

1. Convene the meeting.

Chairman Binette convened the board at 7:00PM on the above date. Also present: William Campbell, Robert Eastman, Lionel Ingram, Joseph Pace and Town Manager George Olson.

2. Minutes of Board of Selectmen's meeting of November 3, 2003.

Mr. Campbell moved to waive the reading and to accept them as submitted; second by Mr. Pace. VOTE: Unanimous.

3. Proclamation honoring Exeter High School Boy's Championship Soccer Team

Chairman Binette invited Coach Jim Tufts and the team to the microphone, and surrounding area, and read the attached proclamation to the Team, proclaiming the week of November 17th as EHS Soccer week. He noted the team was the first team to finish as champion three years in a row. Coach Tufts thanked the Board and the fans for their support.

4. Bid award -- replacement plow blade.

Mr. Olson recommended Howard Fairfield be awarded the bid for \$5,400 with a \$1,000 trade in. Though this was not the low bid, the others did not meet the specifications. The net to the Town is \$4,400. ***Mr. Pace moved to accept the recommendation and award the bid to Howard Fairfield for \$5,400 with \$1,000 in trade; second by Mr. Ingram. VOTE: Unanimous.***

5. Fire Station Committee's report on the location & design of an additional fire station.

Paul Scafidi, Chairman of the Sub-Committee, along with members of the sub-committee, provided a presentation (copy of partial attached) of their findings for an additional station, moving the administrative offices to the new building while also maintaining the downtown location. They began their meetings in June and have met weekly since. He noted there will be many warrant articles to consider in March and feels this request will stand on its own merit. They urge open and honest discussion and will be happy to meet with community organizations and others to 'get the word out' on the proposal.

Mr. Scafidi noted of the \$75,000 authorized by the Board to expend by the sub-committee, roughly \$20,000 has been expended to date. They will hold public meetings in January and February.

As part of the package, Mr. Scafidi noted the committee has spoken with Wiley Creek Development who has offered 3 acres for \$150,000, along with a conservation easement for an additional three acres. The proposed site is on Epping Road, opposite Tire Warehouse/Exeter Decorating. Of the sites viewed, this is the most logical with the need for only 500' of water & sewer lines needed, which would then open up the Epping Road corridor further for development, and the close proximity to the roadway. One site viewed required a 1200' driveway to the road, and no possibility in the near future for water and sewer. Grants will be sought, both State and Federal and the ambulance fund, should the charter be accepted at Town Meeting, will off-set some costs. They are also seeking Homeland Security grants. The Town could then sell the parcel on Epping Road they have been holding for a possible sub-station. They are seeking an appraisal but early estimates are at \$150,000-230,000.

As part of the presentation, Dennis Mires, architect, explained the building, its features and its layout. Brian Comeau, Fire Chief, explained the manning issues, with numbers based on NFPA standards and the "2 in-2 out" theory (if two men into a building, two are available outside to rescue them if necessary). With the second station, they are proposing a phase in of personnel over three years. There is no plan for apparatus purchases, except the scheduled third ambulance and regularly scheduled replacement, to furnish both stations.

Mr. Scafidi stated the estimated total construction cost is \$4.5 million, which includes land purchase, design costs, water & sewer extensions, furnishings and 'soft costs'. He reiterated this is not proposed as a sub-station, but as a second but main station and the committee feels this will better serve the town over 25-50 years. He noted if the Town waits, the price will certainly increase with inflation and the land featured may not be available in the future. He thanked members of the sub-committee (Deputy Chief Harry Thayer, Paul Binette –selectmen's rep., Assistant Chief Ken Berkenbush, Joseph Kenick, Michael Nickerson and non-voting member Chief Brian Comeau.

Mr. Campbell commended the Committee for their complete report. He inquired whether other stations were visited to compare costs. Mr. Scafidi responded that Windham just spent \$3.5 million and the station is one-half of our proposed size; Hooksett spent \$6 million six years ago and it houses both police and fire. Pease is looking at an 11,000 square foot smaller station and the cost is currently at \$6 million. Stratham's proposed station is up to \$8 million and they do not yet have a location.

Mr. Campbell asked about the south location of Town, still not included in the 4-minute response from either station, which also includes RiverWoods. Chief Comeau stated the response time to any location depends on road conditions and traffic. The ISO (insurance rating structure for the Town) gives 1.5 miles credit for equipment and 2.5 for the ladder. Response time is shown as 4, 5 and 6-minute response from each station and covers most of the Town.

