

CAPITAL IMPROVEMENTS PROGRAM MEETING
August 27, 2009

The Capital Improvement Program meeting was held in the Moose Hill Council Chambers, Town Hall, 268B Mammoth Road, Londonderry. This meeting was cablecast live and videotaped for the convenience of our viewers at home.

PRESENT: Capital Improvement Plan (CIP) Committee Members: Chairman/Planning Board Rep., John Farrell; Vice Chairman/School Board Liaison, Ron Campo; Budget Committee Alternate Rep. Don Jorgenson; Planning Board Rep. Rick Brideau; Town Council Alternate Rep. Sean O’Keefe. 6:07 PM

Staff Present: Town Planner, Tim Thompson, AICP; School Business Administrator, Peter Curro; Assist. Town Manager/Dir. of Finance and Admin., Sue Hickey; Executive Assistant, Margo Lapietro.

Absent: Town Council Rep., Brian Farmer; Budget Committee Rep., Tom Dolan.

APPROVAL OF MEETING MINUTES

Meeting Minutes from May 28, 2009. S. O’Keefe made a motion to open approve the minutes. Second by R. Brideau Committees vote 5-0-0.

Town Planner Tim Thompson said the initial meeting was held in May, projects were due to Planning Dept. by mid July. He said he and Sue Hickey put together a spreadsheet and summary sheets for each project as well as a scoring sheet. Tonight we are hearing two presentations. After that he instructed the committee to do the scoring and prioritization and assign them into the six year program The Planning Board will have a public hearing on it in October and their recommendations will be forwarded to the Budget Committee and Council. He stated the CIP is an advisory document. Open for discussion.

PROJECT PRESENTATIONS

Community Development Department – Pettengill Road Andre Garron, Community Development Director explained the Pettengill Road Project. (See attachment #1) He showed a map of the area and indicated the 800 acres that are involved in the upgrade. In total there are 1500 acres. The upgrade will involve making the road into a 4 lane arterial roadway and it will connect to the airport access road. There are two primary goals for the Airport Access Road:

- 1) It provides direct access to the Airport
- 2) Opens up economic development opportunities in Londonderry, Manchester, Litchfield and Bedford connect to new airport access road.

Financing: \$12.3M - \$8.M is for the roadway and \$3M is for the sewer expansion. The Town had requested earmarks in the federal budgeting process through Rep Carol Shea- Porter and Sen. Shaheen, the request from Shea-Porter did not go through. He said he was still waiting to hear from Sen. Shaheen for the \$9M. He said they are looking at funding the area through at Tax

Increment Finance District (TIF), based on the projected development of that area they feel that the TIF District will have enough projected revenue to support a bond for the improvements needed to connect to the Airport Access Rd. The Economic Development Agency (EDA) and the Community Development Block Grant (CDBG) funds are available but only if a potential new business is ready to begin construction.

Potential: Consultants predicted 3-4 M sq ft. of commercial and industrial development could take place in that area. Potentially it could create 4K – 6K jobs. The commercial development would create between \$5-\$7M in annual tax revenue at full build out. A marketing plan is nearing completion; information will be presented to the Council on 9/21/09. A new economic development website is underway.

Status: The intersection of Pettingill Rd. & Airport Access Rd. has been approved. Environmental permits for the roadway & sewer line are pending. The Traffic Impact Study is underway & due by October. This study does not impact the opening year, but examines traffic impacts & future planned improvements.

Project Construction Costs: \$12.3M

Other Projects: Master Plan – for 2011 would cost about \$100K; GIS Update – 2015 – they plan to do another flyover next year and update the maps every 5 yrs.; Rt 28 & Rt 102 Corridor Updates-2012. Need serious updates staff is working with Southern New Hampshire Planning (SNHP) Commission. T. Thompson said that is the only new project submitted this year, all other projects requested are carryovers from previous CIP's.

