

**DURHAM PLANNING BOARD
WEDNESDAY, OCTOBER 3, 2007
TOWN COUNCIL CHAMBERS, DURHAM TOWN HALL
7:00 P.M.**

MEMBERS PRESENT: Chair Bill McGowan; Vice Chair Lorne Parnell; Steve Roberts;
Richard Kelley (arrived at 8:50 pm); Councilor Needell

ALTERNATES PRESENT: Councilor Diana Carroll; Annmarie Harris; Doug Greene

MEMBERS ABSENT: Secretary Susan Fuller; Richard Ozenich; Wayne Lewis

I. Call to Order

The meeting was called to order at 7:05 pm. Chair McGowan said Ms. Harris and Mr. Green would be voting members in place of Ms. Fuller and Mr. Kelley.

II. Approval of Agenda

Steve Roberts MOVED to approve the Agenda. Mr. Parnell SECONDED the motion, and it PASSED unanimously 7-0.

III. Report of Planner

Mr. Campbell provided the following updates concerning the Agenda for the October 10th meeting:

- He said the Board had received an extension from Joe Caldarola, and said the conservation subdivision application would be on the Agenda
- He said there would be a public hearing on proposed changes to the Subdivision Regulations and the Planning Board Rules of Procedure/
- He provided details on the status of the Adams application.
- He said there would be an application for Conditional Use permit from Paul Berton concerning a proposed conversion of a fraternity house to a mixed use development.
- He updated the Board on the status of the Request for Rehearing concerning the 99 Madbury Road property, and there was discussion on this by the Board.

Councilor Carroll asked when the Board would be holding another quarterly planning meeting, and there was discussion..

IV. CIP Discussion

Mr. Parnell asked how the \$8.9 million figure for total projects in the CIP for 2008 compared with actual spending over the last few years.

Administrator Selig said he didn't see this as an especially large or small year, and said it was fairly average. He said they tried to be consistent in terms of capital improvements spending, and noted that most of the items were carried from previous years.

Mr. Parnell said he had heard that the tax base was up only 0.6%, and asked how that impacted the CIP.

Administrator Selig said his strategy with budgets had been to try to ensure, through consistency on spending, growing revenues and the use of fund balance, having a consistent increase of 3.5%. He said this ensured that the Town could keep a healthy fund balance, although one that was slightly less than he would like to see. He said with this approach, the Town could fund the projects people wanted, and could maintain the levels of service people wanted. He said this also ensured that there wouldn't be a spike up or down in a particular year.

He said in June, the Council had asked that an example be brought forward of a Budget with constrained growth in spending. He provided details on this, and said a \$300,000 increase was what the Council wanted to see. He said he and Ms. Jablonski were finding that they had already done a good job trying to find excess, and he also said that as they were meeting with the departments, they were finding there was not excess in the budgets the departments were providing. He noted that in some cases, departments were requesting less than he thought they needed.

Administrator Selig said it presented a real challenge how they would be able to bring something forward that met the Council's goal and still ran the Town the way people wanted to see it run. He provided details on this.

He said the goal was to get the draft Budget completed by the last day in October. He then asked the Board to provide its comments and ideas on the CIP requests.

Town Hall facility

Administrator Selig said they had separated out the Town Hall facility to 2015, in recognition of the fact that unless a new Town Office was tied in with a major development, like redevelopment of Mill Plaza, it was not a reality that there would be a new Town Hall in 2009 or 2010.

There was discussion on this with the Board.

Administrator Selig said if the Town could do a combined facility, he thought it should, and he provided details on this. But he said that right now, it was not certain that the Mill Plaza redevelopment would actually happen.

There was discussion on the New Library listing in the CIP, and that the Library Board of Trustees had revised the proposal for it recently.

Ms. Harris said the Trustees were leaning toward thinking that if they learned that the Mill Plaza redevelopment was not necessarily going to happen, they had nonetheless waited long enough for a library, and would move ahead, although there was no specific location in mind.

