Londonderry Town Council Meeting Minutes

Monday, September 21, 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 Video Link:
http://173.166.17.35/internetchannel/show/14328?channel=4

Other Staff Present:
Administrative Services Director Kirsten Hildonen
Town Moderator Jonathan Kipp
Engineering Dir. John Trottier
Assistant Bldg. Inspector Brad Anderson

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.

Special Presentation & Employee Recognition: Dave Wholley (Director of Public Works) and the Town Council recognized John Trottier, PE, Director of Engineering and Environmental Services, upon his retirement after 25 years of service on September 25, 2026. Councilor Bouchard read Resolution 2026-18 commending Mr. Trottier for his dedicated leadership and public service to Londonderry. Mr. Trottier expressed his appreciation to the Council and citizens.

Special Action Regarding Town Manager: Vice Chair Faber presented a motion to remove Town Manager Shaun Mulholland from office for cause pursuant to the Town Charter, citing open defiance of Council directives, unauthorized disclosure of attorney-client privileged documents, obstruction of an ongoing investigation, unapproved departmental reorganization, failure to implement the Council-voted Veterans Tax Credit adjustment, and unauthorized legal expenditures. Councilors Paul and Bouchard objected and requested Councilor's Privilege to delay the vote. Chair Dunn ruled the request denied as the item pertained to an executive personnel matter.

> ***Vice Chair Faber moved that the Londonderry Town Council hereby removes Shaun Mulholland from the position of Town Manager for cause, effective immediately. Seconded by Councilor Combes. Motion carried 3-2-0, with Councilors Paul and Bouchard voting in opposition. Chair votes in the affirmative.***
>
> ***Councilor Bouchard moved to publicly release the written attorney-client privileged legal opinion received by the Council regarding the removal of the Town Manager for cause. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.***

Chair Dunn recommended appointing former Police Chief Kim Bernard as Acting Town Manager for up to 120 days during the transitional period. Councilor Bouchard objected and requested Councilor's Privilege to delay the vote. Chair Dunn ruled the request denied as the item pertained to a personnel matter.

> ***Vice Chair Faber moved that the Londonderry Town Council hereby appoints Kim Bernard as Acting Town Manager for a term of up to 120 days. Seconded by Councilor Combes. Motion carried 3-2-0, with Councilors Paul and Bouchard voting in opposition. Chair votes in the affirmative.***

B. PUBLIC COMMENT

Election Update: Town Moderator Jonathan Kipp provided a briefing on the recent state primary election. He reported smooth operations, strong turnout matching primary numbers from two years prior, and noted that one requested recount did not alter the election outcome. Mr. Kipp announced that the General Election will take place on November 3, 2026, at the Londonderry High School Gymnasium.

Chair Dunn opened public comment:

Name: Beth Morocco
Address: 38 Westwood Drive
Expressed deep outrage over the sudden removal of Town Manager Shaun Mulholland, stating that dismissing an experienced municipal administrator creates severe instability for the community.

Name: Richard Bielinski
Address: 89 Hall Road
Addressed Councilor Bouchard regarding comments from the August 17 meeting concerning code enforcement issues at 55 Hall Road, asserting that his previous statements regarding non-compliance were accurate.

Name: Robin Stewart
Address: 522 Mammoth Road
Expressed outrage over the sudden removal of Town Manager Shaun Mulholland, praising his municipal qualifications and fiscal discipline in managing town spending. She strongly criticized the Council majority's lack of transparency in withholding information from the public and fellow councilors, warning that voters would remember their actions in upcoming elections.

Name: Jan McLaughlin
Address: 38 Rainbow Drive
Cited § 5.02 of the Town Charter regarding Councilor's Privilege and stated that proper procedure was not followed regarding the Town Manager dismissal as there is no mention of not being eligible to be used on personnel matters.

Name: John Perez
Address: 5 Wesley Drive
Expressed strong disappointment in the Council majority's governance and decision-making

regarding the dismissal of the Town Manager. Intends to work to see that the Councilors are not reelected.

Chair Dunn closed public comment.

