Londonderry CIP Committee Minutes
August 18, 2026
6:00 p.m.
Moose Hill Council Chambers

Video Link: http://173.166.17.35/internetchannel/show/14330?channel=4

Members Present: Kevin Gray, Chair; Giovanni Verani, Ex-Officio; Deb Paul, Town Council

Members Absent: Jeff Penta, Vice Chair; Kate Burbidge

Others Present: Shaun Mulholland, Town Manager; Donna Plante, Acting Library Director; Megan Donovan, Head of Circulation and Teen Services; Nancy Hendricks, Library Board of Trustees Chair

I. Call to Order

Mr. Gray called the meeting to order at 6:01 p.m.

II. New Business

A. Project Overview and/or Presentations

1. Library

Ms. Plante and Ms. Donovan reviewed the proposed CIP projects.

Ms. Donovan reviewed the Phase 2B renovation project, which is scheduled for FY2028 at a cost of $1,418,117. This phase is the highest priority of the library projects and needs to be put forth as a warrant article. It includes:

- Replace four rooftop units and work on the shingled roof
- Address attic ventilation, drainage issues, and redesign of the air handling units to address the humidity issue; dehumidifiers are currently being rented
- Replace boiler
- Replace mini-split for the server room
- Repair wood rot
- Install window coverings to protect the library collection and carpeting from sun damage
- Replace carpet and paint in the main library not covered in Phase 1
- Continue transition to LED lightbulbs

She verified that a maintenance contract is in place to maintain equipment. Town Manager Mulholland noted an asset management system is being implemented. Ms. Hendricks said they are establishing a maintenance trust fund and capital reserve fund this year.

Ms. Plante reviewed the Children's Room renovation to primarily address ADA compliance at a cost of $306,984 over five fiscal years, starting in FY2027. This will be funded by donations and/or grant funding, as well as from the operating budget. This project includes:

- Carpet replacement and painting not included in Phase 1
- Restore and repair furnishings, including the circulation desk, bench seating, window alcove, and shelving
- Install new handicap access
- Purchase new furniture and technology
- Renovate the restroom
- To meet ADA compliance, improve handicapped access, provide accessible height computer station, add universal changing station in restroom, install touchless features in the restroom. Councilor Paul suggested adding a space for breastfeeding.

Ms. Plante reviewed the proposed Children's Room one-room addition that will provide a programming/sensory-friendly space at an estimated cost of $1.6 million. This is the lowest priority project. Private and grant funding could be sought before a warrant article is presented, as well as the opportunity for a private donor to purchase naming rights. Ms. Plante reviewed the features of this space and the functions it could serve.

B. Approval of Minutes from 8-11-26

Councilor Paul made a motion to approve the August 11, 2026, meeting minutes as presented. Mr. Verani seconded the motion. The motion carried 3-0-0.

III. Other Business

Town Manager Mulholland reviewed the remainder of the CIP schedule and the Committee's responsibilities. He noted the Town Council will be discussing the warrant articles and the CIP in October.

IV. Public Comment

There were no members of the public wishing to speak.

V. Adjournment

Councilor Paul made a motion to adjourn the meeting. Mr. Verani seconded the motion. The motion carried 3-0-0.

The meeting was adjourned at 7:00 p.m.

Respectfully submitted,
Beth Hanggeli
Recording Secretary