



# BELMONT LAND USE OFFICE

## CIP Committee Meeting

August 17, 2006 – 4:30pm – Corner Meeting House

Present: P. Harris Chairman Planning Board; B. Watterson Selectman; K. Ellis Budget Committee; J. Marden Planning Board, M. Cozort Supt SAU #80, J. Beaudin Town Administrator. Staff C. Daigle.

Chrm Harris thanked everyone for participating and referred to the Purpose and Goals document included in the member packets. C. Daigle handed out population and housing info from two documents produced for the town by Russell Thibeault in October of 2005. In brief the documents indicated that:

- a new single-family home constructed in Belmont valued at \$275,000 essentially breaks even in generating revenue sufficient to cover anticipated community service costs;
- houses valued in excess of \$400K generate a significant tax surplus;
- school enrollment fell from a .49 student per dwelling average in 1990 to .40 in 2005;
- a typical new single family dwelling generates .49 students per dwelling.

The following additional information was also supplied:

- In 2005, 191 new residential lots/units were submitted for Planning Board approval and 112 were approved. Two major subdivisions totaling 86 units are currently under construction;
- In 2006, 75 additional lots/units (32 multi-family and 43 lots) are ready for approval and 130 additional lots/units (36 multi-family & 94 lots) are close to application;
- Building permits fell from 48 in 2004 to 23 in 2005 but 30 have been issued to date in 2006;
- Three major subdivisions have begun construction of 11,700 linear feet of new road;
- Offsetting commercial development is occurring in Atlas Fireworks, Belmont Landing Mall and Winnisquam Car Wash;
- Last year 140 acres of open space was conserved through open-space subdivisions. This year 248 acres will be conserved as part of 3 upcoming open-space subdivisions and an additional 200 acres was preserved on Depot Street through the Conservation Commission.

C. Daigle referred to the historic Revenue/Expense sheet contained in the packets. She also handed out a Funding Request from the Water Department that had been submitted after the committee packets were mailed. There are also 3 funding request sheets in the packets submitted by Marcia Robinson, a resident, who is suggesting the following 3 projects:

- Purchase property across from Fire Station for municipal center;
- Clean up riverfront & replace 2-level sidewalk on Main St w/benches & flowers;
- Purchase/demo property on corner across from St. Joseph Church – for traffic lane.

The members discussed the new Water Department proposal to install a Well #3 to serve the Municipal Water system. Questions arose as to whether this would replace the existing Well #1, whether it would be piped into the existing Well #1 connection, how funding might occur, prioritizing the project within the other Water projects. Engineering is a large part of the cost of the new well. A local firm from Alton has been chosen for the engineering.

J. Beaudin reported that the Rte 3 project would have to be funded as the State would be completing the work in the upcoming year. If it was not funded the State would attach the cost from the Town's Highway Block Grant funding. In addition, the Town will be pursuing CDBG funds to offset part of the cost of the Pleasant Valley water line/drainage project. The Water Department also has a continuing request to deposit \$10K into a CR Fund towards upcoming maintenance projects. That money is raised through user fees.

The Board discussed the Parks & Rec proposal to zero fund both the community center fund and the Sgt Park Playground equipment purchase. The new P&R Director is not prepared to move forward with either in 2007, but wishes them to remain in the CIP for future year consideration.

The members discussed upcoming sidewalk projects. A second public meeting on the Concord Street sidewalk is necessary to explore a sidewalk on the opposite side of the street than originally planned. The full funding is now available in the CRF for this project in conjunction with the monies already on deposit from the developer of Sandy Ledge. Some preliminary work has been done on surveying and title work for the Church Hill sidewalk.

The members talked about the prioritization process. B. Watterson explained that the building committee had begun their work looking at a combination Town Hall/PD facility. It would appear, however, that they've reached a conclusion that a separate PD is the better alternative and that it should be given priority over a Town Hall facility due to safety concerns. Without a doubt, staff space concerns takes a second place to safety issues. P. Harris agreed that is seen quite often in how the funding schedule is developed. He noted it's evident that even having meetings in another building is a huge drain on resources with all of the info, staff and equipment that has to be moved from building to building on a regular basis.

Although there is some consideration over using the old PD building for a part of the Town Hall staff, K. Ellis noted that seemed like another Band-Aid approach to the Town Hall problem and may not be a wise expenditure. J. Beaudin also expressed her concern that any segregation of town hall departments would lead to an unacceptable loss of continuity and effectiveness for those departments. She noted that to effectively address the Town Hall space needs, approximately 10,000sf would be necessary and the existing PD building is only 3,700sf. B. Watterson agreed that his experience is that the Town Hall Departments interact during the course of their duties on sometimes an hourly basis and splitting up the offices would not be an effective use of town resources.

M. Cozort reported on some of the issues facing the school district. They are updating their demographic study annually, which indicates a projected decrease in elementary school enrollment but those results are contradictory to some of what they're seeing in the community with new growth. He feels the best hedge against a quick enrollment increase, if it occurs, is the Memorial School. Flexibility in dealing with a surge in either the elementary or middle school could be obtained by renovating

Memorial and relocating the SAU offices. And then there's the Gale School issue which is yet to be resolved. J. Beaudin acknowledged that the Save the Gale School organization would be meeting with the Selectmen next Monday evening. M. Cozort reported that the October 1<sup>st</sup> enrollment figures are used each year for comparison purposes.

The members requested that Department Heads be present at the 8/24/06 meeting at 4:30pm to answer questions regarding their proposals.

There being no further discussion the chairman closed the meeting at 5:35pm.

Respectfully submitted,

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Candace L. Daigle, Town Planner