C. BOARD APPOINTMENTS & REAPPOINTMENTS

None.

D. PUBLIC HEARINGS

1. Receive public input, discuss, and approve the Conservation Commission's purchase of 144 Rear Wildwood Road (Map 003, Lot 099) for the protection of Black Brook

Conservation Commission Chair Marge Badois and Alternate Member Mike Speltz presented a proposal to acquire 144 Rear Wildwood Road (Map 003, Lot 099) from owner Ken Soroco for $23,000 using funds from the Open Space Fund. Mr. Speltz explained that acquiring the wetland parcel permanently protects Black Brook water quality and continues an established conservation corridor.

> ***Vice Chair Faber moved that the Londonderry Town Council hereby approves the purchase of the property located at Map 003, Lot 099 for $23,000 and authorizes the Acting Town Manager to execute all documents necessary to effectuate the purchase from the Open Space Fund. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.***
>
> ***Councilor Combes moved to close the public hearing. Seconded by Councilor Bouchard. Motion carried 5-0-0. Chair votes in the affirmative.***

2. Receive public input, discuss, and approve the proposed revisions to the Londonderry Zoning Ordinance (LZO) to incorporate the 2024 ICC International Building Codes as amended by the State of NH.

Administrative Services Director Kirsten Hildonen and Chief Building Official Nick Codner presented Ordinance 2026-14 to update LZO Sections 9.1 and 9.2, adopting the 2024 International Code Council (ICC) building codes as mandated by state legislation (HB 1159) while streamlining local administrative permitting procedures.

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

Chair Dunn asked for public comment; there was none.

> ***Vice Chair Faber moved that the Londonderry Town Council hereby approves Ordinance 2026-14 amending sections 9.1 and 9.2 of the Londonderry Zoning Ordinance. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.***
>
> ***Councilor Combes moved to close the public hearing. Seconded by Vice Chair Faber. Motion carried 5-0-0. Chair votes in the affirmative.***

E. NEW BUSINESS

1. Receive a presentation from the Utilities Committee regarding the status of the Community Choice Electricity Aggregation Program.

Utilities Committee Energy Subcommittee Chair Lynn Wiles, committee member Paul Ramsay, and Nick Shostak (Freedom Energy Logistics) presented a comprehensive update on the Community Choice Aggregation (CCA) Program. Since launching on April 1, 2026, the program has achieved over 90% participation (~9,500 enrolled meters), generating $893,294 in cumulative savings through August 31, 2026, with forecasted savings reaching $1,692,392 through January 2027. Mr. Wiles highlighted a newly signed 12-month supply agreement fixed at $0.13523/kWh effective November 2026 through October 2027, protecting residents against expected rate increases. Informational presentation; no formal Council action required.

2. Discuss, review and approve the renewal of the Motor Vehicle Junkyard Dealer's Licensing of Junkyard, located at 55 Hall Road, Londonderry, to Grillo Auto Salvage LLC pursuant to RSA 236:121.

Councilor Deb Paul recused herself from this agenda item and stepped away from the bench.

Assistant Building Inspector Brad Anderson presented the license application for Grillo Auto Salvage LLC (owner Joseph Grillo) at 55 Hall Road following the ownership transfer from Murray's Auto Recycling (Edward Dudek Jr.). Mr. Anderson confirmed a site inspection on September 15 showed full compliance with NHDES Best Management Practices and state licensing conditions under RSA 236:121. The Council amended the motion title to reflect a new license rather than renewal.

> ***Councilor Bouchard moved that the Londonderry Town Council hereby approves the request of Mr. Joseph Grillo for the Junkyard License for Grillo Auto Salvage LLC, located at 55 Hall Road, Londonderry, NH. Seconded by Councilor Combes. Motion carried 4-0-0, with Councilor Paul recused. Chair votes in the affirmative.***

Councilor Paul rejoined the bench following the vote.

3. Discuss, approve and authorize the Town Manager to enter into a long-term lease agreement in accordance with NH RSA Chapter 53-A for the School District Office addition to Town Hall with the Londonderry School District.

