### LONDONDERRY TOWN COUNCIL MEETING MINUTES

1	October 1, 2018			
2				
3	The Town Council meeting was held in the Moose Hill Council Chambers, Town Hall,			
4	268B Mammoth Road, Londonderry, NH.			
5				
6	Present: Vice-Chairman Joe Green; Councilor Ted Combes & Tom Dolan; Town Manager			
7	Kevin Smith; Assistant Town Manager Lisa Drabik; Executive Assistant Kirby Brown;			
8	Absent; Chairman John Farrell			
9				
10	CALL TO ORDER			
11				
12	Vice-Chairman Green called the Town Council special meeting to order and led the Pledge			
13	of Allegiance. This was followed by a moment of silence for those who serve us both here			
14	and abroad and our Police Department.			
15	The state of the s			
16	PUBLIC COMMENT			
17	TOBLIC COMMENT			
	Dannis Martin 190 Billshum, Bd. Landandamy, NIL stated that ha is have to discuss a			
18 19	Dennis Martin, 189 Pillsbury Rd, Londonderry, NH, stated that he is here to discuss a sign issue. Martin stated that he is the organizer for the Blues Festival here in			
20	Londonderry. He had lawn signs made up to help promote his event. Martin stated that he			
21	had put up signs the two previous years and had no issue. This year there is a new			
22	member in the building department who, according to the bylaw, went out and took some			
23	of them down based on the area where they were placed. Martin asked the Council if the			
24	Ordinance in place can be amended so he can place his signs at those other areas. Martin			
25	stated that he is up to three hundred people attending the festival now. Vice Chairman			
26	green asked Town Manager Smith if we could discuss the idea of amending the bylaw			
27	with the Town Attorney. Smith stated that any sign like this one that is places in the			
28	Town's right-of-way based on the Ordinance is going to be pulled. It is not legal to be			
29 30	there. Smith asked the Council what kind of fix they are looking for. Vice Chairman Green said one that will allow him to put out his signs thirty days prior to the event.			
31	Smith stated that the reason we enforce the Ordinance is being we get complains from			
32	people about overload of signs. Smith stated that it needs to be a balance of allowing a			
33	non-profit to advertise for an event while enforcing the Ordinance at the same time.			
34	Smith stated that we can work on making an amendment to give some flexibility for			
35	events like this where there could be a thirty-day grace period and we can limit it to non-			
36	profits as opposed to for-profit events going on in town. Vice Chairman Green stated to			
37	Martin that we will let him know when it will be on the agenda.			

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38	Kevin Smith read a statement from Chairman Farrell into the record (see attached).			
39	in the feet attached).			
40				
41	PUBLIC HEARING			
42				
43	NONE			
44				
45	OLD BUSINESS			
46				
47	NONE			
48				
49	NEW BUSINESS			
50				
51 52	Vice Chairman Green introduced Order #2018-18, the expenditure of Maintenance Trust			
53	Fund for various projects, presented by Steve Cotton. This Order is in the amount of \$19,428.89. Motion to approve Order #2018-18 made by Councilor Dolan and second by			
54	Councilor Butler. Chair votes 4-0-0.			
55				
56	Mike Speltz, 18 Sugar Plum Lane, with the Conservation Commission, presented the			
57 50	Council with a PowerPoint (see attached) about the Gilcreast Rd Conservation Area and			
58 59	the Brownfield Environmental Assessment Grant. Speltz stated that this property is the old ugly apple orchard on Gilcreast Rd. Speltz informed the Council how they could be			
60	awarded the money and what it would be used for. Speltz asked for the Councils approval			
61	before sending in the application for the Grant. The Council gave the okay for Speltz to			
62	move forward with his application.			
53				
54 55	APPROVAL OF MINUTES			
66	Motion to Approve Town Council winds Council and Counc			
57	Motion to Approve Town Council minutes from September 10, 2018 made by Councilor Combes and second by Councilor Dolan. Chair votes 4-0-0.			
58	The state of Council Dolan. Chair votes 4-0-0.			
59	APPOINTMENTS/RE-APPOINTMENTS			
0				
1	NONE			
2				

### LONDONDERRY TOWN COUNCIL MEETING MINUTES

73	OTHER				
74			- <del></del>		
75 76	Assistant Town manager Lisa Drabik gave an updated regarding the Pool Study Committee.				
77	ADJOURNMENT				
78					
79	Motion to adjourn made by Councilor Dolan and second by Councilor Butler. Chair votes				
80	4-0-0.				
81					
82	Notes and Tapes by:	Kirby Brown	Date: 10/01/2018		
83	Minutes Typed by:	Kirby Brown	Date: 10/04/2018		
84	Approved by:	Town Council	Date: 10/15/2018		

### STATEMENT REGARDING FORMER SAU SPACE ON TOWN LAND

On August 30, the Town Council requested that the Londonderry School Board join it in taking steps to allow the town to renovate and put to productive use the building on town land formerly occupied by the school district as its administrative offices. Last Friday, the School Board Chair and the school superintendent met with the Town Council Chair and me to discuss the possibility of working together on this goal.

