Londonderry Town Council Meeting Minutes

Monday, September 14, 2026 | 7:00 p.m.
Moose Hill Council Chambers, Londonderry Town Hall

Council Members Present: Chair Ron Dunn Vice Chair Shawn Faber Councilor Dan Bouchard Councilor Deb Paul Councilor Ted Combes	**Council Members Absent:** None **Meeting Link:** http://173.166.17.35/internetchannel/show/14328?channel=4
Other Staff Present: Town Manager Shaun Mulholland Administrative Services Director Kirsten Hildonen	**Minutes Prepared By:** Kirsten Hildonen using Gemini Notebook AI

A. CALL TO ORDER

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

Councilor Combes requested a moment of silence in memory of Marilyn Webster Ham, who recently passed away at the age of 97. Mrs. Ham was a long-time Londonderry resident who founded the Londonderry Heritage/Historic District, was appointed Town Historian in 2005, and served with her husband Chet as Grand Marshals of the 2007 Old Home Day parade.

Chair Dunn shared a letter of appreciation from Battalion Chief Bruce Howell highlighting Londonderry Fire Rescue members. On the evening of May 19th, department members voluntarily repaired and rebuilt a damaged roadside memorial cross and stone at Old Nashua Road and Parmenter Road dedicated to a local teenager lost in a past crash, demonstrating exceptional care and respect for the community.

B. PUBLIC COMMENT

Chair Dunn opened public comment.

Name: David Ellis
Address: 1 Wilshire Drive
Mr. Ellis read a statement regarding two proposed job description documents for the Town Manager position. He emphasized that the standard job description requires managing a $50M+ budget and 200+ employees with clear separation of executive and legislative responsibilities under the Town Charter, whereas Councilor Dunn's draft contained ambiguous language. Chair Dunn informed Mr. Ellis that the item had been removed from the evening's agenda.

Name: Glenn Douglas
Address: 6 Overlook Drive

Mr. Douglas inquired about waiving attorney-client privilege regarding the Veterans Tax Credit legal opinion, noting Councilor Bouchard agreed to sponsor the item for a future agenda. He expressed concern over legal fees of $500/hour and delays in fulfilling 91-A requests concerning documents read on August 17.

Name: Linda Lampkin
Address: 4 Griffin Road
Ms. Lampkin spoke against Council micromanagement of the Town Manager, drawing parallels to previous library trustee actions that led to high legal fees and lost personnel. She urged the Council to allow the Town Manager to perform his administrative duties.

Name: Richard Bielinski
Address: 89 Hall Road
Mr. Bielinski reported that the salvage yard business at 55 Hall Road was sold in August and is operating under new ownership without a personal license or governing body approval, in violation of RSA 236:114 and court orders regarding property signage and equipment display.

Name: Pedro Florez
Address: 4 Cimmaron Drive
Mr. Florez expressed concern regarding property damage to his lawn caused by an ongoing road construction project near his home. Chair Dunn and Town Manager Mulholland directed Mr. Florez to meet with Administrative Services Director Hildonen in the hallway to seek a resolution to the matter.

Name: Paul Skudlarek
Address: 20 Woodbine Drive
Mr. Sklar addressed three topics: (1) Urged postponing adoption of the Town Manager job description until after the March 2027 election; (2) Submitted an addendum for the citizen petition letters approved in April (Article 27 and Article 28) requesting signatures from remaining Councilors; (3) Announced his candidacy for State Representative.

Name: Martha Smith
Address: 38 Shasta Drive
Ms. Smith expressed full support for Mr. Skudlarek's remarks regarding citizen petition letters, stating that articles passed with strong voter backing should be forwarded to Concord with complete Council representation.

Councilor Paul asked if they could still sign the letters and Chair Dunn affirmed they could.

Name: Isaac Fernandez
Address: 10 Walton Circle
Mr. Fernandez, Budget Committee member, supported Mr. Skudlarek's statements on property taxes and cost downshifting, requested Councilors sign the petition addendum, and announced his candidacy for State Representative.

Chair Dunn closed public comment.

Councilor Bouchard raised concerns regarding increasing legal expenses, pointing to recent billings. He requested that all legal research, opinions, and analysis be shared with all five Councilors, noting legal expenditures are tracking near $40,000 per month.

Vice Chair Faber stated that the $40,000 monthly total includes general Town legal expenses unrelated to Council matters, and advised against publicly detailing active legal matters to protect attorney-client privilege.

