Town of Londonderry, New Hampshire

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Londonderry Town Council Meeting
Monday, November 2, 2026, 7 p.m., Moose Hill Council Chambers

A. CALL TO ORDER

B. PUBLIC COMMENT

C. BOARD APPOINTMENTS & REAPPOINTMENTS

1. **Resignation of Lieutenant Jonathan Cruz from the Planning Board.**

   Documents:

   2026-10-22 J CRUZ PB RESIGNATION.PDF

D. PUBLIC HEARINGS

1. **Receive public input, discuss, and approve 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.**

   a. Presentation: *Administrative Service Director Kirsten Hildonen and Director of Planning and Economic Development Jacob LaFontaine)*
   b. Opening of the public hearing
   c. Questions & comments by the public
      - 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

   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. 2026-11-02 COVER SHEET_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
   8. AMENDMENT 3A ACCESSORY DWELLING UNITS - CLEAN.PDF
   9. 2026-16 - AMENDMENTS TO THE ZONING ORDINANCE.PDF

2. **Receive public input and discuss the funding, purpose, and proposed design of the Stokes Road Bridge project, including its coordination with the anticipated New Hampshire Department of Transportation (NHDOT) realignment of Routes 28 and 128.**

   1. Presentation: *Director of Public Works Dave Wholley and Deputy Director of Public Works James Danis*
   2. Opening of the public hearing
   3. Questions & comments by the public
      - 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
   4. Closing of the public hearing
   5. Council deliberation & action

   Neighborhood residents requested the opportunity to offer input and ask questions regarding the Stokes Road bridge project.

Documents:

1. 2026-11-02 COVER SHEET_STOKES ROAD BRIDGE PROJECT.PDF
2. STOKES ROAD BRIDGE TIMELINE.PDF
3. 2026-10-23 NEIGHBORHOOD NOTICE.PDF
4. 2026-08-26 DOT APPROVAL_BRIDGE FUNDING SWAP.PDF
5. 2026-08-18 RESIDENT COMPLAINT_REDACTED.PDF
6. 2026-07-06 DPW PRESENTATION.PDF
7. 2026-07-02 NEIGHBORHOOD NOTICE.PDF
8. 2023-03-03 NH DOT SOLICITATION LETTER_BRIDGE FUNDING.PDF

E. NEW BUSINESS

1. **Discuss and authorize the Town Manager to execute the Off-Site Improvement Agreement with PE Realty Partners (Procopio).**

   (Administrative Services Director Kirsten Hildonen and Acting Town Manager Kim Bernard)

   Per the notice of decision issued by the Planning Board on April 8, 2026, the Town Council needs to approve an Off-Site Improvements Agreement for the new development proposed by Procopio at 36 and 44 Pillsbury Road. This Agreement describes the developers' obligations for improving public infrastructure to include roadway improvements, signage, pavement marking, and other traffic management measures.

   Documents:

   1. 2026-11-02 COVER SHEET_PROCOPIO.PDF
   2. 2026-10-26 OIA BETWEEN TOWN AND PROCOPIO.PDF

2. **Receive a presentation from the DPW Working Group and the Owners Project Manager (OPM) firm and the architect on the work done to date.**

   (Deputy Director of Public Works James Danis)

   This will be an informational presentation only. No action is needed. - This agenda item will be amended when supporting documents are available.

3. **Receive a presentation of the Capital Improvements Plan.**

   (Administrative Services Director Kirsten Hildonen and Director of Planning and Economic Development Jacob LaFontaine)

   The Planning Board approved the Capital Improvements Plan at its October 14, 2026 meeting. This presentation will outline their priorities. - This agenda item will be amended when supporting documents are available.

F. OLD BUSINESS

G. APPROVAL OF CONSENT ITEMS

1. **Town Council meeting minutes from October 19, 2026**

   Documents:

   TC-MINUTES-2026-10-19.PDF

H. OTHER BUSINESS

1. **Liaison Reports**
2. **Town Manager Report**

I. PUBLIC COMMENT

J. NON-PUBLIC SESSION

K. ADJOURNMENT

L. MEETING SCHEDULE

1. **Proposed Future Agenda Items: Dates may be tentative, and this list is not considered all-inclusive**
   a. **November 7, 2026; Moose Hill Council Chambers; 10:00 a.m.**
   b. **November 9, 2026; Moose Hill Council Chambers; 6 p.m.**

c. **November 16, 2026; Moose Hill Council Chambers; 6 p.m.**

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. *View the most recent Town Council agenda online.*