

WEARE PLANNING BOARD
Draft Minutes of the Meeting
Of October 22, 2015

Present: Craig Francisco (Chairman), Frank Bolton (Vice Chair), Neal Kurk (Secretary), Frederick W. Hippler (Exofficio), Chip Meany (Land Use Coordinator), Tina Ripley (Minute Taker)

Guests: Ralph Peacock, Cheryl Peacock, Art Siciliano, Steve Roberts, Jack Dearborn, Robert Kilmer, Bryan Fournier, Jerry Haynes, Michael Brown. Mike Dahlberg

I. Call to order.

The meeting was called to order at 7:00 p.m. by Craig.

II. Capital Improvement Plan

Jack Dearborn said the CIP Subcommittee Members were listed on page 2. Mr. Dearborn said page 3 ó 5 are all the CIP requests submitted. Mr. Dearborn said page 6 is the way classify the types of requirements that come into them, typically the ones used the post are classified as urgent (issue with safety and health in mind). Mr. Dearborn said page 7 and 8 are the four departments that supplied us information and said there is a correction on page 8 under Police Department total cost should be \$78,500.

Mr. Dearborn said the Fire Department is asking for three items: 1) ambulance ó urgent - \$238,000 (no money in special revenue & most of the funds are uses for paying for stipends and paying for collections and billing). Mr. Dearborn read some information regarding the ambulance; 2) jaws of life ó urgent - \$35,000. Mr. Dearborn read some information regarding the jaws of life; 3) forestry vehicle ó necessary - \$30,000. Mr. Dearborn read some information regarding the forestry vehicle. Mr. Dearborn said there is detail information on page 11 for ambulance replacement, page 12 for jaws of life replacement, page 13 for command car/forestry vehicle replacement.

Mr. Dearborn said the Public Works Department ó Highway Department is looking for a new garage on Merrill Road, size 80ø140ø steel building on a cement pad with about 4ø walls of concrete. Mr. Dearborn said it is bid out at \$105 per sq. ft., \$184,000 for site work, well, septic, paving, cistern/pump. Mr. Dearborn said road reconstruction (\$480,000) ó they have it on good authority they will receive \$30,000 from the State, so the intent was to keep the Town portion the same at \$450,000. Mr. Dearborn said this would allow for shim and overlay on Town Class V roads and allow for some summer road reconstruction. Mr. Dearborn said they would like to purchase a new wheel loader, which is the backbone to load sand and salt in a timely manner. Mr. Dearborn said there is a backup plan, if it should go down, they can rent one of comparable size for \$5,000/month. Mr. Dearborn said they are also asking for a T-3 six wheeler for sanding and plowing.

Mr. Dearborn said the Public Works Department ó Transfer Station is looking for a new skid steer (replacement) - \$59,600. Mr. Dearborn said the purpose is to move things

around the Transfer Station. Mr. Dearborn said the items in red are items they kicked out are River Road Bridge ó it is the bridge that has the steel bruss and there is natural rust on the inside where the span is there is 3ö thick, about the size of a cookie of rust. Mr. Dearborn said the State and Town engineer reviewed it and put the condition as fair. Mr. Dearborn said you can still operate without degrading the bridge. Mr. Dearborn said it was brought to their attention; question is when, does it get demoted. Mr. Dearborn said the other item that got pushed out was primarily due to needing more research was River Road paving.

Mr. Dearborn went back to the new garage for questions. Neal said at one time it was come in at 1 million dollars and now it is coming in at 1, 360,000 and asked why is coming in for more money? Mr. Dearborn said they have been doing this for six years and costs go up. Neal asked if it included fire suppression and Mr. Dearborn said yes. Mr. Dearborn said there is \$66,000 set aside for the cistern, \$40,000 for motor and pump, the building has imbedded in it \$105 sq. ft. the actual piping within the building. Mr. Dearborn said the price of the sq. ft of the building has the power, heat, fire suppression. Mr. Dearborn said they have already done some test pits and validate they donø have to have any extreme work done. Neal asked what the total was for everything and Mr. Dearborn said he didnø know since they didnø add them up. Neal said you donø have any information on tax impact. Mr. Dearborn said you can take any number here and every penny is \$8, 217 is your buying power. Mr. Dearborn said some of the items will be bonded over various years. Neal asked about operating costs and how do they compare with current operating costs. Neal said at one point we were told that putting the trucks indoors in a heated building would save half an hour a day which would translate into so much more work done and less money for pay. Steve Roberts said it would save money and labor ó a) if you have a sander and plow inside and ready to go, the key to that is you canø load a sander that if the truck is outside since it will freeze. Mr. Roberts said having the trucks ready to go, could possibly save a couple of hours per person. Mr. Roberts said currently truck repairs have to be done crawling around on a creeper.

Mr. Dearborn said page 20-22 that the Department of Public Works has with the wear and tear listed on them. Frank asked if it will all fit in the new garage and Mr. Dearborn said most of it will depend how you configure it.

Mr. Dearborn is now talking about the Police Department. Mr. Dearborn said the Police Department would like to keep two vehicles, would like to get rid of 7 vehicles and lease 5 new vehicles. Mr. Dearborn said right now they have spent \$22,000 on repairs for the fleet of vehicles and that it would be at or over \$30,000 by the end of the year. Mr. Dearborn said they are requesting 4-wheel drive.

Mr. Dearborn said Parks and Recreation has been asking for Bolton Field (\$80,000) for about five years now. Mr. Dearborn said it would increase parking, fix drainage issues, and expand the soccer field. Mr. Dearborn said for Chase Park (\$27,500) they want to renovate the bath house and make it ADA compliant, seal coat and stripe the parking lot and fix beach erosion.

