

Members Present: Chairman: Thomas Hoopes, Ex-Officio: Alan Sherwood, Jeremy Dube, Cynthia Balcius, Jeanne Crouse, Thomas Varney,

Alternates: Bonnie Dunbar

Others Present: Town Planner: Kathy Menici, Secretary: Carolyn Schaeffner, Marcella Perry

Call to Order: Chairman Hoopes called the meeting to order at 7:02 p.m.

Appointment of Alternates: Bonnie Dunbar to replace Bruce Holmes.

Approval of Minutes: August 31, 2005 work session, October 18, 2005, and October 25, 2005 Corrections for October 18, first section. J.Crouse mentioned correction for names in minutes. T.Hoopes stated he will make corrections on his copy and give to the Town Planner for to make changes. J. Dube stated, pg 3 of 10/18 should be "that the difficulty", "close to 11?", pg. 5, "right of way", pg. 8 case 05-74, T.Varney stepped down from the case, did not say this. Discussed that he did step prior but should be noted that T. Varney stepped down for this case also. J.Dube, pg. 4 "has been recorded" for case 05-71, pg. 8 last paragraph 2nd line, "granted only for the remainder lot", pg 14 "05-36 "approved" instead of accept, pg. 5, J.Crouse question on pg 11, 05-33 who is the I? Discussed it was the applicant, change to "applicant was wondering".

Motion: A.Sherwood moved that the Board approve the minutes of August 31, 2005 work session, October 18, 2005, and October 25, 2005 as amended, Seconded, all approved, none opposed.

Approval of Agenda

K. Menici stated the amended agenda, Case P05-86, and Case P05-13, Henderson received notice they could not be here tonight.

Question by T.Varney on Henderson.

K.Menici stated Case P05-86 and P05-13 moved to December 20.

Motion: A.Sherwood moved to continue cases, Case P05-86 and P05-13 moved to December 20, 2005. Seconded, one opposed (T. Varney).

K. Menici stated tonight's meeting will be split into 2 sessions. Cases P04-49, P05-77, P05-82, P05-83, P05-84 will be heard on Tuesday, November 25. 2005.

Presentation of Capital Improvement Proposed Budget: Marcella Perry, presented the following to the Planning Board and indicated that all figures proposed were unanimously voted by the committee. She wanted to go over each area individually and to also answer any questions. The documents she distributed represented original recommendations (green paper) and the committee and Selectmen's recommendations. Also indicated notes listed for reasons why they voted the way they did.

1. Highway Department - Total request was for \$480,774 for funds into the highway vehicle equipment fund and capital reserve. They Highway Department included a sweeper and the committee chose to table this request for another year. The 1997 Chevy pick-up truck for \$47,202 was request was accepted.

This will be for the vehicle repair person. The Highway department requests with recommendations were voted on with results 4-0. Another request was for an excavator, there was money in capital reserve from last year \$228,375.00. Committee voted to add \$193,501 to cover this piece of equipment to be purchased this year. Discussed that this was a good item to approve because it would allow the town to do more of the road construction rather than subbing out. Voted 4-0. The committee also voted to put \$250,000 out of the \$480,774.00 to put in capital reserve to this could be drawn off for the two piece of equipment this year. In addition to the highway garage they felt it was necessary to have shop space for the mechanic to work, most work will be done by highway crew and felt it was also a needed expenditure. The bridge construction is an annual request that they put into the capital reserve and they are requesting this again because there are several bridges that they are looking to work on and that (Coffin Brook, Hollywood and Drew) are specific bridges they are looking to repair this year. Voted for 4-0 on this request. The Sand Shed is a fund they had started two years ago as mandate requirements for storm water run-off and this is needed to house the sand and salt they use in the town. We approved that 4-0 also. Highway reconstruction – they requested \$150,000 again this year. We reduced that because of the justification for the excavator that they use, that they would be able to save money on not bidding out for job. Voted to approve \$575,000.

