

PLANNING BOARD

Monday, October 20, 2008
Belmont Corner Meeting House
Belmont, New Hampshire

Members Present: Chairman P. Harris; G. Flack, W. Peterson, C. Patten, C. Long and R. Davis.
Members Absent: R. Caldwell.
Alternates Present: W. Otto.
Alternates Absent: W. Rollins.
Staff: C. Daigle, R. Ball (7:37) and E. Murphy.

The chairman opened the meeting at 7 p.m. and appointed W. Otto as a voting member.

CAPITAL IMPROVEMENT PLAN (CIP) WORKSESSION:

C. Daigle explained that the CIP was done in 1990, 2001 and 2005 then annually since then. The CIP looks at major Capital funding requests as they relate to orderly growth of the community in relation to the Master Plan Goals. A capital improvement is defined as at least \$25,000 and having a useful life expectancy of at least one year. Funding for capital improvements can come from a variety of sources including town appropriation, bonds and state and federal programs. The CIP should be used as a guide for the municipal budget process; it is an advisory document only that goes to the Selectmen and Budget Committee. A leading purpose for a CIP is to show the financial impact caused by major expenditures for larger projects. By planning fluctuations in the municipal portion of the tax rates can be minimized.

C. Daigle explained that projected growth in Belmont has fallen from first place to fourth place among abutting towns. Single family home starts have fallen from 36 in 2006, 21 in 2007 to 7 in 2008. The 2008 figures also include the 32 multi units on Province Road. Only ten lots have been developed from the three major 2005 subdivisions.

The draft changes have been reduced compared to last year. The major tax projects is in 2009 are the BRATT funding, a Public Works truck and intersection water main adjustments..

POLICE DEPARTMENT:

Police Chief Vincent Baiocchetti explained that he is requesting \$65,000 the same as the last four or five years. \$30,000 each for the two replacement cruisers and \$5,000 towards the SUV scheduled for replacement in 2010. The increase reflects outfitting the units with snow tires, light bars and cages as needed.

W. Peterson stated that it appears that they replace the cruisers at 75,000 miles. Chief Baiocchetti stated

that 75,000 miles is the low end. Most vehicles are retired around 90,000 miles before they start costing the department money to maintain them. A police vehicle with 50,000 miles on it is more like an average vehicle with 100,000 miles because of all the idling time. W. Peterson wanted to know if the vehicles have a 100,000 mile warrantee. Chief Baiocchetti stated that the warrantees have just started back to 100,000 they did not come with the cars for the last few years. He explained that the department has three vehicles that are operated differently, his, the lieutenant's and the sergeant's cars. They are used by only one person and last longer than regular cruisers. When cars in the department are retired they are sent to other departments for their use.

P. Harris wanted to know what happens to the money if it is not all used. C. Daigle explained that it goes into the SUV fund.

COMMUNITY FACILITIES:

Mr. Ron Mitchell representing the BRATT Rails to Trail program explained that in the past he requested \$20,000 for matching funds for Phase 2. Phase 1 was gross appropriated and now the cost of putting up a fence has to be factored in. The State wants them to take the money from Phase 2 to pay for the fence but the way the warrant article was written that can't be done. Money from Phase 1 has to be used for Phase 1 and money for Phase 2 has to be used for Phase 2. 80% of the money used for the trail comes from the State and 20% from the town.

W Peterson wanted to know what the estimate for Phase 2 would be. Mr. Mitchell stated that adding in 2.5% for inflation it is \$ 438,000. He explained that he has had a meeting with DOT and they want the whole trail fenced in which is the reason for the additional money.

FIRE DEPARTMENT:

Fire Chief James Davis explained that they want to replace Engine 4 which is 26 years old. They also plan to replace the 1987 water fuel tank due to the age of truck and the cost of maintenance. The current cost for replacement is \$336,000 and you have to add another 3-4% for inflation. They should get \$10,000-\$20,000 in trade for the 26 year old truck. In 2010 they plan to replace the 1998 ambulance. The Comstar fund averages \$14,000 a month so there will be enough in the fund to buy the ambulance in 2010. In 2012 they plan to eliminate Engine 1 so they will be replacing two units with one.

HERITAGE RESOURCES:

Ms. Linda Frawley representing the Heritage Resources explained that the moneys are used solely for matching grants resources. They have not been successful in getting the moose plate grant. The grant for the bandstand was denied but they have been asked to resubmit it in 2009 as part of the village restoration. The Heritage Commission is an intricate part of the Master Plan. DOT has paid for a resource inventory of the factory village area. In 2005 the Commission asked for \$25,000 but the voters voted \$5,000 annually since 2005. Last year the Commission reduced that amount to \$4500 and that hasn't been used yet.

WATER DEPARTMENT:

Mr. David McLelland explained that the Town received a \$500,000 grant for the Pleasant Valley project.

The majority of funds were designated for the water portion of the project. The Rte 140 and Rte 106 water line relocation has been moved up because the State has redesigned their drainage system on top of the town's water pipes. The town's pipes are 80 year old cast iron pipes. If anything happens to that main line it would be a major problem for the town. Everyone would be without service including the fire department. In 2009 they plan to complete the loop from Rte 140 to 106 along Perkins Road. He is getting an estimate from the engineering firm to replace the line from St. Joseph Church to Perkins Road. The replacement pipes should last 100 years.

