

TOWN COUNCIL MEETING
March 05, 2012

The Town Council meeting was held in the Moose Hill Council Chambers, Town Hall, 268B Mammoth Road, Londonderry.

PRESENT: Town Council: Chairman, Sean O’Keefe; Vice Chairperson, Joe Green; Councilors: John Farrell, Tom Freda; Town Manager Dave Caron; Executive Assistant, Margo Lapietro. Absent: Tom Dolan

Call to Order

Chairman O’Keefe opened the meeting at 7:03 PM with the Pledge of Allegiance. This was followed by a moment of silence for the men and women fighting for our country.

Public Comment

Jack Falvey, 22 Cortland Street was in attendance. He spoke about a Consultant Review meeting that was held on 3/1/12 and posted on the town website calendar. He alleged that the developer requested a non-public meeting with the town’s third party review consultant for the purpose of establishing a relationship. He further said that the citizens want to know what is going on behind closed doors and alluded to the fact that deals were being made. He said Council should cancel the existing contract with the third party review consultant and re-bid. Councilor Freda asked him should closed meetings with third parties be acceptable for all meetings. J. Falvey responded we should have an open process the meeting was advertised which gives the appearance that something was going on; a non-public meeting was not advertised. Councilor Farrell asked the Town Manager if the meeting was posted as a public meeting and he responded it was not. Councilor Farrell explained that we always use a third party and we have meetings with staff all the time. Councilor Farrell asked the Town Manager if the town attorney is present at the Woodmont meetings and he responded yes. Councilor Freda asked J. Falvey what he proposes. J. Falvey responded do not declare a non-public meeting. Councilor Freda replied that he is asking that it be a public meeting which it is not. Town Manager Caron explained that everyday staff at Town Hall works with third party reviews. J. Falvey responded closing the meeting to the public is wrong. Councilor Freda said the public is not invited and we can’t treat the Woodmont project any different than other third party reviews. Town Manager Caron explained it was not declared a non-public meeting. Councilor Farrell explained the Planning Board can declare a non-public meeting when they meet with their attorney. He explained the town hired our attorney to be included in all aspects of this project for the protection of the town of Londonderry. We have to treat each applicant the same. Councilor Freda asked J. Falvey what proof did he have that the third party is biased. J. Falvey responded he does not have a factual basis; the impression is what the problem is; transparency is an issue. Community Development Director Andre Garron explained the meeting was to introduce our team to their team. They clarified what is going to take place by taking their application and making a determination that it is acceptable or not. The March 7 Planning Board meeting will establish a new date to determine if their application will be acceptable due to the lateness of receiving an escrow check. All information and correspondences goes through staff so we have a clear

avenue of communication. Councilor Farrell said if Mr. Falvey feels ethics were violated, we have a process in place that he can pursue and if he does there will be an investigation and a hearing. He said he would not get rid of the consultant based on what he knows now. Chairman O'Keefe said we are following the level of the law, everything is above board. A. Garron stated he and staff meet with applicants and developers a lot on various applications. Councilor Freda stated that J. Falvey has no proof that deals were made with staff. The issue is the meeting was open and transparent, the people there were not the people making plans, and it was staff meeting with the applicant. A. Garron also clarified a statement made by J. Falvey that one of the applicants was disqualified from the process, which is incorrect. They made an objection because of the attorney. The entire request for proposal process was clearly advertised; the opening and selection of the applicant was open to the public. Town Manager Caron explained that interested parties meet with staff to review development proposals all the time; if their interest continues then it goes to the Planning Board for policy direction and decisions, meetings which are open to the public. J. Falvey responded we have never had a PUD before, we should set up a procedure so everything is open as much as possible.

Interviews for Manchester Airport Authority Representative - Daniel Tamburello was in attendance, Chairman O'Keefe asked for his background. D. Tamburello explained his extensive experience with piloting various types of planes during his enlistment with the Marines and stated that he has a Masters Degree in System Engineering from Johns Hopkins University. Councilor Green asked him why did he want to be appointed to this board and what could he do for the Town of Londonderry and the City of Manchester? D. Tamburello explained he lives next to the runway on High Range Road so has a firsthand experience in flying aircraft and any ground issues that arise with noise abatement and approach procedures. Councilor Freda asked him if he had any association with any airlines operations, his response was no but a division of his company that was out of state did. Councilor Farrell asked what his position is on the development of Pettengill Rd. – he said he had no position on that issue. Councilor Farrell asked him if he has talked to Mark Brewer about the requirements for this position on the board, he responded no. Councilor Farrell asked him about his position on development around the airport. He replied from a professional standpoint he had no opinion but from a personal standpoint he liked the new Access Road. Chairman O'Keefe thanked him for his interest and for coming to the interview.

