



TOWN OF WEARE
PLANNING BOARD
ZONING BOARD OF ADJUSTMENT
15 Flanders Memorial Road
P.O. Box 190
Weare, NH 03281
Phone: (603) 529-2250
Fax: (603) 529-4554

Naomi L. Bolton
Land Use Coordinator

Office Hours:
Monday
thru
Friday
8 AM – 4:30 PM

**PLANNING BOARD
MINUTES
NOVEMBER 1, 2007
(Approved as written 1/24/08)**

PRESENT: Frank Bolton, Vice Chairman; George Malette, Secretary; Tom Clow, Exofficio; Neal Kurk; Naomi L. Bolton, Land Use Coordinator

GUESTS: Richard Butt, CIP Subcommittee member; Heleen Kurk, CIP Subcommittee member; Paul Marsh, CIP Subcommittee member

I. CALL TO ORDER:

Vice Chairman Bolton opened this meeting at 7:05 PM at the Weare Town Office Building.

II. CIP SUBCOMMITTEE PRESENTATION OF 2008 REQUESTS:

Richard Butt, CIP Subcommittee member took the lead for the committee in the absence of Paul Morin to go through all the 2008 requests that were received and reviewed and how explained how the CIP Subcommittee has handled each of the requests.

Computer System Fund: There was a request for \$6,200 to be put into the existing fund for the purpose of replacing some desktop PC's each year. The CIP subcommittee stated that the consensus of this fund was that it was more like a maintenance fund not a capital fund. The replacement of the server would be considered a capital replacement, which will be expended this year once the bids are in out of this fund. The CIP Subcommittee felt the purpose of the fund needs to be researched and investigated.

Community Access TV Fund: The subcommittee got a request for 2008 which was pretty much the same request that was submitted in 2007. The cable committee didn't realize that there was enough money currently in the fund to purchase all the equipment this year. The CIP subcommittee is not recommending that we appropriate any funds for 2008. Heleen Kurk stated that she did speak to Will Ottery, Chairman of the committee about planning for the future. Next year they will be better prepared to plan out for the next few years. The Town is currently renegotiating the contract which has a provision of \$30,000 that Comcast would give us for new equipment, so there is an additional source of funding that might be available.

Government Building and Maintenance Fund: We received a request from Joe Fiala for \$40,000 to re-roof the Town Hall. Bids were put out and the only received two bids which appeared to be two on different sides of the scale. Paul Morin come up with the \$25,000 number feeling it was probably enough to get the Town Hall roof replaced. The CIP subcommittee is looking to expand the definition of the fund in 2008 to make it convenient for both the trustees and the individual departments that expend from it to make it all inclusive. In 2008 there was also two requests received from the Fire Department and the Police Department to have studies done on the South Weare Station Renovation and the Safety Complex. The subcommittee decided to combine both requests for one study for a total of \$15,000.

Cemeteries: The Trustees have put together a six year plan laying out each of projects that they would like to see done. The 2008 project for the Oil Mill Cemetery is to remove entire front wall and stairs. Excavate for new wall and spread footing. Remove head stones at front of cemetery (approximately 15 inside), raise grade two feet, loam and seed, replace head stones. Road work is not included in this estimate. This work will keep the front portion of the cemetery from serious flooding.

Fire Department Communication Fund: The Fire, Highway and Police Departments got together, found the dead spots and came up with a plan to get all three departments up to date. The price to complete this project came in at a total of approximately \$90,000. The three departments are going to be dividing the total cost up and \$30,000 will be added to this fund for 2008.

Library Computer Replacement: This is a request that the CIP started several years ago. The plan is to have all the funding set aside by the year 2009 to allow them to do the computer replacement. This is not the way the CIP subcommittee is doing requests now, but we only have two more years for this and have decided to leave this alone.

Highway Truck and Equipment Fund: This year the Highway Department is requesting two pieces of equipment be replaced. The first is a one ton and the second is to replace the excavator. Both of these requests will replace existing vehicles or pieces of equipment.

