

CAPITAL IMPROVEMENT PLAN MEETING
August 30, 2007

1
2 The Capital Planning Committee meeting of August 30, 2007 was called to order at 5:30 P. M. in
3 the Moose Hill Conference Room, Town Hall, 268B Mammoth Road, Londonderry, NH 03053.

4
5 **PRESENT: CIP COMMITTEE:** Planning Board Reps., Chairman John Farrell, and Vice
6 Chairman, Rick Brideau; School Board Member, Ron Campo, School Business Administrator
7 Peter Curro, (Left at 8:30 PM); Brian Farmer (Arrived at 5:45 PM), Town Council Liaison;
8 Budget Committee Member, Tom Freda; Town Planner, Tim Thompson, AICP; Assist. Town
9 Manager/Dir. Of Finance and Admin. Sue Hickey; and Executive Secretary, Margo Lapietro.

10
11 **CALL TO ORDER**

12 Chairman Farrell opened the meeting at 5:30 PM with the Pledge of Allegiance. This was
13 followed by a moment of silence for the men and women fighting for our country.

14
15 **APPROVAL OF MINUTES**

16 Minutes of the Council's June 21, 2007 Public Meeting. **Rick Brideau made a motion to**
17 **approve. Second Ron Curro. Committees vote 3-0-1**

18
19 Chairman Farrell appointed Tom Freda to vote for absent budget committee representative Mike
20 Toth.

21
22 **Project Presentations**

23
24 **School Department – South School Renovations, SAU Office, Auditorium**

25 School Superintendent Nate Greenberg reviewed 08 & 09 projections of all grade levels.
26 Elementary space utilization reviewed space not adequate in some rooms. 160 students would
27 have to be moved if redistricting is considered. Has to be done geographically. South School
28 will be 21 rooms, leave 5 rooms if took away modulars in 07-08. Class sizes per state was
29 compared along with local districts of same size. . Londonderry averaged with other districts. If
30 moved 160 students to Matthew Thornton will exceed state average and exceed space in addition
31 to losing special education. "Friends II" program at Mathew Thornton has 7 students will have
32 to be outsourced, net cost is approximately \$37K for tuition plus transportation is \$60K per
33 student. PFS program has 9 students, tuition would be \$240K, transportation for each student
34 will be \$60K. Chairman Farrell said it would be an annual cost to us of \$873K to move Special
35 Education students out of district. N. Greenberg said if we move 72 from Matthew Thornton into
36 North, it will increase classroom size, if we reduce classroom to average size will result in one
37 classroom short No art, music SPED space, reading space no special curriculum. Our school
38 district's success has been ability to maintain reasonable class size and providing appropriate
39 programs for education and special education. Have saved significant amount of money.
40 Eliminate modulars in South school will result in loss of services. Federal and State laws
41 mandate providing level of services that schools have to provide to address all needs. The

42 schools now provide greater range of in-house services; currently meet federal requirements for
43 special education. Councilor Farmer asked if the school has looked 6-10 years in the future to
44 redistrict. N. Greenberg estimates maximizing utilization of space. Handicapped facilities have
45 changed, lose space when reconfiguring. Councilor Farmer wants to look at a 6 year projection
46 of student enrollment. Growth in town estimated at north end, do South School project and it
47 should maintain enrollment in the schools from 6-10 years. Due to geographical outlook at
48 town, slide some students from North to Matthew Thornton, move Matthew Thornton to South.
49 More cost effective and will allow us to have Special Education programs. Chairman Farrell
50 said we are looking at \$5.5M for brick and motor South School will have to be brought up to
51 code for @ \$1M.. N. Greenberg explained that if construction is considered renovation work, it
52 will not qualify for state reimbursement. Estimate \$4.5 will be eligible for state reimbursement.
53 Chairman Farrell said that we could estimate a grant of @ \$1,350,000 from state. If 20 year
54 bond we will get 1/20th of that 30% each year which will be @ \$87K a year to offset the tax rate.
55 Peter Curro proceeded to list the yearly payments. Al Baldasarro, Hall Rd. cautioned everyone
56 about receiving the 30% from the State, might not be there. N. Greenberg disagreed and
57 explained the process that is done on a pro-rated share for state building aid. Discussion ensued
58 regarding state building aid.

