

# ***Town of Londonderry, New Hampshire Capital Improvements Plan FY2025- FY2030***



## ***Prepared by the Londonderry Capital Improvement Planning Committee***

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## Introduction

The preparation and adoption of a Capital Improvements Plan (CIP) is an important part of Londonderry's planning process. A CIP aims to recognize and resolve deficiencies in existing public facilities and anticipate and plan for future demand for capital facilities. A CIP is a multi-year schedule that lays out a series of municipal projects and their associated costs. Over the six-year period considered by the CIP, it shows how the Town should plan to expand or renovate facilities and services to meet the demands of existing or new population and businesses.

A CIP is an **advisory document** that can serve a number of purposes, among them to:

- Guide the Town Council, School Board, and the Budget Committee in the annual budgeting process;
- Contribute to stabilizing the Town's real property tax rate;
- Aid the prioritization, coordination, and sequencing of various municipal improvements;
- Inform residents, business owners, and developers of planned improvements;
- Provide the necessary legal basis for ongoing administration and periodic updates of a Growth Management Ordinance;
- Provide the necessary legal basis continued administration and periodic updates of an Impact Fee Ordinance.

*A CIP is purely advisory in nature. Ultimate funding decisions are subject to the budgeting process and the annual Town meeting. Inclusion of any given project in the CIP does not constitute an endorsement by the CIP Committee. Rather, the CIP Committee is bringing Department project requests to the attention of the Town, along with recommended priorities, in the hope of facilitating decision making by the Town.*

Information contained in this report was submitted to the Committee from the various town Departments, Boards and Committees that supplied information on their projects. Although this Capital Improvements Plan spans a six-year planning horizon the Plan is updated annually to reflect changing demands, new needs, and regular assessment of priorities.

This document contains those elements required by law to be included in a Capital Improvements Plan. The Londonderry Capital Improvement Planning Committee has prepared this report under the authority of the Planning Board and RSA 674:5-8 (Appendix A).

For purposes of the CIP, a "capital project" is defined as a tangible project or asset having a cost of at least \$100,000 and a useful life of at least five years. Eligible items include new buildings or additions, land purchases, studies, substantial road improvements and purchases of major vehicles and equipment. Operating expenditures for personnel and other general costs are not included. Expenditures for maintenance or repair are generally not included unless the cost or scope of the project is substantial enough to increase the level of a facility improvement.

## Population and Build Out

The 2020 Census P.L. 94-171 Redistricting Data indicates the population of Londonderry is approximately 25,826 people, up from 24,129 in 2010 (US Census). As of the 2020 US Census, Londonderry was the 9th largest community in the state. The 2020 populations for abutting communities is presented in the table below for perspective. Recent development activity for both residential and non-residential projects clearly illustrate that Londonderry will continue to be in a growth period for the duration of this CIP planning horizon.

Population projections may be obtained from either trend-line analysis or by conducting a “Build Out Analysis” that uses Geographic Information System (GIS) tools to derive development potential based on land potential and use assumptions. The latter tool allows capability to identify growth areas where provide guidance for locating community services.

In September of 2016 the NH Office of Strategic Initiatives (OSI) in partnership with the State’s Regional Planning Commissions developed county level population projections by municipality for the period 2020 through 2040. The Londonderry 2040 population was projected to be roughly 27,036 in that study.

### *Population & Growth Rates: Londonderry, NH as Compared with First and Second Tier Abutting Communities (Source: NH OSI-2020 US Census Data)*

Community	2020 Population	2010 Population	Population Rank 2020	Population Change ('10-'20)	Percent Change ('10-'20)
<b>Londonderry</b>	<b>25,826</b>	<b>24,129</b>	<b>9</b>	<b>1,697</b>	<b>7%</b>
Auburn	5,946	4,953	60	993	20%
Hudson	25,394	24,467	10	927	4%
Litchfield	8,478	8,271	36	207	3%
Manchester	115,644	109,565	1	6,079	6%
Windham	15,817	13,592	19	2,225	16%
Atkinson	7,087	6,751	47	336	5%
Bedford	23,322	21,203	11	2,119	10%
Candia	4,013	3,909	95	104	3%
Chester	5,232	4,768	68	464	10%
Derry	34,317	33,109	4	1,208	4%
Goffstown	18,577	17,651	14	926	5%
Hampstead	8,998	8,523	34	475	6%
Hooksett	14,871	13,451	21	1,420	11%
Merrimack	26,632	25,494	8	1,138	4%
Nashua	91,322	86,494	2	4,828	6%
Pelham	14,222	12,897	23	1,325	10%
Salem	30,089	28,776	7	1,313	5%
Sandown	6,548	5,986	51	562	9%

As part of the 2013 Comprehensive Master Plan, the Town created a Build-Out Analysis to consider population growth according to two scenarios: 1) Trend Development, which assumed existing zoning conditions would remain into the future, and 2) Villages and Corridors, that assumed increased density and development within identified growth centers. These effectively provide baseline and accelerated growth estimates for build-out, or the point at which all available land is developed to maximum zoning capacity. Employment estimates are generated based on estimates of new square feet of building space under each scenario.

The Trend Development alternative supports a population of 30,786 and a labor force of 27,510 at build-out. This is an increase of 28% and 104% compared to current conditions, respectively. The Villages & Corridors alternative supports a population of 37,850 and a labor force of 55,380 at build-out. This is an increase of 57% and 311% compared to current conditions, respectively.