MIS – Municipal Network

Mr. Roberts asked how much of this project involved transferable costs, and MIT manager Luke Vincent said about \$73,000 of it was transferable. He said the remainder of the total cost of \$120,000 was for fiber buildout. Mr. Roberts asked if there was any savings from doing it now, and Mr. Vincent provided details on this.

There was detailed discussion on whether the Town should hold off a year or so on this to see what happened with the Mill Plaza redevelopment.

Mr. Vincent provided details on the current state of municipal connections in Town. He said right now there were several separate “IT empires” in Town, which was difficult to manage and increased the amount of overhead. He discussed in detail how much more efficient a municipal network would be.

Councilor Needell asked for details on how the proposed dispatching changes fit with this.

Mr. Vincent said that currently there was no Town connectivity with the UNH Police station. He said making this connections would cut costs, and there was discussion on this.

Administrator Selig said the County Commissioner had indicated that the County might be able to cover some of the costs of this.

Mr. Roberts said it would be useful to see a side by side comparison with and without the network.

Planning

Wagon Hill Farm parking.

Administrator Selig noted the master plan done for Wagon Hill Farm that was done about 12 years ago. He said the idea with the CIP project was to have more reliable parking. He said this project had been in the CIP for a long time, but said the thought was that there was just not the money to do it, so it had been moved out to 2013. He provided details on his perspective concerning this.

Mr. Campbell said it had been the 2000 Master Plan, and would be put in the next Master Plan update.

Main Street Improvements

Mr. Campbell explained that this would continue the improvements from the railroad bridge out to Route 155, and would involve drainage improvements, shoulder work for bicycles, a short addition of sidewalks, and an off road multi-use rail that would go to Mast Road. He noted that there was a grant for some of the work, and that Durham’s share of the cost for the project would be about \$49,000. He said the design work would take place in 2008, and would be paid for by UNH.

Public Works Director Mike Lynch said there was a piece of roadway on this portion of Main Street that was in marginal disrepair. He said if this project didn’t happen, the work would have to be added to the Town’s road program. He said it hadn’t been added to the road program because it was known this project would be coming along.

ORLI Improvements for Technology Drive

There was discussion that the Public Works Engineering Department at had come up with the estimate for this, and that the Town was unlikely to do the improvements unless there was an active project, so it had been put out to 2017 in the CIP until something came along.

Jacksons Landing improvements

Administrator Selig said this had come out of the Master plan done by the Jackson's Landing subcommittee. He said there had been an initial goal of \$170,000 for 2007, and the idea was that \$100,000 of this would come from grants, and \$70,000 would come from the conservation fund. He said the grants hadn't been received, except for one grant from the State Bureau of Recreation and Trails, and said an archeological analysis of the site would be needed in order to receive this grant.

He provided further details on funding for the work, and it was noted that the funding in the CIP was for the whole project, including the parking lot work. There was detailed discussion on this by the Board, along with some discussion by the Board on the design for Jackson's Landing.

Athletic Fields

Administrator Selig said there was space enough for two fields. He provided details on the cost of developing these fields, and said the allocation in the CIP was only to build the first field. He said a concern of his about this project was that the fields weren't located close to the center of Town, and the road they were on was not the best road for children to riding bikes on. He said he had also seen issues elsewhere when playing fields were located near active gravel areas, and also said he was not thrilled that the fields would be located in Lee.

But he said the biggest issue was that they had no idea where they would find the money to pay for them, when focusing on the tax rate. He said his suggestion was to wait and see if the tax rate grew, and therefore to push this out to 2012.

Ms. Harris agreed, and said she would prefer that if the fields were built there, the road should be widened to allow parking, in order to protect the land and maximize the field area.

Mr. Lynch noted that the road was owned by the Town of Lee.

Administrator Selig noted that the early test sitings for the Spruce Hole aquifer show that the best location for the well was close to this property. He said if that was in fact the case, this site might not be the best for the athletic fields.

Mr. Roberts asked if this area could perhaps connect through to Mill Road for recreation purposes, and there was discussion about this.

