Londonderry Town Council Meeting
Monday, May 18, 2026, 7:00 p.m.
Moose Hill Council Chambers

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Meeting Link: http://173.166.17.35/internetchannel/show/14246?channel=4

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

Council Members Absent: None

Other Staff Present: Town Manager Shaun Mulholland; Deputy Town Manager & Director of Economic Development Kellie Caron; Administrative Services Director Kirsten Hildonen; DPW Director Dave Wholley; Finance Director Justin Campo

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

Vice Chair Faber read a proclamation in honor of National Public Works Week. Director Dave Wholley offered an overview of the Londonderry Department of Public Works and the individuals in the Department.

Councilor Combes read Resolution 2026-04 recognizing Lorna Palumbo and her service to the Town of Londonderry on her retirement from the Building and Zoning Department.

Chair Dunn opened public comment.

Name: Dave Ellis
Address: 1 Wilshire Drive
Mr. Ellis spoke to the amount of snow plowed by the DWP during a recent storm.

Name: Dennis Martin
Address: 182 Pillsbury Road
Mr. Martin asked if the Disabled Veterans Tax Credit would be issued this year and was told it would be.

Name: Bruce Marianelli
Address: 19 Pumpkin Patch Way
Mr. Marianelli asked if the Council could act to lower taxes for senior citizens.

Name: Richard Bielinski
Address: 89 Hall Road
Mr. Bielinski asked why the Town Clerk payroll change was included under Consent items. The Warrant Article on Town Clerk benefits was not legal since the appropriation was not

included, and questioned whether benefits could be started in the middle of an elected term. He questioned the Town Manager having jurisdiction over an elected official.

Councilor Bouchard said the Council voted down his request to add the appropriation to the Warrant Article.

Name: Jason Knights
Address: 9 Hall Road
Mr. Knights spoke to continuing noise issues in the north end of town not being addressed. Chair Dunn asked the Town Manager and Police Chief to look into this. Town Manager Mulholland said this will be an Agenda item at the June 1st Council meeting and there will be a police presentation.

Councilor Combes asked that the police also provide a report on Old Mammoth Road since the addition of the stop signs.

Name: Kristine Perez
Address: 5 Wesley Drive
Ms. Perez addressed who can take tabled items off the table.

Name: Janet Huttula
Address: 5 Stony Point Drive
Ms. Huttula spoke to who can take tabled items off the table. She would like the Council to act like a team and to be respectful. Council members should be limited to three minutes when expressing their opinions. Questions posed by residents publicly should be answered publicly. Vice Chair Faber read from the Town Council Rules of Order on motions to reconsider.

Name: Kristine Perez
Address: 5 Wesley Drive
Ms. Perez said reconsidering and removing items from the table are different.

Chair Dunn closed public comment.

Councilor Bouchard spoke to miscommunication about when the Disabled Veterans Tax Credit would go into effect. Vice Chair Faber clarified when the credit would go into effect.

C. BOARD APPOINTMENTS AND REAPPOINTMENTS

1. Interviews and appointments for Budget Committee

The Council interviewed Isaac Fernandez for appointment to the Budget Committee. Chair Dunn noted that Kevin Koehler withdrew his application.

Councilor Paul moved to approve the appointment of Isaac Fernandez to the Londonderry Budget Committee. Seconded by Vice Chair Faber. Motion carried 5-0-0. Chair votes in the affirmative.

2. Appointments to the Capital Improvements Program (CIP) Committee

Chair Dunn announced that Councilor Paul, Kevin Gray from the School Board, Kate Burbidge from the Budget Committee, and Jeff Penta and Tony DeFrancesco from the Planning Board were recommended for appointment to the CIP Committee.

Vice Chair Faber moved that the Londonderry Town Council hereby appoint the recommended representatives to serve on the 2028-2033 Capital Improvements Program Committee as presented. Seconded by Councilor Combes.

Vice Chair Faber clarified this is the span of time the CIP Committee will cover; this is not the span of time of the appointments.

Motion carried 5-0-0. Chair votes in the affirmative.

3. Resignation of Steve Bickford from the Planning Board

Vice Chair Faber moved that the Londonderry Town Council hereby accepts the resignation of Steve Bickford from the Planning Board. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.

4. Appointment of Planning Board's nominees to the Southern New Hampshire Planning Commission.

Councilor Combes moved that the Londonderry Town Council hereby reappoints Arthur Rugg and Deb Lievens to the Southern New Hampshire Planning Commission for four-year terms beginning on July 1, 2026. Seconded by Vice Chair Faber. Motion carried 5-0-0. Chair votes in the affirmative.

