

Selectmen's Meeting Minutes

October 17, 2006, 6:00 p.m.

Corner Meeting House

Chairman Watterson called the meeting to order at 6:00 p.m., also present were, Selectman Reginald Caldwell, Selectman Ronald Cormier, Town Administrator Jeanne Beaudin, Administrative Assistant Cary Lagace, Chief Baiocchetti, Representative John Thomas, Municipal Building Committee Members Rich Fournier, Ron Mitchell, and George Condodemetraky, Ward D'Elia and John Otte of Samyn-D'Elia Architects, Susan Condodemetraky, Kathy Sgambati, Richard Brown, Kerry Lee Bergeron, Bill Clary, Brian Loanes, Elson Moody and Linda Frawley.

Those present stood for the Pledge of Allegiance.

Old Business

Representative John Thomas

Representative Thomas was present to discuss with the Board of Selectmen their request to the state regarding acquiring surplus land.

Police Department New Hire

Town Administrator Beaudin reviewed a memo from Chief Baiocchetti recommending the hiring of Kevin Baron of Gilford as a full-time police officer with a start date of November 5, 2006 at a grade 15 step 1, with the following conditions: upon successful completion of probation salary to grade 15 step 2, successful completion of a 1-year probation period, successful completion of the New Hampshire Police Academy, successful completion of the Department Field Training Program. Mr. Baron is currently a certified Corrections Officer for the State of New Hampshire.

Selectman Cormier moved to hire Kevin Baron as a full-time police officer with the previously noted conditions. Selectman Caldwell seconded and the motion passed unanimously.

DOT Easements

Town Administrator Beaudin explained that the State of New Hampshire Department of Transportation had met with her to discuss the easements required for the construction work they are planning to do on the Route 140 & Route 106 intersection. She noted that Land Use Technician Rick Ball had reviewed the States requests also. The temporary driveway easement will expire, the drainage easement will not.

Selectman Cormier moved to authorize Town Administrator Jeanne Beaudin to sign and accept the Offer-Agreement from the Department of Transportation relative to a 780 square foot temporary Driveway Easement needed in conjunction with improvements to the intersection of Route 140 and Route 106. The temporary driveway easement is located at the existing driveway entrance to the Town's Fire Station. The monetary value of the offer is \$780.00. Selectman Caldwell seconded and the motion passed unanimously.

Selectman Cormier moved to authorize Town Administrator Jeanne Beaudin to sign the Agreement for Entry and Construction relative to the Temporary Driveway Easement authorized in the previous motion. Selectman Caldwell seconded and the motion passed unanimously.

Selectman Cormier moved to authorize Town Administrator Jeanne Beaudin to sign and accept the Offer-Agreement from the Department of Transportation relative to an 1875 square foot Drainage Easement across Town owned parcel Map 122 Lot 044. The monetary value of the offer is \$500.00. Selectman Caldwell seconded and the motion passed unanimously.

Selectman Cormier moved to authorize Town Administrator Jeanne Beaudin to sign the Drainage Easement referenced above. Selectman Caldwell seconded and the motion passed unanimously.

Waiver of Municipal Liability

Town Administrator Beaudin explained that the Waiver of Liability has been recommended by counsel as a condition of the Variance recently issued by the Zoning Board for construction of a single family home on Morgan Road. Morgan Road is an unapproved private road and therefore does not meet zoning requirements of frontage causing the need for the variance.

Selectman Caldwell moved to sign the Waiver of Liability. Selectman Cormier seconded and the motion passed unanimously. The Board of Selectmen signed the document.

Minutes

Selectman Cormier moved to accept the minutes of the October 3, 2006 meeting as written. Selectman Caldwell seconded and the motion passed unanimously.

Selectman Caldwell moved to accept the minutes of the October 4, 2006 meeting as written. Selectman Cormier seconded and the motion passed unanimously.

Public Hearing

Chairman Watterson opened the Public Hearing to take comment on the proposed sites for the New Belmont Police Department Facility to be proposed in 2007. Architects from Samyn-D'Elia, the firm chosen by the Municipal Facilities Committee to work with the Community to design a new Police Station, were present to answer questions. Chairman Watterson thanked everyone for attending. He explained that there had been concern expressed by some community members as to the sites being considered for the project and tonight's unique meeting will allow for the sites to be discussed publicly.

Selectman Cormier as the Chairman of the Municipal Building Committee also thanked everyone for coming and wanted everyone to know that the committee will attempt to keep the public informed over the next several months and this is just the first in a series of such meetings to provide information or take input from the community. He noted the poll that is on the website allowing the community to vote on the site that they feel best suits the project. He went on to provide information on each site: Site #1 – Vacant, Field Lane, 2.2 acre, \$125,000, water & sewer on site, Municipal Building Committee's first choice, Site #2 – Not vacant building not usable, Across from the Fire Department 2.9 acre, \$500,000, water & sewer on site, Site #3 – Not vacant building usable, Bert & Ernie's Car Sales Lot 10.3 acres, \$599,000, private water & sewer, Site #4 – Vacant, Across from Bert & Ernie's 8.6 acres, \$199,000, no water & sewer, Site #5 – Vacant, Higgins Drive 8.0 acres, \$225,000, water & sewer on site, Municipal Building Committee's second choice. Selectman Cormier noted the Website poll results were 37% for site 1, 40% for site 2, 18% for site 3, 0% for site 4, 4% for site 5.

Ward D'Elia spoke regarding his firm's work thus far with the first step being the feasibility study and then assisting with site selection. He pointed out what his firm is looking for when they view the sites; things such as usable area, road frontage, lot configuration, proximity of power source, topography, soil type, public utilities, visibility entering and exiting lot, distance to Town center, usage of adjacent lots, space for expansion, the cost, and the cost per acre.