Mr. Lynch said the reason this project was still in the CIP was that the gravel area where the fields could be put was mined out, had been reclaimed, and was owned by the Town of Durham. He said the location made sense to the Parks and Recreation Committee.

Councilor Needell said the fact that the land sat on the Spruce Hole aquifer created some problems.

Mr. Lynch said it was on the outer perimeter, and said the well would be located on Town land. There was discussion about maintenance issues for the fields and whether they might impact the well.

It was noted that a large part of the gravel pit would remain active.

Town Hall Renovations

Administrator Selig provided details on what would be involved with such renovation. He said it was not a bad plan that had been developed for the renovations, but said he was hesitant to invest any money in this until it was known how long the building would continue to be used by the Town.

Councilor Needell asked if it would be possible to do any portion of the renovations, and there was discussion.

Police Department

Vehicle Replacement program.

Administrator Selig said it was an efficiently run program, which kept the cost of purchases down. But he noted that gas costs were getting higher and higher, and that the cars the Town was using could be more efficient. He said it could be looked at whether hybrid vehicles should be purchased.

Councilor Carroll noted that the Public Works Department used some bio-diesel.

Mr. Lynch said 25% bio-diesel was used in some of the vehicles, and 50% bio-diesel was used in others. He said the Town was easing into this change, explaining that they wanted to make sure there were no mechanical issues as the transition took place. He said he hadn't seen any such problems. He also said the bio-diesel cost about 26 cents more per gallon than regular diesel.

Mr. Roberts said it was important to have at least one modern car when one was needed. He said they should check with the users to see what they thought of the vehicles they were currently using.

Building Needs Assessment and Renovation for Police Department

Administrator Selig said they were thinking of moving the proposed \$500,000 for this out to 2011.

Mr. Parnell asked what the rationale was for this expenditure, and Administrator Selig explained that the facility was very cramped, and had inadequate storage space. He said there were plans to build a shed on the property that would be used as a storage area.

Ms. Harris asked if any consideration had been given to doing a safety complex.

Administrator Selig said thought had been given to this, but he said the generally thinking was that the current location for the Police Department could be sustained for the next 20-30 years, with some modifications. He said that location was not one that was acceptable to the Fire Department in terms of response time.

There was further discussion between Ms. Harris and Administrator Selig concerning the idea of a possible safety complex.

Fire Department

Fire station replacement

Administrator Selig said he was not particularly confident that this would be the dollar amount when he wasn't even sure what the location for such a facility would be. He said there had been talk about moving this project out in time, but said the driver on this project was what the amount of rent was that the Town would have to pay the University when the time came. He provided details on other variables that were involved.

Councilor Carroll noted that Portsmouth would be building a LEED certified Fire Station, and said it would be a good idea for the Town of Durham to follow this development.

Administrator Selig said he felt that any building Durham built in the future should be a green building. He said although this would cost more up front, the costs would be recouped.

Car purchase

There was detailed discussion on the items in the CIP for purchasing various vehicles over time.

Councilor Carroll suggested that a way some people might be able to contribute to the Town would be by donating their cars/trucks to Town departments.

Install Vehicle Service Equipment

Administrator Selig said he was not especially supportive of this, and said he felt the Fire Department could go to the Public Works Department to make repairs to vehicles.

Public Works Department

Road resurfacing

Mr. Lynch provided details on the approach the Public Works Department in maintaining the Town's roads. He explained that roads needing repair were grouped together when possible in order to make the work more efficient, and to keep costs down. He said the roads program went

out to 2022, and said the cost numbers were solid, with an escalator built in.

He said the road plan was a good public relations tool, explaining that when residents knew what was in the plan, they could build their own plans for their properties around it. He provided details on the two types of road work that were done, either reclamations or overlayment, and explained the criteria used to decide which type of work was done on a particular road. He noted that the road materials the department used were all recycled.

Mr. Lynch said the road plan was re-analyzed on an annual basis, and noted among other things that the department was finding that the winters were really beating up the roads because the snow plowing equipment the Town used was heavier than it had been in the past.

