation related to rate-class assumptions, billing-cycle allocation, and month-to-month rate transitions. Accordingly, results represent a close approximation of actual program performance.****



Electricity Calendar Years (2027-2029) Futures for ISO-NE

PROVIDING COMPREHENSIVE
ENERGY SOLUTIONS

FREEDOM
energy logistics™



ORIGINAL WARRANT
YIELD TAX LEVY
October 6, 2026
THE STATE OF NEW HAMPSHIRE

COUNTY OF: Rockingham

TO: **ALLISON PARSONS**, Collector of Taxes for Town of: Londonderry, in said County.

In the name of said State, you are hereby directed to collect on or before thirty (30) days from the date of bill from the person(s) named herewith committed to you, the Yield Tax set against their name(s), amounting in all to the yield tax due, below, with interest at eighteen (18%) percent per annum from the due date and on all sums not paid on or before that day. We further order you to pay all monies collected to the treasurer of said town, or treasurer's designee as provided in RSA 41:29, VI, at least on a weekly basis, or daily when receipts exceed \$1,500.00, or more often when directed by the Commissioner of Revenue Administration.

Given under our hands and seal at **ENTER TOWN or CITY NAME**,

_____	_____
Selectman/Assessor	Date
_____	_____
Selectman/Assessor	Date
_____	_____
Selectman/Assessor	Date
_____	_____
Selectman/Assessor	Date
_____	_____
Selectman/Assessor	Date

DATE OF BILLING: October 6, 2026

NAME & ADDRESS	TAX MAP & LOT	OPERATION #	YIELD TAX DUE
Cedar Crest Development of Londonderry, LLC Londonderry, NH 03053	009-042-0	26-269-04-T	\$489.10
DATE YIELD TAX DUE:			November 5, 2026

Town of Londonderry
268B Mammoth Rd
Londonderry, NH 03053
(603) 432-1100

Cedar Crest Development
of Londonderry, LLC

Londonderry, NH 03053

YIELD TAX ON TIMBER CUT

Account & Serial #:

Tax Map & Lot #: **009-042-0**

Operation #: **26-269-04-T**

Date of Billing: **October 6, 2026**

Subtotal of Taxes Due: **\$489.10**

Less bond or amount previously paid, if applicable:

Amount Committed to me for Collection Per RSA 79: **\$489.10**

18% APR interest will be charged on unpaid taxes after: November 5, 2026

APPEAL: An owner may, within 90 days of Notice of 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 79:10 and 11. (RSA 79:8)

TAX COLLECTOR OFFICE HOURS:

8:30 AM - 5 PM, Monday through Friday

Sincerely,

ALLISON PARSONS
Tax Collector

TOWN / CITY:	Londonderry
COUNTY:	Rockingham
OWNER:	Cedar Crest Development
COMPANY / OWNER 2:	of Londonderry, LLC
ADDRESS:	
TOWN / STATE / ZIP:	Londonderry, NH 03053

