

**Londonderry Town Council Minutes**  
**Monday, June 5, 2023**  
**7:00 PM**  
**Moose Hill Council Chambers**

**Meeting Link:** <http://173.166.17.35/CablecastPublicSite/show/12263?channel=4>

**Attendance:** Present: Chairman John Farrell; Vice Chairman Chad Franz; Councilors Jim Butler, Ted Combes, and Ron Dunn; Town Manager Michael Malaguti; Assistant Town Manager Kellie Caron.

**CALL TO ORDER**

Chairman Farrell called the Town Council meeting to order at 7:00 PM. The Pledge was led by Chairman Farrell. This was followed by a moment of silence led by Vice Chairman Franz for all of those who gave their lives for our country and who we honor on Memorial Day.

**PUBLIC COMMENT**

Chairman Farrell spoke to the public about how great Londonderry is, with many great people. Chairman Farrell stated that we are the greatest nation on earth, Londonderry is a great place. Chairman Farrell stated that he got involved in Londonderry twenty-four years ago. Chairman Farrell stated that when Woodmont came around, he got involved with the Planning Board, because he cared. Chairman Farrell stated that Londonderry has a great Fire Department, Police Department, Department of Public Works, and we make sure the largest community of five thousand people, the children, is protected every day. This is a balancing test, generating revenue and maintaining services. Chairman Farrell stated that this is our home and we need to protect it.

Chairman Farrell introduced members of the Historical Society, Kirsten Hildonen, 17 Sutton Place, the past President and current Secretary of the Historical Society, and Linda Green, 22 Sugar Plum Lane, current President of the Historical Society. Hildonen stated that they are presenting the Shute Petition, which is dated March 26, 1718 with 319 signatories. The signatories were Presbyterians from Northern Ireland. They wrote the petition for the Massachusetts Governor, because back then the Massachusetts Governor oversaw New Hampshire, asking him to come settle in his colony. Hildonen gave a background on the petition. Hildonen and Green presented the enlarged document to the Council to be hung in Town Hall. Hildonen thanked those who made this possible.

Linda Green gave information on the Historical Society and the historic buildings at 140 Pillsbury Road. Green went over the services they offer and explained memberships.

42 **Name:** Doug Thomas

43 **Address:** 143 Mammoth Rd, Londonderry, NH

44 Representative Thomas thanked the Police Department for handling a situation with an abandoned  
45 car at the end of his driveway, which had been the missing man from Massachusetts. Thomas  
46 stated that there were K9's, drones, and officers very professionally walking around his property.  
47 Thomas stated that Londonderry Police is very professional and did a wonderful job.

48

49 **Name:** Ann Chiampa

50 **Address:** 28 Wedgwood Drive, Londonderry, NH

51 Chiampa stated that she is another President of the Historical Society and shared an upcoming  
52 event.

53

54 **Name:** Alan Heroian

55 **Address:** 29 Morrison Drive, Londonderry, NH

56 Heroian stated that a lot of the Nevins Community is here tonight. Heroian stated that he wanted to  
57 express the concern of many about the building and maintenance of a fence regarding the 35  
58 Gilcreast Road project. Heroian stated that everyone who bought into that area was led to believe  
59 that would be conservation land, but the easement has been released. Heroian stated that they all  
60 want a little conservation land and asked if the fence was constructed and maintained by the builder  
61 for the sound and the light, that they can request some evergreen plantings to block that.

62

63 **Name:** Ray Breslin

64 **Address:** 3 Gary Drive, Londonderry, NH

65 Breslin addressed the Gilcreast Road property and asked who the owner is. Breslin stated that  
66 before these things go through, there should be some conversation with the general public.

67

68 Chairman Farrell cleared up a few things with Gilcreast. Chairman Farrell stated that what's in  
69 front of the Council today was presented to the voters, and approved by the voters. Chairman  
70 Farrell stated that the fence and plantings is a Planning Board item. Chairman Farrell addressed  
71 who the owner is. This piece of property was approved by the voters to move forward.

72

73 **Name:** Kristine Perez

74 **Address:** 5 Wesley Drive, Litchfield, NH

75 Perez stated that she has been asking that there should be a fence, prior to it be accepted. Perez  
76 stated that people who bought these properties, that the conservation land went all the way back.  
77 Perez stated that they thought nothing could be done without land owners' permission. Perez asked  
78 when lot 118 was taken out of the Nevins property. Who approved it. Perez asked before anything  
79 is completed, that the questions are clarified.

80

81

82

83 **Name:** Maria Roy

84 **Address:** 14 Trolley Car Lane, Londonderry, NH

85 Roy stated that no one is telling them about the 4A project and their road is getting worse and  
86 worse with construction vehicles going back and forth. Who is going to fix it after this? Town  
87 Manager Malaguti stated that there have been conversations with DOT and there hasn't been a  
88 complaint about the condition of the road, but Mr. Trottier would be happy to discuss the condition  
89 of the road. Chairman Farrell stated that the town will reach out to DOT and get some answers.

90

91 **Name:** 19 Isabella Drive, Tom Dolan

92 Dolan stated that he served on Council for many years. Dolan discussed service to the community.  
93 Dolan stated that he is a State Rep but he is not here representing the state as a rep. Dolan stated  
94 that they were always careful about what money was spent and when he was on the Council they  
95 always gave money back to the taxpayers. Dolan stated that thousands of dollars have been spent  
96 on the 91A requests. Dolan stated that the taxpayers have to foot these bills and these requests cost  
97 us a lot of money. Dolan stated that if citizens want to service the community, they should pickup  
98 trash in Beautify Londonderry efforts, coach a team, take care of the forest, volunteer for a board,  
99 but stop complaining. Dolan stated that this is a great community.

100

101 **Name:** Maria Barut

102 **Address:** 6 Bridle Path, Londonderry, NH

103 Barut stated that these meetings are for the Council to conduct business in a transparent manner.  
104 Barut stated that they are also chances for town residents to voice their concerns and opinions. The  
105 Council may not only agree with the opinions, yet they chose to listen. Barut stated that the Council  
106 also has to follow the Town Charter. Barut stated that the Council needs to engage in better dialog  
107 with the community and the gavel is not the answer for the questions they don't like to hear.

108

109 **Name:** Dan Bouchard

110 **Address:** 8 O'Connell Drive, Londonderry, NH

111 Bouchard asked if the public can comment on Gilcreast Road when the item comes up. Chairman  
112 Farrell stated that people should talk about it now. Bouchard stated that he has been in Londonderry  
113 since 1979 and he loves this community. Bouchard stated that he brings up issues at meetings and  
114 sometimes they are not addressed. Bouchard brought up the issue of ground water and a few other  
115 issues he's brought up. This is why 91A requests are done. Bouchard asked how much money is  
116 being spent on the Gandia issue and explained that the no-trespass order was only lifted because  
117 the town faced a legal battle they weren't going to win.