D. PUBLIC HEARING

1. Receive public input, discuss, and act upon regarding a zoning amendment – Planned Unit Development Ordinance LZO Section 5.2.

Ms. Caron reviewed the process followed to date to amend the PUD ordinance.

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

Name: Robert Merrill
Address: 569 Mammoth Road
Mr. Merrill recommended the PUD be repealed.

Name: Martha Smith
Address: 38 Chester Drive
Ms. Smith asked about the size of a parcel that qualifies for a PUD and the number of parcels in Londonderry of that size. Ms. Caron said there were one to three areas, also noting the possibility of combining parcels to create a 100-acre parcel.

Name: David Armstrong

Address: 30 Sherwood Road
Mr. Armstrong expressed concern about the lack of commercial development in Woodmont Commons and that it is not as was presented. The Council said this revision of the ordinance requires that commercial development in future PUDs occurs first.

Name: Mike Speltz
Address: 18 Sugarplum Lane
Mr. Speltz said local, state, and federal regulations concerning environment protection cannot be waived when submitting a PUD Master Plan. He suggested adding "to include the Conservation Overlay District" to Section 5.2.8.D.2.

Name: Kristine Perez
Address: 5 Wesley Drive
Ms. Perez expressed concern about the lack of commercial development in existing PUDs and questioned who will occupy the planned dwelling units. She recommended tabling all PUDs.

Name: Dave Ellis
Address: 1 Wilshire Drive
Mr. Ellis suggested eliminating PUDs, noting the revised ordinance is an improvement.

Name: Tony DeFrancesco
Address: 1 Cheshire Court and member of the Planning Board
Mr. DeFrancesco said the Council does not have the authority to decide which companies can build in Town. He spoke to the Council having control over a PUD through the development agreement. He and Councilor Paul disagreed on including regulations in development agreements and PUD documentation.

Name: Ray Breslin
Address: 3 Gary Drive
Mr. Breslin spoke to the burden development places on taxpayers, including increased traffic and pressure on roadways.

Name: Dave Ellis
Address: 1 Wilshire Drive
Mr. Ellis suggested restrictions be included in both the development agreements and PUD documentation.

Name: Katherine Ginnis (sp)
Address: 15 Moulton Drive
Ms. Ginnis questioned continued development in Town and spoke to how PUDs do not match the goals of the Master Plan. Vice Chair Faber noted the role underlying zoning plays in a PUD.

Name: Robert Merrill
Address: 569 Mammoth Road

Mr. Merrill spoke to the need to retain buffers between industrial and residential zones. Ms. Caron explained through the PUD approval process, The Village at Technology Hill was not required to maintain a buffer.

Name: Kristine Perez
Address: 5 Wesley Drive
Ms. Perez asked the Council to listen to the public. She noted the benefit of 55+ communities and asked the Council to stop PUDs.

Name: Tony DeFrancesco
Address: 1 Cheshire Court
Mr. DeFrancesco said a PUD must have public water and sewer. He explained developers will build housing that financially benefits them, and said those houses are selling. He noted amenities developers provide, such as pocket parks, that taxpayers do not have to support. He clarified that not having a PUD will not stop development and suggested PUDs will help slow the increase in taxes.

Name: Sandra Lagueux
Address: 2 Fiddlers Ridge Road
Ms. Lagueux said PUDs have not developed as anticipated, and the revised ordinance is improved, but needs tight regulations.

Name: Katherine Ginnis (sp)
Address: 15 Moulton Drive
Ms. Ginnis spoke to the need to consider downstream impacts.

Name: David Armstrong
Address: 30 Sherwood Road
Mr. Armstrong said he would rather have houses built than apartment buildings.

Name: Ray Breslin
Address: 3 Gary Drive
Mr. Breslin asked the Town to heed the vision of the Master Plan.

Name: Kevin Smith
Address: 6 King Phillip Drive
Mr. Smith, representing Pillsbury Realty Development, owners/developers of Woodmont Commons, was asked by Michael Kettenbach, owner of the development, to address comments made by Councilor Paul at the April 20th Council meeting and statements published in the Londonderry Times regarding Woodmont Commons. Mr. Kettenbach asked that the record be corrected with facts, which Mr. Smith offered.

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

Councilor Bouchard said the PUD ordinance should be shelved, and the revision still

needs work. Councilor Combes said the revision is an improvement over the original ordinance. Councilor Paul said the revision is an improvement, but still needs work. She suggested tabling the ordinance until the Planning Department is fully staffed and the current PUDs are developed. Vice Chair Faber and Chair Dunn spoke to the time and work that went into this revision and thanked Ms. Caron for her work. They said the revision is an improvement over the current ordinance.