Chair Dunn announced that this agenda item was postponed to the October 5, 2026 meeting to allow Acting Town Manager Kim Bernard adequate time to review the proposed intermunicipal lease agreement.

F. OLD BUSINESS

None.

G. APPROVAL OF CONSENT ITEMS

1. Town Council meeting minutes from September 14, 2026
2. Municipal Agent Letter appointing Allison Parsons as Municipal Agent effective November 1, 2026
3. Amended Resolution 2026-16, Approval of a Commercial / Industrial Property Tax Exemption for PurposeEnergy – Londonderry LLC
4. 2026-09-14 Sewer Abatement ($57.52 plus interest for WGWH Tenants Coop, Inc.)

> ***Councilor Bouchard moved to approve the consent agenda items as presented. Seconded by Vice Chair Faber. Motion carried 5-0-0. Chair votes in the affirmative.***

H. OTHER BUSINESS

1. Liaison Reports

Councilor Bouchard announced an upcoming public hearing hosted by the Manchester-Boston Regional Airport on Wednesday at Londonderry High School regarding the airport's 10-year master plan.

2. Town Manager Report

None presented due to leadership transition.

I. PUBLIC COMMENT

Chair Dunn opened public comment:

Name: Richard Bielinski
Address: 89 Hall Road
Reiterated concerns regarding salvage yard operations at 55 Hall Road, property sales records at the Registry of Deeds, and compliance with court orders, stating that the Council has acted in error based on inaccurate information and he will continue to pursue this.

Name: Tony DeFrancesco
Address: 1 Cheshire Court
Discussed commercial zoning transfer procedures versus change of use licensing for the junkyard and stated that there should have been a public hearing. He provided input on the municipal tax incentive program discussed at the prior meeting to show that the tax revenue will increase and that there is a low demand for service.

Name: Sandra Lagueux
Address: 2 Fiddlers Ridge Road
Expressed severe disappointment regarding the removal of Town Manager Shaun Mulholland, citing undue influence outside the Council and reviewed the Charter provisions under § 5.02 about the removal of the Town Manager.

Name: Paul Margolin
Address: 35 King Arthur Drive
Expressed opposition to the Council majority's action and called for upholding town governance standards.

Chair Dunn closed public comment.

J. NON-PUBLIC SESSION

None held.

K. ADJOURNMENT

Vice Chair Faber moved to adjourn the meeting. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative. The meeting adjourned at 9:45 p.m.

L. MEETING SCHEDULE

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

front the gaping hole that once was the existing cafeteria. Ventilation and heating

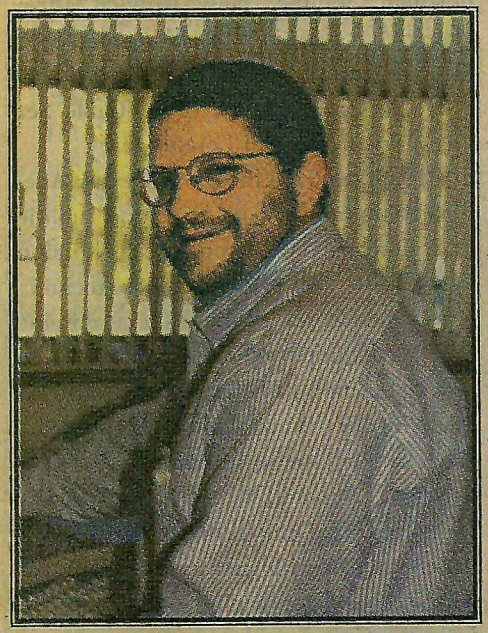
dents a priority.

Throughout the process the give and ruption in the days ahead.

continued on page 2

Vice Prineipals Carol Mastacouris, Laura Rogers and Art Pseledas stand in front of LHS clocktower framework

Meet the People – John Trottier Assistant Director of Public Works and Engineering



DEBBIE CURTAIN
LONDONDERRY TIMES

John Trottier is the Assistant Director of Public Works and Engineering. John is licensed in the State of New Hampshire as a professional engineer.