118

119 Town Manager Malaguti stated all of the things that have been done that the public has requested.  
120 Town Manager Malaguti stated that if we are brushing off the comments and suggestions from the  
121 public, the town is doing a bad job at it, as many of the things people have suggested and asked  
122 for have been done.

123

124

125 **Name:** Ray Breslin

126 **Address:** 3 Gary Drive, Londonderry, NH

127 Breslin stated that there can always be improvements and we can always do better. Breslin stated  
128 that he has brought a lot of things forward that haven't been addressed. Breslin stated that the only  
129 reason people do 91A requests is when they don't get answers.

130

131 **Name:** Glen Douglas

132 **Address:** 6 Overlook Ave, Londonderry, NH

133 Douglas stated that he is waiting for information he asked for three weeks ago, and his only choice  
134 was to file a 91A. Douglas stated that if information is given when asked, there won't be as many  
135 91A requests.

136

137 **Name:** Peter Kimpton

138 **Address:** 89 Fieldstone Drive, Londonderry, NH

139 Kimpton stated that he got an interesting message of support after his previous public comment,  
140 from someone he doesn't normally agree with. Kimpton shared the message.

141

142 Councilor Butler spoke and read what Glenn Douglas asked for into the record. Councilor Butler  
143 stated that Douglas didn't request a 91A but he did request the documents.

144

145 **NEW BUSINESS**

146

147 **Twin State Clean Energy Presentation**

148

149 Terron Hill, Project Director for Twin State Clean Energy, and Sean Downey, Representative of  
150 National Grid presented the attached PowerPoint to the Council. Downey presented the team  
151 members present at the meeting; Community Outreach Danielle Aretz, Stakeholder  
152 Management; Jess Farrell, Lead Engineer, Transmission Engineering; and Matt Spofford, Lead  
153 Engineer, Substation Engineering & Design.

154

155 **Capital Improvement Plan Committee Appointments**

156 Assistant Town Manager and Economic Development Director, Kellie Caron, presented the  
157 appointments. Caron stated that we are beginning the 2025-2030 CIP process. Caron stated that  
158 the Council needs to appoint and accept the nominations as presented. Motion to appoint  
159 Councilor Ted Combes; School Board, Bob Slater; Budget Committee, Sarah Meier; Planning  
160 Board, Jake Butler and Jeff Penta, to the CIP, made by Vice Chairman Franz. Second by  
161 Councilor Combes. Councilor Butler stepped away from the vote due to a conflict of interest.

162

163

John Farrell	Yes
Chad Franz	Yes
Jim Butler	Abstain
Ted Combes	Yes
Ron Dunn	Yes

164

165 Chair votes 4-1-0

166

167 **Lithia Springs Finalization**

168

169 It also needs to be signed by each Councilor, and notarized this week.

170

171 **Approval of 35 Gilcreast Road (Release of Conservation Easement) Transaction**

172

173 Town Manager Malaguti that this is conservation property primarily under the management and  
 174 control of the Conservation Commission under RSA 36-A, however, the contract has a  
 175 contingency for town Council approval. He stated that he is looking for a consensus to take this to  
 176 the Conservation Commission for final approval. Town Manager Malaguti went through how we  
 177 got here and what he is asking the Council for. Malaguti stated that this is the last chance for the  
 178 Council to invoke the contingency.

179

180 **Name:** Kristen Heroian

181 **Address:** 29 Morrison Dr, Londonderry, NH

182 Heroian stated she is an abutter and if there is mitigation done, will it affect contamination in the  
 183 air. Chairman Farrell stated that he doesn't know the process.

184

185 **Name:** Dan Bouchard

186 **Address:** 8 O'Connell Drive, Londonderry, NH

187 Bouchard asked if it's true that in 2003 the town paid \$2.9M. Chairman Farrell stated it was a  
 188 special election. Bouchard stated that he thought it was only going to be a few houses, and now its  
 189 ninety-six three-bedroom units. Chairman Farrell stated that is not final, they still have to go  
 190 through the process with the Planning Board

191

192 **Name:** Tony Defrancesco

193 **Address:** 1 Cheshire Ct, Londonderry, NH

194 Defrancesco stated that everyone voted for the fifty-five and over communities back then.  
 195 Defrancesco stated that he is putting people into many bedroom homes, some don't even have  
 196 kids. Defrancesco stated that the school metric will probably go down.

197 **Name:** Ray Breslin

198 **Address:** 3 Gary Dr, Londonderry, NH

199 Breslin asked what warrant article is was. Chairman Farrell stated that it was 2022 warrant, article  
200 seventeen and eighteen and it did pass.

201

202 The Council gave consensus not to invoke the contingency and to proceed to the Conservation  
203 Commission.

204

205 **Discussion of Historic Presentation at 2 Litchfield Road**

206

207 Town Manager Malaguti presented. Malaguti stated that this is a property everyone is familiar  
208 with. Since 2006 it has been encumbered by a historic preservation easement. That easement has  
209 provisions that restrict what you can do with the property on the inside and the outside. The  
210 easements run in favor of the Town of Londonderry. There are a number of stakeholders identified  
211 in the document. The Council has the authority to act for the “town” in the agreement. Malaguti  
212 stated that this parcel has the historic barn on it which is protected by the easement. It is now  
213 owned by someone who was not a part of the easement creation. Malaguti stated that it is up to the  
214 Council at this point whether to allow modifications to make the property more commercially  
215 visible for the purpose of facilitating historical preservation. Chairman Farrell added additional  
216 history. Chairman Farrell stated that if we continue to let the property sit as is, it will deteriorate.  
217 Chairman Farrell asked the Council if they want to modify the agreement. Councilor Combes  
218 asked if this property is registered as a historical property. Malaguti stated that he wasn’t sure.

219

220 The Council discussed the land with Richard Flier. Flier stated that he is struggling to attract byers  
221 or lessees.

222

223 Councilor Dunn suggested it is not the Town’s job to help the owner sell or lease the property and  
224 it would be better to let the market decide. He suggested owner may be asking too much.

225

226 Chairman Farrell stated that he is looking for a consensus from the Council to seek legal advice to  
227 find out what they can and can’t do. That is the best the Council can offer at this point. The Town  
228 Manager will obtain a legal opinion and report back to the Council.

229

230 **APPROVAL OF MINUTES**

231

232 Motion to approve the non-public minutes from May 15<sup>th</sup> made by Vice Chairman Franz. Second  
233 by Councilor Dunn.

