

Town of Londonderry, New Hampshire
DRAFT Capital Improvements Plan
FY2026- FY2031



Prepared by the Londonderry Capital Improvement Planning Committee

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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)
Londonderry	25,826	24,129	9	1,697	7%
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***

	Trend Development Scenario	Villages and Corridors Scenario
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 - \$7,007,280**

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. Moving to full Day K in neighborhood schools frees up space to better accommodate LEEP and eases crowded spaces for Special Education programs in the Moose Hill building.

Additionally, 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, \$7,007,280

Department of Public Works

□ **DPW Facility —Master Plan - \$25,000,000-\$45,000,000**

Project Description:

On August 14th , 2023 the Town Council authorized \$64,500.00 to spent out of the AARP funds for the purposes of conducting a facility evaluation and spatial needs assessment as the DPW Master Plan with our engineering consultants firm Weston & Sampson (W&S). Since that date we have been diligently working with W&S to capture all necessary data to illustrate current conditions and appropriately size current and future facility department needs. They have interviewed all managers, foremen and administrative assistants, along with myself to clearly understand the needs of their reflective work areas and spatial needs. This led to a layout of the property at 120 High Range Road that we feel will work effectively and safely for all whom must utilize the site and future facility. We've worked closely on an appropriate phased approach to spread out costs and best approach to build such a facility while not adversely affecting the departments overall operation. Budgets have been drafted to reflect escalation based on known market trends.

Funding Source: Grant, Capital Reserve, Bond

Proposed Funding Year: TBD, \$25,000,000-\$45,000,000

Priority 3

School District

□ **High School - \$116,424,000**

Project Description:

The High School has three major issues to address:

1. Phase I has a wood foundation. This is a safety issue and does not meet current fire codes and is the reason the main building cannot be expanded. Numerous psaces are not ADA accessible. Interior and exterior systems are at the end of their useful life.
2. Auditorium—the lack of large educational room which could be used for many purposes, including music and arts performances has ben a deficit in programming and has been pointed out on the NEASC report.
3. Gymnasium was never completed. When constructed, the scope was reduced to reduce costs. There is a lack of gym space including locker rooms, and weight room.

Some building aid is possible due to the safety concerns in Phase I. Improving the overall quality of the school building will make Londonderry a more attractive community to move to.

Funding Source: Bond

Proposed Funding Year: FY 2028, \$116,424,000

Priority 2

School District

□ **SAU Building - \$1,704,120**

Project Description:

Londonderry currently leases office space at 6A Kitty Hawk Landing. The lease ends in June 2028. Without a new space, the District will have to either extend the current lease or find new space elsewhere. Moving full day K to neighborhood schools opens up space for the SAU Office in a wing of Moose Hill.

Funding Source: Bond

Proposed Funding Year: FY 2027, \$1,704,120

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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	2023 CIP Committee Score	2024 Dept Score	2024 CIP Committee Score	CIP Committee Priority Assignment	CIP Committee Placement in 26-31 CIP FY	
LEEP Space Needs & Full Day K in 3 Neighborhoods	School District	\$7,007,280	Priority 1 Const 2027	25	22	22	1	1	
High School	School District	\$116,424,000	Priority 3 Const 2028	24	24	21	3	3	
SAU Project	School District	\$1,704,120	Priority 2 Const 2027	19	19	23	2	2	
DPW Facility Master Plan	DPW	\$25,000,000 - \$45,000,000	Priority 1 Const TBD	n/a	25	23	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 2026- 2031