Vice Chair Faber moved that the Londonderry Town Council adopt Ordinance 2026-06, amendments to the Londonderry Zoning Ordinance Section 5.2 Planned Unit Development Ordinance. Seconded by Councilor Combes.

Councilor Paul asked if Mr. Speltz's suggestion would be included in the motion. Chair Dunn said he was satisfied with the revision as is.

Motion carried 3-2-0, with Councilors Bouchard and Paul voting in opposition. Chair votes in the affirmative.

E. NEW BUSINESS

1. **Discussion regarding a resident request, sponsored by Chairman Dunn, for the Town Council to direct Town Staff to explore applying for Community Development Block Grants through NH CDFA for housing rehabilitation and accessibility improvements benefiting low- and moderate-income residents.**
   Chair Dunn said Moira Ryan withdrew this request.

2. **Discuss the request from the Library Board of Trustees for additional funding for repairs to the library building envelope and the phase 2 HVAC replacement project costs.**
   Acting Library Director Donna Plante, Board of Trustees Vice Chair Beth Marrocco, and Kevin Magee of ReArch Construction appeared before the Council to discuss the work being done on the library. They offered an update on Phase 1, including cost estimates, and presented the scope and cost estimates for Phase 2.

3. **Discuss and provide guidance to the Town Manager for the development of the FY 2028 Budget.**
   Town Manager Mulholland reviewed the proposed schedule and process to create the budget. Budget Committee Chair Kate Burbidge explained the information the Budget Committee will need to create the budget. Director Campo asked for guidance from the Council to ensure he is requesting the right information from department heads. He noted health insurance and property liability insurance costs will not be available until mid-October and the impact this will have on the budget process.

   Town Manager Mulholland explained the need for three budgets: the default budget, departmental budgets, and the Town Manager budget. He suggested setting parameters that would avoid the Council requesting cuts after the budget is presented. After an extended discussion, the Council agreed to continue this discussion and review the budget schedule at the next meeting.

4. Annual Meeting - Pennichuck Water

Vice Chair Faber moved to nominate Ron Dunn to represent the Council at this meeting. Seconded by Councilor Paul. Motion carried 5-0-0. Chair votes in the affirmative.

F. OLD BUSINESS

1. Review and discussion of the proposed draft Strategic Plan for refinement.

The Council discussed adding information regarding walkability and agreed this should not be part of a strategic plan. This could be discussed at the next meeting, when the Traffic Management Working Group will be presenting information on corridor studies.

Councilor Combes suggested hiring a consultant to create an economic development program instead of hiring Staff do this work, and the Council agreed this should be added.

G. APPROVAL OF CONSENT ITEMS

1. **Town Council meeting minutes from May 4, 2026**
2. **Payroll Change Form for Town Clerk**
3. **Order 2026-10: an expenditure from the Master Plan Capital Reserve Fund**
4. **2026-05-04 Sewer Warrant**
5. **2026-05-04 Supplemental Sewer Warrant**

Councilor Bouchard moved to remove item #2 from the Consent Agenda.

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

The Council discussed the proposed 15.3% increase in the Town Clerk pay scale, noting that there were no increases for the past four years. They discussed whether an elected official should receive a pay increase and whether the voters should approve it. Town Manager Mulholland noted legal guidance was obtained on this issue. Director Campo said the proposed amount was included in the budget passed by the voters. They also discussed the impact of health benefits on compensation.

Councilor Bouchard moved to approve a 5% pay increase for the Town Clerk. Seconded by Councilor Paul. Motion failed. Chair votes in the negative.

Vice Chair Faber moved to approve the proposed pay increase for the Town Clerk with the approved budget amount. Seconded by Councilor Combes. Motion carried 3-2-0, with Councilors Paul and Bouchard voting in opposition. Chair votes in the affirmative.

H. OTHER BUSINESS

1. Liaison Reports

Councilor Combes reported on upcoming events sponsored by the Londonderry Arts Council.

Vice Chair Faber reported the Budget Committee reviewed the proposed schedule.

Councilor Paul reported Recreation Director Art Psaledas announced his retirement, and reviewed past and upcoming events.

2. Town Manager Report

Town Manager Mulholland reported:

- He is working with Councilors and Planning Board members to develop a methodology to deal with traffic impacts.
- He reviewed the Agendas for the next two Council meetings.

The Council discussed holding one meeting each month during the summer instead of two, and decided not to do so. They discussed why items were removed from future Agendas and when they would be addressed.

- He read a Memorandum for Record to the Town Council regarding a charter violation by Councilor Combes.