No firm date is associated with build out; rather, it should be considered a ceiling estimate, barring major redevelopment of existing residential areas.

### ***Master Plan Build-Out Analysis: Scenario Comparison***

	<b>Trend Development Scenario</b>	<b>Villages and Corridors Scenario</b>
Current Population	24,129	24,129
Build-Out Population	30,786	37,580
Current Employment	13,474	13,474
Build-Out Employment	27,510	55,380

#### *Trend Development Scenario*

This scenario continues to use low-density, single-use development patterns to meet future demand, which means rural areas will become new residential neighborhoods or strip center development

#### *Villages and Corridors Scenario*

This scenario introduces the concept of mixed-use, walkable neighborhoods and activity centers to Londonderry, which should capture a significant amount of growth through build-out within small nodes. Development concentrated in these centers (impacting only 15% of the total land area in town) protects existing residential neighborhoods and provides the opportunity to permanently preserve more open space.

*Source: 2013 Comprehensive Master Plan. Build out Analysis conducted by  
Town Planning and Urban Design Collaborative for the Town of Londonderry.*



## Financing Methods

In the project summaries below, there are several different financing methods used. Four methods require appropriations, either as part of the Town's annual operating budget or as independent warrant articles at Town Meeting.

- The **1-Year Appropriation (GF)** is the most common method, and refers to those projects proposed to be funded by real property tax revenues within a single fiscal year.
- The **Capital Reserve (CRF)** method requires appropriations over more than one year, with the actual project being accomplished only when the total appropriations meet the project cost.
- **Lease/Purchase** method has been used by the Fire Department and other departments for the purchase of major vehicles.
- **Bonds (BD)** are generally limited to the most expensive capital projects, such as major renovations, additions, or new construction of school or municipal buildings or facilities, and allow capital facilities needs to be met immediately while spreading out the cost over many years in the future.
- **Impact fees (IF)** are collected from new development to pay for new facility capacity and placed in a fund until they are either expended within six years as part of the project finance or they are returned to the party they were collected from.
- **Grants (GR)** are also utilized to fund capital projects in Londonderry. Typically, grants will cover a portion of the overall project cost, and the Town is responsible for the remaining percentage of the project cost.
- **Tax Increment Financing (TIF)** TIF Districts allow the Town to use increases in valuation of property to directly pay off bonds for infrastructure improvements and capital projects within a defined district. TIF Districts are set up and administered according to NH RSA's, Chapter 162-K.
- **Access Fee (AF)** refers to money collected from users of a systems, dedicated to ongoing maintenance of town wide infrastructure.
- Lastly, the Town can take advantage of **Public/Private Partnerships**, where a private organization shares the costs of funding a capital project.

## **Identification of Departmental Capital Needs**

The Londonderry CIP Committee collects forms from Department Heads and Committee Chairs to identify potential capital needs and provide descriptions for the project requests. Forms are tailored by the CIP Committee and the Planning and Economic Development Department to generate information that defines the relative need and urgency for projects, and enables long-term monitoring of a project's useful life and returns. The CIP submittal form is included in Appendix B.

After written descriptions of potential capital projects are submitted, department heads or committee chairs are asked to come before the CIP Committee, as needed, to explain their capital needs and priorities and to explore with the CIP Committee the alternative approaches available to achieve the optimum level of capital needs and improvements.

The CIP Committee evaluates requests submitted from Department Heads, Boards & Committees, and assigns them to the 6-year schedule according to the priority of all capital requests. The following pages describe each of the requests that have been placed in the 6-year CIP program, and include: spreadsheets of the schedule, funding sources, tax impacts, and other required information.

The Town Council approved Resolution 2019-11 (Taxpayer Relief Act of 2020) in December of 2019. This resolution states that there shall be no Town-side CIP requests prior to FY 2024. No Town department submitted projects for this year's plan.

## Priority System

The Committee has established a system to assess the relative priority of projects requested by the various departments, boards, and committees. Each proposed project is individually considered by the Committee and assessed a priority rank based on the descriptions below:

- **Priority 1 – Urgent**  
Cannot Be Delayed: Needed immediately for health & safety
- **Priority 2 - Necessary**  
Needed within 3 years to maintain basic level & quality of community services.
- **Priority 3 - Desirable**  
Needed within 4-6 years to improve quality or level of services.
- **Priority 4 - Deferrable**  
Can be placed on hold until after 6 year scope of current CIP, but supports community development goals.
- **Priority 5 - Premature**  
Needs more research, planning & coordination
- **Priority 6 - Inconsistent**  
Contrary to land-use planning or community development goals.

## Listing & Discussion of Projects by Priority

For an explanation of current CIP projects please see the Identification of Departmental Capital Needs section on page 6 of this report.



## School District

### ❑ **Moose Hill—Addition & Full Day Kindergarten - \$34,300,000**

#### *Project Description:*

Currently Moose Hill is past capacity to service the Kindergarten and LEEP programs. Therapy and office spaces are combined and often push instruction into the hallways and is very noisy. Our FRIENDS program for students with Autism requires individual spaces at times for their education and are forced to use a large partitioned classroom. We currently have two portable classrooms housing two Kindergarten classrooms and library book storage bins. Improving space issues would make Londonderry a more attractive community to move to. Having the capacity to provide Special Education programming saves the District rather than having to place students in out of district programs.