59

60 Peter Curro reviewed four different scenarios of current room utilization issues at Matthew
61 Thornton, South, North and Moose Hill Schools.

- 62 1) Eliminate 8 portable classrooms. Cost to construct permanent schoolrooms with
63 additional renovations, \$5,500,000
- 64 2) Short term solution use new portables for \$1,116,500 with no interior or exterior
65 renovations
- 66 3) Build permanent classrooms without additional renovations, \$3,782,272
- 67 4) New portable Classrooms with 9 classrooms with additional renovations \$2,270,000. .

68 T. Freda questioned how many employees at South School; P. Curro responded approximately
69 95. He asked why additional parking spaces of 55 were needed. N. Greenberg stated it is not for
70 staff but for different programs offered at school. P. Curro said we don't need 55 now but need
71 additional parking spaces for parents. T. Freda questioned the office location N. Greenberg said
72 office personnel cannot see who is coming and going, need office space at outside wall for
73 increased security. P. Curro said it was a strong recommendation from architect. He also
74 questioned site development estimates. Discussion ensued about renovations, one time
75 maintenance trust fund, changes in price increases due to community involvement and inflation,
76 use of brick and concrete. R. Campo explained the role of construction manager, he said they get
77 3 bids, lowest bidder or best person gets the job. Mike Brown, Budget Committee questioned
78 the average classroom size of 900 sq. ft. N. Greenberg responded it is a universal average.
79 Councilor Farmer asked why price went from \$3.6M to \$5.5M. P. Curro responded two reasons
80 generated increases; all the additional renovations and inflation. M. Brown asked if we got full
81 30% from state how much is taxpayer paying and will it be an annual decision from state N
82 Greenberg said it is annual \$4.5 for new construction and \$1M for other items. Al Baldasarro, 41
83 Hall Rd. said 8 new schools are mandated in the State. He said he looked at Baptist Church
84 portables that were renovated for @ \$20K questioned if anybody looked at the price to renovate
85 because theirs came out great. N. Greenberg said it is costing @ \$211K to keep portables up
86 over the years, they were bought in 1992, and were already 4-5 years old at that time. If we
87 continue to put money into portable classrooms and down the road will have to put in a new

88 structure. Portables would cost just as much over the years for brick and motor. A. Baldasaro
89 brought up the Derry School. District not having students to fill school. P. Curro disagreed, said
90 they are have crowding issues. A. Baldasaro also asked where the figure of \$5.15M is coming
91 from. P Curro said space needs committee has been working for over a year with architect; he
92 has come up with figures, based on need for classrooms and roof. He gives school district an
93 idea of what we need and cost. Frank Marinais, the architect, will come to the School Board
94 with the guaranteed maximum price sometime in Sept./October. Greg DePasse, 21 Welch Rd.
95 questioned population projections from N. Greenberg. Nate responded used projections he has
96 used in past, historical projection, very accurate. Latest trend is more students coming in at
97 upper elementary age. He questioned transportation prices to place special education students
98 out of district costing \$20-30K. Jeff Locke, 10 Welch Rd asked how much new permanent space
99 was being proposed N. Greenberg responded the proposal is to replace portables with six
100 classrooms and do interior renovation work; 900 sq. ft. per classroom plus hallway space and the
101 interior renovation work. J. Locke stated that we would end up with 1800 feet less than with
102 portables. He questioned enrollment at South. N. Greenberg said South school enrollment is
103 stable. Not anticipating any new construction at North and Matthew Thornton, South needs
104 construction. Expect that this renovation will be the last for a few years, Pauline Caron 369
105 Mammoth Rd. said that when N. Greenberg made his presentation to the Leadership
106 Londonderry class this year he stated he wanted to enlarge the Special Education in South
107 School and import students from other districts, she asked him if that was still his plan. He
108 responded if we had space available it would be advantageous to have out of district students to
109 bring in money. Tuition agreement would include cost of program and cost of running the
110 program. She asked him if building expenses was part of income derived from Special
111 Education, and he responded it was not. Tom Freda asked about building aid if it would reduce
112 adequacy aid. N. Greenberg responded not under present system. Town Councilor Farmer
113 asked how much of a savings would be realized if we bonded 10 years instead of 20. S. Hickey
114 said it would result in \$1,540,000 savings. Chairman Farrell requested that P. Curro send all the
115 information he had to T. Thompson electronically