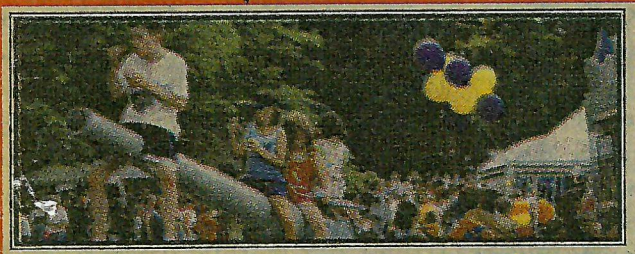
The town was looking to hire an Assistant for the Director of Public Works, Janusz Czyzowski, and John found the job posted in, of all places, the classified section of the newspaper. John was glad for the opportunity to work in Londonderry and especially a municipality. Here, the job involves everything from "soup to nuts" as he puts it. Every day is different which makes his job very interesting. Janusz is equally as glad to have someone speak the same language that only engineers know.

John is a native of New Hampshire growing up in nearby Goffstown. As a family he remembers the excitement of venturing south to pick apples at Moosehill Orchards and visit Mack's Apples farm stand.

John's dad was a union carpenter so as a boy he saw many construction sites. His fascination of the process in construction grew as he watched earth-moving equipment maneuver the dirt and gravel with finesse. How did they know how much pitch and grade to give an area? How did they know how much gravel to put down?

John pursued this fascination into a career and graduated in 1986 from New England College in Henniker, New Hampshire. He worked for several private companies before a layoff brought him to a stand still. A chance read through the classified section brought John to Londonderry and this newest position as the Assistant Director of Public Works which he as held for just about a year. He attends the Planning Board meetings sometimes taking over for Janusz. His goal is to inform people as much as they will listen.

At the end of the day this "jack of all trades" can turn off the issues of a full day of work in the "city" and think about the commute home to his family as he heads home to Dunbarton.



Old Home Day 2002
Special Edition
See Pages 11-22 for the Pull-Out Section

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William E. Christie
Attorney at Law

September 21, 2026

Ron Dunn, Chair
Londonderry Town Council
268B Mammoth Road
Londonderry, NH 03053

Dear Chairman Dunn:

We have been asked to provide an opinion concerning the process for removal of the Town Manager under the Londonderry Town Charter and New Hampshire law if the Town Council determined that removal was appropriate.

RSA chapter 37 governs Town or Village District Managers.[1] RSA 37:3 states the Town Manager "shall in all matters be subject to the direction and supervision, and hold office at the will, of the selectman *who may by a majority vote remove him at any time for cause*." (emphasis added).

The Londonderry Town Charter states "[t]he Manager may be reprimanded or removed by the affirmative vote of at least four (4) members of the Council as herein provided. At least thirty (30) days before the proposed reprimand or removal of the Manager, the Council shall adopt a resolution stating its intention to reprimand or remove him, the reasons therefore, and an effective date. A copy of the resolution shall be served forthwith on the Manager, who may, within ten (10) days, demand a public hearing, in which event the Manager shall not be reprimanded or removed until such public hearing has been held." Londonderry Town Charter § 3.02.

Charter § 3.02 conflicts with RSA 37:3 on two significant fronts. First, § 3.02 requires a supermajority vote of at least four members to remove the Town Manager, while RSA 37:3 requires only a majority vote of three members. Second, § 3.02 contains a notice and hearing requirement, while RSA 37:3 states the Town Council may vote to remove the Town Manager "at any time for cause." There are several New Hampshire Supreme Court cases addressing a conflict between a Town Charter provision and state law.

[1] RSA chapter 49-D governs Local Option—Town Charters and incorporates the provisions of RSA chapter 37. *See* RSA 49-D:2, II(c).

