



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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PLANNING BOARD CIP SUBCOMMITTEE
MEETING MINUTES

CIP Subcommittee Organizational Meeting

Friday, May 15, 2015

9:00 A. M.

Sydney Crook Conference Room

Town Office

MEMBERS PRESENT: William Dietrich (PB Subcommittee Chair); Michele Holton (PB Secretary); Bill Berger (former Budget Committee member), Rob Prohl (Budget Committee Prohl) and John Tilley (former PB member).

MEMBERS ABSENT: None

OTHER PRESENT: Bill Helm (Planning Board Chair), Peter Bianchi (Selectmen representative to the Planning Board), Jay Lyon (Fire Chief) and Casey Buiso (member of Recreation Commission and former 1941 Committee member).

STAFF: Lucy St. John (Planning and Zoning Administrator).

Call to Order: Committee Chair Dietrich called the meeting to order at 9:00 A.M.

Overview: Subcommittee Chair, Bill Dietrich noted that the first meeting of the subcommittee was held on April 29th and provided a brief overview of that discussion. Bill Helm explained that the current CIP document includes three (3) recommendations from the Planning Board including equipment and vehicles critical to public safety, Tax Map Correction Project and the Dispatch Center. Other key issues identified during the CIP process included long-range planning issues such as addressing space needs and infrastructure improvements.

Review of Draft Minutes of April 29, 2015. Motion by Bill Berger, seconded by Rob Prohl to approve the minutes as presented. Discussion on the motion. Lucy St. John noted that Phyllis Piotrow, who was present at the April 29th meeting (sitting in for Rob Prohl), suggested a few edits via email. Royal school is discussed in the minutes, should read Mount Royal. She also commented that computer based jobs, such as those of Canary Systems, the software company in the old Post Office Building, which is currently be renovated, might be the kind of desirable jobs WIFI could bring to New London.

✓ Motion to approve the minutes with Phyllis Piotrow comments incorporated. Motion approved.

Review of the draft Tale of Existing and Potential Project Ideas.

At the April 29th meeting staff was asked to create a table of projects. The draft table organized the projects into some general categories- Recreation, Public Safety, Education, Infrastructure, Parking, Resource Protection, Facilities, Other, Equipment Replacement. Comments on the Table:

Bill Helm:

- ✓ Projects are interlinked.
- ✓ Planning Board spent time meeting with the various departments last fall, and some key critical issues were identified- space needs and parking are issues.
- ✓ The 1941 Building- may take a new approach to looking at this issue.
- ✓ Transfer Station- what is the acreage. Staff asked to provide acreage information on Town property for the next meeting.
- ✓ Commented in the next 5- years there may be some major projects for the Colby-Sawyer College and the Hospital and water is critical.

John Tilley:

- ✓ Some projects actually fall in several categories.
- ✓ Two major categories- operational items (such as SCBA , trucks, etc.) and aspirational planning issues, such as having a vibrant Main Street, redevelopment or another use for the 1941, building, improvements and uses of Whipple Hall and etc.
- ✓ Asked if the issues with the Water Precinct are related to capacity or water quality issues.
- ✓ Asked is a single document exist outlying all the building/land and uses.
- ✓ Suggest a tour of the sites be arranged.

Casey Buiso:

- ✓ Need to look at critical projects, for example Whipple Hall (anniversary of building) and approach to project reflect public impressions and perceptions. She compared improvements needed at Whipple Hall to improvements at the Town public beaches, which aren't a high priority at this time.
- ✓ Seamans Road is congested, hard to find a place to park, it affects use at Whipple Hall.
- ✓ Safety is a big concern- at the Library (South Pleasant and Main), need a crosswalk.
- ✓ Need to quantify the various needs and uses for the various buildings.
- ✓ What are the specific recreational needs for the future, square footage?
- ✓ How much space is really needed at the Transfer Station?
- ✓ Record storage important, need to be in a secure location.

Bill Dietrich:

- ✓ Some issues not really "money issues".
- ✓ Committee wants to see a current sewer service area map and water precinct boundary map.
- ✓ Noted some towns have growth moratoriums, but this is not a long-term solution.
- ✓ 1941 Building location and building use a key part of the CIP community center discussion
- ✓ Need to really look at long-range planning issues

Rob Prohl:

- ✓ Many of the departments identified space issue.
- ✓ Library safety issues- maybe be controversial discussion, but is a traffic light needed.
- ✓ Commented on the increased use of the park and ride lot in Concord.
- ✓ Ask about how the Water Precinct pays for the wells, or other improvements that might be needed.
- ✓ Asked if water could be taken from the surface water bodies, if the wells capacity is limited.
- ✓ Need to look at the future needs of the various facilities.
- ✓ The 1941 Building is a time – limited issue. Some decision will be made by the School District regarding the 1941 buildings, they can't hold on to it forever. Maybe the school district will

decide to keep it, or take it down. New administration at the School District. If the Town is really interested in the 1941 Building they should make this known to the School District.