Steve Young was also interested in being appointed to the board again. He stated he was elected to the position on the Manchester Airport Authority in 2002 and served out the limits of his terms. He also stated that he served on the Budget Committee, the School Board, the Master Plan Steering Committee for the Airport and also was on the search committee for the last Airport Director that appointed the current Director, Mark Brewer. He went on to say that this position on the committee is an advisory position only. He explained that he has conducted tours of the Access Road with local businesses. Councilor Green asked him why he wants to be back on the board again. He said the airport will do well because of his experience. He said he has contacted Mark Brewer about new developers who are interested in moving here. He brings them to the airport to show them the proximity they have to the airport if they decide to move to Londonderry.

Chairman O'Keefe said they have a late applicant who would be available for an interview on the 26th and asked if Council wanted to wait until then. The consensus was to talk to the third applicant on the 26th.

Chairman O'Keefe asked for a show of hands of how many people were in the audience for the Kelly Rd. Resolution. The Councilors agreed to take the agenda out of order so that the Resolution could have its first read. He explained that there would be no public input tonight but they would listen to staff's opinion and discuss the Resolution at its second reading, public hearing being held on 3/26/12.

Resolution #2012 – 02 – Relative to Renaming Kelly Road – Councilor Freda made a motion to accept the Resolution and schedule a public hearing on 3/26/12, second Councilor Green. John Vogl, GIS Manager; Karen Marchant, Town Assessor; Brian Johnson, Fire Marshall and Bobby Jones, Dispatch/Communications Supervisor for LPD were in attendance. J. Vogl explained that we have a Kelly Road and a Kelly Avenue in Londonderry. The recommendation was to change the Kelly Road to Horizon Road. Chairman O'Keefe asked what the resident feedback was. J. Vogl said they opposed it; they wanted to keep it Kelly Road. Chairman O'Keefe asked what is the business breakdown on Kelly Avenue; J Vogl responded there were 3 businesses. The Manchester-Boston Airport (MHT) sent a letter which was read into the record (copy attached) indicating that they want to keep it Kelly Avenue because of the 80 various federal, state and local agencies involved in the airport's emergency response teams. Fire Marshall B. Johnson said the fire department thinks one should be changed, and proceeded to explain that the location of the main gate for all responses for the police at MHT is 1 Kelly Avenue, Londonderry; the fire response main gate at MHT is 1 Kelly Avenue, Manchester which is located at the MHT Crash/Fire/Rescue Station. One has to be changed because the staging areas are located in Manchester and Londonderry. Chairman O'Keefe asked how many businesses were located on Kelly Road; Town Assessor Karen Marchant said there were only home based businesses on Kelly Road, it is a residential neighborhood. Councilor Farrell asked Dispatcher Bob Jones if he has had any problems with Kelly Avenue and Kelly Road. He responded in 24 years there have been no problems. Councilor Green asked the same question to Fire Marshall B. Johnson and he responded not to his knowledge. Councilor Farrell said that Horizon Road is acceptable, and he told the public to come back on 3/26 for the public hearing. He said the Councilors should gather all the information and make a decision. Chairman O'Keefe asked if there was any historical value to the street names and someone in the audience said they thought a letter was sent to Town Hall with that information. Councilor Green requested the person in the audience to have the letter available for the meeting on 3/26/12 or to mail/give it to Margo. Fire Marshall B. Johnson stated from a safety standpoint it is not our position to wait until it is an issue. **Council's vote was 4-0-0.**

Public Safety Dispatch Committee Report - John Velliquette, Vice Chairman of the Dispatch Service Study Committee and member Ed Nolan presented a slide presentation reviewing their report. E. Nolan discussed areas dealing with the following:

Background

Composition of Committee

Mission (Duties) Designated by Town Council

Plan of Action for Conduct of Study

Review of Previous Study & Proposal

New Study & Analysis Activities

Known & Potential Growth Impacts

Committee Consensus on Duties 5 & 6

Duty 5 – study costs, efficiencies & public safety impacts of current dispatch structure with various models.

Duty 6 – engage consultants to assist, if necessary, with the requirements to obtain budget clearance from the Town Manager.

