

LONDONDERRY, NH PLANNING BOARD

MINUTES OF THE MEETING OF August 14, 2019 AT THE MOOSE HILL COUNCIL CHAMBERS

I. CALL TO ORDER

Members Present: Art Rugg, Chair; Mary Wing Soares, Vice Chair; Scott Benson, Assistant Secretary; Al Sypek, member; Jake Butler, member; Roger Fillio (alternate member); Ann Chiampa (alternate member) and Peter Commerford (alternate member)

Also Present: Town Planner Colleen Mailloux, Amy Kizak, GIS Manager and Beth Morrison, Recording Secretary.

Chairman Rugg called the meeting to order at 7:00 PM, explained the exit and emergency procedures, and began with the Pledge of Allegiance. He appointed A. Chiampa to vote for C. Davies.

II. ADMINISTRATIVE BOARD WORK

- A. APPROVAL OF MINUTES: N/A
- B. REGIONAL IMPACT DETERMINATIONS: N/A
- C. DISCUSSIONS WITH TOWN STAFF:

Town Planner Mailloux told the Board that there were two lot mergers on the agenda this evening. She said the one listed on the agenda and the other is Vernco, LLC.

1. Notice of Merger of Parcels RSA 674:39-a by Five M's Real Estate Holdings, LLC to merge Two Palmer Drive (Map 7 Lot 73-6, Zoned C-I) and 33 Nashua Road (Map 7 Lot 73-3, Zoned C-I & C-II)
2. Notice of Merger of Parcels RSA 674:39-a by Vernco Apple, LLC to merge Four Orchard Drive (Map 7 Lot 40-2, Zoned C-I) and Two Orchard Drive (Map 7 Lot 40-13, Zoned AR-I)

Member M. Soares made a motion to authorize the Chair to sign the lot merger Five M's Real Estate Holdings, LLC to merge Two Palmer Drive (Map 7 Lot 73-6, Zoned C-I) and 33 Nashua Road (Map 7 Lot 73-3, Zoned C-I & C-II)

A. Sypek seconded the motion.

The motion was granted 6-0-0. The Chair voted in the affirmative.

Member M. Soares made a motion to authorize the Chair to sign the lot merger of Four Orchard Drive (Map 7 Lot 40-2, Zoned C-I) and Two Orchard Drive (Map 7 Lot 40-13, Zoned AR-I)

A. Sypek seconded the motion.

The motion was granted 6-0-0. The Chair voted in the affirmative.

Chairman Rugg told the Board that the Southern New Hampshire Planning Commission (SNHPC) dinner is on September 6, 2019 and if you are interested to please let Town Planner Mailloux know.

III. Old Business- N/A

IV. New Plans/Public Hearings – N/A

IV. Other

A. Capital Improvement Plan ("CIP") work session

Town Planner Mailloux gave an overview of the CIP process. She said that the CIP is a tool that the Town uses to project and understand proposed infrastructure coming up in the next 6 years. She noted that the Board has the draft CIP document in front of them tonight and at the end of the meeting hopefully move forward to a public hearing next month where the Board adopts the CIP.

Peter Curro, Business Manager for the School District presented to the Board, while Lisa McKinney assisted him with the presentation. P. Curro pointed out that there is a quorum of the School Board present tonight in the audience and they can ask questions, but have been instructed that two or more cannot leave the room at the same time. He expressed his concern again regarding evaluating the public safety of the project as he feels this does not correlate to the mission of the school district. Chairman Rugg told P. Curro to send specific suggestions to the Planning Department as that would be most helpful. P. Curro asked if the Board and/or Planning Department wanted a copy of the Right to Know request issued by the CIP Committee Chairman. Chairman Rugg said he should send that to Town Planner Mailloux. P. Curro wanted to clarify for the record that the School District has not taken any action in requesting bonds, as they are awaiting all the input, but has heard that social media says differently. He said that on the school website there is a very detailed facility study, which defines functional capacity, and he would provide Town Planner Mailloux the link to this study. He reviewed the supporting documents with the Board related to his presentation. He said that enrollment peaked in 2002 and they are keeping an eye on this. He noted that special education saves approximately \$5-7 million dollars a year by keeping these students in house. A. Chiampa asked if he had the number of students in the Special Education program over the years. Kim Carpinone, Director of Special Education told the Board that they have a chart in the packet that reviews the

numbers of students from 2004 to 2020. A. Chiampa asked what standards have changed in the classrooms over the years. P. Curro responded that the biggest change has been security.