INTENT FILED DURING TAX YEAR: April 1, 2026 to March 31, 2026

ACCOUNT & SERIAL #:	
TAX MAP & LOT #:	009-042-0
OPERATION #:	26-269-04-T
DATE OF BILLING:	October 6, 2026

SPECIES	LOW MBF	HIGH MBF			RANGE DIFFERENCE		RATING %	STUMPAGE VALUE*	BOARD FEET (In Thousands)		
WHITE PINE	\$115.00	\$175.00			\$60.00		0.42	\$ 140.20	21.525		
HEMLOCK	\$25.00	\$50.00			\$25.00		0.42	\$ 35.50	0.000		
RED PINE	\$25.00	\$50.00			\$25.00		0.42	\$ 35.50	0.000		
SPRUCE & FIR	\$80.00	\$130.00			\$50.00		0.42	\$ 101.00	0.000		
HARD MAPLE	\$170.00	\$320.00			\$150.00		0.42	\$ 233.00	0.000		
WHITE BIRCH	\$50.00	\$120.00			\$70.00		0.42	\$ 79.40	0.000		
YELLOW BIRCH	\$120.00	\$225.00			\$105.00		0.42	\$ 164.10	0.000		
OAK	\$225.00	\$400.00			\$175.00		0.42	\$ 298.50	5.820		
ASH	\$150.00	\$275.00			\$125.00		0.42	\$ 202.50	0.000		
SOFT MAPLE	\$70.00	\$145.00			\$75.00		0.42	\$ 101.50	0.070		
BEECH/PALLET/TIE LOGS	\$25.00	\$75.00			\$50.00		0.42	\$ 46.00	0.000		
PINE BOX / PALLET	\$8.00	\$25.00			\$17.00		0.42	\$ 15.14	0.000		
OTHER:	\$0.00	\$0.00			\$0.00		0.42	\$ -	0.000		
OTHER:	\$0.00	\$0.00			\$0.00		0.42	\$ -	0.000		
OTHER:	\$0.00	\$0.00			\$0.00		0.42	\$ -	0.000		
TONS & CORDS	TONS LOW	TONS HIGH	CORDS LOW	CORDS HIGH	TONS	CORDS	RATING %	STUMPAGE VALUE TONS	STUMPAGE VALUE CORDS	#TONS	#CORDS
SPRUCE & FIR	\$0.00	\$1.00			\$1.00		0.42	\$ 0.42		0.000	
HARDWOOD & ASPEN	\$1.00	\$4.00			\$3.00		0.42	\$ 2.26		0.000	
PINE	\$0.00	\$0.25			\$0.25		0.42	\$ 0.11		0.000	
HEMLOCK	\$0.00	\$1.50			\$1.50		0.42	\$ 0.63		0.000	
BIOMASS CHIPS	\$0.00	\$0.25			\$0.25		0.42	\$ 0.11		628.250	
HIGH GRADE SPRUCE	\$10.00	\$16.00			\$6.00		0.42	\$ 12.52		0.000	
CORD WOOD/FUELWOOD			\$9.00	\$16.00		\$7.00	0.42		\$ 11.94		5

* STUMPAGE VALUE = % RATING X RANGE DIFFERENCE + LOW RANGE VALUE

Form PA-9

SEND SIGNED COPY TO: NH DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPAL AND PROPERTY DIVISION
PO BOX 487
CONCORD, NH 03302-0487
or E-mail to timber@dra.nh.gov

Selectman/Assessor
Date

# 1	# 4	# 5	# 6	#6	#7		# 8	# 9	# 10
NAME OF OWNER	SPECIES	NUMBER OF BOARD FEET (In Thousands)	NUMBER OF TONS	NUMBER OF CORDS	STUMPAGE VALUE		TOTAL ASSESSED VALUE	TAX AT 10 %	
Cedar Crest Development of Londonderry, LLC Londonderry, NH 03053	WHITE PINE	21.525				\$140.20	\$3,017.81	\$301.78	Subtotal of TAXES Due (Col. #9)
	HEMLOCK					\$35.50			
	RED PINE					\$35.50			
	SPRUCE & FIR					\$101.00			
# 2	HARD MAPLE					\$233.00			
DESIGNATED ON NOTICE OF INTENT TO CUT	WHITE BIRCH					\$79.40			\$489.10
	YELLOW BIRCH					\$164.10			
	OAK	5.820				\$298.50	\$1,737.27	\$173.73	
MAP & LOT NUMBER	ASH					\$202.50			Less bond or amount previously paid, if applicable
009-042-0	SOFT MAPLE	0.070				\$101.50	\$7.11	\$0.71	
	BEECH/PALLET/TIE LOGS					\$46.00			
	PINE BOX / PALLET					\$15.14			
	OTHER:								
	OTHER:								
# 3	OTHER:								
OPERATION NUMBER					TONS	CORDS			
26-269-04-T	SPRUCE & FIR				\$ 0.42				Total Amount Due
	HARDWOOD & ASPEN		\$ 2.26						
	PINE		\$ 0.11						
	HEMLOCK		\$ 0.63					\$489.10	
ACCOUNT OR SERIAL #:	BIOMASS CHIPS		628.25		\$ 0.11		\$69.11	\$6.91	
	HIGH GRADE SPRUCE			5	\$ 12.52				
	CORDWOOD					\$ 11.94	\$59.70	\$5.97	
								\$4,891.00	\$489.10