Londonderry Town Council Meeting
Monday, May 4, 2026, 7:00 p.m.
Moose Hill Council Chambers

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Meeting Link: http://173.166.17.35/internetchannel/show/14233?channel=4

Council Members Present: Chair Ron Dunn; Vice Chair Shawn Faber; Councilors Dan Bouchard, Deb Paul, Ted Combes

Council Members Absent: None

Other Staff Present: Town Manager Shaun Mulholland; Administrative Services Director Kirsten Hildonen; Police Chief Kim Bernard; Leach Library Acting Director Donna Plante

A. CALL TO ORDER

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

B. PUBLIC COMMENT

Councilor Combes read a proclamation recognizing the 57th Annual Professional Municipal Clerks Week.

Police Chief Bernard introduce two new hires in the Police Department.

Chair Dunn opened public comment.

Name: Jonathan Kipp, Town Moderator
Address: 9 Everts Street
Mr. Kipp thanked the Town Clerk and her staff for their outstanding work.

Name: Dennis Martin
Address: 182 Pillsbury Road
Mr. Martin asked if the Veterans Tax Credit would be issued this year and was told it would be. He asked if veterans would be reimbursed for last year and was told they would not be. He asked why the credit was not issued last year and was told it was based on a legal decision. He asked who stopped the credit from being issued.

Name: Richard Bielinski
Address: 89 Hall Road
Mr. Bielinski asked when he would receive answers to questions about the Veterans Tax Credit, raises and pay adjustments, cost of police detail cars, and potential changes to contracts. He asked about the bond level regarding the UFB, when car registration renewals would be sent out, and the water heater leak at the South Fire Department. Chair Dunn said the Town Manager would answer Mr. Bielinski's questions via email.

Name: John Farrell
Address: 4 Hancock Drive

Mr. Farrell spoke to the excellent quality of the Londonderry Police Department, Fire Department, and Public Works Department, and that the Council should recognize this.

Town Clerk Sherry Farrell shared information on a May 9th event to vaccinate and register dogs. She noted June 2nd is the deadline to declare party affiliation for the upcoming elections.

Chair Dunn closed public comment.

C. BOARD APPOINTMENTS AND REAPPOINTMENTS

1. Resignation of Megan Thompson from the Heritage Commission

Vice Chair Faber moved to accept the resignation of Megan Thompson from the Heritage Commission. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.

D. PUBLIC HEARING

E. NEW BUSINESS

1. Receive a presentation from the Londonderry Arts Council (LAC) regarding 2026 Concerts on the Common.

Stephen and Julie Lee offered an update on the Concerts on the Common. The season will be dedicated to the memory of Joe Curro. They reviewed funding sources, and thanked sponsors and volunteers. The Council thanked the LAC for their work.

2. Leach Library Update

Acting Director Donna Plante offered an update on the Leach Library. She presented an estimate of $94,518 to complete the mold remediation work, replace flooring in the Staff break room, and repair leaks in the roof. The Library will be closed through the summer, but will still offer summer programming.

Vice Chair Faber moved to approve the expenditure of $94,518. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.

Leach Library Board of Trustees Chair Nancy Hendrickson thanked the Council for their support.

3. Receive an informational presentation regarding the Water Special Assessment District.

Ms. Hildonen reviewed the plan and timeline to create a Water Special Assessment District, funding for which was approved by the voters in March.

F. OLD BUSINESS

1. Discuss and schedule a public hearing for May 18, 2026 regarding the proposed revision to the Municipal Code, repealing Title I, Chapter XXIX, and adopting Chapter 20 Code of Ethics.

Ms. Hildonen reviewed the history of revising the Code of Ethics and the need for a

public hearing to adopt the current version. The Council proposed and discussed changes to the Code of Ethics. They agreed to send their suggestions to Ms. Hildonen before the public hearing. The public hearing will be scheduled after the changes are made and a new draft is available for review.

2. **Continue the discussion regarding a zoning amendment – Planned Unit Development Ordinance LZO Section 5.2 that is scheduled for a public hearing on May 18, 2026.**
   The Council discussed the relationship between a development agreement and the PUD ordinance. They also discussed moving forward the amended version of the ordinance and agreed to do so.

3. **Review and Discussion of the proposed draft Strategic Plan for refinement.**
   The Council proposed and discussed changes to the draft Strategic Plan. They discussed whether mental health programming was available for the Police and Fire Departments. Chief Bernard described the Police Department plan and agreed to offer a presentation to the Town Manager/Council. The Council noted the benefit of measurement and accountability, but cautioned that having a plan would not solve all problems. They also discussed the need to facilitate economic development and how to accomplish this.

G. APPROVAL OF CONSENT ITEMS

1. **Town Council meeting minutes from April 20, 2026**
2. **Authorize acceptance of NH DES Household Hazardous Waste Grant in the amount of $4,804.**
3. **Authorize the request for the release of a lien and abatement of taxes for a mobile home located at 22 Chapparel Drive in the Ponderosa Mobile Home Park.**
4. **Authorization to amend the Construction Management Agreement with Pennichuck Water Works and expend $4,881,466 on Phase II of the High Range Road Water Main Project.**

Vice Chair Faber moved to approve the Consent items. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.