Committee Assessments & Recommendations

The Committee recommendations are:

- (A.) In general, until the economy will support a professional in-depth needs assessment, the Committee recommends retaining the current dispatch communications model employed by the LFD and LPD.
- (B.) When the economy supports such a comprehensive study, the committee recommends that the consulting company or companies focus on at least two areas:
 - 1) Developing a combined community communications/dispatch center similar to the Amherst, NH model.
 - 2) Develop a second model that would provide the Town of Londonderry's Dispatch Center the means and opportunity to become a regional combined public safety dispatch center.
 - 3) The Committee believes that in either case a stand-alone facility should be considered. This model is preferable to having it housed in either the LFD or LPD.
 - 4) The professional study and plans should be conducted by specialized firms.
- (C) Retain/Reconvene the present Committee to oversee the above recommendations when the feasibility of the project is appropriate
- (D) While the majority of the Committee, in an eight to one consensus, believes that Fire Dispatch should stay in Londonderry today, the Town Council should strive towards a future regionalized public safety dispatch center. The preference is that it would be in Londonderry. An alternative location is acceptable with Londonderry as a partner in the operation.

Councilor Farrell who was the Committee Chair said he stepped away from the recommendations and did not offer any opinions. He said Derry's dispatch center is run similar to Londonderry's; they were quiet and in control at all times. He proceeded to thank the Committee for all their hard work. Councilor Green thanked everyone for their time and effort. Councilor Freda thanked them as well, and talked about the problem with "cross talk" for Londonderry it means building a separate facility at some point. Councilor Farrell stated that

there is a lot more to this than any of us understood before they got into it. Chairman O'Keefe thanked the Committee for a fair and honest assessment. John Velliquette pointed out that in the report and in their minutes there are specific quotes from members. Chairman O'Keefe asked the Town Manager if the report could be put on the town website, he responded yes. Councilor Green asked if there were any grants for stand-alone communications center – J. Velliquette said they did not look into that, it would be the next step. Councilor Green said he feels that a single dispatch is unsafe, we should have 2 dispatchers. E. Nolan said the best source to look for grants should go through the safety department heads to find the funding. He said that federal funding in Massachusetts is drying up. In Massachusetts they are focusing on regionalized dispatch. LFD Capt. Doug Cardwell said all the money is received by the state, we petition the state but the money is no longer available. Councilor Green said the regionalization process will have long term savings to the town and he wanted Council to continue with the process.

Economic Development Update – Community Development Director Andre Garron summarized the activities of his department

The Master Plan Steering Committee and the Planning Board selected a consultant to work on the plan, the firm selected is Town Planning and Urban Design Collaborative (TPUDC) from Tennessee. The Master Plan Steering Committee created a sub-committee to help with the telephone survey, the UNH Survey Center will start the survey the first part of April.

A third party consultant for the Woodmont Commons has been selected: Howard/Stein Hudson Associates along with Icon Architecture and RGK Associates as the team. A survey was completed this summer for Airport Area Businesses by intern Jeff Belanger. His internship was paid for by the Londonderry Housing and Redevelopment Authority (LHRA). Results of the survey were included. J. Belanger did a fantastic job putting it together, 35 out of 40 businesses responded to the survey. He stated that the survey indicated that 40% of businesses in the airport area are manufacturing firms.

Funding Projects – Tiger Funding will not be pursued again for Pettengill Rd. because we need a minimum 20% match. He explained that the successful projects in the awarding of Tiger I, II and III funding were the applications with greater than a 20% match. The Town Manager has said the problem is that it is difficult to receive voter approval for a bond in anticipation of receiving grant funds. He said he is hoping to have a discussion at the federal level that will allow a window for towns to have the funding contingent upon allowing the town to appropriate its share. He said DOT is interested and if there is another round and we are in a position to go for the grant he will apply again. They are going to re-submit for the Economic Development Administrative (EDA) funding. Councilor Farrell said he spoke to the Airport Director who went to the FAA to see if there was a way to work out getting the 20% match and they won't finance it. A. Garron said we submitted 3 applications for the Tiger fund and due to the fact that we did not have the 20% for roadway money we were turned down. Chairman O'Keefe said Pettengill is the key to opening up business to other towns, why not reach out to other communities and make it a regional proposition. Town Manager Caron explained we have; they talked to DOT and Rep. Guinta's office and the feedback we got was that the average local match for a successful Tiger grant was 43% nationwide for a local match. Town Manager Caron said he is more comfortable going to the voters for a bond issue if we knew we have "x" amount of dollars. We are currently communicating with Rep. Guinta's office to see if they can consider changing the federal level in respect to matching grants. The roads have regional benefits and the costs should be shared. Councilor Freda asked how much is 43%; Town Manager Caron

responded if we receive the EDA funds it would be about \$3.5M. Councilor Freda said we carry a bond on our books even though we don't have a bond for Exit 4A why couldn't we do something similar and see if the voters authorize it. The Town Manager said it is definitely an option we have, however it's more difficult to secure funding without knowing the complete funding package. He said he will be having meetings with DOT to talk about refining some of these ideas. A. Garron stated that the EDA grant is the sewer funding which we do have matching funds for. He reviewed the current business prospects and the revised marketing techniques on the website. He proceeded to show the changes made to the website to the Councilors.