D. Jorgenson asked when estimates were done on the above projects A. Garron said they were done last year, comfortable with costs this year. S. O'Keefe stated most developers pay for the infrastructure, what partnership do the landowners have. A. Garron said the developers share in building the connecting road which is estimated at \$8-\$9M. There are three property owners in the area. The Town will build the trunk line and the developers will be responsible for all connecting roads. No money will come from the town for the connector roads.

Discussion of Dan Hill Road Drop Off Center J. Farrell said the CIP Committee asked the Public Works Dept. to give them an estimate on what it would cost to build a drop-off center. Public Works Director, J. Czynowski submitted a letter in which he stated the existing center is authorized by the "Permit by Notification" to operate in its current location. They can only collect and store small amounts of items in limited quantities and stored for a very short time. Solid Waste Transfer Station type facilities require different state and Federal permits that involve public hearings and engineered site plans. The current location is too small to accommodate a transfer station facility; a new location would have to be found. The cost to build that type of facility would be \$2M; it would require six full-time employees and the annual budget of \$1.6M to operate it on a full-time basis. It would also require \$1M of initial heavy equipment. He does not recommend constructing a full transfer station facility

Conservation Commission – Open Space Program Mike Speltz represented the Conservation Comm. (see attachment #2) He said they come before the CIP committee each year because they feel they have a mandate from the Master Plan. The Master Plan provides guidance and includes the vision to protect the Open Space. He provided a slide presentation that brought up the following points:

How Open Space Controls Growth – Open Space channels growth to appropriate areas and works with zoning to determine the kind of growth that is wanted by the townspeople. He stated that Londonderry leads the state in dollars invested in open space.

How Much Water is Enough - protect aquifers for water supplies, streams for recreation and habitat, wetlands for flood storage and water purification.

How Much Productive Soil is Enough - we need to meet our basic needs, protect agricultural soils for food, forest soils for fiber.

How Much is Enough to Maintain our Quality of Life - Apple Orchards, connected trails, open fields along roads, tree-lined roads, hilltop vistas (Quality of life supports economic development).

How Much is Enough to Make This Last - Connect the green spaces, buffer the streams, allow populations to move.

Progress to Date - 14% of the total acreage of the Town is protected; it involves a mix of ownership/holders.

The Goal – This is a long term project 20-50 years. There are about 112 parcels for acquisition of easement or ownership 3,016 acres, 11% of town. J. Farrell asked how much we own today, M. Speltz responded 14% of 26K. J. Farrell asked if he is proposing today to own an additional 11% he responded that is what they are proposing to protect. J. Farrell proceed to ask how many acres were in protection and how much of that is located in the Musquash. M. Speltz responded it is around 3,600 acres and 800 is located in the Musquash

Can We Continue the “Pause” for a Fourth Year: The longer we wait, the more it costs? It is best to invest a fixed amount on a regular basis. The recession has caused land prices to level off. If we want to have more than we do now we have to keep investing which is why the Commission is requesting \$1M.

Making the Most of our Money – work with developers to protect key areas; use regulations where possible, pursue voluntary management agreements, get grants, urge small landowners to take care of their properties. Out of the top 10 parcels four had been secured.

Recommendations - Resume funding with bonding at \$1M; maintain the ability to obligate matching funds; focus on remaining farms; continue use of open space plan criteria.

Open for discussion. Peter Curro asked if the monies are acquired through current use, M. Speltz responded that was correct. P. Curro asked what is the current use value. M. Speltz said that would be about \$1.9M. He asked M. Speltz to show on the map what we protect now, list the most critical needs, the important reasons which he did.

J. Farrell. said about \$16M has come out of Londonderry pockets and another \$8-9K came from some sort of grants. S. O’Keefe said the residents have been very generous though the years. He said he finds it almost comical that right now we are taking away from the tax base, the more land we protect the less money that is taxable, the project is worthy but not realistic. Time wise