Their finding for each lot is as follows: Site 1) good lot, flat, gravel, easy to build on, lower purchase price, limited size, medium access, good visibility, water/sewer on site, Site 2) across from Fire Department, easy access to Route 140, although that section of Route 140 is busy with traffic, higher purchase price, lot sloped and may require retaining walls and additional site work due to the existing building needing to be removed, good expansion, water/sewer on site, Site 3) large site, building on site that may be utilized in future project, visibility exiting and entering site OK, higher purchase price, private water/sewer on site, Site 4) front of lot is wetlands, topography is rough, site work would be expensive, lower purchase price but require a lot of site work, the building would have to back off the road due to wetlands, visibility entering and exiting the lot is poor, no water/sewer, 5) lot is 8 acres, flat, gravel, good visibility, does not have driveway access on Route 106 but that may not be a problem, good visibility, room for expansion, water/sewer on site.

Elson Moody asked if the lot next to the Fire Department had been looked into, Selectman Cormier explained that the State is purchasing that site and it is not available. Donna Cilley commented that she is support of the project however, doesn't like the locations being looked at south on 106, she feels if the Police Station is going to be moved from the village that it should then be centrally located. She feels that site #4 would be the best option. George Condodemetraky agreed that the center of Town would be in the vicinity of Farrarville Road which the committee did think about, however they felt if they could find a lot that had

water/sewer already on site that it would help keep the development costs down. Selectman Cormier added that in order to control costs the committee had to look at location versus cost. Susan Condodemetraky asked if the Police Department had a preference, Chief Baiocchetti indicated that he had been involved in the process so he has had input on the chosen site and his only request is that the site be within 2 miles of the center of Town. He added that he is not in favor of site 4 as when he was going to view that site he had stopped to turn left into the site and was nearly run into by a truck from behind, it is a blind spot and for safety reasons is not in favor of that site. Selectman Cormier stated that the reason the focus turned to Route 106 was to remove the location from the village for safety reasons and quicker access to the whole Town.

Linda Frawley asked if anyone had checked with NH DOT regarding their plans for Route 106 & 140 through 2015 which are now available, Town Administrator Beaudin responded that she had spoken with Alex Vogt of NH DOT and although they are working on improvements to the Route 106 & 140 intersection the balance of the project will be years out. There was discussion regarding response time and Town Administrator Beaudin pointed out that they had looked at the distances from the present station and there is only 1 mile between site 1 and site 4.

Linda Frawley initiated conversation regarding the method of construction process chosen, Selectman Cormier indicated that after reviewing all of the bids received which contained all of the different processes the committee chose the Construction Management approach and contracted with Samyn-D'Elia. Mr. D'Elia noted that although there are several methods to choose from, this method allows for more accurate cost projections. Construction costs are being analyzed now and throughout the process so as the design phase is begun it helps stay within the budget.

Richard Brown asked Chief Baiocchetti if he thought he would need a parcel large enough to conduct things such as training, Chief Baiocchetti responded that he would hope to have an impound lot, which they don't have now, as well as a small area that could be used for driver training and such. Ron Mitchell spoke regarding site 1 and pointed out that there are wetlands there how much of the lot is actually usable, Mr. D'Elia commented that the area needed is approximately 1 acre which there would be on site 1 with room for small expansion. Mr. Mitchell added that he feels it is important to choose a site that has enough room for future and if need be look at larger lots. Mr. D'Elia indicated that site 5 has plenty of space for expansion.

Donna Cilley commented that she feels that the location of site 5 is in a bad area and if someone researches they may find that the State had some stipulation on the lots on Higgins Drive regarding traffic signals in that area. There was discussion if direct access could be sought from that lot to Route 106. Mr. D'Elia indicated that he would speak with NH Dot to get their feelings regarding direct access to Route 106 but reminded that there is access from the lot to Higgins Drive, which isn't a bad situation. George Condodemetraky added that site 5 drops off on one side and may have a drainage area there, Mr. D'Elia confirmed that there is a gully on the one side but it should affect the large building area.

With no further comments the Board of Selectmen thanked everyone that attended for coming and Chairman Watterson acknowledged the Municipal Facility Committee members in attendance, George Condodemetraky, Ron Mitchell, Rich Fournier, and Selectman Cormier. Chairman Watterson then closed the Public Hearing at 7:36 pm.

Chairman Watterson called for a recess.

Following the recess there was discussion regarding providing a direction for the architects. It was discussed that during the public hearing it appeared as though site 5 had risen to the site of choice. Mr. D'Elia expressed that he would contact NH DOT regarding a curb cut at that location and the Town could provide the topographic maps of that lot he would further review the site. Town Administrator Beaudin indicated that she would see if those maps are available at Town Hall and provide them to Mr. D'Elia. She reminded everyone that there is still a lot of work that needs to be done in order to be ready for the Budget Committee. Chief Baiocchetti expressed that he doesn't feel that not having direct access to Route 106 is a problem. Selectman Cormier stated that unless there is a problem with site 5 it appears that it is the site that will be pursued.

The Board of Selectmen thanked Mr. D'Elia and Mr. Otte from Samyn-D'Elia for coming.

Next Meeting

The next regular meeting will be November 6, 2006 at 6:00 p.m. at the Corner Meeting House.

Town Administrator Beaudin indicated that there will be an Open House at the Police Department on Saturday, November 11, 2006 from 10:00 am to 3:00 pm with tours of the station for the public and refreshments will be served.

Adjournment

The meeting adjourned at 8:05 p.m.

Brian Watterson, Chairman

Ronald Cormier

Reginald Caldwell