New Hampshire has adopted a statutory scheme implementing the "home rule" provision of Part I, Article 39 of the New Hampshire Constitution. *Teeboom v. City of Nashua*, 172 N.H. 301, 310 (2019). Part I, Article 39 permits the legislature to "authorize cities and towns to adopt or amend their charters or forms of government in any way *which is not in conflict with general law* …." (emphasis added). The legislation implementing the home rule amendment is set forth in RSA chapters 49-B, 49-C, and 49-D. *Teeboom*, 172 N.H. at 310. RSA 49-B "provides the statutory framework through which cities and towns may amend their actual forms of government, and grants them the power necessary to carry out such changes." *City of Manchester v. Secretary of State*, 161 N.H. 127, 131 (2010) (quoting *Town of Hooksett v. Baines*, 148 N.H. 625, 628 (2002)). The intent of RSA chapter 49-B is to allow municipalities to "adopt a form of government that best addresses local needs," while also protecting the "need to require uniform procedures and practices when there is a corresponding state interest." RSA 49-B:1. A municipality "may establish either a town or city government," RSA 49-B:2, I, and must adopt a charter according to the "framework statutorily mandated for that municipal form." *City of Manchester*, 161 N.H. at 132. Although RSA chapter 49-B allows a town to amend its form of government it does not "create any power in, or confer any power upon, the city or town beyond that necessary to carry out the amendment of a charter or form of government." *Teeboom*, 172 N.H. at 310-311 (quoting RSA 49-B:1). RSA chapter 49-B is "strictly interpreted to allow towns and cities to adopt, amend, or revise a municipal charter relative to their form of government state *so long as the resulting charter is neither in conflict with nor inconsistent with the general laws or the constitution of this state*." *Id.* (emphasis added). Therefore, when a Town Charter provision conflicts with or is inconsistent with state law, it is preempted and state law controls. *City of Manchester*, 161 N.H. at 131, 134.

City of Manchester is instructive to the issue at hand. There, the New Hampshire Supreme Court considered a proposed amendment to the city charter adopting a spending cap that could only be overridden by a supermajority of Board of Alderman. *Id.* at 132-134. However, because there was no specific statutory authorization for a municipality to include a spending cap in its charter and the statutory scheme did not allow a provision that had the effect of requiring a supermajority vote for the council to ensure passage of any measure, the Court concluded that the amendment violated RSA chapter 49-C. *Id.* at 132-134. The Court specifically focused on the proposed supermajority provision by citing to statutory provisions mandating a two-thirds majority for governmental bodies in specific situations. *Id.* at 133-134. The Court held:

> Having interpreted RSA 49-C:12, I, to require a simple majority vote unless otherwise specified by statute, we conclude that the proposed charter amendment is inconsistent with state law. Because the amendment constrains the board to either abide by the spending cap or act by a two-thirds majority to override it, it conflicts with the board's authority to adopt a budget, *see* RSA 49-C:23, by the vote of a simple majority, *see* RSA 49-C:12, I. We conclude, therefore, that the spending cap is preempted by RSA 49-C:12, I and RSA 29-C:23.

Id. at 134.

Here, the conflict between the Town Charter and state law is, if anything, more stark than the conflict in *City of Manchester*. There, the statute governing budget passage made no mention of majority passage, and the Court relied on a second statutory section that it interpreted to preclude

a supermajority requirement for any general matter before the council. Here, the statute section that governs removal of a town manager for cause specifically requires that removal be approved by a simple majority. Charter § 3.02 requires a supermajority of four members to remove the Town Manager. RSA 37:3 states the Town Manager "shall in all matters be subject to the direction and supervision, and hold office at the will, of the selectman *who may by a majority vote remove him at any time for cause*." (emphasis added). Additionally, § 3.02 contains a notice and hearing provision for the removal of the Town Manager. RSA 37:3 states the Town Manager may be removed by the majority "at any time for cause." Under *City of Manchester*, both the supermajority and the 30-day notice provisions of Charter § 3.02 are preempted by RSA 37:3.[2]

This conclusion is buttressed by *Town of Hookset v. Baines*. There, Hooksett adopted term limits for certain local offices. The provision was challenged and the Supreme Court determined neither RSA chapter 49-D, the statutory scheme governing elections, nor the New Hampshire Constitution provided the authority for a town to adopt term limits. *Town of Hookset*, 148 N.H. at 629-631. As a result, the terms limit provision was preempted by statute and Part I, Article 11 of the State Constitution. *Id.* at 631.