Londonderry firmly believes that full day Kindergarten is the best course of action for the students of the Londonderry School District. Londonderry is behind the state and country in providing full day Kindergarten. Having this additional program would give our youngest students significantly more time to develop for future success. 90% of brain development happens by the end of Kindergarten. We need to build a strong foundation in young students to improve our outcomes. Adding this program would make Londonderry a more attractive community to move to, increasing our tax base. By building strong foundation in our young learners, costly special education needs could be minimized in some students in future years.

*Funding Source: Bond*

*Proposed Funding Year: TBD, \$34,300,000*

**Priority 1**

**Priority 1**

## Department of Public Works

### ❑ **Community Center (Lion's Hall)- \$3,000,000-\$4,000,000**

#### *Project Description:*

In October of 2022 an analysis of the existing conditions and redevelopment options was conducted by a town's engineering consultant firm Weston and Sampson. The report clearly demonstrates several obvious deficiencies that would need significant remediation to bring the facility into compliance. Since the facility has been unavailable; the community has voice great concern of what is to become of the building. The analysis of the facility laid out three potential options. First option, remove by demolition and replace. This is largely not what would suit the Town of Londonderry and would only be explored if a further and more in-depth analysis uncovered severe foundation issues or large amounts of hazardous construction materials. Second option, is less intrusive repair of utilities and HVAC upgrades, small renovation of areas, repair of floor in the Hall space, and improvements to meet ADA requirements. The third option, would be a more extensive renovation, perhaps small addition off the back of the existing building and site work to assist with parking lot flow, life safety measures for the building (i.e. sprinkler system, etc.) in addition to the Option 2 work description.

There is an important need for a Community Center in the Town of Londonderry. This is what this facility was utilized for in partnership with the Lions Club for 50 years. If renovated properly it can serve the Town of Londonderry for many years and decades to come in being utilized for hall rental space, meeting room space, activity center for clubs, central location for the OHD events, recreational use, limited public/private partnerships, educational schools (i.e. drivers ed, painting classes, daycare services), Memorial Day events, Xmas on the Common, Concerts on the Common, etc.

*Funding Source: Donation/bequest/private, User Fees & Charges, Capital Reserve, Bond*

*Proposed Funding Year: TBD, \$3,000,000-\$4,000,000*

## Priority 2

### School District

#### □ **High School - \$107,800,000**

*Project Description:*

Addresses the need to upgrade the building to improve energy efficiency, changes in the delivery of instruction and curriculum. Also, need to meet current building and DOE regs.

The High School has three major issues to address:

Lack of an auditorium- this lack of a large educational room that can be used for many purposes, including music and arts performances has been a black mark on the NEASC report.

Gym needs to be completed – lack of gym space, including locker rooms, and weight room. Then constructed, this was to be done inside of ten years.

Phase I has a wood foundation. This will at one point be a safety issue, now it is just becoming a poor environment for education. This wooden foundation does not meet current fire codes, and is the reason, the foot print of the main building cannot be expanded.

In addition to these three major issues, the High School along with the Middle School have classrooms, common areas and HVAC that need updated.

*Funding Source: Bond*

*Proposed Funding Year: FY 2028, \$107,800,000*

## Priority 2

### School District

#### □ **SAU Building - \$5,280,000**

*Project Description:*

Construction of new SAU Building or School District needs to renew lease at Kitty Hawk.

The School District will need to decide if it intends to stay at Kitty Hawk or begin looking for new site for its SAU office building. One of the two options need to be approved.

*Funding Source: Bond*

*Proposed Funding Year: FY 2027, \$5,280,000*

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**Note  
Regarding  
Previously  
Appropriated  
Exit 4A**

The bond for Exit 4A was approved by a prior Town Meeting, so to that extent, it is an existing project and is not included in the CIP. The project's debt service is still impacting the community, as bonds have been issued in 2016, 2018 & 2019 for the amount the project was approved for, less the first drawdown of \$500,00 which took place in 1989.

**Capital  
Reserve  
Accounts**

**Capital Reserve Accounts**

The Town has established a number of Capital Reserve accounts for which annual contributions are made to support long term investments, including fleet maintenance, regular repairs/replacements or recurring costs. The intent is to provide for regular contributions so that full funding is spread over multiple payments. Capital Reserve Fund accounts are created with a Town Meeting vote to authorize the fund. A vote of the Town Council or School Board is required to withdraw from the accounts.

On the Town side, the following accounts have been created:

Cable Division  
Cemetery Land  
Fire Apparatus  
Fire Equipment  
GIS Maintenance Program  
Highway Vehicles  
Highway Equipment  
Master Plan Update  
Pillsbury Cemetery Expansion  
Information Technology

**Non-CIP  
Projects**

**Public Works & Engineering - Sewer Division**

❑ **Sewer Improvements**

There are a number of sewer construction projects that have been identified in the current Wastewater Facilities Plan, and the updated Facilities Plan currently under development.