H. OTHER BUSINESS

1. **Liaison Reports**
   Councilor Combes reported plans for the SAU building are moving forward, including extension of the parking lot and improving access to the recreational fields. He noted the Musquash trails are open, but some bridges need repair.

   Councilor Paul reported on recreation activities and the listening session for the Reverand Morrison Meeting House.

2. **Town Manager Report**
   Town Manager Mulholland reviewed the agendas of upcoming meetings.

   The Council discussed removing TC105, Use of Legal Counsel Policy, from the table to

allow for discussion. Vice Chair Faber said one of the Councilors who voted to table it must vote to reconsider it. No action was taken.

Councilor Bouchard spoke with a representative from S&S Metals Recycling, who said work will be complete by the end of May and he plans to hold an auction in June.

Councilor Paul asked how the Council tabling issues affects the operation of the Town. The Town Manager explained there are problems with the way the Council does business. A proposal to conduct business a different way was tabled. Per the Charter, Councilors should not act unilaterally and incur expenses, which is happening. There was no further discussion, as the proposal was tabled.

I. PUBLIC COMMENT

Chair Dunn opened public comment.

Name: Kristine Perez
Address: 5 Wesley Drive
Ms. Perez questioned the statement that only members who voted to table an issue can remove it from the table. Chair Dunn will obtain an answer. She questioned whether the Council had accomplished anything this year.

Name: Janet Huttula
Address: 5 Stony Point Drive
Ms. Huttula explained the procedure for removing an item from the table per Robert's Rules of Order.

Name: Moira Ryan
Address: 2 Snowberry Hollow
Ms. Ryan asked who made the decision not to implement the Veterans Tax Credit. Chair Dunn said the Council will have an update by their next meeting. Ms. Ryan asked that her request to place an item on the Agenda be honored.

Name: Richard Bielinski
Address: 89 Hall Road
Mr. Bielinski asked for a definition of what projects qualify to be placed on the CIP, where the funding approved earlier for the Library will come from, and bout increases in wages, suggesting they were not reasonable.

Name: Marge Badois
Address: 189 Litchfield Road
Ms. Badois spoke in support of establishing an Economic Development Committee/Commission and what such a group could accomplish.

Name: Tony DeFrancesco
Address: 1 Cheshire Court
Mr. DeFrancesco suggested combining the Economic Development Director and Town

Planner roles. He noted he is not related to the sponsor of the Concerts on the Commons. He spoke to the need to maintain facilities.

Chief Bernard reported the Londonderry Police Association will make a $900 donation to Concerts on the Common.

Councilor Combes asked the other Council members to sign the letters forwarding Citizens Petitions 27 and 28 to the Legislature. He asked the Town Manager if he had experienced the issue of Councilors not signing such a letter and Town Manager Mulholland said he had not.

Chair Dunn closed public comment.

J. NON-PUBLIC SESSION

A non-public hearing was scheduled under RSA 91-A:3, II(b), The hiring of any person as a public employee.

Chair Dunn moved to enter into a non-public session under RSA 91-A:3, II(b), the hiring of any person as a public employee. Seconded by Vice Chair Faber. A roll call vote was taken: Combes - aye, Faber - Dunn - aye, Bouchard - aye, Paul - aye. Motion carried 5-0-0. Chair votes in the affirmative.

The cameras were turned off at 9:25 p.m. Town Manager Mulholland was present at the non-public session. He asked the Council to confirm the appointment of Doug Cole as Recreation Director, with an effective date of 7/1/26.

Councilor Bouchard moved to confirm the appointment of Doug Cole as the Recreation Director effective July 1, 2026. Seconded by Councilor Combes. A roll call vote was taken: Combes - aye, Faber - Dunn - aye, Bouchard - aye, Paul - aye. Motion carried 5-0-0. Chair votes in the affirmative.

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

The Council returned to public meeting at 9:30 p.m.

K. MEETING SCHEDULE

- May 18, 2026, Moose Hill Council Chambers, 7:00 p.m.
- June 1, 2026, Moose Hill Council Chambers, 7:00 p.m.

L. ADJOURNMENT

Vice Chair Faber moved to adjourn the meeting at 9:30 p.m. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.