Department/Project	COST	Funding Source	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	TOTAL
POLICE DEPARTMENT									
Police Cruisers	\$650,000	GF/Lease	\$0	\$0	\$0	\$650,000	\$0	\$0	\$650,000
CRF-PD Equipment & Technology	\$475,000	CRF/Lease	\$100,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$475,000
Police Sub-Total	\$650,000		\$100,000	\$75,000	\$75,000	\$725,000	\$75,000	\$75,000	\$1,125,000
HIGHWAY									
Roadway Maintenance Trust	\$3,900,000	TF	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$4,550,000
DPW Facility	\$45,000,000	BD	\$0	\$0	\$0	\$0	\$45,000,000	\$0	\$45,000,000
Hvy. Equipment/Triks	\$3,215,000	GF/Lease	\$520,000	\$775,000	\$0	\$265,000	\$265,000	\$0	\$2,645,000
Highway Sub-Total	\$52,115,000		\$1,170,000	\$1,425,000	\$650,000	\$915,000	\$45,915,000	\$650,000	\$52,095,000
FIRE DEPARTMENT									
Fire Apparatus/Vehicles	\$6,912,000	GF/Lease	\$3,612,000	\$1,450,000	\$350,000	\$0	\$0	\$1,500,000	\$6,912,000
CRF-FF Truck	\$1,400,000	CRF/Lease	\$300,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,400,000
CRF-FF Equipment	\$625,000	CRF/Lease	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$525,000
Fire Sub-Total	\$8,937,000		\$3,987,000	\$1,725,000	\$625,000	\$275,000	\$275,000	\$1,775,000	\$8,837,000
COMMUNITY DEVELOPMENT DEPARTMENT									
CRF - Master Plan	\$130,000	CRF	\$50,000	\$40,000	\$0	\$0	\$0	\$40,000	\$130,000
Community Development Sub-Total	\$130,000		\$50,000	\$40,000	\$0	\$0	\$0	\$40,000	\$130,000
GENERAL GOVERNMENT									
CRF Recreation	\$45,000	CRF	\$20,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$45,000
CRF Pillsbury Expansion	\$375,000	CRF	\$75,000	\$75,000	\$75,000	\$50,000	\$50,000	\$50,000	\$375,000
General Govt - Sub-Total	\$420,000		\$95,000	\$80,000	\$80,000	\$55,000	\$55,000	\$55,000	\$420,000
Grand Total - Town Projects	\$62,252,000		\$5,402,000	\$3,270,000	\$1,355,000	\$1,895,000	\$46,245,000	\$2,520,000	\$61,482,000
Summary - ALL CAPITAL PROJECTS									
Town Projects	\$63,317,000		\$5,402,000	\$3,270,000	\$1,355,000	\$1,895,000	\$46,245,000	\$2,520,000	\$62,237,000
School Projects	\$125,135,400		\$8,711,400	\$0	\$0	\$0	\$116,424,000	\$0	\$125,135,400
TOTAL - ALL CAPITAL PROJECTS	\$188,452,400		\$14,113,400	\$3,270,000	\$1,355,000	\$1,895,000	\$162,669,000	\$2,520,000	\$187,372,400

SCHOOL DISTRICT PROJECTS CIP FY 2026-2031

PROJECT	School	COST	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
LEEP Full Day K in 3 Neighborhood Schools	General Use	\$7,007,280	\$ 7,007,280	\$ -	\$ -	\$ -	\$ -	\$ -
(Assumption: 15 year bond - 3.46% interest rate)	State Aid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Bonds/Notes	\$(7,007,280)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Net Impact	\$ 181,991	\$730,107	\$713,269	\$713,269	\$ 713,269	\$ 713,269	\$ 713,269
SAU Office	General Use	\$1,704,120	\$ 1,704,120	\$ -	\$ -	\$ -	\$ -	\$ -
	State Aid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(Assumption: 15 year bond - 3.46% interest rate)	Bonds/Notes	\$(1,704,120)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Net Impact	\$ 44,259	\$177,557	\$173,462	\$173,462	\$ 173,462	\$ 173,462	\$ 173,462
High School	General Use	\$116,424,000	\$ -	\$ -	\$ -	\$ -	\$116,424,000	\$ -
(Assumption: 30 year bond - 4.40% interest rate)	State Aid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(level debt payment structure)	Bonds/Notes	\$ -	\$ -	\$ -	\$ -	\$ -	-\$116,424,000	\$ -
	Net Impact	\$ -	\$ -	\$ -	\$ -	\$ -	\$5,126,656	\$7,062,480
GR.TOTAL-SCHOOL	Project Cost	\$125,135,400	\$8,711,400	\$0	\$ -	\$ -	\$116,424,000	\$0
	Applied Revenues	\$0	-\$8,711,400	\$0	\$ -	\$ -	-\$116,424,000	\$0
	Net Payout	\$0	\$226,250	\$907,664	\$886,731	\$886,731	\$6,013,387	\$7,949,211