116

117 P Curro spoke about the **SAU Office** request of \$2,750,000. School District similar in size in
118 another town was built for \$1.5M. N. Greenberg said options to move to an existing building
119 exists, but that would take taxes off town taxrolls. P. Curro said one of the prime areas is the
120 side of Moose Hill. Mike Brown, Carousel Ct., questioned state building aid, of 40% of new
121 construction. N. Greenberg explained that is the correct percentage of new construction.
122 Discussion ensued about multiple options of location.

123

124 **Auditorium** - Chairman Farrell said the request is for \$12M still out 6-8 years. N. Greenberg
125 stated the Auditorium Committee wants to raise funds to offset cost. Councilor Farmer pointed
126 out that the Schools did not score the three projects they want.

127

128 At this point in time the committee took a five minute break.

129

130 **Fire Dept. North/West Station** - Lt. John Caras-Chairman of Fire Station Design Cmte., and
131 Mark Tetreault,, Fire Marshall, gave a slide presentation of North Station. The station was built
132 in 1952 by volunteers. Current vehicles housed there weigh too much for station. Reviewed
133 safety issues and code issues (lead paint, asbestos, toxic mold electric wires). Site work done for

134 proposed new station, exact same floor plan at South. No fire alarms, no egress for sleeping area
135 on second floor, has numerous life safety code violations T. Freda questioned M. Tetreault if life
136 safety code issues had to be repaired immediately. He responded if it wasn't fixed in the business
137 world they would receive a fine for the violation. Chairman Farrell asked if the Building
138 Inspector saw the building, would he condemn it. Chief Carrier responded he did not know if it
139 would be condemned, but serious upgrades would have to be done. Lt. Caras said an inspection
140 was performed a few days ago by the Fire Marshall and Fire Inspector with recommendations
141 and requirements, copies presented to the Committee. He reviewed the report. Lt. Caras was
142 asked if the station can support renovations, he responded the problem is they don't know what
143 they will find. Councilor Farmer said there is no dispute, new one needed, should prioritize.
144 Discussion ensued about what to do with the building, demolish or use for another use. The
145 suggestion was to demolish the building because it is on the same lot as the senior center Chris
146 Paul, 118 Hardy Rd. asked if the airport could pick up some costs. Chief Carrier said because of
147 the inter-municipal agreement, the Town receives \$520K which is on a sliding scale, from the
148 airport and that goes into municipal fund. Chairman Farrell said we have impact fee for all over
149 town, it can be used for construction costs. Brent Holcolm, Misty Lane, had concerns about
150 groundwater contamination. Asked if we had anyone from EPA to monitor groundwater. John
151 Caras said test wells in place, contamination going down, have been monitored for years. Chief
152 Carrier said biggest issue is MTBE's from old fuel, they are diminishing. Sean O'Keefe 163
153 Mammoth Rd, said this has been bypassed way too many times; should be built. Jeff Locke
154 questioned how many the existing building accommodated, Lt. Caras responded three, could not
155 support more. Capt. Carrier said plans for updating Central will be coming up in the six year
156 plan..