Councilor Bouchard moved that the Town Council approve an investigation of this matter. Seconded by Councilor Paul.

Vice Chair Faber invoked councilor privilege, but was told this was not appropriate. Chair Dunn asked for time to review the memo and to continue this discussion at a later date. Councilor Bouchard suggested the need for a policy addressing use of legal counsel, citing the Chair involving the attorney to distribute this memo to the Council.

Councilor Bouchard moved to place TC 105, Use of Legal Counsel, on the Agenda for the June 1, 2026, Town Council meeting to put things in place and stop wasting money. Seconded by Councilor Paul. No vote was taken.

Vice Chair Faber noted this topic must be removed from the table to be discussed, to avoid being in violation of the law. Councilor Paul called for a point of order and asked if holding a discussion was in violation of the law. Town Manager Mulholland said the Chair can solicit input from Council members. Councilor Bouchard said having legal counsel distribute this memo to the Council was a waste of taxpayer money.

Councilor Bouchard moved to take Use of Legal Counsel off the table. Seconded by Councilor Paul. Motion failed 2-3-0, with Chair Dunn, Vice Chair Faber, and Councilor Combes voting in opposition. Chair votes in the negative.

I. PUBLIC COMMENT

Chair Dunn opened public comment.

Name: Jeff Penta

Address: 30 Holstein Avenue
Mr. Penta noted his roles as Planning Board Vice Chair, Master Plan Steering Committee Chair, CIP Committee member, and Budget Committee member. He spoke to the poor behavior of the Councilors and said they are not capable of working together. He appreciates the opportunity to volunteer and needs to reevaluate whether he wants to continue doing so. He does not like the direction in which the Town is going. The community deserves to know why policies are tabled.

Name: Robin Stewart
Address: 522 Old Mammoth Road
Ms. Stewart questioned what the Council had achieved and spoke to the division in the Council. She spoke against continuing to ask the taxpayers for money to cover expenses such as the library repairs and Town Clerk pay increase. Councilors acting behind the scenes and creating a hostile work environment for the Town Manager needs to stop. She said the Council did not listen to public comment regarding the PUD.

Name: Kristine Perez
Address: 5 Wesley Place
Ms. Perez asked Chair Dunn and Vice Chair Faber not to whisper to each other during meetings. The Council has not accomplished anything in the past year, and cited policies and procedures that need to be updated. The Council was not accomplishing things that need to be done for the Town.

Name: Sandra Lagueux
Address: 2 Fiddlers Ridge Road
Ms. Lagueux asked how many items had been tabled and the topic of each. She was told there were five items, but they were not identified. She asked rhetorically why they are not being addressed. She suggested the Council should be meeting more often to handle the work in front of them. Work is not being completed due to the political polarization of the Council. Councilor Bouchard listed the items that have been tabled.

Name: Richard Bielinski
Address: 89 Hall Road
Mr. Bielinski spoke to the Town Clerk pay rate increase and the requirements of the Clerk as an elected official.

Name: Glenn Douglas
Address: 6 Overlook Avenue
Mr. Douglas asked what the Council was going to do about the complaint, and said complaints are not being investigated. He spoke to the dysfunction of and division within the Council. He said topics that have been put aside will not be addressed. The Council is not working for Londonderry. He questioned the Town's legal costs. Councilor Bouchard said the Council has acted on complaints in the past. Councilor Paul said investigations have been done, but the results were not publicized.

Name: Janet Huttula

Address: 5 Stony Point Drive
Ms. Huttula suggested there could be better communication between the Councilors. This meeting was difficult. The Tax Clerk pay scale needs to be competitive and the Town's structure needs to be adjusted due to the size of the Town. The Council needs to work for the benefit of the Town.

Name: Tony DeFrancesco
Address: 1 Cheshire Court
Mr. DeFrancesco noted the Planning Department, not Planning Board, is not short-staffed. He suggested the Planning Board Chair should weigh in on who the Council appoints to fill the vacant position on the Board.

Name: Kristine Perez
Address: 5 Wesley Drive
Ms. Perez listed topics that have been tabled. She said the Council does not listen to the public.

Name: Bob Slater
Address: 1 Stonehenge Road
Mr. Slater complimented Acting Director Donna Plante and ReArch for their work on the repairs at the Library, noting actions taken that have reduced costs. He has spoken to the attorney twice in four years as School Board Chair, and all legal correspondence is distributed to all Board members. All Council members need to receive the same information in order to have civil conversation and move things forward.

Name: Janet Huttula
Address: 5 Stony Point Drive
Ms. Huttula spoke to the cost of remediating mold, and suggested the Fire Department inventory the status of all Town buildings to avoid surprises in the future.