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

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
MUNICIPAL GOVERNMENT						
Principle - Bonded Debt	874,271	745,000	550,000	550,000	425,000	425,000
Interest - Bonded Debt	254,218	219,713	191,513	165,263	141,513	124,513
Principle - Capital Leases	787,039	605,021	338,012	274,624	81,970	75,192
Interest - Capital Leases	59,405	45,588	33,574	24,279	15,316	11,260
Total Debt Pmts	\$1,974,933	\$1,615,322	\$1,113,099	\$1,014,165	\$663,798	\$635,965
Revenues Applied to Debt	\$0	\$0	\$0	\$0	\$0	\$0
Net Current Debt Ann. Paymts	\$1,974,933	\$1,615,322	\$1,113,099	\$1,014,165	\$663,798	\$635,965
Net Tax Impact	\$0.34	\$0.27	\$0.19	\$0.17	\$0.11	\$0.10
Debt Schedule as Proposed in CIP	\$612,588	\$890,791	\$946,753	\$1,225,330	\$3,441,578	\$4,370,746
Proposed Debt Schedule	\$2,587,521	\$2,506,113	\$2,059,852	\$2,239,495	\$4,105,376	\$5,006,711
Net Tax Impact	\$0.44	\$0.42	\$0.34	\$0.37	\$0.67	\$0.81
PAY AS YOU GO PROJECTS						
Capital Reserve Funds / EMTF:						
Contributions:						
Fire Apparatus	\$300,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Fire Equipment	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
Police Equipment & Technology	\$100,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
Recreation	\$20,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Pillsbury Cemetery Expansion	\$75,000	\$75,000	\$75,000	\$50,000	\$50,000	\$50,000
Master Plan	\$50,000	\$40,000	\$0	\$0	\$40,000	\$40,000
Expendable Maintenance Trust	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000
Roadway Maintenance Trust	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000
Total CRFs / EMTF	\$1,450,000	\$1,300,000	\$1,260,000	\$1,235,000	\$1,275,000	\$1,275,000
Net Tax Impact	\$0.25	\$0.22	\$0.21	\$0.20	\$0.21	\$0.21
CIP Projects-Pay As You Go	\$0	\$0	\$0	\$0	\$0	\$0
Total Municipal Capital Outlay	\$4,037,521	\$3,806,113	\$3,319,852	\$3,474,495	\$5,380,376	\$6,281,711
Net Municipal Tax Impact	\$0.69	\$0.64	\$0.55	\$0.57	\$0.88	\$1.01