2. Fire and Rescue – requested in Capital Reserve \$626,597.16 for the year 2006. The committee allocated \$360,000 due to pieces of equipment that are coming up with the next couple of years. In their capital reserve for this year they are looking to replace Engine 1 which is a 1987 vehicle with costly needed repairs. Several other large expenditures coming up in the next few years and the committee felt they needed to look at figures for expenditures to 2011. Voted unanimously 4-0 to put \$360,000 into the capital reserve. Need request was an addition to East Alton Fire Station. There is a student program with persons living at Central Station allowing readily response to alarms. (These students are currently going to the Fire Academy and are certified fire fighters). Voted unanimously 4-0 for the addition. This is for materials. All work has been done in the past by volunteers. Voted to approve \$410,000.

J. Dube – question on page 1, last item, and Rescue 1 item should be added to request. It was a lease.

3. Solid Waste Center – requested \$40,000 for a loader. They will be purchasing the vehicle this year. This is to cover the total balance required. Voted 4-0. Current loader is a 1982, used to move containers, plow snow, push brush and stumps. It has 7580 hours on it. Improvements to Solid Waste Facility, part of the Storm Water Pollution Plan and part of the Hurd Hill Project Program was voted on \$37,000 be put into a reserve for this.

4. Parks and Recreation – requested \$37,500 to be put toward beach improvements. \$75,000 was put into the fund last year and this is the last installment for what they feel will cost to do the beach and park improvements at the Bay. Committee voted 4-0 to continue that project. They requested also \$12,000 to be put into the Capital Reserve fund because in prior years they had not done this. They had come to the CIP in prior years when they needed a vehicle but to be in line with the rest of the departments, they felt it was good practice to start putting funds aside. Voted to approve this request. The Jones field, for next year, they requested that \$32,000 for 2007 for the parking lot. This was discussed at length and the committee felt that money could be spent elsewhere, rather than paving the felt the town could grade it off or use their equipment to do something to take care of the parking area, even if its gravel it could be taken care of. Voted to not put this request in for 2007.

5. Water Department – there are no requests for this year. The funding goes out to 2007 until 2011 for

the extension of Route 28, phase 1, 2008 extension to Route 28, phase 2, and 2009 the Bahre Road waterline replacement and 2010 Riverside Drive waterline upgrade, and in 2011, Route 28 summer line improvements. These are all paid for out of user fees and we agree with the Water Department's request.

6. Police Department – they have a vehicle replacement program that's been in place for many years and they put fund aside each year they replace a vehicle every year. We voted to continue this practice, 4-0. They requested \$40,000 per year for the next 5 years and the 6th year, \$320,000 be put into a capital reserve fund to use for whatever the Selectmen decide. To be used for upgrades to the municipal system. The committee agreed with the expenditure of \$40,000 to be put into Capital Reserve for this year. Voted 4-0

7. The School Department came in (with commendation for their approach to what they were asking for) with several different items: Drainage for the second grade entry that was \$10,000, \$15,000 for remote UST and that is an oil tank that needs to be replaced. The committee went along with that and the expendable trust emergency fund; they would like to put \$25,000 into that fund. That is to maintain any unforeseen emergency repairs that come up. They originally had requested \$540,327 but the committee did decide to encourage a long range plan for the school system and not just looking at the narrow dirt road with a study. They have \$10,000 that they put aside for funds to do a study on the elementary school. They have commissioned the study already. Instead of doing all of the replacement projects that they come in with each year, to put funds aside in a capital reserve until the committee comes back with its recommendations. Voted to put \$400,000 into the capital reserve for the school department. Noted that the way this is worded is misleading and this is not for the "Study". The study has funds already for this. The \$400,000 is in capital reserve for new facility.

8. Administration had no requests.

9. The Library had no requests for this year.

A. Sherwood: We have a complex process this year where both the town and the school have to be to a schedule and we have to finalize things shortly. Marcella will present this to the Budget Committee and also to the Board of Selectmen on the 28th. This Thursday, so this could get to the Committee.

T. Hoopes: We need to take a vote of approval. Thanks that they have worked on this planning out to 2011. He stated he was comfortable with this presentation and asked for questions.