Councilor Paul reiterated requests for transparency regarding legal opinions, subcommittee actions, and the choice of legal counsel. Chair Dunn noted that legal updates were provided during the August 31 consultation with legal counsel.

C. BOARD APPOINTMENTS AND REAPPOINTMENTS

1. Discuss the appointment of Gary Della Grotta from an alternate to a full member of the Conservation Commission.

Vice Chair Faber moved that the Londonderry Town Council hereby appoints Gary Della Grotta as a full member of the Conservation Commission. Seconded by Councilor Paul. Motion carried 5-0-0. Chair votes in the affirmative.

D. PUBLIC HEARING

1. Receive public input, discuss, and approve adding alternates to the Cemetery Trustees.

Administrative Services Director Hildonen presented Ordinance 2026-11 and Ordinance 2026-12 pursuant to RSA 289:6 and 7, allowing the Council to appoint up to two one-year alternate members to the three-member Cemetery Trustees board to assist with quorums, while updating references and municipal code charge descriptions.

Councilor Combes moved to open the public hearing. Seconded by Councilor Bouchard. Motion carried 5-0-0. Chair votes in the affirmative.

Chair Dunn asked for public comment; there was none.

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

Vice Chair Faber moved that the Londonderry Town Council hereby approves Ordinance 2026-11 adding the Cemetery Trustees to the municipal code and correcting outdated lists, references, and other errors. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.

Vice Chair Faber moved that the Londonderry Town Council hereby approves Ordinance 2026-12 describing the charge of the Cemetery Trustees. Seconded by Councilor Bouchard. Motion carried 5-0-0. Chair votes in the affirmative.

2. Receive public input, discuss and approve the application for a Commercial / Industrial Tax Exemption for PurposeEnergy.

Town Manager Mulholland and representatives Ari Pollock, Esq. and Mark Riley of PurposeEnergy presented the application for a commercial/industrial tax exemption under RSA 72. The presentation detailed job creation (25-30 total positions with partner Recycle Works), regulatory permits received, odor mitigation controls, property valuation projections ($2.5M in taxes paid over 10 years), and a proposed residential food waste drop-off container.

> ***Councilor Combes moved to open the public hearing. Seconded by Vice Chair Faber. Motion carried 5-0-0. Chair votes in the affirmative.***

Public Comment:

- **Martha Smith (38 Shasta Drive):** Commended her visit to the Vermont facility, questioned job numbers and Stonyfield waste participation.
- **Ray Breslin (3 Gary Drive):** Questioned trucking volume, out-of-state waste origin, investor financing, and requested delaying tax relief decisions.

> ***Councilor Combes moved to close the public hearing. Seconded by Councilor Bouchard. Motion carried 5-0-0. Chair votes in the affirmative.***

The Council debated exemption terms. Councilors Bouchard and Paul opposed granting tax exemptions to commercial entities. Councilors Dunn, Faber, and Combes agreed on a modified 6-year phase-out schedule.

> ***Vice Chair Faber moved that the Londonderry Town Council hereby approves a modified 6-year Commercial/Industrial Tax Exemption schedule beginning April 2028 (50% Year 1, 45% Year 2, 36% Year 3, 25% Year 4, 15% Year 5, 8% Year 6). Seconded by Councilor Combes. Motion carried 3-2-0, with Councilors Paul and Bouchard voting in opposition. Chair votes in the affirmative.***

> ***Vice Chair Faber moved that the Londonderry Town Council hereby approves Resolution 2026-16 regarding the Commercial/Industrial Tax Exemption for PurposeEnergy as stated, beginning April 2028 for a 6-year period, contingent upon final documentation and signing. Seconded by Councilor Combes. Motion carried 3-2-0, with Councilors Paul and Bouchard voting in opposition. Chair votes in the affirmative.***

The Council authorized Town Manager Mulholland to finalize the covenant agreement for the residential food waste drop-off container on PurposeEnergy property with paved access, to be presented to Council for final review.

Councilor Paul requested scheduling a future discussion to evaluate repealing or sunsetting the Commercial/Industrial Tax Exemption ordinance.

E. NEW BUSINESS

1. Discuss and approve the extending the charge of the DPW Working Group.

Administrative Services Director Hildonen reviewed the progress of the DPW Facilities Working Group, highlighting outreach events at the past Old Home Day, at the upcoming Senior Expo (Oct

3), and upcoming Household Hazardous Waste Day (Nov 21). Hildonen requested extending the group's report deadline to April 2027 and its formal charge through April 2028 to support project execution.