234

John Farrell	Yes
Chad Franz	Yes
Jim Butler	Yes
Ted Combes	Yes
Ron Dunn	Yes

235

236 Chair votes 5-0-0.

237

238 **LIAISON REPORTS**

239

240 Council members gave their liaison reports.

241

242 **TOWN MANAGER REPORT**

243

244 Town Manager Malaguti gave the Council his Town Manager report.

245

246 **ADJOURNMENT**

247

248 **Motion:** Vice Chairman Franz

249 **Second:** Councilor Combes

250

John Farrell	Yes
Chad Franz	Yes
Jim Butler	Yes
Ted Combes	Yes
Ron Dunn	Yes

251

252 Chair votes 5-0-0.

253

254 Minutes taken by Kirby Brown on 6/5/2023

255 Minutes typed by Kirby Brown on 6/12/2023

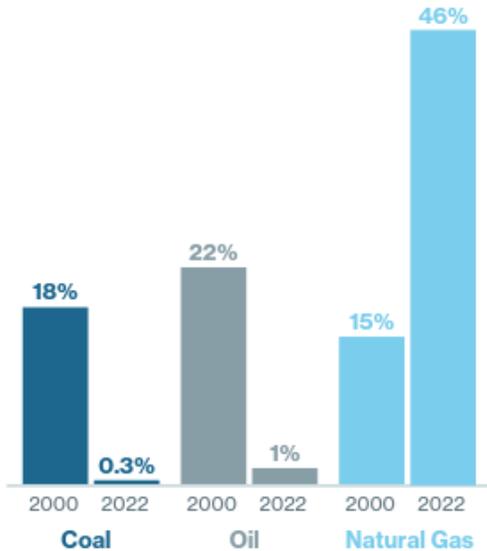
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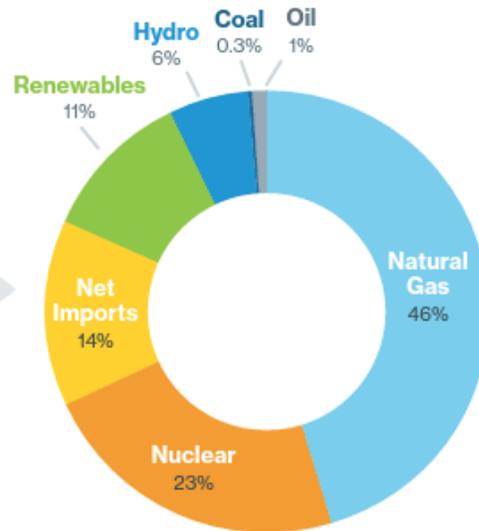
## Project Briefing – Londonderry, NH

# How New England generates power today, and in the future

YESTERDAY VS. TODAY

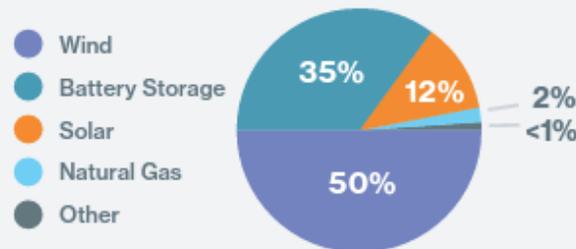


2022 ENERGY RESOURCES



## Proposed Generation

Developers have proposed nearly 32,000 MW of new generating resources as of January 2023.



Source: ISO New England

## Where does our power come from now?

- Even with retirements, New England's power supply remains heavily reliant on fossil fuel generation, mostly natural gas, that emits a significant amount of greenhouse gases.

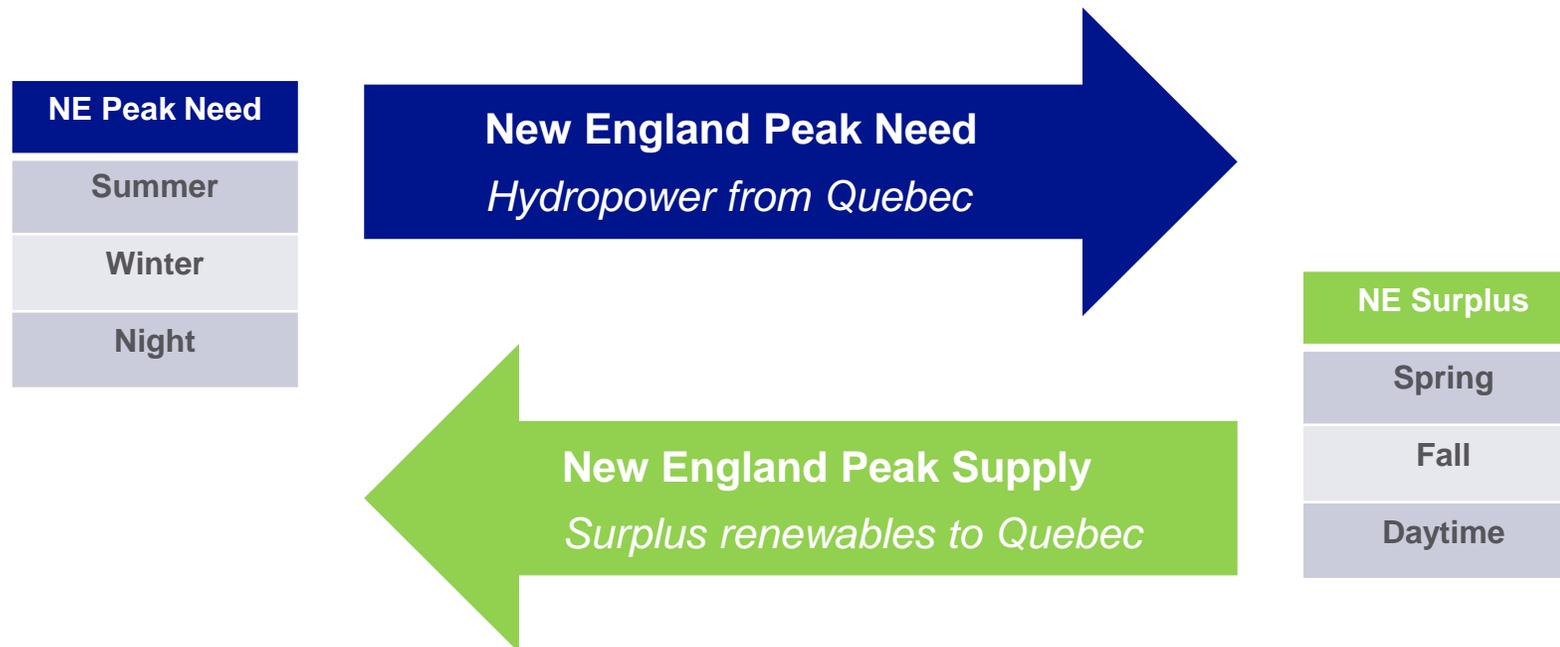
## Where will New England's future power supply come from?