It is anticipated the following three projects could begin within the next 6 years:

- Phase 2 of South Londonderry Interceptor – to service the area at the intersection of Rte. 128 and Rte. 102 (Cross Roads Mall, Elliot Hospital, Coach Stop) and to address failing septic systems on Sandstone Circle, Boulder Drive, and Granite Street) - Estimated Cost \$9.0M to \$11.0M
- Pump Station and Force Main to serve the future Woodmont project area located west of I-93 – (heading north toward Manchester Treatment Plant) - Estimated Cost \$7.9M
- Pump Station and Force Main to serve the future Woodmont project area located east of I-93 – (heading north toward Manchester Treatment Plant) - Estimated Cost \$9.0M

It is anticipated that these projects will be financed by grants, developers and/or sewer access fees and so they are not reflected in the CIP tax impact analysis. They are presented here for informational purposes only.

# PROJECT SCORING AND PRIORITY SUMMARY

Project Priority and Scoring Summary (ATTACHMENT A)									
Project	Department	Cost	Placement in 2024-2029 CIP	2022 CIP Committee Score	2023 Dept Score	2023 CIP Committee Score	CIP Committee Priority Assignment	CIP Committee Placement in 25-30 CIP FY	
Moose Hill - Addition & Full Day Kindergarten	School District	\$34,300,000	Priority 2 AE 2024 Const 2025	22	22	25	1	1	
High School	School District	\$107,800,000	Priority 3 Const 2028	17	23	24	2	2	
SAU Project	School District	\$5,280,000	Priority 2 Const 2027	7	18	19	2	2	
Lions Hall Project	DPW	\$3,000,000 - \$4,000,000	Priority 1 Const TBD	N/A	21	24	1	1	
1 - Urgent	Cannot be Delayed; Needed immediately for health & safety								
2 - Necessary	Needed within 3 years to maintain basic level & quality of community services								
3 - Desirable	Needed within 4-6 years to improve quality or level of services.								
4 - Deferrable	Can be placed on hold until after 6 year scope of current CIP, but supports community development goals.								
5 - Premature	Needs more research, planning & coordination								
6 - Inconsistent	Contrary to land use planning or community development goals.								

MUNICIPAL PROJECTS FY 2024- 2030

Department/Project	COST	Funding Source	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	TOTAL
<b>POLICE DEPARTMENT</b>										
Police Cruisers	✓	GF/Lease	\$0	\$0	\$500,000	\$0	\$0	\$0	\$550,000	✓ \$1,050,000
Police Sub-Total	✓		\$0	\$0	\$500,000	\$0	\$0	\$0	\$550,000	\$1,050,000
<b>HIGHWAY</b>										
Roadway Maintenance Trust	✓	TF	\$300,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	✓ \$4,200,000
Hwy. Equipment/Trks	✓	GF/Lease	\$670,000	\$770,000	\$540,000	\$275,000	\$185,000	\$460,000	\$185,000	\$3,085,000
Highway Sub-Total	✓		\$970,000	\$1,420,000	\$1,190,000	\$925,000	\$835,000	\$1,110,000	\$835,000	\$7,285,000
<b>FIRE DEPARTMENT</b>										
Fire Apparatus/Vehicles	✓	GF/Lease	\$0	\$110,000	\$1,200,000	\$1,250,000	\$750,000	\$320,000	\$1,200,000	\$4,830,000
CRF-FF Equipment	✓	CRF/Lease	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	✓ \$700,000
Fire Sub-Total	✓		\$100,000	\$210,000	\$1,300,000	\$1,350,000	\$850,000	\$420,000	\$1,300,000	\$5,530,000
<b>COMMUNITY DEVELOPMENT DEPARTMENT</b>										
CRF - Master Plan	✓	CRF	\$0	\$50,000	\$50,000	\$45,000	\$40,000	\$40,000	\$40,000	\$265,000
GIS Maintenance Program	✓	CRF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Development Sub-Total	✓		\$0	\$50,000	\$50,000	\$45,000	\$40,000	\$40,000	\$40,000	\$265,000
<b>GENERAL GOVERNMENT</b>										
CRF Recreation	✓	CRF	\$10,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	✓ \$40,000
Lions Hall Renovation	✓	BD	\$0	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$2,000,000
General Gov't - Sub-Total	✓		\$10,000	\$2,005,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$40,000
Grand Total - Town Projects	✓		\$1,080,000	\$3,685,000	\$3,045,000	\$2,325,000	\$1,730,000	\$1,575,000	\$2,730,000	\$13,120,000
<b>Summary - ALL CAPITAL PROJECTS</b>										
Town Projects	✓		\$1,080,000	\$3,685,000	\$3,045,000	\$2,325,000	\$1,730,000	\$1,575,000	\$2,730,000	\$16,170,000
School Projects	✓		\$0	\$16,871,282	\$5,280,000	\$5,280,000	\$0	\$0	\$12,331,700	\$39,762,982
<b>TOTAL - ALL CAPITAL PROJECTS</b>	✓		\$1,080,000	\$20,556,282	\$8,325,000	\$7,605,000	\$1,730,000	\$1,575,000	\$15,061,700	\$55,932,982
Legend for Funding Source:										
CRF- Capital Reserve Fund		UFB - Undesignated Fund Balance (voter approved)								
BD- Bond		GR- Grant								
GF- General Fund		TF- Trust Fund								
AF- Access Fee		CR- Current Revenue								