Mr. Roberts asked if there were any plans to account for walkers and bicyclers in the program. He said it was difficult for them in Durham because they had to make way for more big trucks.

Mr. Lynch said there wasn't a plan concerning this on rural roads, although there was one in Town.

In response to a question from Councilor Carroll concerning cost increases for asphalt, Mr. Lynch said asphalt cost \$48/ton 2006-2007, and this year it was \$54/ton, which represented a 12% increase.

Administrator Selig said Amber Way and Garrish Road were pushed out in time because of this increase.

Wiswall Bridge replacement

Mr. Lynch said the cost of \$932000 in the CIP for this project was old, and said the figure was now \$2.4 million.

Administrator Selig noted that \$500,000 of this money would come from FEMA, if the Town agreed to expend it in 2008. He said for the remainder of the cost, 80% would be paid for by the State Bridge Program, and 20% would be paid for by the Town.

There was detailed discussion about the increase in cost. Mr. Lynch said the \$932,000 was the cost of doing repairs, but he said because of the flood that had occurred, they were now talking about replacing the bridge, so it was a different project. He noted that there was a cheaper version than the \$2.4 million version. He said the 20% of the cost that would be paid by the Town would be bonded over 15 years.

Mr. Lynch explained that the State aid money would be available in 2010, but said the Town had requested that this be moved to 2009, so the timing of the project would be such that the Town would be able to expend the FEMA money in 2008. He said there was a time limit on the FEMA money, so it would have to be given back if it wasn't expended within a year. He also noted that the existing bailey bridge being used at Wiswall could only stay there for 3 years.

Mr. Roberts asked if the new bridge would be self maintaining during ice breakup.

Mr. Lynch said there had been discussion about this, and he explained that in order to address this, there would be no center pier and just a single span. He said the bridge design would have to meet the flood standards, and would be about 3 feet higher than the present bridge. He said based on the design, the bridge would be able to meet the 100 year flood and free boarding, and said the Department was comfortable that ice would go under the bridge.

Repairs to the Oyster River dam

Mr. Lynch said the dam had sustained damage as a result of the flooding. He said the Town had applied for FEMA money, and said the agency was currently reviewing the request.

Councilor Carroll said her concern was that the amount the Town would have to pay, \$88,000, would be bonded. She recommended that if the Town couldn't pay up front for this, it shouldn't do this project. She said she was concerned about the Town's amount of debt.

Administrator Selig said concern had been expressed about bonding over the past year. He said the guidelines said towns could bond up to 3% of valuation, and said Durham was doing well in that regard. But he said the Town monitored this. He said that with big ticket items, it was fair to have future generations pay for them, and he also said this was a public safety issue, and that losing the dam would affect Mill Pond. He said it was a challenging situation, but said not bonding this project would mean the Town would have to pay cash, which would result in a spike in the tax rate.

Mr. Lynch said the dam project was ranked high in the CIP because the Town had an administrative order from the NHDES Dam bureau to make the repairs.

Councilor Carroll said her remark was meant to simply indicate that when a project came in at \$88,000, the taxpayers actually paid more than that, when including interest.

Administrator Selig noted some towns used capital reserve accounts, not bonding. He said Durham had adopted the approach of bonding, although he noted that the Town did have reserve accounts for some things, for example the conservation fund, the skating rink, etc. He said the Council could decide to put extra money aside each year for projects, but he said the question was whether there would be support for this.

Councilor Carroll asked what percentage of the Budget went toward bond payments, and Administrator Selig said was 10%. She said her concern was the use of bonding for small projects.

There was discussion that the total amount debt was fairly consistent over time.

Administrator Selig noted that the Town had moved away from bonding smaller projects.

Mr. Kelley arrived at the meeting at 8:50 pm.

Sidewalk Reconstruction

Administrator Selig said he had suggested that this be moved out to 2010-2011 in order to see

where the Town was at concerning this issue at that time. He provided details on the reasoning behind this.

Faculty Road drainage repair

Administrator Selig provided details on the work that was needed. He said there were safety issues involved, and said the Town had the responsibility to make the needed changes.