- The region's state policymakers have set aggressive goals to make our power supply greener
- Meeting these goals requires the connection of lots of wind and solar generation over the coming decade—and importing a significant amount of Canadian clean energy.
- This transition will create thousands of new good paying local jobs
- In fact, the Energy Transition, as it is called, will be the largest transformation of how we produce our power in a lifetime

# The obstacles to a clean energy future

## *What are the challenges in achieving the Energy Transition?*

- Wind and solar power output moves up and down depending on weather conditions, cloud cover, time of day, and other factors.
- To keep our grid reliable, we need a controllable backup source of power when clean power output is low, but customer demand is high.
- Experts agree that if the region doesn't take action, fossil fuel generation will be the primary source of backup power. This harms our ability to get to a greener future.



# Meeting the challenge



## *Is there another path forward?*

- Quebec has large amounts of clean hydro power that can serve as backup power in place of natural gas fired power when wind and solar output is low
- In fact, Quebec already sends large volumes of power to the region to serve the energy needs of New England homes and businesses
- The lines that Quebec currently uses to send power to New England experience very high use
- This means more lines are needed to Quebec to deliver the additional hydro power that New England needs as a clean alternative for power to back up wind and solar

# DOE Transmission Facilitation Program

- In late April, Twin States was invited by the Department of Energy to participate in Phase 2 of the Transmission Facilitation Program's (TFP) RFP process for capacity contracts, a recognition that they believe Twin States is a viable, buildable project that is potentially eligible for federal assistance.
- Twin States' Phase 2 RFP Response will be submitted on July 5th, with DOE deliberations throughout the summer.

# Twin States Clean Energy Link – A Ready Path to a Clean Energy Future

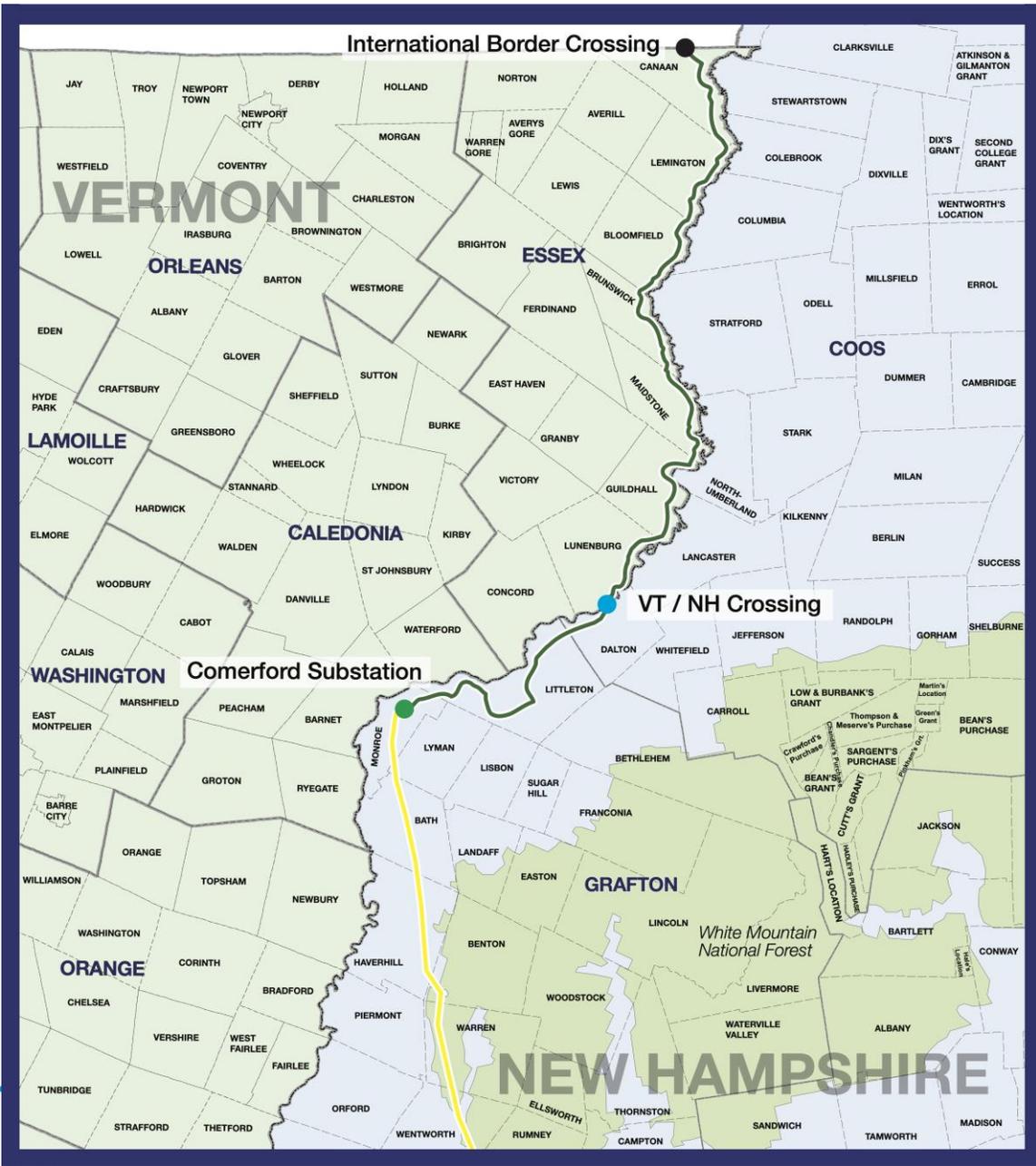
## *What is Twin States and how can it help?*

- Twin States is a new transmission line from and to Quebec aimed at providing power to back up wind and solar in New England in place of fossil fuel generation
- Twin States would be constructed within existing rights of way through VT and NH, either underground (VT and NH) or as an upgrade to existing overhead lines (NH)