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

<u>SCHOOL DISTRICT</u>									
School Current Debt:									
Total Principle	\$817,500	\$552,500	\$552,500	\$552,500	\$297,500	\$297,500	\$297,500	\$297,500	\$297,000
Total Interest	\$233,340	\$208,170	\$186,146	\$161,141	\$145,552	\$145,552	\$145,552	\$145,552	\$130,379
Lease	\$284,201	\$284,201	\$284,201	\$284,201	\$25,240	\$25,240	\$25,240	\$25,240	\$25,240
Total Gross Debt/Leases	\$1,335,041	\$1,044,871	\$1,022,847	\$997,842	\$468,292	\$468,292	\$468,292	\$468,292	\$452,619
Deduct State Reimb	(\$150,000)	(\$150,000)	(\$150,000)	(\$150,000)	(\$149,999)	(\$149,999)	(\$149,999)	(\$149,999)	(\$149,998)
Total Net Debt	\$1,185,041	\$894,871	\$872,847	\$847,842	\$318,293	\$318,293	\$318,293	\$318,293	\$302,621
Net Tax Impact	\$0.20	\$0.15	\$0.15	\$0.14	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05
Add:									
Proposed CIP Debt	\$226,250	\$907,664	\$886,731	\$886,731	\$6,013,387	\$6,013,387	\$6,013,387	\$6,013,387	\$7,949,211
Tax Impact CIP Proposed Debt	\$0.04	\$0.15	\$0.15	\$0.15	\$0.98	\$0.98	\$0.98	\$0.98	\$1.28
Adjusted Net Debt Pmts	\$1,411,291	\$1,802,535	\$1,759,578	\$1,734,573	\$6,331,680	\$6,331,680	\$6,331,680	\$6,331,680	\$8,251,832
Adjusted Debt Schedule	\$1,411,291	\$1,802,535	\$1,759,578	\$1,734,573	\$6,331,680	\$6,331,680	\$6,331,680	\$6,331,680	\$8,251,832
Adjusted Debt Tax Impact	\$0.24	\$0.30	\$0.29	\$0.29	\$1.03	\$1.03	\$1.03	\$1.03	\$1.33
TOTAL SCHOOL	\$1,411,291	\$1,802,535	\$1,759,578	\$1,734,573	\$6,331,680	\$6,331,680	\$6,331,680	\$6,331,680	\$8,251,832
SCHOOL TAX IMPACT	\$0.24	\$0.30	\$0.29	\$0.29	\$1.03	\$1.03	\$1.03	\$1.03	\$1.33
COMBINED DEBT PMTS	\$3,998,812	\$4,308,648	\$3,819,430	\$3,974,068	\$10,437,056	\$10,437,056	\$10,437,056	\$10,437,056	\$13,258,543
COMBINED PAY AS YOU GO	\$1,450,000	\$1,300,000	\$1,260,000	\$1,235,000	\$1,275,000	\$1,275,000	\$1,275,000	\$1,275,000	\$1,275,000
COMBINED TAX IMPACT	\$0.93	\$0.94	\$0.85	\$0.86	\$1.91	\$1.91	\$1.91	\$1.91	\$2.35
Tax Base	\$5,890,041,291	\$5,948,941,703	\$6,008,431,121	\$6,068,515,432	\$6,129,200,586	\$6,129,200,586	\$6,129,200,586	\$6,129,200,586	\$6,190,492,592

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



Department:	Department Priority: ____ of ____ projects
Type of Project: (check one)	Primary Effect of Project is to: <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
Service Area of Project: (check one)	<input type="checkbox"/> Region <input type="checkbox"/> Town Center <input type="checkbox"/> Town-wide <input type="checkbox"/> Street <input type="checkbox"/> School District <input type="checkbox"/> Other Area <input type="checkbox"/> Neighborhood
Project Description:	
Rationale for Project: (check those that apply, elaborate below)	<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
Narrative Justification:	

Cost Estimate: (Itemize as Necessary)	Capital Costs Dollar Amount (In current \$) \$ _____ Planning/Feasibility Analysis \$ _____ Architecture & Engineering Fees \$ _____ Real Estate aquisition \$ _____ Site preparation \$ _____ Construction \$ _____ Furnishings & equipment \$ _____ Vehicles & capital equipment \$ _____ \$ _____ \$ _____ \$ _____ \$ _____ Total Project Cost	Impact on Operating & Maint. Costs or Personnel Needs <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
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Source of Funding:	
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	\$ _____
_____	\$ _____
_____	\$ _____
Total Project Cost:	\$ _____

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

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		
Furtheres the goals of the 2012 Master Plan		
Leverages the non-property tax revenues		
Matching funds available for a limited time		
Total	0	0
CIP Priority Assignment	<div style="border: 1px solid black; width: 80px; height: 15px; background-color: #c8e6c9; margin: 0 auto;"></div>	

- 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**

