

**TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
November 27, 2018**

Present: Chairman Gordon, members Farmer, McKenzie, Merrell, Sherman, Selectmen's Representative Weimann

Absent: Members Despres and Devlin

Staff: Jon Frederick, Town Manager
JoAnne Carr, Director of Planning and Economic Development
Charlie Turcotte, Budget Committee
Frank Sterling, Jaffrey Board of Selectman

PRELIMINARY CONCEPTUAL - No Action

CALL TO ORDER - Chairman Gordon called the public hearing to order at 7:00 pm.

MEETING MINUTES APPROVAL

On a motion by McKenzie seconded by Weimann the minutes of the August 14, 2018 meeting were approved as submitted. (4-0-2) *Members McKenzie and Merrell abstained*

PUBLIC HEARING - ACCEPTANCE - No Action

PUBLIC HEARING - No Action

PUBLIC HEARING - CONT. - No Action

OTHER BUSINESS

CIP – Jo Anne Carr & Jon Frederick

Updated information was provided for the two options under consideration:

- Option A – continue to make repairs to the Town Office and Police Dept. addressing safety and hygiene issues. Outstanding items in the Turner report, inflated to today's prices, are \$295,500
- Option B – cost to build a combined Town Office / Police Station would be \$3.714m

Member McKenzie had several questions:

- Asked for an explanation of the \$500,000 proposed shower facility at the Fire Station. TM Frederick responded Federal law now requires firefighters to shower following an incident. At this time, shower facilities are not available at the station. The \$500,000 estimate is for an addition which includes a co-ed locker room with bathrooms/showers, two additional apparatus bays and an unfinished second floor; 50% of funding is anticipated from the association.
- Noted the 9% increase in the road improvement fund over the \$600,000 in the 2016 CIP. TM Frederick stated the increase includes gravel roads, previously it was only paved roads.
- Noted the large increase in the amount in the capital reserve for design and pre-construction of bridges, but no anticipated expenditure for the repair. TM Frederick the red-listed bridge on Nutting Rd. will need to be addressed. Additional details will be provided.
- Asked for an explanation of the total overall \$600,000 increase in the DPW vehicle budget. Chairman Gordon asked if there was additional equipment requested. Would like a list of total expenditures for DPW equipment.

TOWN OF JAFFREY, NH
PLANNING BOARD
Meeting Minutes
November 27, 2018

- Do the bonds include debt forgiveness. Planner Carr responded yes.
- What is the purpose of the paint booth and wash bay for DPW. TM Frederick responded the paint booth and wash bay contain fumes and particulates generated when painting and cleaning vehicles and equipment. The vehicle exhaust system would allow the mechanic to work on vehicles inside the garage with the doors closed.

Member McKenzie noted the property tax investment for this year is \$2.1m, a 47% increase over last year. TM Frederick stated, based on staff reports, this is a realistic view of the outstanding needs in town that should be addressed. An audit of the Turner Report was done, the CIP committee was given a report of all completed projects.

Member Sherman noted the Police Dept. is not in compliance with ADA regulations. The building would be required to be ADA compliant if renovations were done.

Chairman Gordon asked what would be the time frame for building a Town Office, if approved. TM Frederick responded 2022. The project would need to be approved at Town Meeting to move forward.

Chairman Gordon is against any plan that allows us to accept sewage from other towns. Selectman Sterling responded this practice generates income for the Town and noted some loans are contingent on Jaffrey accepting sewage from surrounding towns.

Member McKenzie asked do you anticipate purchasing water supply wells. TM Frederick responded we are working with the Town of Peterborough on a joint acquisition for an alternate well site.

Member Merrell noted a recommendation was made several years ago to replace the Town Office because the building is inadequate, inefficient and would require costly maintenance. Each year we delay will result in an increase in the cost to replace it. Mr. Turcotte is particularly concerned with health/hygiene issues. Not addressing these issues could lead to a lawsuit against the Town. Member McKenzie agrees that health and safety issues are an immediate concern. Member Sherman feels strongly that we should not keep putting money into maintaining a building that isn't meeting our needs. Member McKenzie is in favor of Option A.

On a **motion** by Farmer seconded by Merrell for the PB to move forward with Option B at a public hearing. (5-1-0)

ADJOURNMENT

The meeting adjourned at 8:12 pm

Submitted:



Rebecca Newton
Recording Secretary

Attest:



Tim Gordon
Chairman, Jaffrey Planning Board