Mr. Pace asked of water pressure on Epping Road. Chief Comeau noted it would be close to a recent extension made and is just past the Epping Road water tower, working off the new water pump station and the main size is good, all favorable for very good pressure.

Mr. Eastman expressed concern the new building will add an additional \$1 per \$1000 on the Town's tax rate for personnel. Over the last 8-9 years, loss of structures has averaged \$300,00 per year which is not even the cost of a new house. At that rate, it would appear we could never really reduce the loss value. Chief Comeau noted the fire loss fluctuates, dependent upon what gets hit for fire. He noted the department strives to protect the tax base and the lives of the citizens.

Arthur Baillargeon, Tremont Street, asked why a flat roof is included, rather than pitched over the apparatus bays. Mr. Mires noted it could be redesigned but this is a good value. Air trusses would cost more than a flat roof and the maintenance of a flat roof vs. pitched is easier.

Mr. Pace asked of the wetlands area. Mr. Scafidi noted it is west of the property between Mobil on the Run and the pond and almost abuts the current conservation land behind Mobil. Mr. Pace stated this betters the Town's "gateway" to the community – and will be the first Town building seen off the highway featuring beauty, conservation and safety.

Warren Henderson, Heritage Way, stated the Board is faced with significant choices and some big tax items this coming year. He believes public health and safety is the top priority and hopes this will be their choice. The idea is not new and will not go away. He also noted that though the conversation has been primarily about fires, half of the calls are emergency ambulance responses. The issue is not just the safety of homes but of lives.

Mike Lambert, Locust Avenue, remarked that Mr. Henderson had fought the 'cut through' from Marshall Farms to the new developments off Brentwood Road and wouldn't this certainly help with better response time now. He believes this is an over-the-top proposal and is obviously not the sub-station as has been proposed over the years. He hopes the committee is not tying the school issue with this presentation in order for voters to support. He felt the matter is too big and the money could be spent better – such as hard-wiring sensors in residences. This is too far out from the core or downtown and will only create more growth and sprawl. [It was noted he had lost power at the home so missed the beginning of the presentation and did not hear the notation that the downtown station would remain in the downtown and be manned 24/7.]

Mr. Scafidi replied the protection would stay downtown; the administrative offices would be moving out to the new station with the additional personnel and equipment already in place. He also stated the position of the new school never came in to play during sub-committee discussions, except to say the school is part of Exeter and the coverage area and response would be quicker. But they are not part of the presentation or part of the decision to place the station at the proposed location.

Kathy Gallant, Blue Moon, stated all should support public safety and applauds the long-term vision but also questioned the impact on a flat roof from a Northeaster that would hit the back of the building first, noting the increased weight from that and maintenance required. She though pitching the roof slightly would help alleviate the snow build-up and long term complications.

Mr. Ingram expressed concerns over statements this would not serve the population equally, as some are outside the circle and felt those 'inside the circle' are being selfish. If we were to cover all areas of the Town, we would have to open three stations and that's not happening. This is also not just a fire issue but an ambulance issue. He does not see a better space and the department does a good job of balancing coverage of the town. Mr. Eastman stated it is the responsibility of the Town to cover response to all in the community but it is not guaranteed there will be a 4-minute response. When people chose to live on the outskirts of town, they know when they build that coverage could be delayed.

Gerry Hamel, Little Pine Lane, asked the Chief if when the ISO states a 4-man minimum, does that also cover a sub-station, or could there be fewer. Also, if someone is out, does coverage get called in from the other station or as OT from off-duty personnel. Chief Comeau stated NFPA calls for 4-man and for our liability our standards are for 4-man minimum at both, providing better staffing for an initial attack. Coverage can come from the other station to eliminate OT but each department develops its own policy – there are not set standards for coverage.

Anne Surman, Hampton Falls Road, noted the research has been incredible but feels with the additional tax burdens of the school and proposed water treatment plant, the scope of this is not in the best interests of the Town at this time. She questioned when it was changed from "sub-station" to "second station". Mr. Scafidi noted the warrant article states "additional fire station". The committee

arrived at this decision through research and he still believes that though the timing is never good to spend money, the voters should decide.

Mr. Binette noted that when discussion first arose about a second station, roughly 16 years ago, those areas outside the circles were not even there and all this time we have covered growth with one station. He encouraged people to visit the current station to view their lack of space. He urged board support in order to take this to the voters for them to decide.

Mr. Eastman suggested the possibility of outsourcing the ambulance service and entice the service to go to the Epping Road property the town currently owns.

