

## Selectmen's Meeting Minutes

July 25, 2007, 6:00 p.m.

Corner Meeting House

Chairman Cormier called the meeting to order at 6:00 p.m., also present were, Selectman Jon Pike, Selectman Caldwell, Town Administrator Jeanne Beaudin, Administrative Assistant Cary Lagace, Land Use Technician Rick Ball, Town Planner Candace Daigle, Fire Chief Jim Davis, Deputy Fire Chief Sean McCarty, and several Concord Street residents.

Those present stood for the Pledge of Allegiance.

### **Concord Street Sidewalk Discussion**

Chairman Cormier opened the Public Hearing at 6:01. He explained that in 2002 when the Sandy Ledge project was being proposed they had been asked to contribute to the expense of building a sidewalk from the Route 106 end of Concord Street to Memorial Drive. When originally designed for the west side of the street there were numerous complaints during the public hearing process so the Board decided to look at having the sidewalk on the east side of the street, which is being presented tonight.

Bill Stack with Steve Smith & Associates was present to review the proposed east side sidewalk design. He noted that there will be curbing on most of the sidewalk and some areas will require retaining walls. He added that the drainage problems on Concord Street will be addressed at the same time. He explained that the majority of the work is to be done in the Right of Way however; there may be a couple of areas that require short term easements in order to perform the work. When asked what the cost difference was from the west side design to the east side he noted that the east side design is approximately \$25,000 more.

Resident Tom Murphy began the discussion by asking why the sidewalk was being proposed, Chairman Cormier explained that it had been contemplated for years and with the development of the Sandy Ledge project the developer agreed to pay a portion of the project which is believed to be addressing a safety factor for those walking on Concord Street. The Sandy Ledge development was believed to be providing enough housing for school aged children that a safe walking area to get to school and the village was needed. Town Planner

Candace Daigle added that sidewalks in and around the village area had been being considered at least since 1992 when it appeared in the Master Plan and again in the 2002 Master Plan which indicates that the community members that helped develop the Master Plan believed there was a need for the sidewalks in the village area even before the Sandy Ledge project, the project emphasized the need and Sandy Ledge was asked to fund a portion of the project, \$37,400. She explained that the Town has six years to expend the funds or the monies must be returned to Sandy Ledge with interest. Candy added that there are Capital Reserve funds that have been put aside each year for the sidewalk projects.

Tom Murphy commented that he feels the number of people that walk down Concord Street is minimal and doesn't justify the need for the sidewalk. He believes that 90% of the traffic on the road is not residents and that the road could be made safer by posting the road "no thru way, local traffic only". Rich Bjelf, mechanic at Belmont Garage, agreed that there wasn't much foot traffic on Concord Street and also doesn't see the need for the sidewalk. He added that the proposed sidewalk would create a hardship for the garage because it would leave only two parking spots for customers while they currently can park 4-5 cars. Ken Malone owner of Belmont Garage showed pictures to the Board that showed where the proposed sidewalk would be on the pictures and highlighting those 2 parking spots that would be left. He stated that he feels that it is not safe for kids to be walking behind the cars at his business. He stated that his customers are not going to park out back and walk to the front of the building to do business. He noted that there were 113 vehicles serviced at his garage in the last 30 days and the sidewalk blocking the front of his business will create a hardship for his business and his customers.

Selectman Pike offered that perhaps a painted walkway in place of the raised walkway in front of the business could be considered. There was a brief discussion regarding the painted walkway being an option and it was taken into consideration by the Board. Earl Sweeney commented that there is no good solution to satisfy everyone and briefly pointed out that there is no room on his property to put a driveway if the sidewalk were to be put on the west side of the street as previously presented.

Ken Malone presented to the Board a petition signed by residents and customers against the sidewalk being put in front of his business, he noted that there are 140 signatures. Tom Murphy reviewed with Bill Stack the grade of the project at his property to assure that he will be able to access his property with his tractor for mowing. He then asked the cost of the project; Chairman Cormier indicated that it would be approximately \$100,000. Candy Daigle added that the State of NH is going to be installing a traffic island at the end of Concord Street which should slow traffic down and prevent traffic from cutting through the other lanes at the end of Concord Street.