157

158 **Planning & Economic Development – Pettingill Road** Presented by Andre Garron and Janusz
159 Czyzowski. Upgrade from class 6 up to class 5 going from dirt to paved. He explained that the
160 Airport Access Rd. project directly affects the road. It is an access point to connect to the
161 proposed Access Rd. Area consists of a total of 1000 acres. FAA owns 67 acres, MHT has 50
162 acres and if they use the property for non-aviation use it is taxable. Ron Campo questioned how
163 much land was taxable, A. Garron responded 911 acres of taxable land. A. Garron used the 2003
164 design charrette showing mixed-use development This would allow @ 6.3M sq ft of
165 commercial/industrial development. J. Czyzowski said state would not design the road in the
166 90's now that designs have been done, state will provide access to it. It will provide access to
167 1000 acres and the northern area of Londonderry. State will allow intersection from Harvey Rd
168 to tie into industrial area. We should be ready with our construction on the road to the huge
169 industrial area and connection to northern Londonderry. Preliminary designs completed, 60% in
170 final design. Money was appropriated in 2002, jumped from \$5M to \$14M, in 2002 didn't have
171 conceptual designs then. Did design charrette done in 03, traffic study done in 04, preliminary
172 design just done for roadways and utilities. Sewer hook-up is vital to the project. J. Czyzowski
173 said we have to construct another pumping station. Area is part of the "free trade zone" which
174 makes it more valuable. Councilor Farmer asked about right-of-way acquisitions and what the
175 costs would be. J. Czyzowski said they were not at that stage yet it will be discussed with Town
176 Council. A Garron said need input for strategy. Reviewed bond schedule for \$14M bond over
177 20 years. Also reviewed draft of tax revenue breakdown. TIF district discussed. Chairman
178 Farrell asked if out of town company wants to move in, do we have incentives. A. Garron
179 responded no, as a Town and State do not have anything. Offer attractive tax structure, have
180 nearby interstate roads and located next to MHT. If TIF district is in place it is an incentive. T.
181 Thompson said if we offer incentives, state has to authorize it since NH is a "Dillon's Rule"
182 state, and we do not have "Home Rule." T. Freda asked how it would be funded. Andre said

183 TIF makes most sense, still need a bond. T. Freda asked why as a taxpayer does he want to do
184 this? A. Garron responded state bringing in a major infrastructure that will allow development to
185 occur. The tax revenue derived from this project will cover bond payment, after bond paid goes
186 back to taxpayers; can happen in 5-7 yrs. Discussion ensued about possibility of a convention
187 center being built in that area. J. Czyzowski said we are only designing roads, the owners of the
188 property on private land will decide who goes there. T. Freda asked why does he as a taxpayer
189 want to build the roads? A. Garron responded we have an opportunity to guide the development
190 in that area to be successful. Londonderry would benefit from jobs. J. Czyzowski said cost of
191 land will increase over time. Chairman Farrell said he needs more info by 10/10 why taxpayers
192 should support this \$14M. Councilor Farmer said that if we bonded for 10 years it would save us
193 \$10M.in tax benefits. Greg DePasse, 21 Welch Rd. asked for a break-down on savings to
194 taxpayers. Jeff Locke, 10 Welch Rd. asked for clarification of office space. A. Garron said
195 economist Dennis Delay supplied information in the design charrette. T. Thompson said the
196 design charrette is on Planning Board website. R. Campo asked what would happen if we
197 didn't hook up to the intersection, what do we loose out, can't we hook up later. A. Garron said
198 he will come back at 10/10 with answer.

199

200 **Dept. of Public Works & Engineering** – Roadway Construction Program

201 Janusz Czyzowski, Dir. of Public Works said last year got \$1.4M for roads. Receives @ \$.5M
202 from state as highway block grant aid. He reviewed the cost of shim and overlay, reconstruction,
203 and routine maintenance. All costs for components for roads went up. Recent estimates indicate
204 that \$25M for reconstruction is required to bring roads up to satisfactory level of condition.
205 Annual funding for road rehabilitation (Shim & overlay) should be increased to \$1.7M to allow a
206 twelve year maintenance cycle. He compared Derry's roadway bonding. in addition to
207 Goffstown and Bedford. Not spending money on the roads now will cost us money later. Town
208 has 180 miles of roads and he listed roads he has worked on and what he plans to work on. Has
209 \$40K in budget, if bond does not go through, will only be able to do a few feet of roads. Asking
210 for \$1.3 in roads reconstruction and \$1.7M in shim and overlay. Looking for \$2.5M per year.
211 Did regulations over in 2001 which requires developers to build quality roads. R. Campo
212 questioned if we will be bonding \$3M every year for roads for ever. Consensus is yes.
213 Councilor Farmer said we need to look at long term planning with least amount of tax impact.
214 Increased tax base might pay for these roads. T. Freda questioned S. Hickey if shim and overlay,
215 could be bonded. She responded only maintenance can be bonded.. Reconstruction work can be
216 bonded because of drainage work done at same time. Mike Brown, Carousel Court
217 complimented Janusz on his work, work has to be done each year.