T. Varney: Historical note – when the Capital Improvements Committee was established it was a committee that worked on the highway part of it. They made a decision that they wanted the highway department to be a maintenance only department and did not want them to be rebuilding roads which they were doing back then in the 80's. Each year there would be a certain section of road in town to be engineered and put out to bid to the tune of approximately \$600,000 per year. That's been the framework of the Highway Department. Now when you started getting an excavator and talking of doing more of our own work . . .

M. Perry: Felt that things change and what costs are to bid out. They are not accomplishing what they need to a felt it was very costly to go outside.

A. Sherwood: What is actually being approached is a hybrid approach, where they would still contract some to grinding and paving. If it was a complex situation they would go out for engineering support, but if it was straight forward the town would take care of the base work.

M. Perry: They have done well on some of the work this year.

A. Sherwood: bottom line issue is that there is 60 miles of paved road and rebuilding this every 20 years and \$750,000 was taking care of about 1 mile per year. That is a 50 year cycle.

T. Hoops: Also as I understand it the excavator is for doing a lot of ditch line work, rebuild.

A. Sherwood: We have been leasing one, 2 months per year anyway.

T. Varney: Felt that the engineering concept would cut a tree down to build the road and the town would build the road around the tree. He likes where so much should be done each year.

M. Perry: Highway Department felt they could save \$1.5 million each in road construction and the committee took him at his word.

A. Sherwood: They objective is to do more miles each year.

T. Hoopes: The current road agent is probably more skilled that almost any person we have had before.

J. Crouse: Question on the repair and replacement of the town docks, is that not a capital improvement? For Parks and Recreation.

T. Hoopes: Depending on what the price would be, if it's over \$10,000 it definitely would definitely go into the category . . .

M. Perry: That was not requested this year. They did this for the last two years.

A. Sherwood: The money is already in and will be done this fall.

Motion: by Bonnie Dunbar to approve the committee's submission of CIP program for 2006 – 2011 with changes: on the line dealing with the elementary school request that it is a capital reserve fund, and also the Rescue 1, should read \$50,421.16. Second by J.Dube. All approved.

A. Sherwood: Thanks to the committee.

T. Hoopes: Bonnie Dunbar is still appointed to take Bruce Holmes position.

Applications for Public Hearing:

T. Hoopes read the case into record.

**Case #PO5-80
C&D Interests**

Map 15, Lot 56

**Conceptual Review
Old Wolfeboro Road**

Application submitted by Carl Norby for design and scoping input for proposed subdivision. The property

is located on Old Wolfeboro Road and in the Rural Zone.

Cynthia Balcius and Tom Varney stepped down for this application.

Cynthia Balcius, Terry Fox, Carl Norby representatives for this application.

Drawings presented.

K. Menici – Stated to Chairman Hoopes that the drawing exceeds conceptual and is stepping into design review. That's the point at which the Planning Board can review a plan of this detail.

C. Balcius – Prior C & D Interests was in for a preliminary three lot sub-division and two lots sold already. At that time they were asked to see conceptual of what the future sub-division might look on the site and since then C & D Interests has formulated a new project team and what they have done is look at 1. try to minimize wetland impacts on the sight as well as dealing with some sloping areas. What they have been able to put together is we have significantly decreased our wetland impacts, and are currently approximately 9,700 sq. ft. of impact, trying to stay below 10,000 sq ft. Also when they went initially for a driveway crossing, the Wetland Bureau had many questions and wanted to see the conceptual as well for the future sub-division. At that time we had a road that should it kind of v-ing off and had significantly more wetland impact with that design. So we had Terry Fox of C&D was look trying to minimize wetland impact and were trying to make one road that goes into the site. There are some constraints with the slopes, the topography and with the wetlands we are relegated to where we can put the road in. One of the things we are here for input tonight is currently we have 2,500 linear feet maximum for a culdesac road.

K.Menici: Suggested to the Chairman this is going beyond conceptual and it was not advertised as design review and the State Regulations require that design review be noticed in the newspaper and to abutters but this is really going beyond.