Highway Communication Fund: For 2008 the request is \$10,000 to complete communication project with Fire and Police. This is part of a project combined with Police and Fire to get the communication systems up to speed.

Trash Compactor Fund: The amount of \$37,000 is being requested for 2008. This amount is to pay off the lease of the new compactor that we had to buy in an emergency situation this year when the old compactor died. The Town entered into a lease for a new compactor because without it the Transfer Station would

have to be closed. This amount would be to payoff the new compactor without any penalty.

Transfer Station Equipment: The amount of \$10,000 is being requested to install a third set of axles to the trash trailer. This would enable the Town to be able to haul more weight which would end up in fewer trips. The new compactor actually compacts the trash together better so the third set of axels would allow that much more trash in one trailer by law.

Parks and Recreation Commission: The \$7,000 being requested is to be put into the existing fund to pay for the balance of the resurfacing the tennis courts. Last year there was money put in there to do this project but the engineering study for Bolton Memorial Field was \$2,000 more. They had to drill a well at one of the ball fields that was not planned for either. The total project for resurfacing the tennis courts is about \$18,000 and this \$7,000 would let this project happen. The last request from Parks and Recreation was the Bolton Memorial Field project. The study come back with a plan and estimated cost to fully complete with bathrooms, concession stands, bleachers, lighting, increased parking, drainage and paving was approximately \$1.2 million dollars. There was some discussion to put it on the ballot minus the cost of paving for a 10 year bond. Tonight the discussion circled around putting it on the ballot for the total cost and see if the voters would approve it or not. The reason for the whole cost versus the amount minus paving was that by time the paving might get approved then some of the site work might have to be redone before the paving could be done.

Police Communication Fund: This project was discussed earlier with to be part of the communication upgrade with Fire and Highway. The total cost for all three departments to upgrade is a total of \$90,000. The cost is to be divided up between the three departments.

Police Cruise Fund: This years request is for \$65,000. This is the same request that was asked for last year. This is to keep the departments rotation in line and to replace the two oldest cruisers each year.

New Public Works Building: The existing building at the Highway Department has really got some safety concerns, especially with the electrical. The building was hit by lightening this year and it could have been a real disaster. Mr. Knapp was getting prices to just upgrade at least the electrical and the numbers he has gotten back is around the \$50,000 - \$100,000 range. Mr. Knapp has also looked into a brand new building, 80' x 260' which would allow all the trucks to be parked in side, a wash bay to wash the salt off in the winter months, larger work bays to be able to bring in the trash trailers, etc; new offices, parts room, tool room, etc. The CIP subcommittee has reviewed the request and felt that is should be a bonded project for the ballot in 2008. Mr. Knapp was going to put together some statistics because one of the selling points for the building would be the

rotation of trucks could be spread out a little further because being let inside and washed off will extend the life.

Bolton Field Master Plan: The total project is \$1.2 M to complete. This was discussed along with the other Parks and Recreation request. There has been some mixed discussion as to whether to put this on the ballot this year or wait until next year and let the Highway Garage go on this year. The subcommittee as well as some of the Planning Board members felt that they could both go on the ballot and test the waters. You may get both. You may get one. You may get nothing, but you won't know until you see the vote.

The Planning Board and the CIP subcommittee wanted to meet together separately one last time. Naomi will send out an email to the Planning Board members to remind them to bring their calendars to allow a separate date to be picked at their next meeting, next week November 8th.

III. MINUTES:

There are several sets of draft minutes that Naomi would like the board to approve. With only three members present the subcommittee felt they should wait until more members are present.

IV. ADJOURNMENT:

As there was no further business to come before the board, George Malette moved to adjourn at 9:25 PM, Tom Clow seconded, all in favor.

Respectfully submitted,

Naomi L. Bolton
Land Use Coordinator