Councilor Green asked that any new construction be listed on "Projects Underway" on the website. He also suggested that the apple icon on the home page of the website say something to the fact that it is a link to more Economic Development information. He asked A. Garron how he brings people in. Andre responded he mostly does cold calls, word of mouth, and our website. Councilor Freda asked if we only have one economic revitalizing zone, Andre responded yes. Councilor Freda asked if one could be established in the Jack's Bridge Rd area; Andre responded he has been considering it and we can have more. Consensus of Council was to go ahead with making the Jack's Bridge area an economic revitalizing zone.

Councilor O'Keefe thanked Warren Jennings for his service on the Manchester Airport Authority.

Public Hearing

(None Scheduled)

Old Business

(None Scheduled)

New Business

Resolution #2012-03 – Relative to Election Campaign Videos Policy - Councilor Freda made a motion to accept and schedule public hearing for 3/26/12, second Councilor Green. Council's vote was 4-0-0.

APPROVAL OF MINUTES

Council Meeting Minutes of 1/12/12 and 2/27/12 – Councilor Farrell made a motion to accept the minutes with a correction to the 2/27/12 minutes. The Citizen of the Year Award was awarded to "Peter Misiaszek not "Steven" as typed, second Councilor Freda as amended. Council's vote was 4-0-0.

OTHER BUSINESS

Liaison Reports - Councilor Farrell reported the Elder Affairs Committee is sponsoring various programs for seniors. The Old Home Day Committee has started having their meetings. Councilor Green attended the Master Plan Steering Committee and the sub-committee, Andre updated the Council about the contract with TPUDC as the third party consultant as well as the telephone survey being conducted by UNH as discussed.

Town Manager Report – Town Manager Caron said the Town Meeting is Tuesday. The Council organizational meeting is being reviewed per the Charter requirements; we may or may not be having a meeting next week.

Board/Committee Appointments/Reappointments

Appointment of Bonnie Ritvo to the Elder Affairs Committee as an Alternate term to expire 12/31/14. Councilor Freda made a motion to appoint, second Councilor Green. Council's vote was 4-0-0.

Reed Clark reminded everyone that 3/13/12 is voting day and asked everyone to go vote. He said he predicted that this year will have a large turnout.

ADJOURNMENT

Councilor Farrell made a motion to adjourn at 10:10 PM, second Councilor Green. Council's vote was 4-0-0.

Notes and Tapes by: Margo Lapietro Date: 03/05/12

Minutes Typed by: Margo Lapietro Date: 03/07/12

Approved by: Town Council Date: 03/26/12



Mark P. Brewer, A.A.E.
Airport Director

One Airport Road
Suite 300
Manchester, NH
03103-7450
Tel: 603-624-6539
Fax: 603-666-4101
www.flymanchester.com

March 5, 2012

Mr. Sean O'Keefe, Chairman
Londonderry Town Council
268B Mammoth Road
Londonderry, NH 03053

Dear Chairman O'Keefe and Honorable Members of the Londonderry Town Council:

Manchester-Boston Regional Airport has appreciated the opportunity to work closely with the Town of Londonderry as the Street Naming System Task Force continues its efforts to rename several roads located within and adjacent to the airport district. As the committee has been tasked to represent the best interests of the town, it's my responsibility as Airport Director to ensure the continued safe and efficient operation of the airport.

I am writing today in support of the task force's recommendation that Kelly Avenue, which runs parallel to the airport's main runway and is located in both the City of Manchester and the Town of Londonderry, remain named Kelly Avenue. After thoughtful consideration and communication with various federal, state and local agencies involved in the airport's emergency response coordination, I believe it is in the best interest of the airport that this vital corridor bears the same name in both municipal jurisdictions.

Kelly Avenue has multiple references in the airport's Mass Casualty Plan, Airport Certification Manual, Airport Security Program and Airport Emergency Plans. These important documents help guide the emergency response for more than eighty regional agencies. The airport believes that having Kelly Avenue as one focal point might limit confusion and possibly expedite response. As an example - the secure portal onto the airfield is located at one end of Kelly Avenue (in Manchester) and law enforcement and other emergency responder staging is located at the other end of Kelly Avenue (in Londonderry). A roadway name change at the City/Town line may be confusing to responders not familiar with the area.

Mr. Chairman and Honorable Council members, I hope you will look favorably upon the task force's recommendation that Kelly Avenue in Londonderry remain unchanged.

Thank you.

Sincerely,


Mark P. Brewer, A.A.E.
Airport Director