Some of you may know that the voters at the annual town meeting and school district meetings in 1984 approved warrant articles that allowed the school district to construct space on the town-owned land for the purpose of use as the district's administrative offices. After the voters gave their approval by passing the warrant articles, the town and the school district made an agreement whereby the school district could use the space as its administrative offices until the school district's and the town's voters voted to rescind the warrant articles.

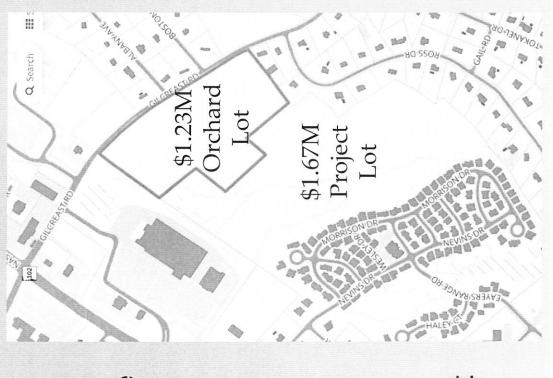
With the school district deciding to vacate the building for health and space reasons, and signing a 10-year lease for its administrative offices to be located at Kitty Hawk Landing, the town would like to take over the space, undertake any renovations that are necessary, and use the premises for something that will benefit the people of the town. As a result, the Town Council has asked the school district to place an article on the next school warrant to rescind the 1984 warrant article that allowed the space to be used as the school district's administrative offices. The Town Council intends to place a similar article on the next town warrant for that purpose. The Town Council also let the school district know that, to the extent the district needs the space it currently uses as storage on the premises, the town will continue to allow it to use the space or the town will provide similar space to the school district.

On Friday, the School Board Chair told us that the School Board will discuss the proposal and get back to us. We hope that the School Board will move quickly on our request so both the school district and the town have time to have a proper warrant article drafted and considered by our respective voters.

### Brownfield Environmenta Assessment Grant

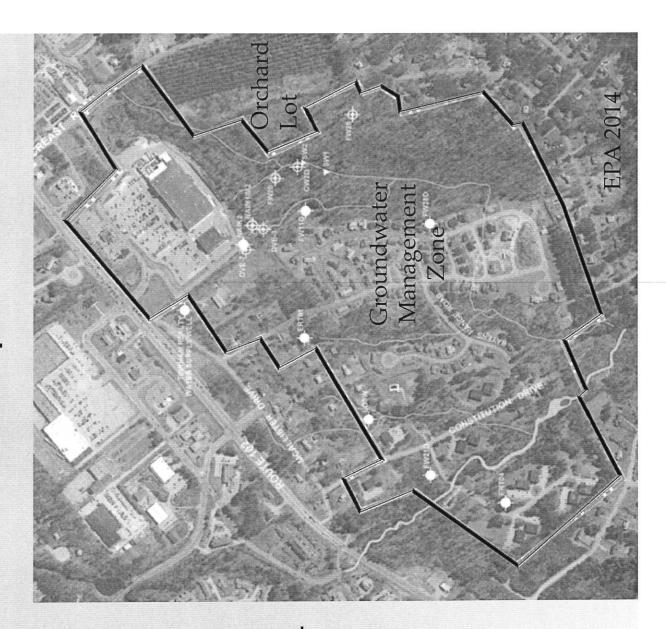
### Sackground on Map 7, Lot 118 (the "Orchard Lot"

- August 2001 Boston North sells to Pease Development (the "Nevins")
- Early October 2002 EPA advised the orchard lot was contaminated with arsenic: "walking trails should be prohibited...allowed to overgrow"
- 26 October 2002 Special Town Meeting voted to "buy down" the Nevins: avoid 236 apartments
- purchased a conservation easement over the Orchard Lot for \$1,230,000 In September 2003 the Town



# Relationship to Tinkham Superfund Site

- VOCs discovered in 1978
- Town water 1983
- Planning/ legal 1983-1988
- Active remediation
  1994-2003
- DES grants Groundwater Mgmt Zone March 2003



## **Current Conditions**

- Apple trees are overgrown with bittersweet; thick understory; appearance is unattractive
- Conservation Commission monitors property: one violation; active use by wildlife



## Brownfields Assessments

- municipalities in assessing potentially contaminated sites NH DES manages a Brownfields Program to assist
- Goal is to restore sites to better uses
- Program is funded by EPA grants to states
- DES awards funding to municipalities as funds become available
- DES reviewed a draft application and encouraged the Town to request funding to assess the Orchard Lot

NHDES-S-02-008



**ASSESSMENT APPLICATION Brownfields Program** 



### Next Steps

- Town Council authorizes Town Manager to apply
- NH DES notifies Town when funding is available
- Town Council accepts grant
- Town contracts for environmental assessment
- Further actions/improvements based on assessment results
- Orchard owner has expressed interest in assisting in restoration, if it is safe for workers