218

219 **CIP Member Rick Brideau made a motion to go into a Non-Public Session pursuant to**
220 **RSA 91-A; 3II at 9:50 PM. Second by CIP Member Ron Campo. Aye, J. Farrell; Aye, R.**
221 **Brideau; Aye R. Campo; Aye, B. Farmer; Nay, T. Freda. Vote 4-1-0.** J. Farrell announced
222 that at this time, the committee will adjourn for a few minutes for a Non-Public Meeting and will
223 return to continue the public meeting.

224

225 **At 10:12 PM, R. Brideau made a motion to continue public meeting. Second by R. Campo.**
226 **Vote 5-0-0.**

227

228 **Conservation Commission**

229 **Open Space Program** – Mike Speltz gave a brief history of Open Space which is based on the
230 Master Plan, reviewed land use build out today and in future. What is not conserved will be built
231 out in the next 10-40 yrs.. 12% of the Town is currently conserved. Would like to preserve 43%
232 of land area in town using 4 different ways of protection. He proceeded to list and explain the
233 different ways. Open Space has targeted a total of \$5M in projects. \$3.5M will get them through
234 Projects A, B & C. Trying to establish a uniform funding. They will space it out so there will be
235 no large increase in the tax impact in any one year. Acquisition of open space requires up to date
236 assessments. Reviewed unknown factors affecting long term tax impacts of Open Space. Open
237 Space provides clean air, water, scenic views, not a significant cost to maintain. Provided a
238 sample of annual funding levels. Ensure the CIP includes an annual open space investment of
239 \$1-2 M dollars. Chairman Farrell reviewed a summary of selected conservation land build-out, it
240 is less than anticipated., gave breakdown of lands purchased. This information can be used as a
241 start using the “white paper” from the Taxpayers Association

242

243 Councilor Farmer asked why is CIP Committee taking this detailed a look. In the past if people
244 did not submit all the data they were not scored. J. Farrell said as the chairman, he brought the
245 idea to the committee, it was discussed and agreed. M. Speltz said school data, financial data,
246 police, and fire data used in the report is beyond scope of volunteers, better for Staff to put it
247 together. Councilor Farmer said he had a project he wanted in CIP, was told he didn't provide
248 enough information, so was not allowed in plan. Then when re-done it was addressed in the
249 plan. J. Farrell said this committee for the first time ever has stepped up to do what it is
250 supposed to do as a committee, it is a beginning. M. Speltz said Open Space Taskforce did
251 provide a lot of input, made sense to have an objective look by staff. Chairman Farrell said this
252 is a starting point, first meeting televised, have to pick a place to start. **T. Freda did not**
253 **participate in Non Public session he said he should not have voted to bring the committee**
254 **back into public session, changed his vote to abstain.** He said he has two things, is education
255 funding and tax revenues going to education and then there is expenditures. Budget Committee is
256 looking at expenditures only. He stated that he thought the committee used a false assumption,
257 either this Committee, Conservation Committee or anybody else gave the idea that there is a flat
258 cost per student that you could just multiply and take a number of houses, say 100, add 100
259 students to the school department and at \$8K per student that the cost is \$800K. This
260 information has been repeated from a number of government officials in this Town. Repeatedly
261 voters have been told that every house that could be built has two kids that don't go to school, at
262 \$8K per student. The facts are that that is not a reliable predictor of that cost. We have generally
263 had between 5K children in school system. If you take out two kids to school system, budget in
264 school does not go down \$16k. If you add 2 kids to school system budget does not go up by
265 \$16K, various things involved. We have seen over the last seven years that there has been a
266 huge capacity change from approximately 5,600 students in fiscal year 2002 to approximately
267 5,300 last year. We have not seen a corresponding decrease by \$8K per student. Should not be
268 using that as propaganda to the voters. J. Farrell said we are in agreement, not looked at
269 correctly. T. Freda said it is not what the State gives us, it is what we spend. Looked at CIP
270 submission form, it says that Open Space has protected 3 apple orchards already. Elwood and
271 Woodmont are the two to be saved. He said that his concern is that the document was signed by
272 Deb Lievens, Chair of the Conservation Commission. He said that she is the on the Board of
273 Directors of the Corporation for Woodmont Orchards. Main purpose of conservation money is
274 to protect two orchards, one of them is hers. Appears to be a blatant conflict of interest.
275 Concerned that no mention was made of this. According to July Conservation Commission