it should be pushed out, we have a heavy debt that we carry. Rick Brideau said that most of the land the Conservation Commission is looking at is in current use, we do not get a lot of money from the land. S. O’Keefe stated that if the land is already in current use and we are not making a lot of money that is fine. What Open Space is proposing is that we get the rights from the land owners and protect them even further. We should not be doing it now. Don Jorgenson asked what does an average single family home pay for taxes. How much does an average home cost the taxpayers in Londonderry? R. Campo stated that the Budget Committee had that discussion years ago T. Thompson said that on average they are tax neutral or slightly tax negative for a single family. The more bedrooms in the home the more likely it will be tax negative; the smaller house with fewer bedrooms would be either neutral or slightly tax positive. Commercial is slightly tax positive to neutral, large industrial is tax positive. J. Farrell said in 2001 we modeled open space with a growth management tool, applied 1.9 children per household on a 4 bedroom home located in Moose Hill Orchards. We had a 5-7 yr return on buildable land. A couple of years later the committee looked at the land that was purchased, some was buildable some wasn’t. Using GIS as a tool they found that 13-17 years was the break even point. He asked Sue Hickey to look at all revenues that came into Open Space. We allocated inclusive of grants \$16.9M the \$2.9M easement for Pease and the \$1.9M for Mack’s was included in that figure. J. Farrell asked M. Speltz if we spent more money than anyone else in the state, M. Speltz responded yes. J. Farrell said he would like to see some kind of stewardship, master plan, timber harvesting plan, how can we best utilize the land. Could we hire a park ranger to take care of the 3,600 acres? He said it is a tough time for people right now. M. Speltz said all of the parcels in the Open Space plans are in agricultural residential zones. They do not plan to acquire parcels in zoned commercial and industrial areas. Won’t eliminate the tax positive income. T. Thompson brought up the Open Space Comparison Report listed on the town website (Budget Committee section) on the screen so all could see it. The report listed a residential home as costing the town anywhere from \$700 - \$200. Discussion ensued about the report. J. Farrell at 8:15PM announced the Public Session was closed.

CIP COMMITTEE DELIBERATIONS

Scoring of Projects - Prioritization of Projects - Placement of Projects in the Six (6) Year Program

<u>Project</u>	<u>CIP Score</u>	<u>CIP Priority</u>	<u>CIP Placement in 11-16 CIP</u>
New SAU Office	28	2	FY12-13
Auditorium	20	3	FY14-15
North/West Fire Station	29	1	FY11
Central Fire Station Renovations	18	3	FY13-14
Pettengill Rd. Upgrade	28	2	FY11
GIS Maintenance. Program	19	3	FY11-15
Rte. 28 and Rt. 102 Corridor	17	2	FY11
Study/Impact Fee Methodology Updates			
Master Plan Update	15	3	FY12
Open Space Protection	23	3	FY14-16
Roadway Rehab/Reconstruction Program	26	2	FY11-16
Highway. Garage Improvements	15	2	FY11-12
Dan Hill Drop-Off Center Improvements	0	6	N/A

<u>Project</u>	<u>CIP Score in 11-16 CIP</u>	<u>CIP Priority</u>	<u>CIP Placement</u>
South Londonderry Sewer Phase II	15	3	FY14
Mammoth Rd. Sewer Replacement (Portion)	13	3	FY14
Plaza 28 Sewer Pump Station Replacement	14	4	N/A
Mammoth Rd. (North) Sewer Extension	12	4	N/A
Historic Property Protection Program	7	4	N/A
Pillsbury Cemetery Phase II	14	3	FY11

S. Hickey asked the Committee what they wanted to do about previous projects that were listed on the spreadsheets and then dropped. T. Thompson said they generally try to go back two years on the spreadsheet to show the projects. The consensus was to pull all the zero priorities out but keep the Exit 4A project on the spreadsheet.

OTHER BUSINESS

None.

NEXT MEETINGS

September 9 Planning Board Meeting (Workshop Discussion)

October 14 Planning Board Meeting (Public Hearing)

ADJOURNMENT

Ron Campo made a motion to adjourn at 8:13 P. M. Second, Rick Brideau. Committees vote 5- 0-0.

Notes and Tapes by: Margo Lapietro Date: 08/27/09

Minutes Typed by: Margo Lapietro Date: 08/31/09

Approved via Electronic Vote; CIP Committee Date: 09/24/09