FINANCING PLAN FOR CIP MUNICIPAL PROJECTS FY 2024-2030

DEPARTMENT	CAPITAL PROJECT	COST	SOURCES OF	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
HIGHWAY										
	Roadway Maintenance Trust	\$4,200,000	Project Cost	\$300,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000
			GF	-\$300,000	-\$650,000	-\$650,000	-\$650,000	-\$650,000	-\$650,000	-\$650,000
			Net Payout	\$300,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000
	Highway Equipment/Trucks	\$3,085,000	Project Cost	\$670,000	\$770,000	\$540,000	\$275,000	\$185,000	\$460,000	\$185,000
			Lease (Finance)	-\$670,000	-\$770,000	-\$540,000	-\$275,000	-\$185,000	-\$460,000	-\$185,000
			Annual Net Payout	\$85,000	\$189,517	\$260,237	\$299,927	\$347,348	\$411,266	\$435,494
POLICE DEPARTMENT	Police Cruisers	\$500,000	Project Cost	\$	\$	\$500,000	\$	\$	\$	\$500,000
			Lease	\$	\$	-\$500,000	\$	\$	\$	-\$500,000
			Net Payout	\$	\$	\$	\$150,000	\$150,000	\$150,000	\$150,000
FIRE DEPARTMENT	Fire Apparatus/Vehicles	\$3,900,000	Project Cost	\$	\$110,000	\$1,200,000	\$1,250,000	\$750,000	\$320,000	\$1,200,000
			Lease	\$	-\$110,000	-\$1,200,000	-\$1,250,000	-\$750,000	-\$320,000	-\$1,200,000
			Net Payout	\$	\$	\$30,280	\$152,069	\$355,050	\$379,744	\$501,533
	CRF - FF/EMS Equipment	\$700,000	Project Cost	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,001
			Capital Reserve Funds	-\$100,000	-\$100,000	-\$100,000	-\$100,000	-\$100,000	-\$100,000	-\$100,001
			Net Payout	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,001
COMMUNITY DEVELOPMENT DEPARTMENT	CRF - Master Plan	\$257,800	Project Cost	\$0	\$50,000	\$50,000	\$45,000	\$40,000	\$40,000	\$40,000
			Capital Reserve Funds	\$0	-\$50,000	-\$50,000	-\$45,000	-\$40,000	-\$40,000	-\$40,000
			Net Payout	\$0	\$50,000	\$50,000	\$45,000	\$40,000	\$40,000	\$40,000
	CRF - GIS Maintenance Program	\$0	Project Cost	\$	\$	\$	\$	\$	\$	\$
			Capital Reserve Funds	\$	\$	\$	\$	\$	\$	\$
			Net Payout	\$	\$	\$	\$	\$	\$	\$
GENERAL GOVERNMENT										
	Pillsbury Cemetery Expansion CRF	\$550,000	Project Cost	\$75,000	\$150,000	\$150,000	\$75,000	\$50,000	\$50,000	\$50,000
			GF	-\$75,000	-\$150,000	-\$150,000	-\$75,000	-\$50,000	-\$50,000	-\$50,000
			Net Payout	\$75,000	\$150,000	\$150,000	\$75,000	\$50,000	\$50,000	\$50,000
	Cemeteries CRF	\$50,000	Project Cost	\$	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
			GF	\$	-\$10,000	-\$10,000	-\$10,000	-\$10,000	-\$10,000	-\$10,000
			Net Payout	\$	\$	\$	\$	\$	\$	\$
	Recreation CRF	\$40,000	Project Cost	\$10,000	\$10,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
			GF	-\$10,000	-\$10,000	-\$5,000	-\$5,000	-\$5,000	-\$5,000	-\$5,000
			Net Payout	\$10,000	\$10,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
	Lions Hall Renovation (Assumption: 15 year bond - 3.60% interest rate)	\$2,000,000	Project Cost	\$	\$2,000,000	\$	\$	\$	\$	\$
			BD	\$	-\$2,000,000	\$	\$	\$	\$	\$
			Net Payout	\$	\$	\$205,333	\$195,733	\$190,933	\$186,133	\$186,133
MUNICIPAL GOVT		\$13,382,800								
	Project Cost			\$1,155,000	\$3,850,000	\$3,205,000	\$2,410,000	\$1,790,000	\$1,635,000	\$2,740,001
	Applied Revenues			-\$1,155,000	-\$3,850,000	-\$3,205,000	-\$2,410,000	-\$1,790,000	-\$1,635,000	-\$2,740,001
	Net Payout			\$570,000	\$1,399,930	\$1,732,639	\$1,814,392	\$1,903,131	\$1,986,943	\$2,128,161
	Tax Rate Impact			\$0.10	\$0.25	\$0.31	\$0.32	\$0.33	\$0.34	\$0.36
	Proposed New Debt Payments			\$85,000	\$429,930	\$767,639	\$929,392	\$1,048,131	\$1,131,943	\$1,273,160