Chair Dunn closed public comment.

J. MEETING SCHEDULE

- June 1, 2026, Moose Hill Council Chambers, 7:00 p.m.
- June 15, 2026, Moose Hill Council Chambers, 7:00 p.m.

K. ADJOURNMENT

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

Minutes prepared by Beth Hanggeli

Leach Library
Building Project Update

May 18, 2026

Phase One: Scope

- Building investigation
  - Exterior envelope consultant
- Mold remediation
  - Duct cleaning
  - Replacing flex duct
  - Additional remediation based on extensive mold testing
- Repairs for mold damage and exploration work
  - Replacing ceiling tiles
  - Drywall, painting, etc.
  - Carpet cleaning

- Repairs for pipe burst
  - Radiator repair
  - Water damage restoration
  - Carpet replacement
  - Moving expenses
  - Electrical work
  - Carpentry work
  - Drywall, painting, etc.
  - Carpet cleaning

Phase One: Current Cost Estimates

Funds Authorized by Town Council

Amount	Date	Purpose
$257,189.00	2/5/2026	Initial contract
$16,685.00	3/16/2026	Flex duct
$36,162.00	4/6/2026	Carpet upgrade
$94,518.00	5/4/2026	Remediation Break Rm tile Two roof leaks
$404,554.00		**TOTAL**

Funds from Insurance Claim

Amount	Purpose
$335,871.94	Pipe burst repairs

Phase Two: Scope & Cost Estimates

Part A: FY26 & FY27

- Engineering and design work for rooftop units
- Preventative measures
  - Rent cooling units
  - Install glycol
- Essential external envelope report recommendations

Total estimate: $572,461

Part B: FY28

- Raise the rooftop units and enclose the lower roof
- Replace the rooftop units

Total estimate: $854,037

Shaun Mulholland
Town Manager
(603) 432-1100 ext. 401
smulholland@londonderrynh.gov

Kellie Caron
Deputy Town Manager
(603) 432-1100 ext. 402
kcaron@londonderrynh.gov

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

MEMORANDUM FOR RECORD

TO: Londonderry Town Council
FROM: Shaun Mulholland, Town Manager
DATE: May 17, 2026
SUBJECT: Notice of Charter Violation – Councilor Ted Combes

This Memorandum for Record serves as formal notice to the Londonderry Town Council regarding actions taken by Councilor Ted Combes that constitute a violation of the Town Charter and applicable New Hampshire law.

On May 13, 2026, at approximately 3:14 PM [redacted] documented a telephone conversation initiated by Councilor Ted Combes concerning an ongoing matter involving Town administration and legal communications. According to [redacted] memorandum, Councilor Combes advised [redacted] that a communication previously issued by the Town Manager was "false," instructed [redacted] that [redacted] "should comply with the lawyer" if contacted, and further stated that the Town Manager "does not know what he is doing right now" and "had no right to send this email out or direct town staff in this manner." Further, Councilor Combes stated that the Town Manager is violating HR laws.

Section 4.8 of the Londonderry Town Charter expressly prohibits interference by individual Councilors in Town administration. Specifically, the Charter states:

"No Councilor shall give orders to or interfere with the performance of the duties of any of the administrative officers or employees, either publicly or privately."

The Charter further provides:

"Any violation of the provisions of this section by a Councilor shall constitute grounds for forfeiture of office under the provisions of Section 3.3."

The actions described in [redacted] memorandum represent direct communication by an individual Councilor to a Town employee regarding administrative direction, personnel authority, and operational matters under the authority of the Town Manager. These actions are

inconsistent with the Council-Manager form of government established by the Charter and constitute prohibited interference with Town administration.

Additionally, Section 4.6(A) of the Charter imposes an affirmative obligation upon the Town Manager to enforce the Charter and governing laws, stating:

“The Manager shall be charged with the preservation of the health, safety and welfare of persons and property and shall see to the enforcement of the ordinances of the Town, this Charter and general State Laws governing administration of the Town.”

Accordingly, it is my duty as Town Manager to formally report and address this matter.

Further, Councilor Combes’ conduct appears inconsistent with the provisions and intent of RSA 49-D:4 governing the Council-Manager form of municipal government in New Hampshire, which establishes the separation between legislative authority and administrative operations and prohibits individual councilor interference in administrative matters.

This memorandum is therefore submitted to the Town Council for review and appropriate action consistent with the Charter, including consideration of the remedies and enforcement provisions set forth in Sections 3.3 and 4.8 of the Town Charter.

Respectfully submitted,

Signed by:
Shaun Mulholland
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Shaun Mulholland
Town Manager
Town of Londonderry