P. Curro explained that he has broken down the presentation in two parts this evening. He started with the first section noting that these projects are in the four to six year time frame. He reviewed these projects which are the auditorium, High School gym and the SAU office with the Board. A. Sypek said he still supports an auditorium. M. Soares clarified that if they continue to lease the SAU office, they would not need the money. P. Curro said that was correct. R. Fillio said that he believes the SAU office should be in closer proximity to the schools.

P. Curro went on to the second part of the presentation noting that these projects have a higher importance to be completed sooner than four to six years. He said the first project is regarding Moose Hill/New Elementary School. He pointed out that there are currently two portable structures there now. He reviewed the enrollment numbers with the Board, noting that the school district once had 5,600 students enrolled and are now down about 1000 students. He said that the Planning Department projects about 100 new students to enroll in the elementary grades in the next couple of years. He said that class size used to be 27 and now it is 22, also noting that Special Education takes up 7 classrooms and music and art now have separate classrooms. He pointed out that now with the new parameters he just described the three elementary buildings can house 725 less students. He told the Board that the first figure of \$38 million is for full day kindergarten with expansion of elementary. He mentioned that in six months the facility study will have their report and then the School Board will have to decide on full day kindergarten or not. A. Chiampa asked if he included an option with half day kindergarten. P. Curro said that he did not, he went with full day as that would be a higher estimate and would rather go with a higher estimate than a lower. A. Chiampa asked if they considered putting aides back in the classrooms. P. Curro responded that was not considered yet and would be a future decision of the School Board. Chairman Rugg asked if there was enough room for expansion at Moose Hill. P. Curro said that there is. S. Benson asked if the current trend was toward full day kindergarten in the state. P. Curro answered that most of the state has gravitated to full day kindergarten. Scott Laliberte, Superintendent, addressed the Board. S. Laliberte said that 90% of students in New Hampshire have access to full day kindergarten and he thinks it is time for a discussion in town regarding full day kindergarten. P. Curro explained that the second project is for district wide renovations, which would total \$15 million in total. He said that the facilities were built a while ago and now there are new materials, new technology and security upgrades that are needed. He concluded his presentation as there were no more questions from the Board.

Town Planner Mailloux asked the Board if they were comfortable with the priority rankings on the spreadsheet and publishing the draft CIP document. She said that a public hearing is scheduled for the Planning Boards' September 11, 2019, meeting.

P. Commerford asked what the rush was in posting this information. Town Planner Mailloux responded that first as a public hearing is posted there needs to be information for the public to have beforehand and secondly they like to have the CIP document adopted as a planning document as budget process starts. P. Curro told P. Commerford that next week building tours for the schools will be held on Tuesday and Thursday where the public is invited. Town Planner Mailloux told the Board that if they have any questions regarding the document to email or call her.

Chairman Rugg opened up the meeting to public input.

Bob Merrill, addressed the Board. B. Merrill asked why the sewer projects were taken off the CIP process. Town Planner Mailloux explained that last year the CIP changed and it was decided that since sewer projects are funded with the sewer access fees and do not have a tax impact, they are not presented in the tables. She noted that the projects are still moving forward. M. Soares left the meeting at this point.

VI. Adjournment

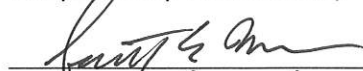
Member A. Sypek made a motion to adjourn the meeting at approximately 8:30 p.m. Seconded by S. Benson.

The motion was granted, 5-0-0.

The meeting adjourned at approximately 8:30 PM.

These minutes were prepared by Beth Morrison.

Respectfully Submitted,



Name: Scott Benson

Title: Asst Assistant Secretary

These minutes were accepted and approved on September 4, 2019, by a motion made by

A. Sypek and seconded by R. Bideau.