



TOWN OF WEARE
PLANNING BOARD
ZONING BOARD OF ADJUSTMENT
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Land Use Coordinator

Office Hours:
Monday
thru
Friday
8 AM to 4:30 PM

CIP SUBCOMMITTEE
MINUTES
SEPTEMBER 23, 2015
****DRAFT COPY****

PRESENT: Jack Dearborn; Tom Clow, Exofficio; Stu Richmond; Bob Ledger; Bruce Fillmore; Paul Marsh; Naomi Bolton, Town Administrator; Chip Meany, Land Use Coordinator

GUESTS: Beth Rouse, Finance Administrator; Bill Anderson, Finance Committee; Keith Erf, Finance Committee; Peter Mennis, Finance Committee; Lori Davis & Steve Roberts, DPW Building Committee; Tim Redmond, DPW Director; Sean Kelly, Police Chief.

I. CALL TO ORDER:

Jack Dearborn opened the meeting at 8:30 AM in the conference room of the Weare Town Office Building.

III. MEETING:

- DPW Garage Presentation: Lori Davis, Chairman of the Highway Garage Committee and member Steve Roberts presented the current proposal at this time. They outlined the need, how the building fits and the cost as follow:

I. Need:

- A. To protect our investment in vehicles and equipment by keeping them inside:
 - 1. To be able to efficiently repair, maintain, and clean vehicles
 - 2. To save money by decreasing the warm-up time and allow readying and pre-load during normal work hours in preparation for storms
 - 3. To allow pre-trip inspections to be done efficiently
- B. To provide a safe working environment:
 - 1. To have an efficient and safe working space by providing adequate room around vehicles
 - 2. Provide a dry working environment by sloping the floor for drainage
 - 3. Provide a ceiling height sufficient for high vehicles such as trash trailers and for raising truck bodies
- C. To provide an administrative support area:
 - 1. To provide a records management area
 - 2. To provide space for administrative personnel
 - 3. To provide bathrooms, locker rooms, and an employee breakroom

II. How the building fits the NEED:

Ms. Davis and Mr. Roberts had a plan with the individual pieces representing the vehicles to depict how everything was going to fit into the building and have some space to still be able to maneuver around the vehicles.

III. Cost:

80'x 120' bldg. 9600 sf/\$100 per sq.ft. = \$ 960,000

30øx 50øbldg..	Equipment & vehicles 1500 sf/\$100 per sq. ft. Office/breakroom	= \$ 150,000
	Site work; outside, septic Well, paving, etc.	= \$ 150,000
	Towards suppression system (pump/tank)	= \$ 40,000
		<hr/> = \$ 1,300,000

The proposed design will allow for additional space later due to the fact that one end of the building will be poured differently without the 4ø foundation wall. They are also having the ground checked for suitability to make sure a building of this size can be put there and there is not a lot of unsuitable material there. Ms. Davis and Mr. Roberts stated that the Highway Committee will be having one more meeting next week to wrap up the few outstanding items, but this is pretty close to what will be presented to the voters.

The subcommittee made the following suggestions of what should be available for informational handouts for the voters:

- ✓ building design completed on an 11 x 17 sheet
- ✓ cost sheet with rationale
- ✓ benefits/why is the building important
- ✓ come up with solid number for the total cost

Bob Ledger moved to grant the Chairman the go ahead with a not to exceed \$1.4 million cost and the size not to exceed 80ø x 140ø, Stu Richmond seconded the motion. Passed 6-0-0.

- Police-Emergency Radio Communications System Replacement: Chief Sean Kelly was present. Chief explained that the purpose of this project is, in essence, the emergency replacement of an outdated police radio communication system that is reported to be on the threshold of catastrophic failure. Two-Way Communications conducted a cursory inspection of the Weare Police Department communications systems as part of their due diligence for preparing a quote for the installation of new equipment in the [proposed] new cruiser fleet. As part of the inspection, they discovered:
 - The existing system is not compliant with ten or more year old federal communications regulations;
 - Because of the low height of the radio antenna towers, they are un-necessarily redundant by as much as six sites (when properly placed, only three towers/sites would be needed for 100% coverage);
 - Until the antenna location and height changes, the addition of voter/repeater sites only add about 1-1.5 square miles of additional radio coverage per site;
 - The repeaters in use today are described as 30-year old hobby level residential ham radio equipment;
 - The transmitters in use today are described as 5 mobile radios stacked on top of one another and wired together to have multi-channel capability;
 - The solar panel rechargeable batteries that run the system are a significant danger to public safety communication: every time the Bow PD or Weare PD broadcasts on the Weare PD frequency, every site that receives the signal draws down on the life of the

battery at the site and reduces efficacy/signal strength of that site. On a busy night, it is conceivable that we would lose all radio communication: no sun, no recharge; and,

- Due to the age of existing equipment and the regulatory requirements that are not being met by the existing equipment, new equipment is incompatible; thus a piecemeal replacement plan over a period of years is not possible.

A recent inspection of the cruiser mounted radios revealed that the existing fleet radios are so outdated that the manufacturer no longer has parts or software needed to support them. Once an existing radio fails, that cruiser is rendered incommunicado.

The subcommittee felt that a radio frequency (RF) survey should be conducted. This is the last CIP meeting today, but this could be something that the Board of Selectmen can put on the warrant as an emergency if need be. At this point the committee felt it was not a CIP item until such time that all the due diligence (RF survey) has been done. Chairman Jack Dearborn and member Bob Ledger offered to work with Chief Kelly, Chief Vezina and Director Tim Redmond on this communications issue.

- Parks & Recreation Commission: Director Karyn Stogner emailed the CIP Subcommittee the updated information for the Chase Park Renovations project. The Parks and Recreation Commission would like to make improvements to Chase Park. Many town residents use this park. We would like to keep it functional and make it presentable to the town folks. Some simple renovations would go a long way in making this park more enjoyable. The scope of the project for 2016 would be as follows:
 - Renovation of the current bath house - \$17,500
 - Sealcoat and stripe the parking lot - \$5,000
 - Beach Storm Water Management - \$5,000They have included the work for 2017 and 2018. In 2017 they would like to do the boat ramp renovation and shore line stabilization, totaling \$120,000. For 2018 they would like to do irrigation, landscaping and additional plantings for a total of \$30,000.
- White Board Exercise: The subcommittee then completed putting all the requests on the white board for discussion and review.

II. MINUTES:

- September 9, 2015: Tom Clow moved to approve the September 9, 2015 minutes as written; Bob Ledger seconded the motion. Passed: 6-0-0

IV. ADJOURNMENT:

As there was no further business to come before the subcommittee, Bob Ledger moved and Paul Marsh seconded to adjourn the meeting at 11:35AM.

Respectfully submitted,

Naomi L. Bolton

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Town Administrator