SCHOOL DISTRICT PROJECTS CIP FY 2024-2030

PROJECT	School	COST	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
<b>Moose Hill 1A - 6 Rooms</b>									
(Assumption: 30 year bond - 4.40% interest rate)	General Use	\$16,871,282	\$ -	\$16,871,282	\$ -	\$ -	\$ -	\$ -	\$ -
	State Aid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Bonds/Notes	\$ -	\$ -	\$16,871,282	\$ -	\$ -	\$ -	\$ -	\$ -
	Net Impact	\$ -	\$ -	\$1,028,618	\$1,024,740	\$1,021,760	\$1,023,340	\$1,024,260	\$1,024,520
<b>Moose Hill 1B - Full Day K</b>									
(Assumption: 30 year bond - 4.40% interest rate)	General Use	\$12,331,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$12,331,700
(level debt payment structure)	State Aid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
(Placeholder as construction is TBD)	Bonds/Notes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$-12,331,700
	Net Impact	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$744,295
<b>High School</b>									
(Assumption: 30 year bond - 4.40% interest rate)	General Use	\$107,800,000	\$ -	\$ -	\$ -	\$107,800,000	\$ -	\$ -	\$ -
(level debt payment structure)	State Aid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Bonds/Notes	\$ -	\$ -	\$ -	\$ -	\$-107,800,000	\$ -	\$ -	\$ -
	Net Impact	\$ -	\$ -	\$ -	\$ -	\$6,533,200	\$6,539,440	\$6,541,940	\$6,540,700
<b>SAU Project</b>									
(Assumption: 15 year bond - 3.60% interest rate)	General Use	\$5,280,000	\$ -	\$ -	\$5,280,000	\$ -	\$ -	\$ -	\$ -
	State Aid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Town Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	CR/Bonds/Notes	\$ -	\$ -	\$ -	\$-5,280,000	\$ -	\$ -	\$ -	\$ -
	Net Impact	\$ -	\$ -	\$ -	\$465,080	\$460,180	\$460,100	\$459,660	\$463,860
<b>GR.TOTAL-SCHOOL</b>									
	Project Cost	\$142,282,982	\$ -	\$16,871,282	\$5,280,000	\$107,800,000	\$ -	\$ -	\$12,331,700
	Applied Revenues	\$0	\$ -	\$-16,871,282	\$-5,280,000	\$-107,800,000	\$ -	\$ -	\$-12,331,700
	Net Payout	\$0	\$ -	\$1,028,618	\$1,489,820	\$8,015,140	\$8,022,880	\$8,025,860	\$8,773,375

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**Net Tax Impact Analysis Municipal Government  
Current Debt Schedule (Part 1)**

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
<b><u>MUNICIPAL GOVERNMENT</u></b>							
Principle - Bonded Debt	1,550,800	865,800	874,271	745,000	550,000	550,000	425,000
Interest - Bonded Debt	215,562	288,147	254,218	219,713	191,513	165,263	141,513
Principle - Capital Leases	811,798	613,162	501,449	316,935	253,593	187,413	0
Interest - Capital Leases	61,518	45,160	31,334	20,014	12,516	6,012	0
Total Debt Pmts	\$2,639,678	\$1,812,269	\$1,661,273	\$1,301,661	\$1,007,621	\$908,687	\$566,513
Revenues Applied to Debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Current Debt Ann.Paymts	\$2,639,678	\$1,812,269	\$1,661,273	\$1,301,661	\$1,007,621	\$908,687	\$566,513
Net Tax Impact	\$0.47	\$0.32	\$0.29	\$0.23	\$0.17	\$0.15	\$0.10
Debt Schedule as Proposed in CIP	\$85,000	\$429,930	\$767,639	\$929,392	\$1,048,131	\$1,131,943	\$1,273,160
Proposed Debt Schedule	\$2,724,678	\$2,242,199	\$2,428,912	\$2,231,053	\$2,055,752	\$2,040,630	\$1,839,673
Net Tax Impact	\$0.49	\$0.40	\$0.43	\$0.39	\$0.35	\$0.35	\$0.31
<b><u>PAY AS YOU GO PROJECTS</u></b>							
Capital Reserve Funds / EMTF:							
Contributions:							
Highway							
Fire Apparatus							
Fire Equipment	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Cemeteries	\$0	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Recreation	\$10,000	\$10,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Pillsbury Cemetery Expansion	\$75,000	\$150,000	\$150,000	\$75,000	\$50,000	\$50,000	\$50,000
Master Plan	\$0	\$50,000	\$50,000	\$45,000	\$40,000	\$40,000	\$40,000
Expendable Maintenance Trust	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000
Roadway Maintenance Trust	\$300,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000
Total CRFs / EMTF	\$665,000	\$1,150,000	\$1,145,000	\$1,065,000	\$1,035,000	\$1,035,000	\$1,035,000
Net Tax Impact	\$0.12	\$0.20	\$0.20	\$0.18	\$0.18	\$0.18	\$0.17