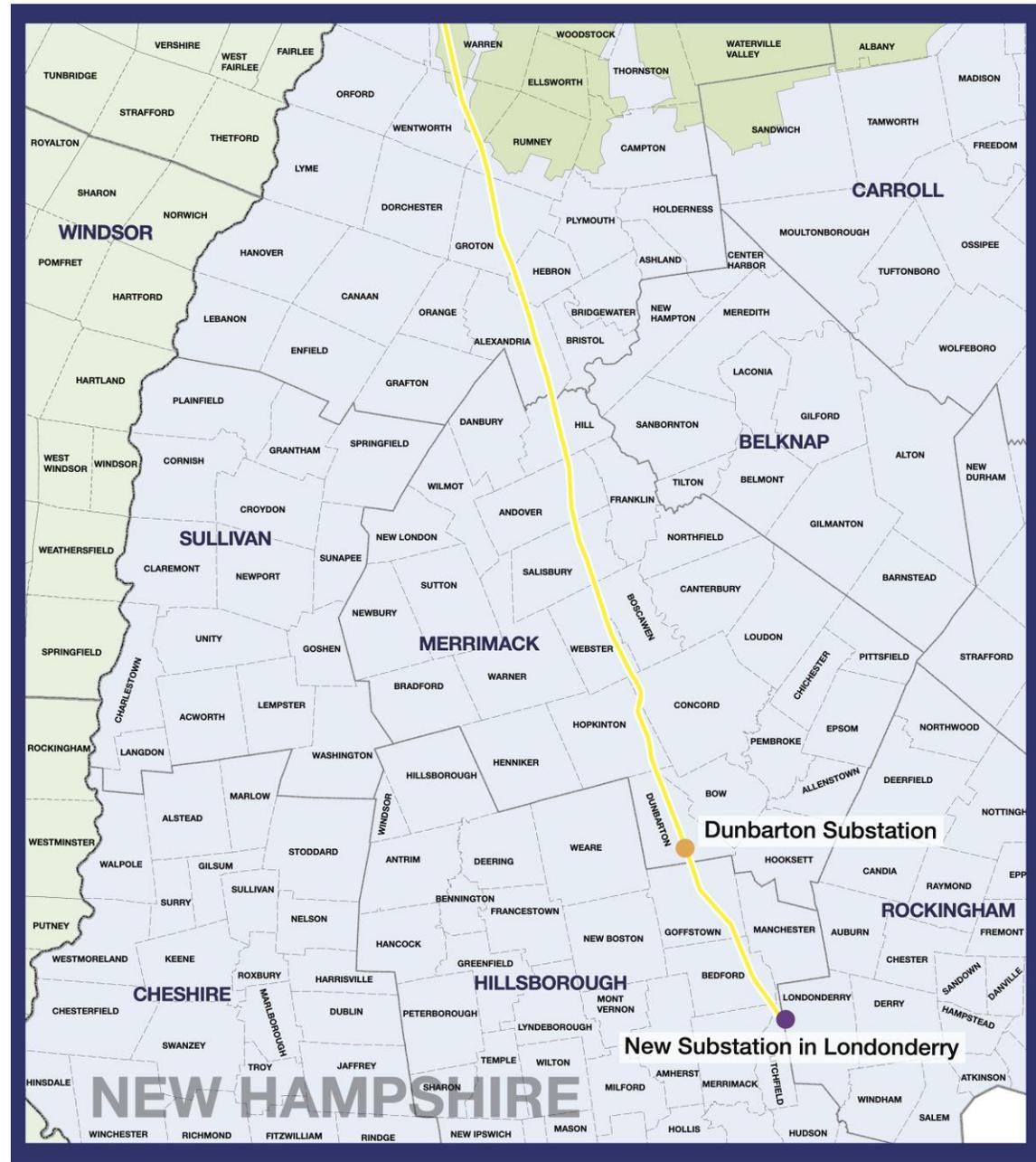
## *How is Twin States different than the other proposed lines to Quebec that were strongly opposed?*

- Twin States enjoys strong support in New Hampshire, where projects have faced opposition in the past, because it requires almost no new rights of way and very little tree clearing
- Twin States will be built under state roads or as an upgrade to existing overhead lines, resulting in minimal visual impact for neighbors and visitors
- Twin States will be developed by National Grid, a company that makes communicating and partnering with host communities its top priority

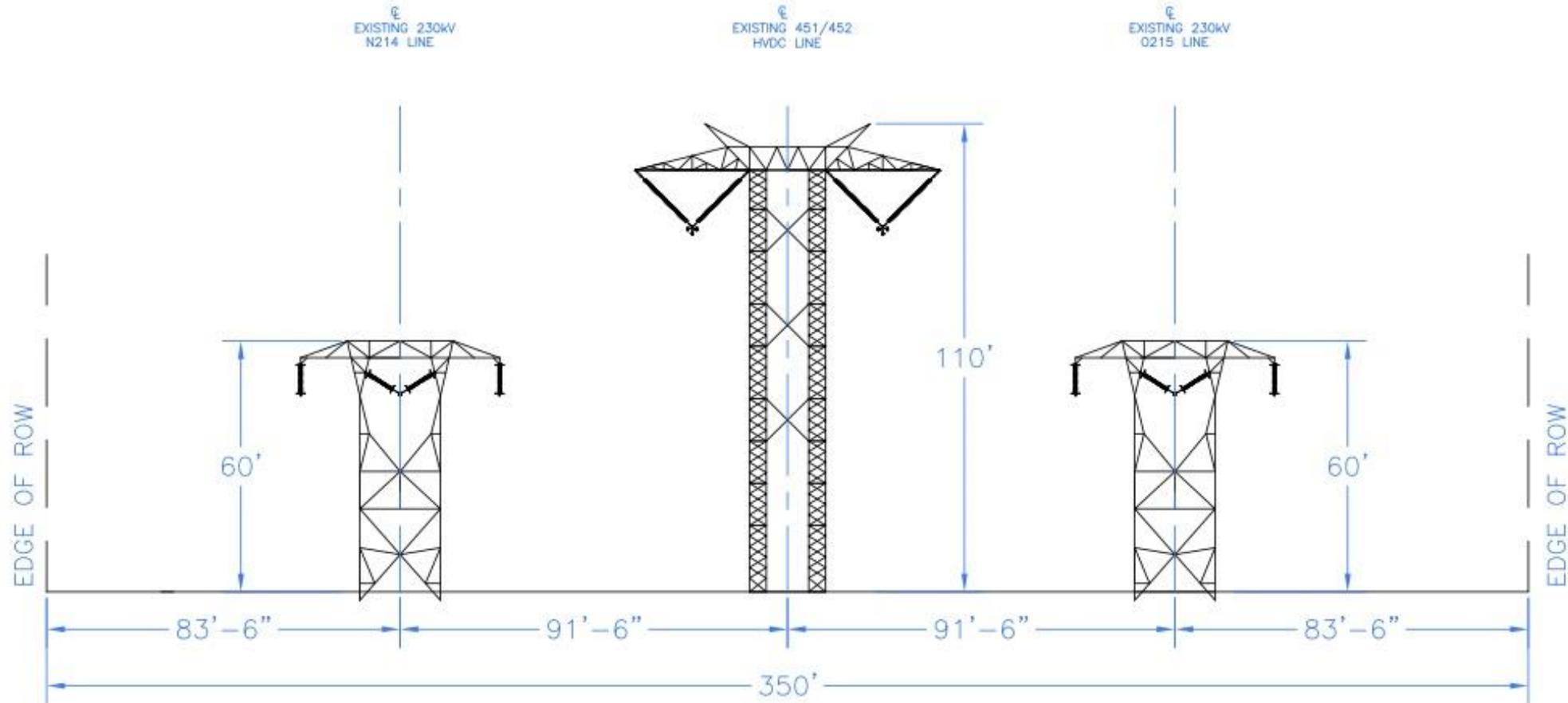
# International Border Crossing, VT & Northern NH



