



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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Capital Improvement Program (CIP) Subcommittee Meeting
Wednesday, September 20, 2017
7:30 a.m.
Town Office Building - 375 Main St., 2nd Floor
Sydney Crook Conference Room

MEMBERS PRESENT: Bill Dietrich, Janet Kidder, Paul Gorman, Bill Berger, Rob Prohl

MEMBERS ABSENT: Michele Holton

OTHERS PRESENT: Kim Hallquist, Town Administrator, Sue Stuebner, President, Colby-Sawyer College, Ken Jacques, Springfield Water Precinct.

Call to Order: Paul Gorman called the meeting to order at 7:30am

Discussion:

Chair Gorman explained that one of the responsibilities that the Planning Board has is to develop a Capital Improvement plan for the town, and this is done annually. The plan then gets presented to the Board of Selectmen. The CIP subcommittee convenes to develop this plan and should have it completed by November. It also becomes part of the budget preparations. In talking with Town Department heads, it is important to look toward the future and address the needs the town will have over the next five years.

Colby Sawyer College

Sue Stuebner, President of Colby-Sawyer College attended to discuss the College development plans over the next five years. Chair Gorman stated they are also interested in how the town can more actively collaborate with the College.

Ms. Stuebner stated her appreciation for the partnership between the town and the College. New London has been collegial and cooperative. In terms of internal plans, the Center for Art and Design was their latest project. The next big thing would be the renovation of the existing residency halls. They have gone to a four year residency requirement. There is enough space on campus but they want to make sure the space is attractive to all four years.

It has been mentioned to her that the town is interested in their facilities building. They are open to having a conversation about that. Their challenge is fiscal constraint. They are in a very short term planning mode. Long term there may be a building for the School of Nursing but that would not be in the near future.

In previous meetings, Chair Gorman discussed talking with the New London Police Chief about the town's need for a more adequate Police Station. He made a presentation that included solutions that other towns have done and members of the committee will be going to see the Police station in Bow soon to see what they have done. There were also discussions with the Recreation Director about a proposal for a Community Center. The Community Center idea has been discussed several times in the past. The town has a formal recreation committee that is in favor of this proposal. Ms. Stuebner asked what the components of the Community Center are and how would it be used?

Chair Gorman explained there is a lot of activity that takes place in Whipple Hall and also in the gymnasium of the old elementary school. They have different organizations in town that are doing the same things that would normally take place in other towns Community centers. We have the Council on Aging and the Outing Club so there needs to be a coming together of these organizations. There is a feeling of wanting to have a center that could serve all age groups and give the Recreation department more flexibility of programs they can offer. There is a community Center in Meredith that they will be visiting because it has a reputation for being a nice building that we might want to replicate.

Ms. Stuebner reported that they have working groups to address how to use the campus in the summer. They have done a youth camp at Hogan for many years but they want to find ways that coaches can attract more college bound students. If the Community Center was created, they could hand the camp off to them with help from student interns and staff.

Mr. Dietrich stated that they would want both buildings centrally located so they would like to discuss if there would be an opportunity to rent or lease property.

Chair Gorman reported that they had an organizational meeting with regards to the master plan. They will be developing a questionnaire for the town in order to gather data. The general plan will be to have a charrette for the town to participate in. A draft proposal would be put together and the goal is to prepare a more user friendly document. There is also the need to bring forward alterations to the zoning ordinances. These are all things that would be developed over the next few years.

Ms. Kidder discussed the use of the maintenance building but is wondering if there is other land that might be usable. She's hoping Ms. Stuebner can think about that and see what else might be an option.

Chair Gorman addressed the housing on Cottage Lane. Ms. Stuebner stated that right now it is a lease arrangement. They are a critical piece of the four year residency since for the seniors it allows them independent living and feels off campus but is maintained by the college. They are built for 8 students each but currently there are only 5 students in them. The College is in talks with the town to possibly allow the occupancy to move up to 8 since it would help expand the number of spots for seniors to live independently but technically still be on campus. There is an ordinance that only allows 5 unrelated people to live in one dwelling.

The next 18 months to 2 years will a challenge for the College due to deficits that were inherited.

Springfield Water Precinct

Ken Jacques, Chair of the Springfield Water Precinct attended the meeting. He stated he doesn't foresee any changes to the infrastructure of the precinct with respect to water sourcing within the five year window. At some point, the town will have to address where they might supplement the water source now. When the Colby Point project was developed, they put a 30 year life expectancy on it. As it turns out, they are using only slightly more water now than in 1995 when they opened the project. Things that weren't anticipated were that the town would take over the sewer department. The rate schedule changed when that transpired and conservation measures were taken that made a dramatic impact on the amount of water they were using. The College and the Hospital dropped consumption by adding conservation measures as well. The middle school left town. Those three things have had the most impact on the amount of water the precinct uses.

Most recently they upgraded Pine Hill. When Fenwood was built they required them to grid the system into the Burpee Hill line. Pine Hill was a project where developers came into town and was a private development but soon after became a town road. Over the years there were over 15 breaks there. That project was finished in July. The road was being paved so it made sense to do it prior to paving. They changed the existing water main and gridded into the Fenwood grid.

It's very important to keep dialogue open between the Public Works department and the Precinct with regards to planning. Finding out paving is going to happen prior to it happening means they can make the upgrades prior to the paving. The most costly part is repaving.

Currently the big infrastructure consists of Colby Point with 6 gravel packed wells and a pump station. Over time, infiltration will reduce the amount of capacity the well can provide. A few of the wells have been cleaned. The well capability will drop off in 5, 10, 15 year increments, not immediately.

The question is where would we get more water if needed? There is a big well for irrigation that the college put in and the college initially talked about the precinct taking it over but there was no advantage for the precinct. Is there new technology to redevelop the well field in a different way at Colby Point? They have not looked into this but the easement allows it. They would want to look to see if they can make it more efficient. The other choice is to try slow sand filtration units. A plant needs to be developed and would move water into which is a four hour process and clean water comes out. Need adequate power and to be able to bring chemicals in year round. There is also byproduct. He feels Colby Point will continue to satisfy this area.

Ms. Kidder inquired about what the projection was for the well? What is it able to handle? Should the available land within the water precinct be reconsidered? Do we have enough water capacity if it were built out? Mr. Jacques stated they looked at the growth New London had experienced. He feels it would be stretching it depending on how the land is developed and could put stress on the Precinct. It's hard to know unless you look at zoning. He said they watch every month and look at the yearly usage of water. It hasn't changed a lot over the years. There have been ups and downs but it levels out.

Mr. Jacques said he would be willing to help with the master plan.

Chair Gorman stated they would like to have a representative from the water precinct be part of the master plan process.

Mr. Dietrich stated he is co-chairing the master plan process. He wanted to clarify that based on what Mr. Jacques reported; there are a few things to watch for. One is the development of a new tract of land and how it is developed. He feels the water precinct should be involved these discussions in the event that the land gets developed, it could potentially create major problems. The decisions that are made affect what the precinct can do. Should conservation efforts be required?

Ms. Kidder talked about prior discussions regarding affordable housing. One way to do it is to increase density on property. Is that not the best idea for our water system?

Mr. Jacques replied that it shortens the window for when you have to get more water. He feels that down the road we will have to get more water. He thought we would have had to by now but conservation efforts have made a huge difference.

The next meeting will be held on Tuesday, October 3, 2017 at 11:00am.

The meeting adjourned at 8:35am

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London