> ***Vice Chair Faber moved that the Londonderry Town Council hereby extends the charge of the DPW Facilities Working Group until April 2028 and extends the deadline for a formal report to April 2027. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.***

2. Discuss and schedule a public hearing for October 5, 2026 to approve updating the Charter references.

Administrative Services Director Hildonen presented Ordinance 2026-15 to update cross-references throughout the municipal code to align with the revised Town Charter section organization.

> ***Councilor Bouchard moved that the Londonderry Town Council hereby schedules a public hearing on October 5, 2026 at 7:00 p.m. in the Moose Hill Chambers of the Londonderry Town Hall for Ordinance 2026-15 regarding approval of updated references to the Town Charter in the municipal code. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.***

3. Discuss and schedule a public hearing for September 21, 2026 regarding the proposed revisions to the Londonderry Zoning Ordinance (LZO) to incorporate the 2024 ICC International Building Codes as amended by the State of NH and recent legislative changes.

Administrative Services Director Hildonen explained proposed revisions to sections 9.1 and 9.2 of the zoning ordinance adopting the 2024 ICC building codes as mandated by state legislation, removing local technical amendments while maintaining administrative permitting processes and incorporate recent legislation affecting Building and Code Enforcement activities.

> ***Councilor Bouchard moved that the Londonderry Town Council hereby schedules a public hearing for September 21, 2026 at 7:00 p.m. in the Moose Hill Chambers of the Londonderry Town Hall regarding proposed revisions to section 9.1 and 9.2 of the Londonderry zoning ordinance. Seconded by Vice Chair Faber. Motion carried 5-0-0. Chair votes in the affirmative.***

F. OLD BUSINESS

1. Approve the proposed changes to the Pettengill Road TIF District.

Following the August 17 public hearing, the Council considered adding four properties to the Pettengill Road Tax Increment Finance (TIF) District and approving an MOU with the Londonderry Housing and Redevelopment Authority (LHRA) to utilize up to $2 million in TIF funds for building improvements at 10 Navigator Road, offset by guaranteed motor vehicle registration revenues.

> ***Councilor Bouchard moved that the Londonderry Town Council hereby approves Resolution 2026-17 to amend the Pettengill Road Tax Increment Finance District. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.***

Councilor Bouchard moved that the Londonderry Town Council authorizes the Town Manager to enter into the Memorandum of Understanding with the Londonderry Housing and Redevelopment Authority regarding the use of TIF funds for improvements to the property located at 10 Navigator Road and to take all actions necessary to effectuate the MOU. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.

G. APPROVAL OF CONSENT ITEMS

1. Town Council meeting minutes from August 17, 2026
2. August 17 LUCT bills

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 Bouchard reported on his attendance at the New Hampshire Municipal Association (NHMA) legislative policy conference on September 11th, emphasizing the importance of protecting municipal local control. Chair Dunn noted the Council voted in March not to send an official voting delegate.

2. Town Manager Report

Town Manager Mulholland updated the Council on FY2028 budget preparation, stating warrant articles will be presented early on October 5. He noted new non-taxpayer revenues offsetting associated operational expenses. Upcoming items include the DPW Pavement Condition Index (PCI) presentation and FY2026 closeout on Oct 19. Quarterly financial status reports will be made available on the Town budget website page.

I. PUBLIC COMMENT

Chair Dunn opened public comment.

Name: Richard Bielinski
Address: 89 Hall Road
Mr. Bielinski raised questions regarding salvage yard enforcement at 55 Hall Road, fire chief compensation updates, competitive bidding policies for data collection traffic signs, benefit warrant article financial disclosures for the Town Clerk, and transparency regarding $131,000 in staff salary adjustments.

Councilor Bouchard spoke in defense of town staff and code enforcement officers, commending their diligence and asking that personal attacks on municipal employees cease.

Councilor Combes requested distributing the petition letter addendum presented by Mr. Skudlarek for signatures by remaining Councilors.

Chair Dunn closed public comment.

J. NON-MEETING

Chair Dunn announced the Council would transition to a non-meeting session following adjournment.

K. ADJOURNMENT

Vice Chair Faber moved to adjourn the meeting. Seconded by Councilor Bouchard. Motion carried 5-0-0. Chair votes in the affirmative. The meeting adjourned at 10:02 p.m.

L. MEETING SCHEDULE

- September 21, 2026, Moose Hill Council Chambers, 7:00 p.m.
- October 5, 2026, Moose Hill Council Chambers, 7:00 p.m.
- October 19, 2026, Moose Hill Council Chambers, 7:00 p.m.