# New Hampshire Route

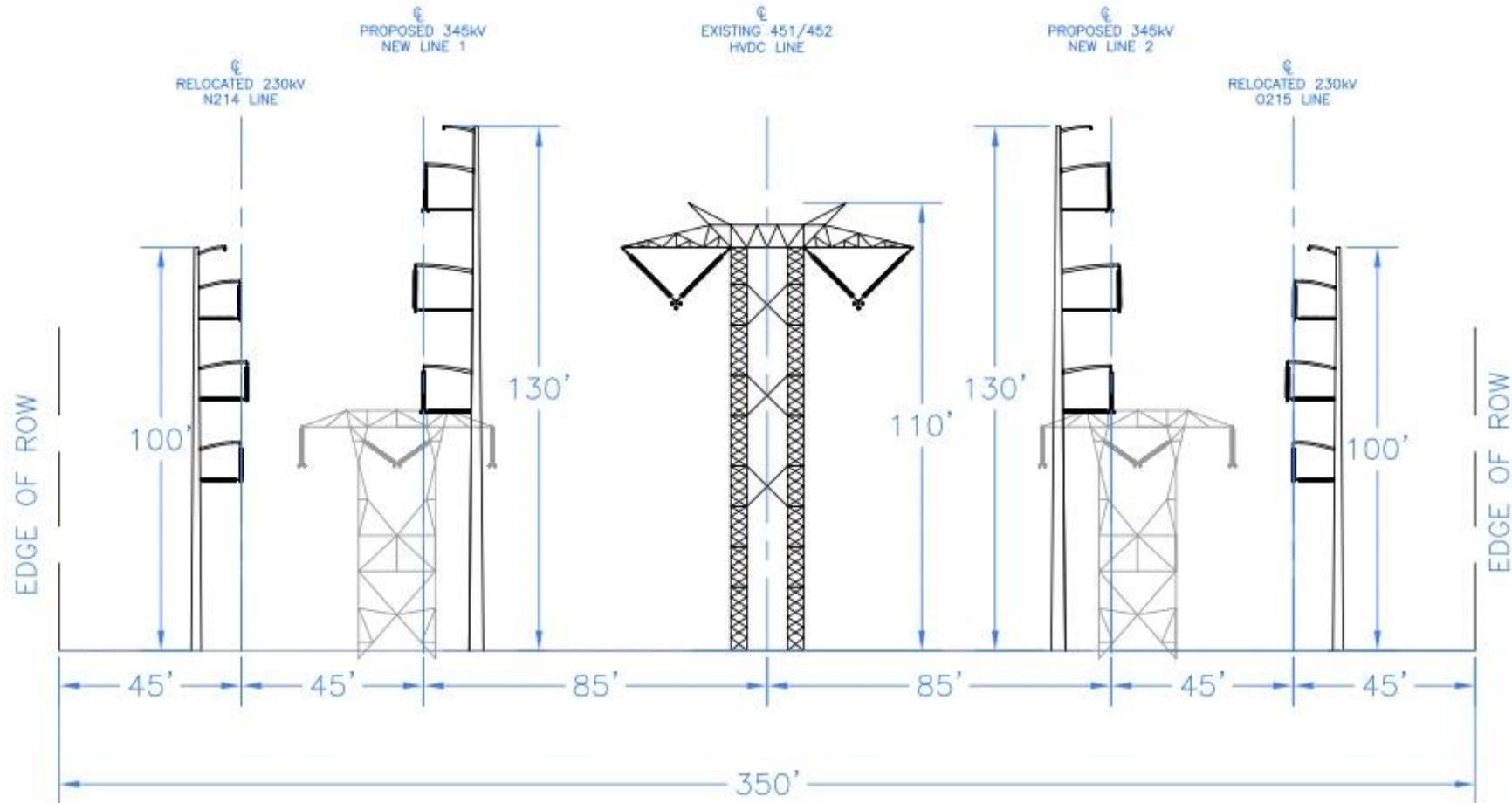


# Existing Configuration North of Wiley Hill Road



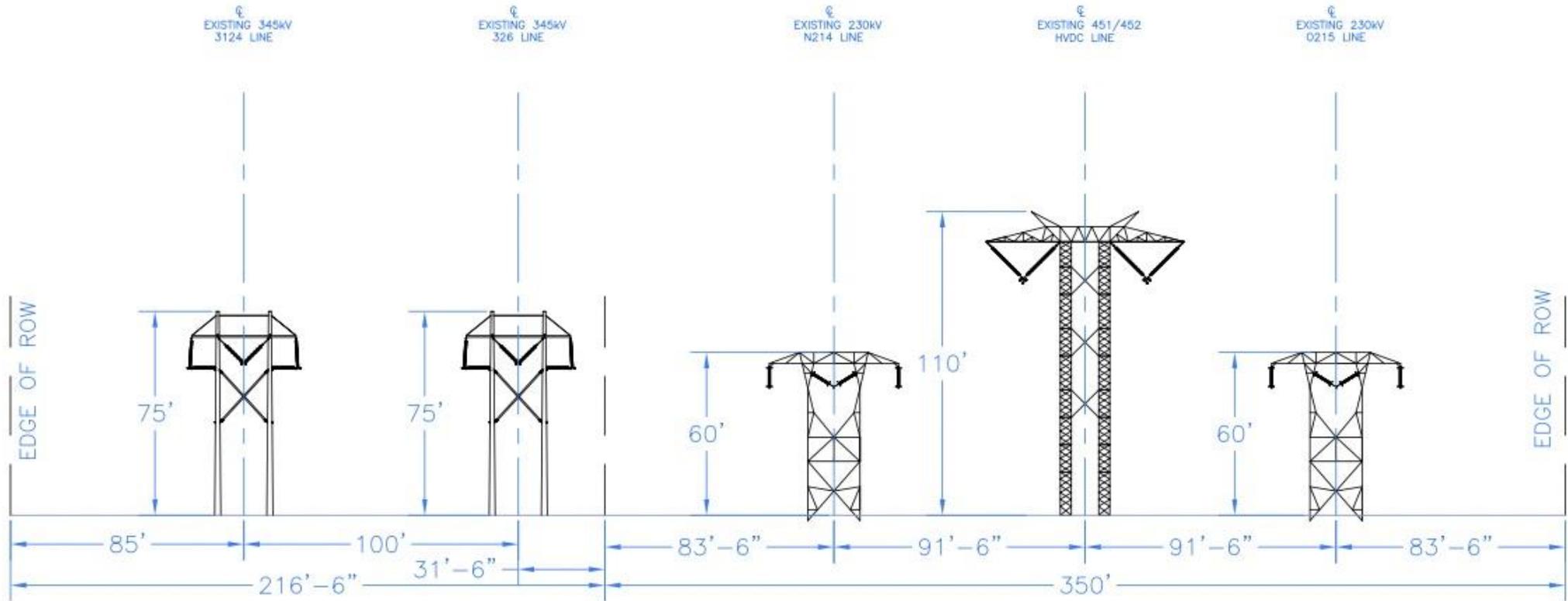
FIFTEEN MILE FALLS ROW  
350' WIDE EASEMENT – NEW ENGLAND POWER  
MILE 105.7 TO MILE 107.2  
FACING TEWKSBURY  
EXISTING CONFIGURATION