Mr. Lynch explained that the drainage system ran between the houses in this area, and said it was a challenge just to observe the problems. He provide details on the problems themselves, and said the residents of the neighborhood had come to talk to him about fixing them this year. He said this was a fairly wet area to begin with, and also said that some of the trees would have to come down to address the drainage issues. He said public hearings would be held on this issue.

Crommets Creek repairs

There was discussion that the work involved would repair what was there now, noting that this project was currently on the State's "red list". Mr. Lynch explained that there would be minor structural engineering under the bridge to reinforce it. He said it was put further out in the CIP, stating that although the application for the work was already in to the State, it was not in the program at present.

Administrator Selig said this was a great example of a situation where a capital reserve account would be a good idea.

Councilor Carroll suggested that a fee might be developed to pay for infrastructure problems like this in Town, and there was discussion.

Mr. Kelley noted that one of the things he had mentioned before was that Town roads were beat up by truck traffic, the majority of which served the University. He said it was perhaps time to create a road fund.

There was discussion on how this would work, and that it could be a good idea.

Public Works Department Buildings & Grounds Division

There was discussion about why these items hadn't been seen in the CIP in years past, and that involved such things as the collapse of a stone wall at the Town cemetery.

Concerning the listing there regarding Old Landing park improvements, Administrator Selig said he had been frustrated that the Town had not made more of this site, which could be much more of an amenity for Durham. He said he had therefore asked Mr. Lynch to do a cost estimate of what be involved in making these improvements. Administrator Selig said he didn't think the Town could afford this right now, and said he had simply wanted to see what the cost was. He said they were thinking of moving this out to 2014, stating that he simply didn't see any money available to do it until then.

There was discussion that the work on the pump house at Old Landing would be cosmetic.

Police Station emergency exit

Administrator Selig said a recent inspection of the building had identified that this was needed. He said the exit was needed off of the back of the building, and he noted that if this was done, it would trigger an ADA requirement that there be a ramp. He said he would be speaking with the State Fire Marshall's office, and also said the work could perhaps be phased over time.

Main Street sidewalk bridge edging replacement

Administrator Selig said he had no intention of doing this now, but wanted to see what the cost would be for this work.

Skid Steer replacement

There was discussion on the need for this replacement of skid steer.

Water Fund

Spruce Hole Study

Mr. Lynch provided some history on this project. He said the feeling was that with the water issues the Town was dealing with now, it was time to explore this water supply. He said the initial engineering was done in 2006, and cost \$64,000. He said the funding proposed now in the CIP would make the project happen.

Administrator Selig noted that the cost of \$3 million in the CIP was an estimate, and said they did not have a firm cost.

There was discussion that this was no longer a study, but was a proposed project in the CIP.

Ms. Harris spoke about the growth at the University, and said she was reluctant to develop a water supply based on the needs of the University, not the Town. She said the 1/3 2/3 split was negotiated a long time ago. She said there were a limited number of Town water users.

Councilor Needell said the University Master Plan was not calling for that much growth, and also said that recent projects had increased water efficiency. He said some of the development projects requiring water were private projects, and he said the plans for this private development should be supported.

Mr. Lynch said water supplies were getting harder to permit, and he said this would only get harder in the future. He said two of the Town's main water supplies were surface waters, which were subject to drought, etc. He said there was also the concern that a catastrophic accident on Route 4, involving an oil tanker for example, could contaminate both the Lee well and the Oyster River at the same time. He said that as a manager, planner, and guardian of the Town's drinking water supply, he found this troubling. He said it was felt this was the appropriate time to move forward with the Spruce Hole aquifer.

Ms. Harris said doing this would also enable some possible private development interests that may be limited from developing without this.

There was detailed discussion on this with Administrator Selig, who provide details on how the demand for water was starting to come from the Town more, because there was more interest in private development..

Mr. Kelley asked whether the Town would perhaps get more bang for the buck by raising the water usage limit on the Lamprey River. He said he still wondered why the Town was under the restriction, and what could be done about this.