6. Third & final reading of 2-hour parking on Clifford Street.

Mr. Pace moved to approve the amendment to 103.1 to add Clifford Street; second by Mr. Eastman. VOTE: Unanimous.

7. Third & final reading of 9AM-5PM loading zone on Clifford Street.

Mr. Pace moved to approve an amendment to the Town's ordinances by adding 103.10 Clifford Street; second by Mr. Eastman. VOTE: Unanimous.

8. Second reading of 2-hour parking – school hours – Rockingham Fee & Supply parking lot.

This amends 103.2 Two-Hour parking limit – school hours by adding ‘Town parking lots adjacent to Front, Kossuth and Garfield Streets’.

Mr. Lambert stated they're moving the school and couldn't understand the Board's rush to prohibit parking in all these areas of late. Also, he's heard the school is selling the lot on Court Street so there will be no available parking there for the students. He feels there is unreasonable time being spent on prohibiting parking.

The third and final reading will be at the next meeting.

9. Exeter Town Hall Art Gallery lease agreement.

Based on the Board's action at the last meeting to grant authority to the Arts Committee to manage the second floor of the town Hall, Mr. Olson presented a ‘Gallery Lease Agreement’ (attached), as approved by Town Counsel, for approval by the Board. This reflects the Board's policy on use of the space. Mr. Pace, as board representative to the Arts Committee, stated they are very interested in being good stewards of the space and are currently booked two years out for exhibitors. They will protect the investment the Town has made in the building. ***Mr. Campbell moved to approve of the gallery lease agreement to be used by the Exeter Arts Committee; second by Mr. Ingram. VOTE: Unanimous.***

10. Cost adjustment for Planning Resources documents.

The Planning department is requesting the Fee Schedule be amended to reflect the increased costs in printing documents of their office. A table (attached) was provided comparing prices. Mr. Eastman asked what the printing costs were of each. Mr. Olson will check for the next meeting. The second and final reading will be next Monday.

11. Action to call Park Avenue Development's letter of credit for Captain's Meadow Phase III & to accept Captain's Meadow Phase II roadways.

Mr. Olson noted with nothing accomplished by the developer, he recommended the Board call the Irrevocable Standby Letter of Credit #83013677 dated June 10, 2003, issued by Banknorth, NA on behalf of Park Avenue Development Corporation for the benefit of the Town.

Attorney Charles Griffin, for Park Avenue, was present and noted they were here in September and spoke with Mr. Olson today, giving him a status report. Why not done? Lack of cash. Why done now? Cash now on hand and they are prepared to finish the road work. He noted some of the issues are still outstanding, as they pertain to Engineer Jennifer Perry's memo but these are not all related to completing the roadwork. Items remaining: slope, adjust the structures (which are one-half complete); 1" overlay and once the balance of the adjustments are complete, this should be done this week. They placed a \$15,000 deposit for asphalt today. He has been in touch with Town Counsel since this fall and the deed is complete – awaiting work to be finished. He stated it was in the Town's best interests, and also the homeowners', to get the work done for this winter.

Mr. Pace asked if we call the Letter now, we still wouldn't perform the work still spring? Yes, we feel it needs to 50 degrees to lay asphalt. Mr. Campbell asked if our engineer has inspected? Yes, however the sidewalk has been installed but is not to standards and they undulate. The berm was put in recently but is not the standard distance from the center of the roadway.

Christopher DeMongenes, developer, stated he has been working with Inspector Moriarty (this was actually Ken Quinto, the Town's Highway Superintendent). The work was stopped by the Town last week due to the wind and they also stated some work was not acceptable. He suggested the Board taken into account their equipment was in place to perform the work – the Town stopped them. He stated there is \$94,000 in cash to back up the letter and they are geared to complete the road, noting they can lay asphalt till December 1st.

Peter Bielicki, Moore Lane, stated this is the same song and dance as before. Seven weeks later there is still no activity. He urged action by the Board. The Homeowner's biggest concern is plowing.

Ken Schleicher, Captain's Way, stated the history speaks for itself – promises were heard in September and still not complete in November.

Mr. DeMongenes stated the best job he can do is to convince the Board to allow him to continue. He stated the snow plowing issue has taken on a mind of its own and the rest is a political issue between the developer and the homeowners.

Mr. Pace stated the letter should have been pulled two months ago when promises were made but if pulled tonight or at the next meeting, it makes no difference for when the Town completes it. If

there's a possibility of completing it this week, and pass inspection, then the project will be done before winter.

