

## Municipal Facility Committee

### Meeting Minutes

Monday, May 30, 2006, 4:00 p.m.

#### Corner Meeting House

Chairman Ronald Cormier called the meeting to order at 4:00 p.m. Also present were Police Chief Vincent Baiocchetti, Ron Mitchell, Town Administrator Jeanne Beaudin, Pleasant Oberhausen, George Condodemetraky, Rich Fournier, Dr. Jim and Judy Pilliod, Sue Roberts, Elson Moody, and Donna Cilley.

Chairman Ron Cormier reminded the committee that the purpose of today's meeting was to view potential sites that the Police Chief has suggested. Chief Baiocchetti presented an Inter-Agency Memo to the committee, which reviewed the properties and why he had recommended them (see attached).

Chairman Cormier notified the committee of a poll that has been on the Winnisquam Echo website. The poll asks the voters what they feel the best solution is to the Town's municipal needs. The current results of the poll are as follows: 57% would like to build a new municipal building. 7% would like to renovate what the Town already has. 14% would like to build "the Taj Mahal". 21% feel that the Town will never support a costly bond for construction. Town Administrator Beaudin is waiting to hear back next week from the Editor of the Echo as to the final results of the poll.

George Condodemetraky updated the committee on his most recent conversation with Gloria Paradise of NHCDFR. To obtain the information the committee wants about the grant, Gloria will need to come and address the Town by being invited to a meeting. Town Administrator Beaudin has sent Paul S. Denton of NHCDFR a letter dated May 25, 2006, requesting a response to the committee's question regarding use of the Mill for Town Offices. Chairman Cormier reminded the committee that the County was involved in this grant and therefore would need to be involved and approve any adjustments, buyouts, etc.

Chairman Cormier notified the committee that he has received numerous phone calls from residents with strong opposition to using the Mill for municipal needs at this time. Chairman Cormier is also aware of a petition circulating which he expects will be presented in the near future, which is in opposition to using the Mill.

Judy Pilliod addressed the committee in regards to the Mill. She encouraged clarification of what areas of the Mill the Town would use, she has heard 1<sup>st</sup> and 2<sup>nd</sup> floor. She requested that the meetings be more clearly posted, and that minutes be readily available on the Town's website. She spoke to the benefits the town receives from the current residents of the Mill. She spoke of the intergenerational services available and how the

collaborative partnerships of the businesses and organizations in the Mill serve the many ages and facets of the community.

Chairman Cormier responded that since the outset of the committee, all possible options were being looked at, which included the Mill. He acknowledges the challenges that using the Mill would create, including the grant, and the current renters. The committee thanked Judy for her feedback and support. Chairman Cormier stated that the committee would be pursuing the construction of a new PD at this time.

Dr. Pilliod raised concerns that if the PD was being addressed and the Town Offices put on the back burner, how would that help the issues at the Town Offices. Chairman Cormier reviewed the ideas of putting an addition on the current PD and using both that building and the Corner Meeting House as the Town Offices.

The meeting adjourned from the Corner Meeting House at 4:15, with the committee agreeing to meet at the first site to be discussed located on Field Lane.

The Field Lane site was discussed, a review of sewer and water service locations and the frontage of the lot along Field Lane. All present agreed that the site would appear to meet the Town's needs. The lot is flat, sandy, and relatively well located for access to Route 106. Ron Mitchell and Rich Fournier both inquired if the Chief felt access could be obtained directly on to Route 106. The Chief noted that he did not feel it would be necessary; there would be minimal congestion in the Post Office area most of the time and would not create a problem. The group moved across the street to the three lots on Higgins Drive.

Chief Baiocchetti and Chairman Cormier pointed out the three lots and Town Administrator Beaudin showed the Committee the map prepared by Land Use Tech Rick Ball, which shows all of the lots being considered. The topo of the Higgins Drive lots was discussed and it was felt by the Committee that although the lots were larger, the site work and potential wetlands would generate greater costs; therefore the Field Lane lot seemed the best suited.