276 meeting minutes, D. Lievens came out of Non Public session, there was some sort of proxy that
277 was added to a list. M. Speltz said that Woodmont Orchard has been on previous Opens Space
278 plans and on current. Been public knowledge since 2000, did not disclose her being director of
279 corperation, perhaps should have. She signed the CIP application as the Chair stating that the
280 commission voted on that submission and agreed that that is what they proposed. Perhaps it
281 would have been appropriate to have recused herself, maybe she did, he stated he honestly could
282 not remember, it was a unanimous vote. T. Freda said if it was a public meeting could have
283 heard her vote. In her own words she is saying "Protection of two remaining unprotected apple
284 orchards". As a tax payer, budget member and voter in town he would like to know that a
285 member of a commission is trying to actively sell a piece of property. Town Charter says that
286 this should not be done unless provided full disclosure. Shows pattern where other members on
287 Conservation Commission have had land in close proximity to their own property, deeded to
288 Conservation Commission. J. Farrell asked the Town Council Liaison to bring this to the
289 attention of Council. B. Farmer said under the state statutes Council does not have the ability to
290 supervise other committees in Town. We appoint people to them, they make up their own rules,
291 but we can't remove people without a substantial degree of difficulty. T. Freda said he wanted to
292 make the information public. J. Farrell directed S. Hickey to ask Town Manager Caron where we
293 go with this information. Sean O'Keefe, 163 Mammoth Rd, with information provided, other
294 questions should be asked before spending more money on Open Space. Councilor Farmer said
295 late 03 Open Space Taskforce plan listed a great number of properties, how do you categorize.
296 M. Speltz replied it is a good plan, not a wish list, it was designed to be feasible. Councilor
297 Farmer asked if prior purchases were part of the old plan, M. Speltz responded 90% of it was the
298 same. Al Baldasaro asked where the plans are listed. T. Thompson said original open space plan
299 was on the website it just listed the properties. Conservation Comm. should have the
300 information. A. Baldasaro asked what is more important, protect the trees or fire station, money
301 is getting tight. M. Speltz said each taxpayer needs to look at that and decide. Jeff Locke, 10
302 Walsh, believes in Open Space would like to double check information. Would like to know
303 acreage on properties, do these agreements have expirations. M. Speltz responded the
304 development rights that have been purchased have to be perpetual, not aware of anything else.
305 Intent of Conservation Commission to have all the land in perpetuity. J. Locke asked where he
306 could locate most of information; T. Thompson responded most information was obtained from
307 Conservation Commission files. Greg DePasse, 21 Welch Rd. likes Open Space concerned
308 about the way to go about it. How do we address protecting rights of the negotiation at the same
309 time open it up to taxpayers so they can be part of the process. M. Speltz explained process as
310 exists, we approach landowner or they approach us, enter into negotiations, keep private for
311 protection of landowner and it enhances negotiation positions for Conservation Commission. At
312 some point reach an agreement on what it is they are buying, at that point publish notice of
313 public hearing, notice published 10 working days before hearing. Land owners name and
314 address is listed on the public notice. Then have public hearing, after hearing closes,
315 Conservation Commission deliberates and makes a recommendation to Town Council. Town
316 Council has authority to spend that money. Public has two opportunities for input, once at
317 Conservation Commission hearing and then at Town Council meeting. Discussion ensued about
318 Non-Public meeting for Conservation Commission. T. Freda questioned Ingersall property and
319 ownership by Society for Preservation of NH Forest. M. Speltz said Ingersoll sold easement to
320 Town and turned around and sold the restricted land to the Forest Society. Councilor Farmer
321 said Ingersoll had potential for 71 possible lots per appraisal. He asked for data on the appraisal
322 itself, can they look at it to determine if methodology available to verify lots in the appraisals.
323 Councilor Farmer said assumptions can't be proved and asked Jim Locke to follow up and verify
324 lot build-out on all properties bought by Conservation Commission. T. Freda said the Budget