There is no provision in RSA 49-B, 49-C, or 49-D authorizing a town to require a supermajority vote or 30-days notice to remove a Town Manager. To the contrary, the statute addressing the issue explicitly authorizes removal by a simple majority, at any time.

Under RSA 37:3, and in light of New Hampshire Supreme Court precedent, a majority of the Town Council may vote at any time to remove the Town Manager for cause.

Very truly yours,



William E. Christie
wchristie@shaheengordon.com

WEC/
cc: Shawn Faber, Vice Chair
Dan Bouchard, Councilor
Ted Combes, Councilor
Deb Paul, Councilor

[2] RSA chapter 49 was subsequently amended to adopt spending cap procedures. In 2019, the New Hampshire Supreme Court addressed those provisions and, in the process, reaffirmed its holding in *City of Manchester* that a town or city charter is preempted if it conflicts or is inconsistent with state law. *Teeboom*, 171 N.H. at 310-313.

Town of Londonderry, NH Community Choice Aggregation Program Update

Londonderry Utilities Committee
Energy Subcommittee

Freedom Energy Logistics

Presented to the Londonderry Town Council
September 21, 2026

Program Highlights

- ***$893,294:*** **Cumulative savings April 1 through August 31, 2026**
- ***$1,692,392:*** **Forecasted savings April 1 through January 30, 2027**
- **April 1, 2026 Program effective date.**
- **Approximately 9500 meters enrolled (90% plus participation rate, comparable to other CCA programs in NH)**
- **12-month CCA electricity supply agreement signed on June 30 @ $.13523 / kWh, effective November 2026 through October 2027**
- **Eversource default rates are expected to rise from their current $.14009 / kWh in February. Eversource default rates will be set by the NH PUC in January**
    - **Market analyses indicate that rates will continue trending upward in the near term**

Former Eversource Default Rate-Payers Directly Benefit

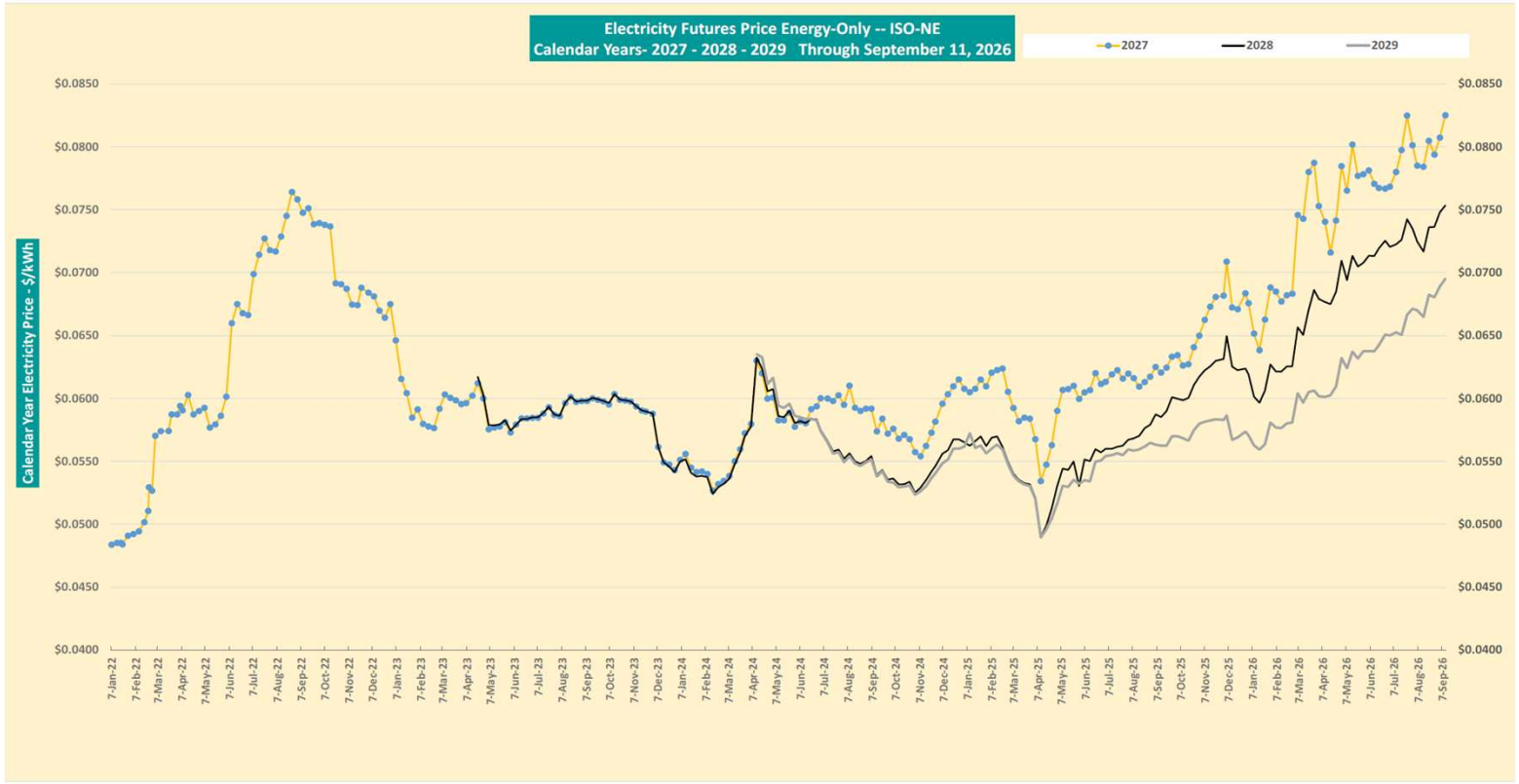
Detailed Eversource Data: Reported Through August 31, 2026