The Committee discussed the use of the present Town Hall, its roof problems, and potential locations for relocating even on a temporary basis to solve the safety issue with the roof. At this time Chairman Cormier recommended that the Committee vote on hiring an architect to work with the Town on plans for a Police Department utilizing the Field Lane site. Town Administrator Beaudin suggested that in preparing the RFQ, the Committee should consider including work to renovate the current PD for use as a Town Hall. Ron M. felt this was a good idea. George C. expressed concern that the Committee was moving forward on a Police Department and he wasn't certain that the community wouldn't prefer to see a new Town Hall. Chairman Cormier noted that he felt the community would support a new Police Station.

Richard F. moved to hire an architect to evaluate the project; Ron M. seconded the motion and the motion passed unanimously. Town Administrator Beaudin and Chief Baiocchetti did not vote on the action.

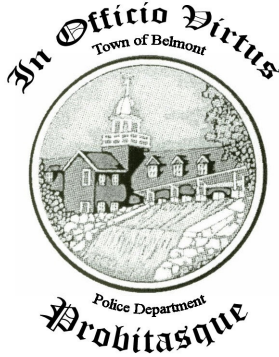
Town Administrator Beaudin will prepare the Request for Qualifications and email the draft to the Committee for review and comments before advertising. The Committee will next meet once this document is prepared and sent out.

Ron Cormier moved to adjourn and Pleasant seconded the motion. The meeting adjourned at 5:20 p.m.

Respectfully Submitted,

*Melissa Pucci*

Melissa Pucci  
Town Hall Receptionist



# Belmont Police Department

In Officio Virtus Probitasque

## Inter-Agency Memo

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To: Building Committee

From: Chief V. A. Baiocchetti

Date: May 30, 2006

**Re: Route 106 Properties**

At the last meeting I was asked to give my recommendations for the property where the proposed new police station should be. At this same meeting I was asked to look at some properties on Route 106 that were north of the intersection of Route 140. After looking at the properties on Route 106 north of the intersection, one of the first problems noticed was that there is no town sewer or water, which means that all the properties would need to have septic design, septic installation, and then the associated costs of having to maintain them in the future, as well as digging wells for water sources.

Other problems with some of these properties is that they are either wet or are in an area that if the Sargent Dam were to breach, we could be susceptible to catastrophic flooding. With wetlands on the property, this reduces the amount of future expandability of the property. Also, the topography of the land or the soils of these properties would lead me to believe that it would cost a lot of money to do site development preparation for a new building.

Another major problem with several of the properties is the traffic sight distance. We pulled out of one property on Route 106 and were making a left hand turn on to another piece of property when a tractor trailer truck came over the top of the hill and was unable to see us. I saw it coming and was able to move to the left even further and was not struck. You need to understand that part of the problem with Route 106 is the increase of traffic as well as the increased speed. Even though this area of Route 106 is a 50 mph speed zone, people are still prone to travel it a little faster than they should be.

The other properties that have been talked about are, as I explained earlier, not acceptable or not suitable for either current or future use and/or expansion. The four (4) properties

that I would bring to the building committee are all on Route 106, yet they are south of the intersection of Route 140 and 106.

The first piece of property that I would recommend to the building committee is a 2.2 acre lot on Field Lane, which is right behind the Belmont Post Office. The property on Field Lane is a relatively flat parcel and while it is off of Route 106, it still allows us easy access to Route 106 as well as allowing the public easy access to us. This property is already on town sewer and water line and the lot has also been cleared. This property is assessed for \$104,900.00 and appears to be an ideal piece of property for this project.

The next three (3) properties are all on Higgins Drive, which is across the street from Field Lane. One of these properties is on the Route 106 side and has possible access to Route 106. The other two (2) are on the cul-de-sac on Higgins Drive. All three (3) of these properties are in excess of 7 acres, but less than 10 acres. Of the two that have frontage on Higgins Drive, there appears to be some ledge and elevation problems with them. The property that is closest to Route 106 also has some wetlands on it. These problems could also cost money when it comes to site development. However, with each of these three properties there is property available for future expansion or other buildings if need be.