325 Committee took annual reports for last 7 yrs and looked at Certificates of Occupancy for single
 326 family homes found had a cumulative total of 379, downshift in kids shown in enrollment. R.
 327 Brideau can work on a better figure for school enrollment based on addresses. Chairman Farrell
 328 summed it up by saying Conservation Commission bonded 8M, \$12.9M in revenue, spent
 329 \$10.3M, got \$2.568M in bank, need to get clearer understanding of where we go from here.
 330 Changes in bonding discussed. M. Speltz was directed to show if we are saving money or not;
 331 are students actually being reduced. Councilor Farmer said real issue, best reason to do this, is
 332 conservation element. People have made the assertion that open space saves money, numbers
 333 have not been proven. Responsibility of the Conservation Commission to find out what to do.
 334 Discussion ensued about bond payment M. Speltz stated if Conservation Commission erred by
 335 having D. Lievens sign CIP form, she did it as Chairman signing for Commission. If necessary
 336 will have Vice Chairman sign and re-submit the CIP form. He said in the nine years he has been
 337 on the Commission, he has not seen an incident of buying open space land next to
 338 commissioners land Has seen them recusing themselves because they live near to land being
 339 purchased. T. Freda said his concern is that her property is listed as a potential deal, doing it in
 340 secret. She should not be on this committee if she wants her property eligible for purchase. Al
 341 Baldasaro asked if we could identify land that has been purchased by Open Space. T. Thompson
 342 said there is a map on GIS website showing properties. Greg DePasse asked if we have ability to
 343 sell off easements if experiment does not work. M. Speltz said we can sell an easement.
 344 Chairman Farrell asked S. Hickey how much per year does Town pay for the \$8M in bonding for
 345 Open Space. She will provide figures.

346

347 **A. CIP Committee Deliberations**

348

349 **Scoring of Projects**

350 **Prioritization of Projects**

351 **Placement of Projects in 6 year program**

352

<u>Project</u>	<u>CIP Score</u>	<u>CIP Priority</u>	<u>CIP Placement</u>
		<u>Assignment</u>	<u>In 09-14 CIP</u>
355 South School Renovations	24	2	09
356 New SAU Office	22	2	10 – A&E; 11 - Constr.
357 Auditorium	18	3	12 - A&E, 13 - Constr.
358 Police Communication Upgrade	17	2	10
359 North/West Fire Station	23	1	09
360 Central Fire Renovations	17	3	11 – A&E. 12 - Constr.
361 Pettingill Rd. Upgrade	22	2	10
362 Master Plan Update	15	3	11
363 Rt. 28/128 Intersection	24	2	09, 12, 15
364 Open Space Protection	18	3	12
365 Roadway Rehab/Recon.	22	2	09 – 14

366	Highway Garage Improv.	15	2	09, 10,11
367	Dan Hill Rd. Drop Off Improv.	15	3	11
368	So. Lon Sewer, Phase II	15	3	13
369	Mammoth Rd. Sewer Repl.	13	3	13
370	Plaza 28 Sewer	14	4	Outside of Scope
371	Mammoth Rd. North Sewer	12	4	Outside of Scope
372	Historic Prop. Protection	11	4	Outside of Scope

373
374

375 Summary of All Capital Projects FY 2009-2014

376	Town	\$37,700,885
377	School	\$20,250,000
378	Total	\$57,950,885

379

380 **OTHER BUSINESS**

381

382 **ADJOURNMENT**

383

384 **T. Freda made a motion to adjourn at 12:31 PM. Second Councilor Farmer. Vote 5-0-0.**
 385 **This meeting is the last meeting of the CIP Committee.**

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390 **Notes and Tapes by: Margo Lapietro Date: 08/30/07**

391

392 **Minutes Typed by: Margo Lapietro Date: 09/11/07**

393

394 **Approved: Town Council Date:**

395

396

397 **MEETING SCHEDULE**

398

399 **Planning Board Meeting 9/12 (Workshop Discussion) , Moose Hill Chambers**

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Planning Board Meeting 10/10 (CIP) Public Hearing, Moose Hill Chambers

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