# Londonderry CIP Committee Minutes
**July 21, 2026**
**6:00 p.m.**
**Moose Hill Council Chambers**

**Video Link:** http://173.166.17.35/internetchannel/show/14308?channel=4

**Members Present:** Kevin Gray, Chair; Jeff Penta, Vice Chair; Kate Burbidge; Giovanni Verani, Ex-Officio; Deb Paul, Town Council

**Members Absent:** None

**Others Present:** Shaun Mulholland, Town Manager; Doug Cole, Recreation Director; Amity Small, Londonderry School District Business Administrator; Bob Slater, Londonderry School Board Chair

## I. Call to Order
Mr. Gray called the meeting to order at 6:00 p.m.

## II. New Business
### A. Project Overview and/or Presentations

#### 1. Recreation Department
Mr. Cole reviewed the proposed projects for the Recreation Department. He noted possible funding sources would include grants, warrant articles, donations, and sponsorships.

- Renovation of 17,000-square foot skate park on Nelson Road with concrete features. Project cost: $850,000. Budget year: FY28.
- New 8,000-square foot skate park at a different location, with the opportunity for phasing and future expansion. Project cost: $390,400. Budget year: FY28.
- Restoration of Nelson Road tennis courts, which are beyond their useful life and not up to code. This would include resurfacing and crack repair, new nets, improved fencing, and accessibility and drainage improvement. Project cost: $330,000. Budget year: FY28 and FY29.
- Phased construction of Nelson Road pickleball courts on the footprint of the 17,000-square foot skate park. Project cost: $200,000. Budget year: FY28.
- Phased five-year reconstruction of LAFA baseball and softball dugouts to improve safety and storage, and lower maintenance costs. Project cost: $100,000. Budget year: FY28 - FY32.

The Department is focusing on safety and efficiency, preserving capital investments, generating revenue, and expanding recreational opportunities. Mr.

Cole noted the need to bring facilities up to code in terms of accessibility. He stressed the need to establish a maintenance fund to help reduce operating costs.

Ms. Paul suggested more than four tennis courts are needed. Mr. Cole agreed, saying they are considering conducting a needs assessment and studying viable options for expansion. He explained the intent to maintain existing facilities and generate revenue, then to consider expansion. Ms. Paul suggested presenting an overview of all projects, and to install solar panels.

Town Manager Mulholland has not heard from the skate park people. Without community commitment and feedback, these projects will be placed on the unassigned projects list. He said the tennis court restoration would be done through a capital reserve fund, and noted the need to address drainage issues.

The Committee stressed the need to restore the tennis courts to support the school team. They also noted the popularity of pickleball. They asked about cultivating corporate partnerships. They suggested discussing recreational facilities with PUDs to meet their requirements. They also suggested soliciting donations to cover the cost of some of these projects.

**2. School District**

Ms. Small and Mr. Slater presented the School District's proposed projects.

- Phase 1: Installation of a turf field, which would extend the season, and address safety concerns and over-utilization of athletic fields and the need to be competitive in Division 1 sports. Project cost: $2.5 million. Budget Year: FY28
- Phase 2: Press box, grandstand seating, concessions, and locker room. Project cost: $2.5 million. Budget year: FY29

A capital campaign committee has prepared a donation campaign that will be presented to businesses and other interested parties.

- Renovation and addition of LHS Phase 1 area, including an auditorium. Project cost: $40 million. Budget year: FY30-FY33

This project would be eligible for State building aid; however, funds are not guaranteed. It is on the CIP as a placeholder. Phase 1 is a safety need; the School is cited for a lack of services during accreditation for not having an auditorium. These projects could be separated in the future. They are key components in the School District's strategic plan.

Ms. Paul asked about the risks of turf fields, including PFAS and increased injuries, and if alternatives to turf had been considered. Mr. Slater explained they have contracted with Huntress to do the field study, who will obtain all necessary permits. They have done the necessary research and are aware of the requirements.

The Committee spoke to the benefit of the facility being revenue neutral. They asked about maintenance requirements and noted the potential reduction of injuries. They also noted the broad variety of community and recreation uses of these facilities.

**3. FY 2027-31 CIP Project Submissions Summary**

Town Manager Mulholland highlighted a "bulge" projected in expenditures for 2029, which needs to be addressed.

**B. Approval of Minutes from 6-30-26**

**Ms. Burbidge made a motion to approve the June 30, 2026, meeting minutes as presented. Ms. Paul seconded the motion. The motion carried 4-0-1, with Mr. Verani abstaining.**

## III. Other Business

None

## IV. Public Comment

There were no members of the public present.

## V. Adjournment

**Mr. Penta made a motion to adjourn the meeting. Ms. Burbidge seconded the motion. The motion carried 5-0-0.**

The meeting was adjourned at 7:33 p.m.

Respectfully submitted,

Beth Hanggeli
Recording Secretary