Month/Year	Londonderry CCAP $/kWh	Eversource $/kWh	Rate Difference	Percent Difference	Participants (Meters)	Reported Average Customer kWh Usage per Month	Forecasted Average Monthly Customer Savings Based on 813 kWH	Reported Customer Savings Per Month	Forecasted Monthly Customer Savings	Reported Monthly Program Savings	Cumulative Program Savings Since Inception	Reported vs Forecast
Apr-26	$0.09573	$0.11303	$0.01730	18%	9277	730		$12.63		$117,159	$117,159	Reported
May-26	$0.09573	$0.11303	$0.01730	18%	9277	751		$12.99		$120,530	$237,689	Reported
Jun-26	$0.09573	$0.11303	$0.01730	18%	9515	732		$12.66		$120,494	$358,183	Reported
Jul-26	$0.09573	$0.11303	$0.01730	18%	9515	961		$16.63		$158,190	$516,373	Reported
Aug-26	**$0.09573**	**$0.14009**	**$0.04436**	**46%**	**9515**	**893**		**$39.61**		**$376,922**	***$893,295***	Reported
Sep-26	$0.09573	$0.14009	$0.04436	46%	9515		$36.06		$343,155		$1,236,450	Forecasted
Oct-26	$0.09573	$0.14009	$0.04436	46%	9515		$36.06		$343,155		$1,579,606	Forecasted
Nov-26	$0.13523	$0.14009	$0.00486	4%	9515		$3.95		$37,595		$1,617,201	Forecasted
Dec-26	$0.13523	$0.14009	$0.00486	4%	9515		$3.95		$37,595		$1,654,797	Forecasted
Jan-27	$0.13523	$0.14009	$0.00486	4%	9515		$3.95		$37,595		$1,692,392	Forecasted

Disclaimer: While based on actual billing data, reported usage and performance figures include reasonable estimation related to rate-class assumptions, billing-cycle allocation, and month-to-month rate transitions. Accordingly, results represent a close approximation of actual program performance.

Electricity Calendar Years (2027-2029) Futures for ISO-NE





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