- ✓ The site location - of the 1941 Building could be looked at for other uses, if a decision were made to remove the building.
- ✓ Who will decide the final use of Whipple Hall?

Bill Berger:

- ✓ Asked about parking at the Park n' Ride lot, might this alleviate some of the parking issues along Main Street.
- ✓ Asked if growth is constrained by water capacity issues?

Peter Bianchi:

- ✓ Park'n Ride lot was recently discussed at a Board of Selectmen meeting. Town owns the land. People can park there 21 consecutive days. It used to be on Burpee Hill Road. Used by many people taking bus to Boston. Noted there are wetland areas, and doesn't think it could be expanded.
- ✓ Commented there is a finite amount of surface water and need to protect it.
- ✓ Water issue is about capacity and treatment (cost).
- ✓ Commented that Perkins Pond in Sunapee.
- ✓ What if the hospital needs more water?
- ✓ Noted that stormwater is infiltrating in the sewer system.
- ✓ The "Season" has its own sewer system, which is tied to the Town's sewer.
- ✓ Commented that if the 1941 Building were removed, maybe an energy efficient, building for various uses could be constructed, and have a model of the 1941 building on display for historical purposes.
- ✓ Whipple Hall uses will be discussed at various meetings, and ultimately improvements discussed by the Budget Commission, Board of Selectmen and voters.
- ✓ Transfer Station issues- single stream recycling discussion, concerns of neighbors, size of the lots, not using the land efficiently, and use of the "house" for storage of record. This is a safety concern. Transfer Stations are typically located on the edge of Town's.
- ✓ Addressing parking is an unsolvable problem.
- ✓ Do we need more space or just want more space?
- ✓ New London is not going to look at Concord or Hanover.
- ✓ Would be nice to have new facilities, additional parking and etc., but do we really need it. Is this a "wish" list or a "needs" list.

Lucy St. John:

- ✓ Reiterated the need to review water planning issues, reflecting on the input received from Rob Thorp at the September 24, 2104 CIP discussion and that surface water treatment is anticipated for the future. She noted this has considerable long-range planning issues for the Town.
- ✓ Retention policy on what documents need to be kept, per State RSAs.
- ✓ Parking issues on Main Street and those using the Park 'n Ride lots, different issues.
- ✓ Committee and others need to understand the process for well exploration, surface water treatment options and implications for the future recreational and economic development opportunities for the Town.

Jay Lyon:

- ✓ Commented on the water supply issues, explaining that the real issue may be there could be higher demand than what the current wells are capable of pumping, and there is a need to look at other sources. Discussed need to look at the service area map and the precinct area boundaries. Commented that the Water Precinct has an agreement with Colby-Sawyer College (there is a ½ million gallon tank underground).
- ✓ The Town needs to better understand and know the water supply and water needs issue for the future. Briefly discussed water pressure issues and concerns.
- ✓ Noted that the water line was extend when the round-about was constructed, near the hospital.
- ✓ If water usage were to go beyond a certain amount, there could be need for water restrictions.
- ✓ Space needs, need to access if there is a better location to house documents and Archives. Maybe Archives could be moved to another location.
- ✓ Parking, asked if there is really an issue, for example at the Hogan Center on campus, people go there to exercise, but also want to park so close, this seem contradictory to the idea of walking to get exercise.
- ✓ Fire Department is ok with their current location, and have no plan to move into another facility.

Appointment of Co-Chair: Motion by Bill Berger, seconded by Rob Prohl at appoint John Tilley as co-chair. Motion carried.

Future Meeting Dates: Site visits of various facilities (Fire, Police, Whipple Hall, Transfer Station, 1941 Building, Sewer Building (Public Works) and Water Precinct pump well house) to be scheduled and a notice posted. Two ½ day site visits will be scheduled in the morning, prior to the next meeting on Friday, May 29th. Staff will make the arrangements and post the site visits. Next meeting scheduled for Friday, May 29th at 9:00 a.m.

Next Meeting: Scheduled for Friday, May 29 at 9:00 a.m. same location.

Motion to Adjourn by Michelle Holton, seconded by Phyllis Piotrow. Meeting adjourned at 10:00 a.m.

Respectfully submitted,

Lucy A. St. John, AICP
Planning and Zoning Administrator
Town of New London