# Concept New Configuration North of Wiley Hill Road



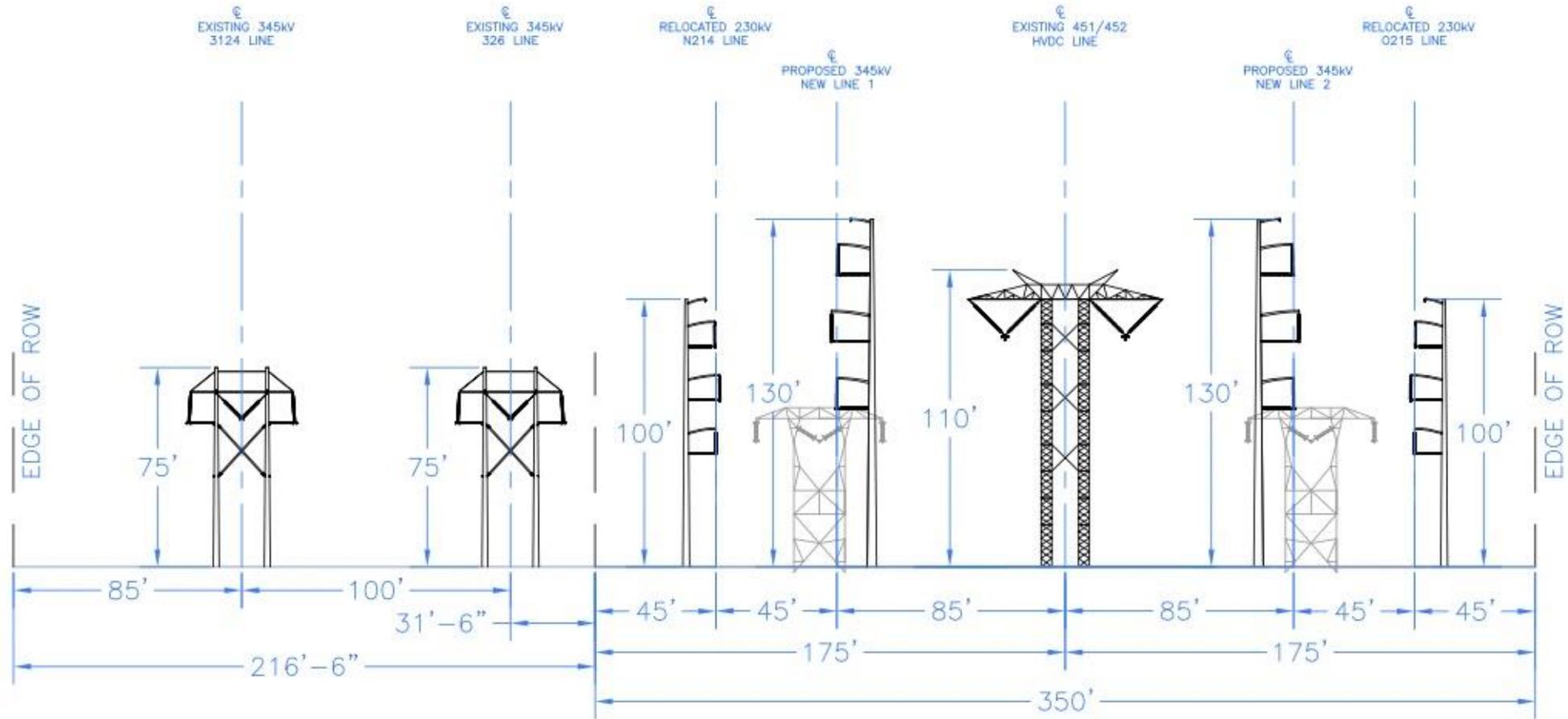
FIFTEEN MILE FALLS ROW  
 EXISTING 350' WIDE EASEMENT – NEW ENGLAND POWER  
 MILE 105.7 TO MILE 107.2  
 FACING TEWKSBURY  
 PROPOSED CONFIGURATION