Mr. McLelland stated that the Rte 3 project is complete and came in under budget so he is applying the surplus to the Rte 140/Rte106 project. He is also putting \$10,000 in for maintenance. There is a 10 year bond on Well 3.

G. Flack wanted to know if the \$500,000 for Pleasant Valley includes everything. Mr. McLelland stated that the project is \$1.6 million. Mr. Mitchell wanted to know the size of the pipes on Perkins Road. Mr. McLelland stated that they 8" main to a 6' then back to an 8" main.

SHAKER SCHOOL DISTRICT:

Superintendent, Mr. Mike Cozort, stated that the Building and Ground Committee will not go forward with any bond until they retire the high school bond. They will then go forward and hope not to conflict with the town. They will redesign the entrance to the middle school to increase security. They will have portable classrooms this year at the high school to accommodate the extra students. The high school has a spike in students and expects the bubble to last for two years before they see a decline in the student population. A bus loop around middle school and renovate the memorial building is planned for the future.

ASSESSING:

Town Administrator, Jeanne Beaudin, explained the money for assessing is for the sales update because the market has changed. Properties are on the market for longer periods of time. The contracted firm visits all properties that sold and updates the records. There will be no notification process. Changes will be on the fall tax bill.

INFORMATION AND TECHNOLOGY:

Ms. Beaudin explained that the technology committee is in its 6th year. They are asking for \$58,000. \$11,000 of that is for annual software maintenance fees and software updates and \$47,000 for hardware. They have 4 servers in town with maintenance agreements. Hardware updates are rotated annually among the departments and systems are recycled into offices with lower use requirements.

PUBLIC WORKS DEPARTMENT:

Ms. Beaudin stated that they intend to complete Horne Road in 2009. They will complete the engineering and wetland work for Bean Hill in 2010. Any surplus money from Horne Road will be carried over to the 2010 projects.

C. Daigle explained that Mr. Jim Fortin will be present next week to present his proposal. She also stated

that the final bond payment for the Public Works building and the beach will be done in 2009. The Pleasant Valley first bond payment is due in 2010.

BOARD'S ACTION-MINUTES:

MOTION: On a motion by W. Peterson seconded by W. Otto, it was voted to approve the minutes of the September 22, 2008, meeting as submitted. (2-0-5) P. Harris, C. Patten, G. Flack, C. Long and R. Davis abstained.

STAFF REPORT:

METROCAST TAX LOT 205-057:

The chairman signed the Metrocast business directional sign renewal on the Auto Serve lot.

LYMAN-BREWER PROPERTIES, LLC TAX LOT 209-002:

C. Daigle explained that the Lyman-Brewer subdivision project have two security accounts. One is for all the improvements and the second one is to have our engineer review the plans and do the inspections. The second account will have \$12,000 in it. Mr. Lyman is asking that he not fund the \$12,000 at this time as he is not developing the back lots. There is money for the road but not for the inspection. He would like to start marketing the front lots once the plan is recorded. C. Daigle suggested recording a restriction on the sale of the back lots until the inspection money is in place. It was the consensus of the Board that because there is protection in place, money for the road, they would record the plan with a restrictive covenant.

WORKFORCE HOUSING:

C. Daigle explained that effective July 1, 2009 NH municipalities have an obligation to provide reasonable and realistic opportunity for the development of workforce housing in the majority of areas zoned for residential use within their community. She explained that Mr. Russ Thibeault housing study shows that Belmont has met its fair share of affordable housing. If a community does not comply with the new affordable housing law the law provides for an expedited route to Superior Court and a builders remedy. They are obligated to hold a hearing within six months. If the court is unable to do so it must appoint an impartial referee qualified on the basis of experience in planning and zoning.

BESTWAY TAX LOT 235-043:

C. Daigle explained that the State supports single stream recycling. It is just a formality of amending their permit to use a portion of the C&D building. The Board agreed with the State's finding as long as Bestway keeps in touch with the fire department as to the amount of recyclable material on site.

MOTION: W. Peterson moved that this is a minor change.

The motion was seconded by G. Flack and carried (6-0-1). P. Harris abstained

NORMS AUTO BODY TAX LOT 117-006:

C. Daigle explained that Norms Auto Body has a small office on the second floor of the garage and his

insurance requires it be moved. Mr. Camire would like to put the office on his porch that is attached to the house. There is no visual change and it is improving a dangerous situation making it safer.

MOTION: G. Flack to move that this is a minor change.

The motion was seconded by C. Long and carried. (6-0-1). P. Harris abstained.

CODE ENFORCEMENT:

C. Daigle explained that the Aquifer inspections are progressing. The Town is privileged to have S. Dalton because of his extensive background on handling contaminates. He has an extensive knowledge. During his review of the Aquifer he has found no violations. He is dedicated to protecting water quality.

She also stated that Code Enforcement has never been so productive. He is following through with violations through his three strike program. He has submitted a few violations that have not come into compliance to Town Counsel. When violators receive a letter from the attorney they very often come into compliance.

G. Flack stated that S. Dalton is very friendly and he has had positive feedback from the community.

ADJOURNMENT:

MOTION: On a motion by C. Patten seconded by W. Peterson, it was voted unanimously to adjourn at 8:38 (7-0).

Respectfully submitted,

Elaine M Murphy
Administrative Assistant

Note: See amendment 10/27/08