There was concern as to where the Right of Way actually is and Bill Stack assured everyone that extensive research is done to determine the Right of Way area. He added that there are areas of Concord Street that the Right of Way is wider than other areas and that was determined through the research that was done by his firm. Chairman Cormier closed the public hearing at 6:42 p.m. The Board recessed.

The Board re-adjourned at 6:50 p.m. Following the recess Bill Stack explained that he felt it was feasible to ramp down at the Belmont Garage property line and ramp back up at the other property line and use a painted walkway in the area in between. He did caution that safety wise this is not optimum. Candy Daigle added that it may not be the best solution as it really

leaves to much area open for people to walk behind cars and removing the physical barrier is not safe. She realizes there is a business there; however public safety is giving all in this solution. Selectman Pike added that Mr. Malone did state that he was going to remove a step and porch to accommodate more cars on the property. Mr. Stack added that in the area that the walkway would be in he suggests a 12 foot lane which would move the walkway further back from the travel lane. Chairman Cormier advised that the Board would wait for the cost estimates before making any decisions regarding the sidewalk project.

### **Other New Business**

Town Administrator Beaudin reviewed a memo from Fire Chief Davis is recommending that Greg Bavis be promoted to fill the position of Lieutenant affective July 25, 2007 at a grade 17 step1 with a 6 month probationary period. Selectman Pike moved to promote Greg Bavis to Lieutenant affective July 25, 2007 at a grade 17 step1 with a 6 month probationary period. Selectman Caldwell seconded and the motion passed unanimously.

Another memo from the Fire Chief requested that Loring Child be promoted to acting Temporary Lieutenant, following the testing and creation of the lieutenant list Mr. Childs was next in line. Selectman Caldwell moved to promoted Loring Child to temporary Acting Lieutenant. Selectman Pike seconded and the motion passed unanimously.

Town Administrator Beaudin requested that the Board authorize Town Planner Candace Daigle to sign building permits; she will do so with the recommendations of Mr. Tobin who is contracted to assist in the Building Inspection office at this time. John Pike moved to authorize Candace Daigle to sign building permits. Selectman Caldwell seconded and the motion passed unanimously.

Town Administrator Beaudin reviewed with the Board the General Assistance Standards and Guidelines that have been put into place. She noted that they were created following the standards set by the Local Government Center and requires Board approval. Selectman Pike moved to accept the General Assistance Standards and Guidelines. Selectman Caldwell seconded and the motion passed unanimously.

### **Miscellaneous**

Chairman Cormier advised the Board that it had come to his attention that Northway bank would be closing their Belmont branch and that property may be put on the market. In hearing that, he went and looked at the property thinking it may be a good location, combined with what the Town already owns in that area, for a Town Hall/ Police Department, Town Common area. Town Administrator Beaudin commented that she had met with representatives from Bonnett, Page & Stone to review the Town owned properties in hopes of the offering recommendations for future building needs solutions. She expressed that the meeting was very favorable with the suggestion of looking into a Main Streets program grants if the Town were able to focus on one specific area to develop. She noted that they were advised of the possibility of acquiring the Bank property and they felt it would make a great revitalization project. She added that she had spoken with the property owner who will advise her of the market price if and when it goes on the market for sale.

Kevin Sturgeon expressed to the Board that he has heard from residents that they like the idea of taking care of two projects at once. Whatever may be considered if two projects could be eliminated at once it may be accepted in the community more easily than one project at a time. He noted that one of the concerns he has heard also is that if a central fire station is considered the suggestion that 20,000 square feet is needed is not sitting well with residents, they feel that is far too much space. Town Administrator Beaudin noted that at a previous meeting it was stated that the current Fire Station site is contaminated and could not be developed in any way, which upon further research she has determined that there are 4 monitoring wells on the site, however was told that the only construction that couldn't be done is one requiring a new water system, other than that development could take place there.

### **Next Meeting**

The next regular Board of Selectmen's meeting will be Monday, August 6, 2007 at 6:00 p.m. at the Corner Meeting House.

### **Adjournment**

The meeting adjourned at 7:23 p.m.

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Ronald Cormier, Chairman

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Reginald Caldwell

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Jon Pike