

**New London Planning Board  
Capital Improvement Program (CIP)  
2016-2022**

Final Draft for Public Hearing on November 17, 2015

**INTRODUCTION**

Annually the Planning Board reviews New London's capital needs and recommends a program of capital improvement projects for a period of at least six years. The primary purpose of the Capital Improvement Program (CIP) is to aid the Budget Committee and the Board of Selectmen in its consideration of the annual budget (RSA 674:5-8), as well as to provide an advisory document to guide the Town in addressing long term improvements and needs.

- The CIP is an advisory document, not a funding source. Priorities and goals of Town Departments, the Kearsarge Regional School District and the Springfield-New London Water Precinct should be reflected in the document. Funding decisions are subject to review by the Board of Selectmen, the Budget Committee and the Town Meeting process.
- The CIP identifies only estimated costs. The anticipated funding of projects may be from various sources including but not limited to federal, state, county and local sources.
- The CIP document is an evolving document as priorities may change from year to year and as additional information and details about a specific project may be obtained.

This Capital Improvements Program (CIP) represents a renewed effort by the Planning Board to focus on the need for planning rather than the mechanics of funding current and future expenditures. The recommendations outlined within should not be construed to replace the determination of the Board of Selectmen, the Budget Committee and the Town Meeting to establish reserve funds to smooth the payment of Town expenses over multiple tax years, or to raise monies through bonding for major projects, or to seek grant funding for one or more expenditures. The CIP is a guiding document pointing to major investment needs identified by the Planning Board.

**RELATIONSHIP TO THE MASTER PLAN**

The current New London Master Plan was adopted by the Planning Board on December 11, 2011. Per RSA 674:7, the Master Plan shall be reviewed in preparing the CIP. Additional details on demographics, long term needs, community survey results and recommendations may be found in various chapters of the Master Plan.

## ANNUAL CIP PROCESS

The Planning Board began the 2016-2022 CIP process by agreeing that the focus this year would be on studying the Long Range Planning Issues identified in the 2015-2021 process. To this end, a subcommittee of the Planning Board comprised of two Planning Board members, the Chair of the Budget Committee and two other residents of the Town was formed.

On March 24, 2015 the Planning Board established the CIP Subcommittee. The first organization meeting of the Subcommittee was held on April 29, 2015. Members of the Subcommittee include: William Dietrich and Michele Holton of the Planning Board; Bill Berger, former Budget Committee member; Robert Prohl, current member of the Budget Committee and former Planning Board member John Tilley. All of the subcommittee members, have served or currently serve on a local board.

The basis for the subcommittee discussion is the current Capital Improvement Program (FY 2016-FY 2021) document approved by the Planning Board on Nov 18, 2014. This document was provided to the Budget Committee and Board of Selectmen in developing the annual budget. In this document the Planning Board made three high priority recommendations concerning public safety equipment and vehicles, completion of the Tax Map Correction Project and modernization and improvement of the dispatch center. In addition the Planning Board identified three (3) key long-range planning themes which require further review, analysis and discussion.

- ✓ Space and storage issues of Town Departments
- ✓ Infrastructure improvements projects such as parking, sidewalks, buildings, public utilities and other related improvements
- ✓ Projects which were not identified as projects of importance at this time, but could become important projects such as the closing of the sewer lagoons, replacement of Fire Department breathing apparatus and further increases in Town-owned conservation land and conservation easements.

The subcommittee was tasked to assume that the analysis and recommendations of the CIP document remain valid and to review and discuss other issues of long-range planning focus for the Town.

In developing this report the Subcommittee held meetings, generally on a bi-weekly basis, from late April through August. The subcommittee meetings were posted and members of the public and others attended. In these sessions there was discussion on how to inform and engage local residents in understanding the needs identified and how to disseminate information about the improvements needed. The subcommittee discussed the need to have further discussions with local organizations and others and ways to further engage the public in the CIP and budget process.

The subcommittee facilitated a more in depth discussion with the various Town Departments and related officials of current needs and long-range issues including:

- ✓ Edward Andersen, Police Chief
- ✓ Jason Lyon, Fire Chief
- ✓ Kimberly Hallquist, Town Administrator
- ✓ Richard Lee, Public Works Director
- ✓ Rob Thorp and the members of the Water Precinct
- ✓ School District representatives

In addition in order to understand better the conditions and space needs of the various facilities site visits were conducted of the following locations. Committee members also visited the Safety Complex in Sunapee.

- ✓ 1941 Building at 169 Main Street.
- ✓ Brush and metal disposal center at 74 Old Dump Road
- ✓ Fire Station at 237 Main Street
- ✓ Police Station at 25 Seamans Road
- ✓ Public Works garage land and buildings at 186 South Pleasant Street
- ✓ Sewer pump station and sewer lagoon area at 64 Frothingham Road
- ✓ Town offices in the Academy Building at 375 Main Street
- ✓ Transfer station at 1213 Newport Road
- ✓ Water Precinct site and well sites at 72 Old Dump Road and Colby Point
- ✓ Whipple Hall at 429 Main Street

### **Key Issues Identified:**

Based on the more in depth discussions and the site visits conducted the Subcommittee identified several key and interrelated issues facing the Town.

Key issues identified in this process are as follows:

1. Space utilization, storage and document retention are a key problem for all town facilities;
2. The transfer station site is very overworked and inefficient;
3. The current police facility is substantially inadequate for its purpose;
4. Whipple Hall is in serious need of repair and improvement;
5. The Town needs a better and larger place to hold meetings and events; and
6. The situation of the 1941 Building needs resolving and the site could be very useful to the Town.

The subcommittee discussed the fact that the building improvements schedule and sequence of improvements is really a key factor in how to best address and implement the long-range facilities issues facing the Town.

Some questions include:

- ✓ What is the best use for Whipple Hall?

- ✓ What is the best location for Archives?
- ✓ When looking at each site and individual department's needs should resources be put into a current facility or should that facility be relocated?

The subcommittee agreed that, in addressing any infrastructure improvements, attention needs to be given to how any improvements will address not only current issues, but will also be helpful and the best use for facilities in the future.

The Planning Board then considered the 2015-2021 recommendations and the recommendations of the 2015 subcommittee and established a priority list of projects. Following the process of RSA 675:6 the Planning Board will hold a public hearing, then adopt the proposed CIP and provide it to the Board of Selectmen and the Budget Committee for their consideration in the preparation of the annual budget.

#### RECOMMENDATION OF THE PLANNING BOARD

- A. The highest priority for capital investment is to acquire control of the 1941 school building site and/or an alternative site in the center of New London for future use for one or more municipal activities, including but not limited to a possible new police, recreation or storage facility.
- B. In the immediate future, the Town must address the deferred maintenance and safety needs of Whipple Hall. In so doing, the Dispatch function should be modernized and expanded into current recreation office and conference space to provide for an interim solution to Police Department needs. At the same time, investment in Whipple Hall should be made with the recognition that in the future a new police facility at a new, central location is a priority to provide for operational efficiency and safety.
- C. As recommended in the 2015-2021 CIP the Town:
  1. Should contract to complete the Tax Map Correction project; and
  2. Should continue to invest in heavy duty equipment to meet the fire safety, highway maintenance, and trash collection requirements of the Town.
- D. The Board of Selectmen is reviewing studies related to closing the former sewer lagoons and the future space requirements for the transfer station. An important capital priority will be to provide adequate funding for the needs identified in these studies.
- E. Storage of Town records, archives, and other materials continues to be inadequate. Therefore, a new centrally located facility needs to be acquired for these needs, and/or the Town should consider partnering with Colby-Sawyer College to merge Town and College archival activities.