Minutes prepared by Beth Hanggeli

Project: Londonderry Library - Newly Discovered Mold & Ext Envelope Roof Leaks - Budget Values
Location: Londonderry, NH
Date: 05-04-26

PLAN DATE: N/A - No Plans Available for these Conceptual Budgets

				STATUS				
ALTERNATE #	**DESCRIPTION**	**ADD / DEDUCT**	**Amount**	**TARGET**	**ACCEPTED**	**PENDING**	**REJECTED**	**Notes**
	MISC LIBRARY SCOPE ITEMS							
Misc. - 6	Change the Lower / Ground Level Break Room from Carpet to LVT flooring	**Add**	$3,631					This includes a LVT material allowance of $3.50 sqft
Misc. - 7	Remediate the recently found mold items	**Add**	$45,902					
Report #3 - 1	Leak #1 Found - Recommended Actions	**Add**	$21,630					Roof / Flashing Leaks found during Ext Envelope Roof Inspection
Report #3 - 2	Leak #2 Found - Recommended Actions	**Add**	$23,355					Roof / Flashing Leaks found during Ext Envelope Roof Inspection
			$94,518	**$0**	**$0**	**$0**	**$0**	

NOTE: ABOVE ACCEPTED ALTERNATES ARE PENDING FINAL DESIGN AND SUBCONTRACTOR PRICING

Project: Londonderry Library - Newly Discovered Mold & Ext Envelope Roof Leaks - Budget Values

5/4/2026

Misc - 6 Change the Lower / Ground Level Break from Carpet to LVT flooring

CSI	Description	Quantity	Unit	Cost	Total
	Additional Scope Items:				
	Demo Existing Carpet	290	sf	$1.00	$ 290
	Demo Existing Base	108	lf	$1.00	$ 108
	Prep floors for new LVT installation	290	sf	$1.50	$ 435
	Install new LVT flooring	290	sf	$3.00	$ 870
	Furnish new LVT flooring (Allowance)	290	sf	$3.50	$ 1,015
	Furnish and install new vinly base	108	lf	$2.90	$ 313
	Sub Total				**$ 3,031**
	General Conditions / Requirements				$ -
	Construction Contingency (10.0%)				$ 303
	General Liability (1.1%)				$ 37
	Performance & Payment Bond				$ 54
	Builders Risk Insurance				By Owner
	Building Permit Fee				By Owner
	Fee (6.0%)				$ 206
	Total				**$ 3,631**

Misc. - 7 Remediate the recently found mold items

CSI	Description	Quantity	Unit	Cost	Total
	Additional Scope Items:				
	Movers - Labor to pack up the children's room contents and reinstall	1	ls	$12,975.00	$ 12,975
	Wipe Down Contents				Excluded
	Temporary Protection / Clean Up - Labor	5	days	$360.00	$ 1,800
	Temporary Protection / Clean up - Materials	1	ls	$500.00	$ 500
	Mold Remediation - Lower Level Bid	1	ls	$5,380.00	$ 5,380
	Mold Remediation - Upper Level Bid	1	ls	$5,655.00	$ 5,655
	Replace Ceiling Tiles w/ Mold Allowance	1	Allowance	$1,000.00	$ 1,000
	Change Order Estimating	1	day	$1,848.00	$ 1,848
	Sub Total				**$ 29,158**
	General Conditions / Requirements	1	week	$ 13,000.00	$ 13,000
	Construction Contingency (10.0%)				$ -
	General Liability (1.1%)				$ 464
	Performance & Payment Bond				$ 682
	Builders Risk Insurance				By Owner
	Building Permit Fee				By Owner
	Fee (6.0%)				$ 2,598
	Total				**$ 45,902**

Report #3 - 1 Leak #1 Found - Recommended Actions

CSI	Description	Quantity	Unit	Cost	Total
	Additional Scope Items:				
	Remove the horizontal flashing at corner	1	ls	$3,600.00	$ 3,600
	Remove the rubber roofing	1	ls	$800.00	$ 800
	Replace the wood vertical substrate / sheathing	1	ls	$3,200.00	$ 3,200
	Install new vertical wall flashing	24	sf	$90.00	$ 2,160
	Install new roofing tie and vertical roofing	1	ls	$1,800.00	$ 1,800
	Sub Total				**$ 11,560**
	General Conditions / Requirements	0.5	weeks	$ 13,000.00	$ 6,500
	Construction Contingency (10.0%)				$ 1,806
	General Liability (1.1%)				$ 219
	Performance & Payment Bond				$ 321
	Builders Risk Insurance				By Owner
	Building Permit Fee				By Owner
	Fee (6.0%)				$ 1,224
	Total				**$ 21,630**

Report #3 - 2 Leak #2 Found - Recommended Actions

CSI	Description	Quantity	Unit	Cost	Total
	Additional Scope Items:				
	Remove the horizontal flashing at corner	1	ls	$3,600.00	$ 3,600
	Replace the wood vertical substrate / sheathing / Trim Painted	1	ls	$6,000.00	$ 6,000
	Install new vertical wall flashing	1	ls	$1,800.00	$ 1,800
	Install new roofing (Asphalt)	1	ls	$1,600.00	$ 1,600
	Sub Total				**$ 13,000**
	General Conditions / Requirements	0.5	weeks	$ 13,000.00	$ 6,500
	Construction Contingency (10.0%)				$ 1,950
	General Liability (1.1%)				$ 236
	Performance & Payment Bond				$ 347
	Builders Risk Insurance				By Owner
	Building Permit Fee				By Owner
	Fee (6.0%)				$ 1,322
	Total				**$ 23,355**

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