# Existing Configuration South of Wiley Hill Road



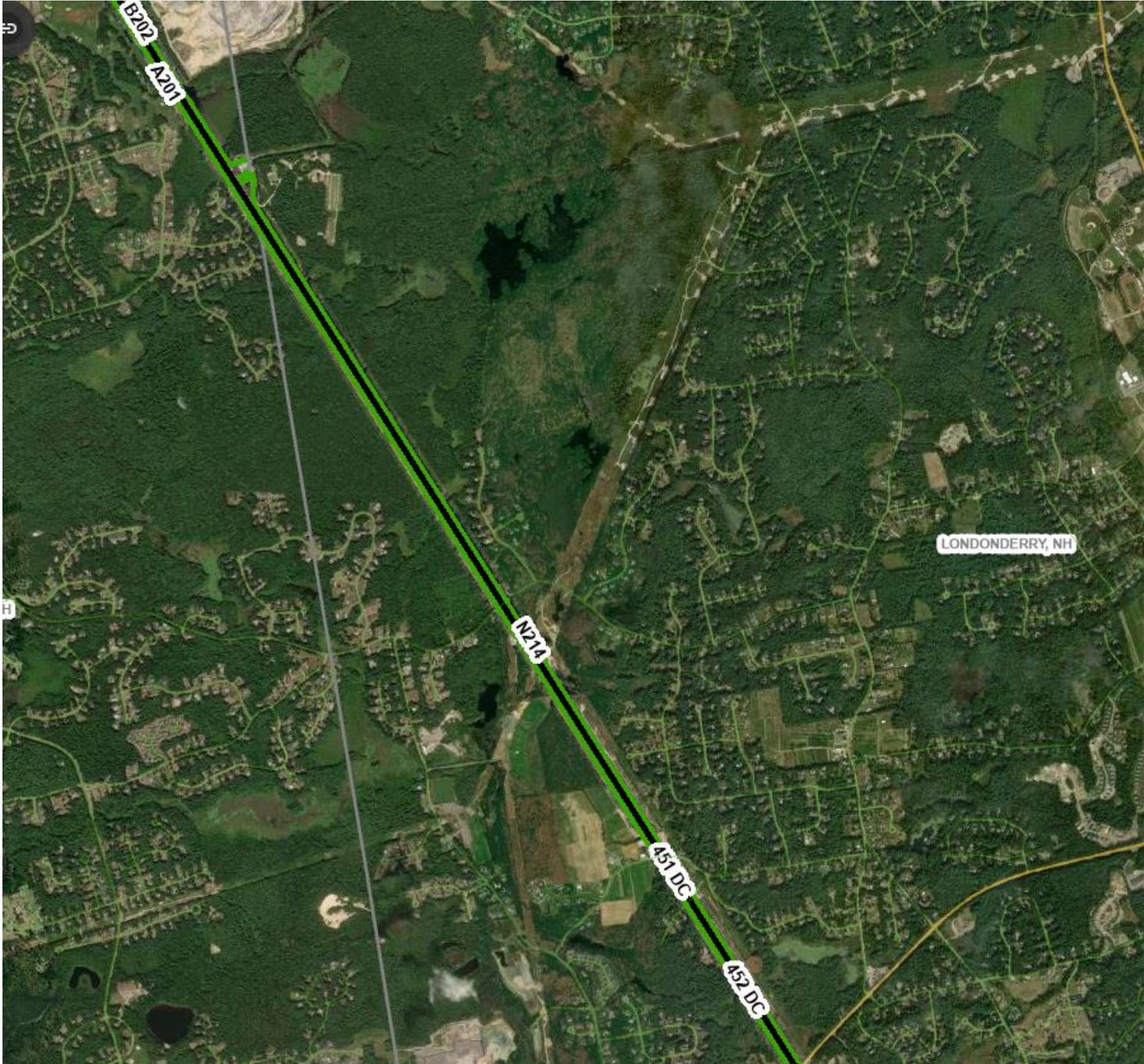
FIFTEEN MILE FALLS ROW  
 350' WIDE EASEMENT – NEW ENGLAND POWER  
 216'-6" WIDE EASEMENT – PUBLIC SERVICE OF NEW HAMPSHIRE (EVERSOURCE)  
 MILE 107.2 TO MILE 107.7  
 FACING TEWKSBURY  
 EXISTING

# Concept New Configuration North of Wiley Hill Road



FIFTEEN MILE FALLS ROW  
 350' WIDE EASEMENT – NEW ENGLAND POWER  
 216'-6" WIDE EASEMENT – PUBLIC SERVICE OF NEW HAMPSHIRE (EVERSOURCE)  
 MILE 107.2 TO MILE 107.7  
 FACING TEWKSBURY  
 PROPOSED CONFIGURATION 2

# Twin States in Londonderry



# GIS Substation Example



# GIS Substation Interior Example



# Benefits for Host Communities & States

- **Host Community Benefits**: Twin States will provide host communities with hundreds of millions in property taxes revenue and other benefits packages towards community-identified needs. We would like for this to be the first of many conversations about how these programs can benefit Londonderry.
- **Regional Economic Development**: Twin States will pursue partnership with regional economic development agencies to help meet community needs and reinvestment opportunities
- **Job Creation**: Twin States has partnered with IBEW and local unions here in New Hampshire to ensure thousands of good paying jobs during construction and operations
- **Lower Energy Costs**: Twin States will lower energy costs for New Hampshire residents and businesses
- **Local Renewables**: Twin States will explore ways to enable new renewable power in NH's North Country
- **Stakeholder Collaboration**: Twin States will partner with entities to ensure economic benefits, understand local environment needs, and stakeholder alignment
  - Open discussions with local leaders and town managers to understand needs.
  - Ongoing communication with federal delegation and state elected officials.

# Benefits for all of New England

- **Lower Energy Costs:** Twin States will deliver billions of dollars of savings for customers across New England over the first 12 years alone
- **Drive New England's Clean Energy Economy:** As a bi-directional line, Twin States will provide the opportunity for clean energy generators across New England to export their surplus energy when it's not needed here, providing critical new markets, particularly for offshore wind projects in the region.
- **Reinvestment in EJ Communities:** Twin States has partnered with Citizens Energy, a Boston-based nonprofit, that will reinvest its profits of over \$100 million back to low-income families across the region. We are exploring opportunities to support workforce development, weatherization, and other community priorities.
- **Cleaner Environment:** Twin States will reduce GHG emissions from New England power producers by up to 4 million metric tons per year

## Twin States in Londonderry

- Estimated Annual Property Tax Increase After Construction: Estimated at \$750,000 based on current project design, timeline, and cost.
- Reconfiguration of existing overhead transmission right-of-way.
- Line Length North of Wiley Hill Road: 1.55 miles
- Line Length South of Wiley Hill Road: 0.66 miles
- New National Grid substation to be located on land TBD.

# Our Community Commitment

Twin States Clean Energy Link is committed to working together with host communities, residents, businesses, landowners, elected officials, and community groups throughout the application, proposal, siting, and construction processes.

We know from our past work that burying lines and using existing transmission corridors are important ways to minimize visual impacts.

We also understand that communities deserve comprehensive conversations and two-way communication about our work. Through local presentations, town-based community meetings, one-on-one discussions, mailings, a comprehensive website, toll-free hotline number, and other methods we will provide timely, comprehensive information to individuals and groups interested in the project. Above all, the Twin States team is committed to ongoing, open conversations about the project every step of the way.



## **Contact us:**

[www.twinstatescleanenergylink.com](http://www.twinstatescleanenergylink.com)

[outreach@twinstatescleanenergylink.com](mailto:outreach@twinstatescleanenergylink.com)

1-800-886-8239

