

**CAPITAL IMPROVEMENT PLAN COMMITTEE
REGULAR MEETING
May 24, 2007**

The Capital Planning Committee meeting of May 24, 2007 was called to order at 5:30 P. M. in the Elwood Conference Room, Town Hall, 268B Mammoth Road, Londonderry, NH 03053.

PRESENT: Town Planner, Tim Thompson, AICP; Planning Board Reps., Rick Brideau and, John Farrell; School Board Member, Ron Campo; Councilor, Mark Oswald; Assist. Town Manager/Dir. Of Finance, Sue Hickey; and Executive Assistant, Margo Lapietro. Absent; School Business Manager Peter Curro and a Budget Committee Member.

MEETING MINUTES: First meeting, no prior minutes.

ELECTION OF OFFICERS:

R. Campo nominated J. Farrell to serve as Chair. Second by R. Brideau. No discussion. **Vote 4-0-0.** **R. Brideau nominated R. Campo as the Vice Chair. Second by J. Farrell.** No discussion. **Vote 4-0-0.**

MEETING SCHEDULE:

T. Thompson reviewed the deadlines. Deadline set for 7/20/07 for project submissions. Nothing has changed in the forms, basically everything the same. He referenced a memo that he passed out tonight from J. Vogl regarding "Community Viz Buildout Wizard and TimeScope Tools" Would like to incorporate some of the GIS capabilities into the CIP process for future years. J. Vogl and Planning & Economic Dir., Andre Garron will be here at the next meeting to discuss. J. Farrell questioned if the Conservation Commission is putting together Open Space proposal even though it was not approved this year at Town Meeting. S. Hickey stated that the Budget Committee wants more details. J. Farrell suggested using Moose Hill as build-out, do comparison based on that. He stated that he would like to see any Open Space go forward, buy-in to prevent housing being built not wetland preservation. Councilor Oswald stated that Conservation Commission invited the Budget Committee two weeks ago to attend a combined meeting. Mike Speltz used Moose Hill as an example of how many single family homes could be built in that area. Discussion ensued about what methodology to use, impact of elementary, middle school and high school age kids, the use of Mill Pond and Sunnycrest in the equation. Want actual number in those proposed houses, what is average turn-over, how many houses sold and is that number changing. Chairman Farrell asked T. Thompson to ask A. Garron to have some information on Open Space at the next meeting. Councilor Oswald agreed with J. Farrell to keep it simple, use Moose Hill only and determine how many homes can be built on that property.

REVIEW OF CIP PROCESS & 2008-2013 PLAN

- Chairman Farrell said the Fire House failed, they have to sell their project better.
- Expect to see another \$1M road bond from Janusz.
- South School bond for portable classrooms – second biggest item, it is a priority #2 in the current plan. R. Campo stated they are doing a structural analysis on it.
- T. Thompson said Heritage Commission will be putting something together for historical preservation.
- Auditorium will still be in the plan. R. Campo said to leave it where it is; as soon as you move it back we will have a warrant article. They are looking at alternate ways of financing part of the project. 2013 is a reasonable year, leave it where it is.
- Pettingill Road TIF for \$5M is the biggest item to move up per T. Thompson, it is a priority #2 in the current plan.

There were no priority #1's for the 08-13 CIP.

S. Hickey said we should talk a little bit more about the cost to bond this year. The banks have stopped bonding, new government restrictions on length of spending bonds resulting in a penalty. Need to talk about it at the June 21st meeting.

MEETING SCHEDULE: Meetings will be held in the Emwood Conference Room at 5:30 PM on the following dates:

- June 21 – get preliminary feed back from Dept. Heads, Bond Issues, Open Space, and Bonding Issues.
- August 30 – Presentations from Dept. Heads, etc.
- September 12 – Workshop Presentation to Planning Board
- October 10 – Public Hearing with Planning Board

Councilor Oswald brought up the sewer problem in Town, a lot of business are not interested in the Rt 102 area because of no hook-ups to Town sewer. Sewer is a problem in Town. T. Thompson said in the current plan that South Londonderry, Phase 2 is in FY13, Mammoth replacement in FY13 and Mammoth Rd. North and Plaza 28 was adopted by the Town in 2005. Sewer Facility Plan has been done. Discussion ensued about bonding. S. Hickey said she could get a revenue bond that would be a “betterment assessment bill” that would be mailed out to the taxpayers every six months. This is just one option. R. Campo said not a good idea. Councilor Oswald stated we just increased the sewer fees, better to maintain what we have in place. R. Campo said that if we don't have sewer we are not increasing tax base. Do we want to stay the same or do we want to be pro-active and put in some sewer lines to get the large business in town. Discussion ensued. S. Hickey said she would need the dollar amount. Councilor Oswald asked her what the figure was in the General Fund, she will get back to him at the next meeting.

R. Campo suggested that if anybody was a Category 4 they should come back to the CIP Committee to be given an opportunity to advance. Everyone else is moving up, anyone that has to be bounced should come in. T. Thompson said the two sewers are in Category 4.

R. Brideau said a lot of people do not want Rt 102 to look like Rt 28 in Salem. Councilor Oswald said that is why we have the POD in place.

T. Thompson presented the different covers for the report and asked for the committee's preference.

Councilor Oswald asked if we can get a tour of South School. He questioned if it was true that custodians shovel snow off the portable classrooms, R. Campo stated it was true. Councilor Oswald also stated that fire trucks can't get around the building and there is no sprinkler system. J. Farrell said if the Building Inspector goes to the Fire Dept. and says it is a health and safety issue then we will go for a tour.

OTHER BUSINESS.

NEXT MEETING; June 21, 5:30 PM

ADJOURNMENT: R. Brideau made a motion to adjourn at 6:20 P.M. Second by R. Campo. Vote 4-0-0.

Notes and Tapes by: **Margo Lapietro** Date: **05/24/07**

Minutes Typed by: **Margo Lapietro** Date: **05/30/07**

Approved: **CIP Committee** Date: **06/21/07**