He said he supported the development of the Spruce Hole aquifer for the reasons Mr. Lynch had pointed out. But he said if it was development causing the need for this water, he would expect that a developer would cover the Town's 1/3 cost. He agreed that water would be a scarcer commodity in the future, and said it was important to expand the water supply because this would give the Town more options.

Administrator Selig said in March, there had been a meeting of Town staff and Mike Metcalf with NHDES, where the Town had requested that a 12 inch draw down be allowed instead of a 6 inch draw down. He said they had met a great deal of resistance, and said NHDES and the Lamprey River Advisory Committee had said there might be other things that could be done to alleviate the water needs, such as improving water efficiency by various means. He noted that the Town had recently conducted a leak detection audit.

He said another concern NHDES and the LRAC had was what the Town was doing to encourage water conservation by water users. He noted that water demand had been stable, despite infrastructure increases on the UNH campus. He said the Town hadn't been actively promoting water conservation, but would be doing so, as well as engaging in some other strategies. He said the State was also concerned that the Town didn't have identifiable criteria as to when a water emergency could be declared.

He said the Town had therefore decided that it would make these analyses and changes, and then would go back and talk to NHDES again, when it would have a much stronger position with the State. He noted that the Town Attorney had said the 401 K restriction was lawful, so the Town was bound by them.

Administrator Selig said Engineer Mike Metcalf's water plan would be presented to the Council on November 5th, and said that would give them a better idea of what the situation was. He said it was expected that Town staff would speak with the State again in early 2008.

Chair McGowan said he would like to stay somewhat on track with the CIP discussion.

Councilor Carroll said she was glad the subject of water conservation had been brought up. She said although it was a precious commodity, it only cost 1 cent for 2 gallons in Durham, and was too often wasted. She said she didn't think there was anything in the Zoning Ordinance that encouraged or supported water conservation. She recommended that something should be done about this, so that the Planning Board could work with developers to integrate water

conservation into their projects.

Administrator Selig said Spruce Hole would be kept in the CIP for 2008. He noted that meetings were scheduled with the McNeill property development team and the Garvey/Farrell development team, which were both interested in moving ahead with projects. He said the plan was for the Town to have them contribute to the infrastructure improvements that would be involved with this development. He said not having the Spruce Hole aquifer available would be an impediment to these projects moving ahead.

Mill Pond Water line replacement

Mr. Lynch explained that the replacement was needed at the intersection of Route 108 and Chesley Drive. He said the road that was disturbed would be repaved, and said the whole road would be repaved the following year.

Mr. Kelley said that in 2006, this was estimated in the CIP as costing \$200,000, but he said the cost had now jumped to \$385,000.

Mr. Lynch said this had occurred because of an escalation in construction costs. He said the Public Works Department was trying to be as frugal as possible.

Wastewater Fund

Collection system upgrades

Mr. Lynch said his department had identified the pieces of the water system that needed repair, and had prioritized these. He said they were going to be tackling the worst sections first, instead of doing entire rows of pipe. He said the program would be spread out over the next three years. He noted that some of this work would be eligible for grants, and provided further details on the repairs that were needed.

Wastewater Treatment Plant Phase III

Mr. Lynch provided details on the substantial amount of renovations that had been done to the plant over the past several years. He explained that the license for the plant ran out in 2005, but said the State wanted to see how well the improvements panned out over time, before requiring that Phase III be implemented.

He said the EPA had put the permit on hold, although it had identified some of the things that would need to be put under a new permit. He said the placeholder money in the CIP was for those improvements. He said the Town might have to spend this money, but he said at this point, it didn't have to. He said the Town had requested moving this out to 2010.

Councilor Needell asked if this item could therefore be moved out from 2008. He also noted that the regional outfall idea didn't appear to be moving forward, and he asked if it was likely that the Town would eventually have to do Phase III.

Mr. Lynch said it appeared that the outfall pipe project would take many years to happen. He

said the Town would therefore have to spend this money at some point. He noted that the Town was in good standing with the EPA.

