

**Enfield Board of Selectmen
Enfield, New Hampshire**

MINUTES of December 18, 2000

Board of Selectmen: Ilene P. Reed, Chairman; Keith Oppenneer, Donald J. Crate, Sr.

Administrative Staff: Stephen B. Griffin, Assistant Town Manager; Alisa D. Bonnette, Secretary

Others: Holly Sanders; DPW Facilities Committee Chair; Mitch Manseau, Assistant Town Manager; Lorie McClory, Valley News; Ken Daniels, Director of Public Works; Peter Giese, Chief of Police; Kurt Gotthardt; Pat Borden; Steve McKinley and other members of the public.

CALL TO ORDER

Mrs. Reed called the meeting to order at 5:30 pm.

PUBLIC HEARING: Building of a Consolidated DPW Facility Off Lockehaven Road -- Bond or Note over \$100,000

Mrs. Reed called the hearing to order at 5:30pm.

Holly Sanders informed those present about the appointment of a committee by the Board of Selectmen, the DPW Facilities Committee and its report. This committee was charged with reviewing existing public works facilities and looking into what could be done with property currently owned by the town, and the pros and cons of maintaining existing buildings versus building a new facility. The May Street property used by the Water/Sewer Departments has been repaired just enough to make the building usable. The Highway Department garages on Shedd St. will need major renovations and modifications. The committee looked at all town-owned properties, including the Lockehaven Road site, opposite the Transfer Station.

About 3 years ago the Lockehaven Road site was designated as an aggregate site for recycled road materials and ditch spoils, as well as winter sand and salt. The proposed DPW facility, proposed for this site, is an L-shaped building that will house the Highway, Water, Sewer and Grounds Departments. The inside of the building will be designed to meet EPA and OSHA requirements. Appropriate storage facilities will be installed for all hazardous materials that are likely to be used at this facility.

A Police impound lot may also be included with a fenced area outdoors for vehicles and an indoor space for smaller items. Chief Giese has looked at the overall picture and an impound lot is critical. If the proper alarm system and a continuously running video system is installed, as an overall picture, the impound lot might be better there than located behind the Police Station.

Chief Giese could like the impound lot to remain in the budget separately from the DPW facility in case the DPW facility doesn't pass.

Ms. Sanders presented a map of the proposed site layout. The site is outside of all wellhead protection areas and there is a tree boundary that will screen operations from both the road and neighboring properties.

The 27-acre parcel is located in a rural residential zone. The Town is not subject to its own zoning ordinance, but wants to be sensitive to abutters. Patricia Borden is opposed to the proposed facility. She has heard trucks going up and down the road for 2 years and feels increased traffic will devalue her property. Ms. Borden was informed that even if the new facility were not built on the property, aggregate would continue to be stored there. While there will be some noise, this is the only site the committee found in town that was suitable for this type of facility. Another property on NH Route 4A was looked at, but it had too much ledge, is not centrally located, and did not meet the town's expansion requirements. The proposed building will allow vehicles to be housed indoors, which should increase maintenance quality and extend replacement times.

It is proposed that, after a new facility is constructed, the buildings on the May Street and Shedd Street properties be removed and the lots returned to residential use.

The DPW Facility Committee feels this is a viable plan. The Budget Committee would like to budget for the entire project in 2001 with financing with a 10-year note.

With no one else wishing to speak, Mrs. Reed called the hearing to a close at 5:48 pm.

BUSINESS

2001 Budget:

Two items have come up that need to be addressed by the Selectmen: 1) \$30,000 in Highway improvement projects can be removed from their proposed budget as this item is duplicated elsewhere in the budget, and 2) an increase of \$20,000 into Capital Reserve for Communication Upgrades for Police and Fire should be included. This \$20,000 was included in the approved Capital Improvements Program. It was the consensus of the Board to approve these two changes to their budget.

Discussion followed regarding the potential for dispatch services through the town of Hanover. The software cost to tie in with Hanover could be as little as \$1500. There are, however, also questions of signal coverage and capital costs that must be determined so that comparisons might be made. Town staff could transfer data. An increase in the SegNet connection costs is anticipated. The Police Department is on the threshold of going digital, an expensive process. Chief Giese explained that dispatch costs should be around \$25,000 - \$30,000. The Federal budget passed Friday with \$5,000,000 for the state of New Hampshire. Chief Giese hopes to get 8 radios out of these funds.

Mr. Oppenheer reported that the Budget Committee is concerned about Police wages. Mr. Griffin replied that he had looked at all of the positions just before the budget process and they

looked reasonable. He will, however, look at them again and will look at them in relation to State Police and Fish & Game wages. Enfield officers are often lost to the State Police, Fish & Game and City of Lebanon.