T. Hoopes: Can we say that there is a question as to the length of a road? In other words, if we are trying to look at conceptual. . .

K. Menici: In a conceptual consultation if I can just read the statutes, because I just don't want us to get into trouble is my concern. It states that the board and the applicant may discuss proposals in conceptual form only and in general terms such as the desirability of types of development and proposals under the mast plan. And when you move into design review, that's when you can talk about more specific design and engineering details. And that seems to be where . . .

A.Sherwood: Question, do you have conceptual sub division plan design to look at?

C.Balcius: No we are not ready for engineering design review. This has been done looking at our current regulations, looking at lot sizing and had a couple of questions that came in this design that we are working. I don't think it is at that point.

A. Sherwood: I could not answer a question about the length of a culdesac road without seeing what the context of the plan is.

C. Balcius: I understand. Another question – currently there is an access road they have been granted permission to use that runs through DOT land off of Rt. 28, and they have been using this to access to do forestry management practices. The DOT would prefer that they go in off of their access off of Old Wolfeboro Road, especially with the winter coming up there's an area where they plow the snow. They have been hesitant to do this because knowing they want to come in the future with a sub-division plan they don't want to have the implication that they are trying to put in a sub-division road before they are approved. All they want to do is go in roughly in the area where the proposed sub-division road will go and for a length of 500 ft. It takes care of the DOT issues with access off of Route 28 it also gets them much further away from the wetland that is out there.

T. Hoopes: That would be a forestry permit – you can't do a lot of upgrading.

C. Balcius: This is just mainly for access and there are not wetland impacts to do that.

T. Hoopes: Obviously there will be some wetland impacts to do that

C. Balcius: Where they want to go will have no wetland impact. Right now they do have wetland impacts for where they are coming for forestry right now and that is all legal. But what they want to do is move that and take care of the DOT as they are getting anxiously about them using that entrance way.

T. Hoopes: We don't know yet what the changes in the master plan are.

C. Norby: This plan to show what we could do not what we would do.

T. Hoopes: The problem is that we are not allowed to look at it.

A. Sherwood: This needs to come in as a design review so the abutters get noticed and have further discussion.

C. Norby: We are not going to apply for this not knowing what is going to happen.

T. Hoopes: I realize you are looking for feedback but we cannot give you feedback until after Dec 31, which is our deadline.

C. Balcius: We are hoping that conservation subdivision would be available at that time. Primarily we are looking at this lot layout to show conventional sub-division possible under the current rules and regulations.

T. Hoopes: It is a worthwhile proposal. It would have to be discussed by this board and then passed by the Town Meeting.

C. Balcius: In a general forward is there advice the board would give on this proposed sub-division?

T. Hoopes: Until regulations are in hand and once the final date for publishing those is final on the 23rd of December, it is fish-or-cut-bait for us.

A. Sherwood: Even if there were no changes in zoning potentially down the road, if you have a fairly complex sub-division situation and you want to talk to the board about trade-offs of one road vs. two roads and all that, we really then need to look at what you are talking about and it is really a design review.

C. Balcius: That is fine, we just want to know if the board is open to talk about this.

T. Hoopes: After December 31st we can. If you apply for site design review and the abutters are there we then can talk about it.

C. Balcius: That's fine.

**Case#PO5-65
Donald Roberts**

Map 6, Lot 18

**3-Lot Subdivision
Chamberlain & Suncook Valley Roads**

Motion:

**Case#PO5-81
Jeffrey, Kenneth, and Russell McKenzie**

Map 1, Lot 19

**2-Lot Subdivision
298 Africa Road**

Motion

**Case#PO5-66
Joseph Whitehouse II**

Map 19, Lot 38

**2-Lot Subdivision
Drew Hill Road**

Motion

**Case#PO5-85
Mark Pearson**

Map 1, Lot 17-1

**3-Lot Subdivision
Muchado Hill and Lockes Corner Road**

Motion

Other Business:

Motion