**Net Tax Impact Analysis Municipal Government  
Current Debt Schedule (Part 2)**

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
<b><u>SCHOOL DISTRICT</u></b>							
<b>School Current Debt:</b>							
Total Principle	\$935,000	\$920,000	\$520,000	\$255,000	\$255,000	\$255,000	\$0
Total Interest	\$71,495	\$46,306	\$27,099	\$17,101	\$10,249	\$3,416	\$0
Lease	\$289,023	\$314,263	\$284,201	\$284,201	\$284,201	\$284,201	\$25,240
Total Gross Debt/Leases	\$1,295,518	\$1,280,569	\$831,300	\$556,302	\$549,450	\$542,617	\$25,240
Deduct State Reimb	(\$150,000)	(\$150,000)	(\$150,000)	(\$150,000)	(\$150,000)	(\$150,000)	(\$150,000)
<b>Total Net Debt</b>	<b>\$1,145,518</b>	<b>\$1,130,569</b>	<b>\$681,300</b>	<b>\$406,302</b>	<b>\$399,450</b>	<b>\$392,617</b>	<b>-\$124,760</b>
Net Tax Impact	\$0.20	\$0.20	\$0.12	\$0.07	\$0.07	\$0.07	-\$0.02
<b>Add:</b>							
Proposed CIP Debt	\$0	\$1,028,618	\$1,489,820	\$8,015,140	\$8,022,880	\$8,025,860	\$8,773,375
Tax Impact CIP Proposed Debt	\$0.00	\$0.18	\$0.26	\$1.39	\$1.38	\$1.37	\$1.48
Adjusted Net Debt Pmts	\$1,145,518	\$2,159,187	\$2,171,120	\$8,421,442	\$8,422,330	\$8,418,477	\$8,648,615
Adjusted Debt Schedule	\$1,145,518	\$2,159,187	\$2,171,120	\$8,421,442	\$8,422,330	\$8,418,477	\$8,648,615
Adjusted Debt Tax Impact	\$0.20	\$0.38	\$0.38	\$1.46	\$1.45	\$1.43	\$1.46
<b>TOTAL SCHOOL</b>	<b>\$1,145,518</b>	<b>\$2,159,187</b>	<b>\$2,171,120</b>	<b>\$8,421,442</b>	<b>\$8,422,330</b>	<b>\$8,418,477</b>	<b>\$8,648,615</b>
<b>SCHOOL TAX IMPACT</b>	<b>\$0.20</b>	<b>\$0.38</b>	<b>\$0.38</b>	<b>\$1.46</b>	<b>\$1.45</b>	<b>\$1.43</b>	<b>\$1.46</b>
COMBINED DEBT PMTS	\$3,870,196	\$4,401,386	\$4,600,032	\$10,652,495	\$10,478,082	\$10,459,107	\$10,488,288
COMBINED PAY AS YOU GO	\$665,000	\$1,150,000	\$1,145,000	\$1,065,000	\$1,035,000	\$1,035,000	\$1,035,000
COMBINED TAX IMPACT	\$0.81	\$0.98	\$1.01	\$2.03	\$1.98	\$1.96	\$1.94
<b>Tax Base</b>	<b>\$5,589,878,813</b>	<b>\$5,645,777,601</b>	<b>\$5,702,235,377</b>	<b>\$5,759,257,731</b>	<b>\$5,816,850,308</b>	<b>\$5,875,018,811</b>	<b>\$5,933,768,999</b>
<b>Note: Tax base for FY 2024 from MS-1 2022 Valuation w/o Utilities increased by 24% which is the average increase in the Town revaluation. This was done to provide a conservative estimate based on the information currently known.</b>							

## **Conclusion & Recommendations**

The Program of Capital Expenditures herein provides a guide for budgeting and development of Londonderry's public facilities. The Planning Board will review and update the CIP each year prior to budget deliberations. The CIP may be modified each year based on changes in needs and priorities. As noted in the Plan, there are projects proposed where the CIP Committee has determined that there is not enough information to make a recommendation concerning a proposed capital project. These are topics in the opinion of the Committee that should be studied in further detail before funding decisions should be made.

The Capital Improvements Planning Committee has worked hard to improve the effectiveness of capital facilities programming in Londonderry. It is hoped that the improvements made during this time can continue to be refined and evaluated for their effectiveness in future years. The CIP Committee believes that Londonderry has made great strides in process and format of the Capital Improvements Plan, and are hopeful that the improvements have made a difference to the Planning Board, Town Council, School Board, and Budget Committee as they prepare budgets each year.

## CHAPTER 674 LOCAL LAND USE PLANNING AND REGULATORY POWERS

### Capital Improvements Program

**674:5 Authorization.** – In a municipality where the planning board has adopted a master plan, the local legislative body may authorize the planning board to prepare and amend a recommended program of municipal capital improvement projects projected over a period of at least 6 years. As an alternative, the legislative body may authorize the governing body of a municipality to appoint a capital improvement program committee, which shall include at least one member of the planning board and may include but not be limited to other members of the planning board, the budget committee, or the town or city governing body, to prepare and amend a recommended program of municipal capital improvement projects projected over a period of at least years. The capital improvements program may encompass major projects being currently undertaken or future projects to be undertaken with federal, state, county and other public funds. The sole purpose and effect of the capital improvements program shall be to aid the mayor or selectmen and the budget committee in their consideration of the annual budget.

**Source.** 1983, 447:1, eff. Jan. 1, 1984. 2002, 90:1, eff. July 2, 2002.

**674:6 Purpose and Description.** – The capital improvements program shall classify projects according to the urgency and need for realization and shall recommend a time sequence for their implementation. The program may also contain the estimated cost of each project and indicate probable operating and maintenance costs and probable revenues, if any, as well as existing sources of funds or the need for additional sources of funds for the implementation and operation of each project. The program shall be based on information submitted by the departments and agencies of the municipality and shall take into account public facility needs indicated by the prospective development shown in the master plan of the municipality or as permitted by other municipal land use controls.

**Source.** 1983, 447:1, eff. Jan. 1, 1984.

#### **674:7 Preparation.** –

I. In preparing the capital improvements program, the planning board or the capital improvement program committee shall confer, in a manner deemed appropriate by the board or the committee, with the mayor or the board of selectmen, or the chief fiscal officer, the budget committee, other municipal officials and agencies, the school board or boards, and shall review the recommendations of the master plan in relation to the proposed capital improvements program.