Frank asked why the Town can't run the ambulance at a break even point? Mr. Dearborn said if you weren't paying for the stipend out of the receipt for transporting people on the ambulance (stipend = hire x number of EMTs to cover the clock). Mr. Dearborn said typically it would come from the general fund, by the discretion of the Selectmen and confirmation at town meeting was to take the money that comes in from the ambulance (\$600.00 per ride) which gets processed through a collection agency (\$11,000/per year), \$93,000 for the stipend to pay the EMTs to staff the ambulance. Mr. Dearborn said there is \$110,000 is revenue coming in, if it was in the special revenue fund and kept in there and not just the \$5,000 residual amount, they would have enough to buy fire trucks and ambulances.

Craig said he had a question on the police cruiser. Craig asked why not replace half this year and half next year? Mr. Dearborn said they are junk and none of them are really reliable. Neal said assume we bond only the garage; will the rest of the items result in an increase or decrease in taxes? Mr. Dearborn said with the exception of the forestry vehicle which is \$30,000 and is in the special fund that has any money in it. Mr. Dearborn said there is no money in the capital reserve fund. Mr. Dearborn said the building is bonded for 10 years, the grader was a 5 year municipal lease. Mr. Dearborn said he thinks the ambulance and the police vehicles will be 3 year municipal leases. Mr. Dearborn said four years ago they had three bonds and have paid off two bonds already, have \$77,000 left on the last one.

Neal thanked the sub-committee. Frank moved to recommend the CIP as presented. Frederick seconded. Neal said he thinks the sub-committee needs credit for the output and product produced and it is a very reasonable recommendation. Motion passed. 4-0-0 Craig said it does take an awful lot of time.

III. Continuation Subdivision & Lot Line Adjustment: Michael Melcher at North Side of Colby Road, Map 412, Lots 12.1 and 12.2 in an R/A zone

Art Siciliano said the Kaloogians were concerned about the driveway. Mr. Siciliano said they eliminated the shared driveway to the right of the Kaloogians. Mr. Siciliano said the shared driveway will be between Lots 12.1 & 12.4 and both lots have 50' of frontage. Mr. Siciliano said lot 12.2 will be eliminated and enlarged. Mr. Siciliano said there was some concern about the driveway grading. Mr. Siciliano said he did new contours for the lots. Mr. Siciliano said the shared driveway will go up the middle of the property line, from the road it is 539.33' to the corner, up over the hill then about 150' to lot 12.1 and 12.4 property line is about 800'.

Craig asked about the wetlands and when they were delineated. Mr. Siciliano said it was on the plans. Craig asked about the well on the 1996 plan. Mr. Siciliano said he would have to look into it. Neal asked if the driveway gradient appeared on the plan and Mr. Siciliano said no. Craig said he is concerned about the wetlands. Craig asked about the shared driveway document and Mr. Siciliano said he didn't have it tonight.

Craig opened the public hearing for comment. There was none.

Craig closed the public comment.

Craig said his concern is the wetlands and not being fully sure where the buffer is. Neal said let's get it right. Craig said he would like to see the stone wall and wetlands. They asked about a cistern, Craig said 225' to the nearest lot line (lot 12.1). Craig said they need something from the BoFW about the cistern, shared driveway document, driveway easement document, wetlands (partial delineation), note on plan about shared driveway for the two lots.

Neal moved to continue the application of Michel Melcher of North Side of Colby Road, Map 412, Lots 12.1 and 12.2 to November 19th, 2015. Frederick seconded. Motion passed. 4-0-0.

IV. Site Plan Review: JMC Company, 14 B & B Lane & Haynes Mulch, 21 B & B Lane; paving in Industrial Zone

Mike Dahlberg said they had the site walk. Mr. Dahlberg said they modified the notes on the map. Neal asked about the authority of the Board. Mr. Dahlberg said they can modify note 17 and take that part out. Neal said there looks like there is a rubber stamp that appears under the words Map 411, Lot 198 and appears in the notes. Mr. Dahlberg said he can modify that also.

Craig opened the public hearing for comment. There was none.

Craig closed the public hearing.

Craig said the drainage is going into the catch basin and redirected by the berms offsite.

Neal moved to approve the application subject to #17 the removal of the approval of the Planning Board. Frederick seconded. Motion passed. 4-0-0

V. Subdivision/Condominiumization: Ralph & Cheryl Peacock, 67 & 73 High Rock Road at Map 409, Lot 15.7 in an R/A Zone

Bob Kilmer (Duval Survey) said it is an existing duplex lot and has its own septic design, 3 bedrooms each side. Mr. Kilmer said they are not trying to change anything except change ownership to each side. Craig said this is a preexisting non-conforming use the way he sees it. Craig said it is 2.3 acre lot and it will remain a 2.3 acre lot. Craig said the use isn't changing. Craig read RSA 356B:5, fourth line down.

Ralph Peacock said he and his wife live on 73 and his son and his children live on 67. Mr. Peacock said he didn't want to be the tenant of his son and did he want to be the landlord of his son.

Neal moved to accept the application as complete. Frederick seconded. Motion passed. 4-0-0.

Chuck motioned to approve the application with adding the monument is set and pin set on southeast corner. Frederick seconded. Motion passed. 3-1-0

VI. Adjournment

Frank moved to adjourn. Neal seconded. Motion passed. 4-0-0

Respectfully submitted,

Tina Ripley
Minute Taker