Mr. Kelley asked whether the Town should spend money on a design until it was known what criteria it would have to meet.

There was discussion about this, and about whether this project could be moved out to 2010 or 2011. Mr. Lynch said he would prefer to keep it was so the Town would have a buffer to respond appropriately.

Mr. Campbell noted that he had recently gotten something in the mail concerning the regional wastewater approach.

Old Concord Road pump station renovations

Mr. Lynch said this upgrade was scheduled for 2010. He noted the issue of possible future expansion of the West end of town, and said there was presently a bottleneck in the system in the area of the Field House. He said development at the University in Town was driving this item, and he and Administrator Selig provided some detail on what would be involved, and how the cost was arrived at.

Mr. Campbell asked if there was any idea when this might happen.

Administrator Selig said if these developments moved ahead on the schedule they had in mind. It would be 2-4 years out. He said that in order to get the full build-out for these developments the increased sewer capacity would be needed.

Mr. Kelley said the Town share should be paid for by the developers, just as was the case for improvements to the water system. He thanked Mr. Lynch for consistently looking at the long view.

TIF District

Administrator Selig noted that the walking path for the Durham Business Park was not included in the CIP, and needed to be added.

Administrator Selig asked if there was any guidance from the Planning Board on the CIP.

Mr. Kelley said he intended to provide some written comments.

Mr. Roberts said regarding the TIF district, he assumed that thought had been given to a buffer system to speak to some of the concerns of the community about protecting the Town's gateways.

Administrator Selig said there would be conversation about this by the Town Council.

Mr. Roberts asked if the Planning Board would get to take a look at how the TIF would relate

to the Master Plan.

Mr. Campbell said the Planning Board's role would come into play when there was a site plan application. He said the uses that were allowed were the ones in the Zoning Ordinance, except for the Stone Quarry Drive development, which was based on the previous Zoning Ordinance version. He provided details on this, and there was discussion on what the relevant setback, parking and other requirements were.

Councilor Needell noted that there were some proposed Zoning Ordinance changes from the Council to address some of the concerns raised as part of the Stone Quarry TIF district public hearings. He said the Board should expect to see these soon. He also said the Council planned to have further discussion on the Spruce Hole aquifer.

Administrator Selig noted that Michael Metcalf would be speaking with the Council at the November 5th meeting, and would go over all of the issues in his revised water report. He said the Council would also talk with Town Engineer Dave Cedarholm at that meeting about the West end wastewater collection system bottlenecks at that meeting.

Councilor Needell said part of the discussion on Monday was on the development plans, and whether the Town wanted to support or not the kinds of things being suggested. He said if the Planning Board had any input, that would be a good time to do so, as individuals and as a board.

Mr. Kelley asked for some detail on what the proposed Zoning changes initiated by the Council would involve, and Councilor Needell provided details on this.

There was brief discussion on this by the Board and Mr. Campbell.

Mr. Kelley said the CIP was currently missing a look further out into the future concerning Planning, Recreation, and Code Enforcement, and he recommended that this should be included in it.

Mr. Roberts said it had come out in the recent discussion with the Conservation Commission that the responsibilities befalling it now regarding applications were extensive. He asked where the funding to support this work, administratively and technically, would come from.

Administrator Selig said the personnel cost would show up in the operating budget, and noted that the cost for a minutes taker for the Conservation Commission was currently coming out of the General Fund.

Mr. Parnell received confirmation that Mr. Cedarholm would be at the next Board meeting to discuss the drainage issues concerning the Caldarola application.

Administrator Selig said Mr. Cedarholm had contacted Pam Bradley, the resident on Ambler Way with the drainage problems, and had organized a meeting with her and Mr. Caldarola to see if there could be some modifications to the plans that could help her.

There was brief discussion on this, and as part of this, Mr. Roberts said the Town should not

allow the drainage situation be made worse by this development.

V. Adjournment

Richard Kelley MOVED to adjourn the meeting. Steve Roberts SECONDED the motion, and it PASSED unanimously 6-0.

Adjournment at 10:20 pm

Victoria Parmele, Minutes taker