II. Whenever the planning board or the capital improvement program committee is authorized and directed to prepare a capital improvements program, every municipal department, authority or agency, and every affected school district board, department or agency, shall, upon request of the planning board or the capital improvement program committee, transmit to the board or committee a statement of all capital projects it proposes to undertake during the term of the program. The planning board or the capital improvement program committee shall study each proposed capital project, and shall advise and make recommendations to the department, authority, agency, or school district board, department or agency, concerning the relation of its project to the capital improvements program being prepared.

**Source.** 1983, 447:1. 1995, 43:1, eff. July 2, 1995. 2002, 90:2, eff. July 2, 2002.

**674:8 Consideration by Mayor and Budget Committee.** – Whenever the planning board or the capital improvement program committee has prepared a capital improvements program under RSA 674:7, it shall submit its recommendations for the current year to the mayor or selectmen and the budget committee, if one exists, for consideration as part of the annual budget.

**Source.** 1983, 447:1, eff. Jan. 1, 1984. 2002, 90:3, eff. July 2, 2002.

## Appendix A: Relevant State Statutes

## Appendix B: Capital Project Request Form



### Londonderry Capital Improvement Plan Capital Project Worksheet & Submission Form



<b>Department:</b>		Department Priority: _____ of _____ projects
<b>Type of Project:</b> (check one)	<b>Primary Effect of Project is to:</b> <input type="checkbox"/> Replace or repair existing facilities or equipment <input type="checkbox"/> Improve quality of existing facilities or equipment <input type="checkbox"/> Expand capacity of existing service level/facility <input type="checkbox"/> Provide new facility or service capacity	
<b>Service Area of Project:</b> (check one)	<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Region  <input type="checkbox"/> Town-wide  <input type="checkbox"/> School District  <input type="checkbox"/> Neighborhood         </div> <div> <input type="checkbox"/> Town Center  <input type="checkbox"/> Street  <input type="checkbox"/> Other Area         </div> </div>	
<b>Project Description:</b>		
<b>Rationale for Project:</b> (check those that apply, elaborate below) <div style="margin-left: 40px;"> <input type="checkbox"/> Urgent Need  <input type="checkbox"/> Removes imminent threat to public health or safety  <input type="checkbox"/> Alleviates substandard conditions or deficiencies  <input type="checkbox"/> Responds to federal or state requirement to implement  <input type="checkbox"/> Improves the quality of existing services  <input type="checkbox"/> Provides added capacity to serve growth  <input type="checkbox"/> Reduces long term operating costs  <input type="checkbox"/> Provides incentive to economic development  <input type="checkbox"/> Eligible for matching funds available for a limited time         </div>		
<b>Narrative Justification:</b>		



<b>Cost Estimate:</b> (Itemize as Necessary)	<b>Capital Costs</b> Dollar Amount (In current \$) \$ _____ Planning/Feasibility Analysis \$ _____ Architecture & Engineering Fees \$ _____ Real Estate aquisition \$ _____ Site preparation \$ _____ Construction \$ _____ Furnishings & equipment \$ _____ Vehicles & capital equipment \$ _____ \$ _____ \$ _____ \$ _____ <b>\$ _____ Total Project Cost</b>	<b>Impact on Operating &amp; Maint. Costs or Personnel Needs</b>  <input type="checkbox"/> Add Personnel <input type="checkbox"/> Increased O&M Costs <input type="checkbox"/> Reduce Personnel <input type="checkbox"/> Decreased O&M Costs  Dollar Cost of Impacts if known: + \$ _____ Annually (-) \$ _____ Annually
---	---	---

<b>Source of Funding:</b>		
Grant From: _____	\$ _____	(show type)
Loan From: _____	\$ _____	(show type)
Donation/Bequest/private	\$ _____	
User Fees & Charges	\$ _____	
Capital Reserve Withdrawal	\$ _____	
Impact Fee Account	\$ _____	
Current Revenue	\$ _____	
General Obligation Bond	\$ _____	
Revenue Bond	\$ _____	
Special Assessment	\$ _____	
_____	\$ _____	
_____	\$ _____	
<b>Total Project Cost:</b>	\$ _____	

<b>Form Prepared By:</b>	
<b>Signature:</b>	_____
<b>Title:</b>	_____
<b>Dept./Agency:</b>	_____
<b>Date Prepared:</b>	_____

## Appendix C: Capital Project Scoring Sheet

Evaluation Criteria	Department Score	Committee Score
Addresses an emergency of public safety need		
Addresses a deficiency in service or facility		
Provides capacity needed to serve existing population or future growth		
Results in long-term cost savings		
Supports job development/increased tax base		
Furthers the goals of the 2012 Master Plan		
Leverages the non-property tax revenues		
Matching funds available for a limited time		
<b>Total</b>	<b>0</b>	<b>0</b>
CIP Priority Assignment		

- 1 - Urgent - Cannot be Delayed; Needed immediately for health & safety  
 2 - Necessary - Needed within 3 years to maintain basic level & quality of community services  
 3 - Desirable - Needed within 4-6 years to improve quality or level of services  
 4 - Deferrable - Can be placed on hold until after 6 year scope of current CIP, but supports community development goals  
 5 - Premature - Needs more research, planning & coordination  
 6 - Inconsistent - Contrary to land use planning or community development goals

**Appendix D:  
Project  
Submission  
Materials and  
Backup  
Information**