Chief Giese pointed out that it costs \$22,000 to hire and train new officers, a big investment.

Ms. Sanders noted that the budget is level funded overall. The Budget Committee may consider less funding in Capital Reserve. She is fairly confident that Police salaries could be increased without increasing the budget.

CITIZENS FORUM

Anne's Place:

Chief Giese expressed his concerns about the impact the proposed transitional housing development, Anne's Place, may have on Enfield public services. Silvaray is currently a problematic area. Chief Giese is concerned that the parameters of the project may change over time increasing the need for some town services.

Safety concerns for the residents of such a housing project were briefly discussed. Mrs. Reed noted that it was claimed that a manager would be on duty all of the time. Consideration was to be given to a requirement for private security for the facility.

Ms. Sanders asked if the town has an impact fee system. Mr. Griffin replied that an ordinance would have to be in place. Impact fees for schools, roads, etc., have to be spent within a certain time frame and it is a complicated process. Impact fees are not a panacea. Ms. Sanders feels it's advisable to look into impact fees.

Kurt Gotthardt questioned whether the type of clientele specified in the approval process could bind the group developing this project or if the type of clientele could change over time.

Mr. Crate also feels they should have their own maintenance person so government services aren't called upon for problems such as flooding basements.

Mr. Griffin will investigate whether anything can be written contractually regarding the issues discussed here.

BUSINESS, CONTINUED:

Mascoma Community Lake Association Request for Funding:

The Mascoma Community Lake Association requests a one-time donation of \$800 from the town to pay a portion of the cost of a boat motor to be used for the monitoring of Mascoma Lake. Mr. Griffin recommended this be paid from year-end funds.

Mr. Crate moved to approve the one-time expenditure of \$800, Mr. Oppenheer seconded, vote unanimous.

Town Report:

It was recommended that the Board consider using a picture of the Copeland Block, as it is currently being renovated, for the cover of the town report. The cover story can then include information about the revitalization of downtown and the Enfield Village Association. The Board agreed with this concept.

By consensus of the Board, the 2000 town report will be in honor of a local resident who was a long-time employee of the town.

Potential Junkyards:

The Board received an updated list of potential junkyards, a number of which are repeated from a previous list. Mr. Griffin will have the Planning/Zoning Administrator begin work on these.

Personnel Issue:

The Town's personnel policy allows employees to carry over into the next calendar year no more than one year's vacation unless the Board of Selectmen approve otherwise. Mr. Crate moved to allow Mike Sousa to carry over his excess vacation into the year 2001, Mrs. Reed seconded, vote unanimous.

Lapan Development Culverts & Drainage:

Mr. Crate stated that when Bill Lapan did the development, one stipulation the Town made was ditching to let water out of the culverts. The culverts have not been cleaned out and the ditches have not been maintained.

The Town did a mailing notifying residents of the need to maintain the ditches. Steve McKinley was on the Planning Board when the second phase was done. The culverts were done according to the Board's requirements at the time.

Mr. Crate feels that since the Town accepted the roads within the development and because the town required the ditching that it is now the town's responsibility to maintain them.

It was questioned whether the Town would only be responsible for the ditches that are within the town's right-of-way. Mr. Crate feels that no, the town should maintain all of them. One of these ditches runs by Mr. Crate's son's home into the woods and is not located along the town's right-of-way. Mr. Crate would like Public Works to make this one of their projects next year.

There was some discussion about the deeding of the roads to the town, drainage easements and property boundaries. Mr. Daniels will look into this issue. Mr. Crate would like something for the next meeting.

Other Business:

Ms. Sanders stated that the Budget Committee would like a warrant article drafted for the DPW Facility for a loan versus a bond as the town could pay off a loan early if funding permits, which cannot be done with a bond.

The Board reviewed and approved municipal assessment sheets for reporting to the NH Department of Revenue Administration, and property tax abatements.

The Budget Committee will hold their Public Budget Hearing on Saturday, January 13, 2001 at 10:00 am in the Whitney Hall Auditorium.

Because the town report will not be printed until after the first session of Town Meeting on Friday, February 3, and will include the warrant as amended at this first session, the Board would like the entire warrant to be published in the Country Chronicle and the Valley News prior to February 3.

INFORMATIONAL ITEMS/CORRESPONDENCE

Steven Iacuzzi letter of 12/5/00, RE: Payment in lieu of taxes.

Manseau memorandum of December 7, 2000 RE: Vehicle disposal

ADJOURNMENT

Mr. Crate moved to adjourn at 7:21 pm.; Mr. Oppenneer seconded, vote unanimous.