Mr. Binette noted it is not a political issue here. No one would be here tonight if the work had been completed. The deadline passed, with work beginning only two days prior to the deadline. DPW does not feel the work should be completed due to the late date. Mr. Ingram noted as no one was here from DPW this evening to questions status, nothing would be lost if we wait to have done properly. Mr. DeMongenes asked if Wednesday and Thursday are decent days, and DPW gives permission to lay down asphalt, would the Board agree to this. Mr. Binette noted the road must be to Town specifications.

Richard Nolan, 17 Captain's Way, stated the owners continue to have safety concerns, particularly as they relate to plowing. Last winter there was contracted plowing and it was not kept clear over time, sometimes at single vehicle passing. There were lots of ice crusts and, at one point, a school bus slid quite a distance when the brakes were hit. It is important for the Town to consider plowing the area this year.

Mr. Pace noted either way, the Town will plow: work done and road accepted or if the Town pulls the letter of credit. Mr. Pace also asked Mr. Olson to have someone here from Public Works next Monday to speak to the issue. ***Mr. Pace moved to delay action till Monday, November 24th; second by Mr. Eastman. VOTE: 4-1.***

12. Permits:

- Philips Exeter Academy requested parking of buses on three different occasions at the following locations: 6 coach buses along the easterly side of Elliot St from Front St to Bancroft Hall and 2-3 coach buses along the northerly side of Front Street from the First Baptist Church westerly to the first fire hydrant, with a security officer assisting with traffic at both crosswalks on Front Street. The dates are: November 22, 2003 (12:30-2:30PM – Elliot; 6:00AM to 2:30PM – Front); December 13 (6AM-2:30PM – Front); December 13 & 14 (12:30-2:30PM – Elliot); March 12, 2004 (12:30-2:30-Elloit; 6AM-2:30PM – Front). ***Mr. Eastman moved to approve all three permits; second by Mr. Pace. VOTE: Unanimous.***
- The Jr. Women's Club requested permission for a banner across Water Street for the Yuletide Fair from November 19th-20th. ***Mr. Campbell moved; second by Mr. Ingram, to approve. VOTE: Unanimous.***
- Congressman Bradley requested permission to use the Wheelwright Room on December 9th from 11-12 to meet with constituents. ***Mr. Pace moved to approve; second by Mr. Eastman. VOTE: Unanimous.***

13. Town Manager's Items:

- Next meeting is Monday, November 24th with a presentation of the new Water Treatment Plant plans.
- Town Offices will be closed Thursday, November 27 and Friday, November 28th for Thanksgiving.
- Christmas Parade is December 6th, rain date of December 7th.
- Exeter Fire Toy Bank is beginning – more information coming.

14. Selectmen's Committee Reports:

Mr. Pace: None.

Mr. Ingram: Council on Aging, Safety Committee and Linden Street School Re-Use meetings upcoming.

Mr. Eastman: All to attend the last Budget meeting this Wednesday at 6PM.

Mr. Campbell: Conservation Commission on the 4th.

Mr. Binette: None.

15. Public Comments:

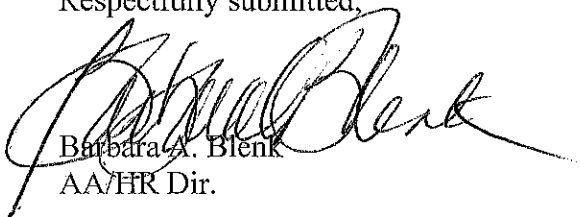
Mr. Lambert saw the minutes of the November 3rd meeting, though did not view the meeting. He questioned the concept of 'gifting' and the 'special deals' in Town, though nothing is codified. He feels it provides a slippery slope. Why was \$89,000 given for the future?

Mr. Eastman noted money has been set aside for water and some sewer as both stations out the Kingston Road are incapable of handling the capacity and upgrades needed for the new development at RiverWoods (The Ridge). Through the TRC, RiverWoods was notified there is no planned date for upgrades through the Town's CIP. RiverWoods gave the Town money to perform the work. The Planning Board agreed to this and sent along to the Board of Selectmen, to which they also agreed.

Mr. Lambert asked what the \$89,000 represented? Enough for the project. Mr. Eastman will get back to Mr. Lambert with the breakdown.

Mr. Pace moved to adjourn; second by Mr. Eastman. VOTE: Unanimous. Time: 9:55PM

Respectfully submitted,



Barbara A. Blenk
AA/HR Dir.

attach.