

SELECTMENS' WORKSHOP
Minutes of 08/04/08
4:00 p.m.

Selectmen:

Peter F. Brothers, Chairman
Miller C. Lovett, Vice Chairman
Robert C. Flanders
Charles G. Palm
Colette Worsman

Recording Clerk:

Karin Landry

Call to Order: Chairman Peter Brothers called the meeting to order at 4:00 p.m. He introduced the Board and Town Planner Angela LaBrecque.

**W 08-35 **Laconia Area Community Land Trust Workforce Housing/
Boynton Road Project Update****

Town Planner Angela LaBrecque reviewed the background of the Boynton Road Project. She updated the Board on the progress on the improvements to Boynton Road that are necessary in order to move forward on the workforce housing project. Easements for the proposed right-of-way (ROW) improvements have not been granted by abutters Peter and Jackie Verrill, Justin Poehler, Phyllis Brewer, and Lafayette Kimball. Laconia Area Community Land Trust and their engineer have evaluated several design alternatives that create the least amount of impact to the abutters and require fewer easements. Two alternatives were presented to the Town that incorporate many of the original upgrades to the ROW and appear feasible with the easements that have been obtained.

- Ending the sidewalk on Boynton Road short of the development.
- Directing pedestrians down Kelly Lane, along a proposed pathway easement, then into the mobile home park adjacent to the workforce housing.

Additionally, the engineer is reviewing the possibility of installing a sidewalk the entire length of Boynton Road, with the exception of a short distance where a small pedestrian lane could be striped.

Ray Korber of KV Partners and Brett Kay of Nobis Engineering presented a Plan Review for the Boynton Road improvements. The sewer and roadway must be placed within the existing Town right of way. Without the easements, the sewer lines must be placed well within the road bed, resulting in added costs related to moving the water line and excavating and hauling materials. Mr. Korber recommends getting the easements from a constructability standpoint. If the contractor does not have room to operate, it will add to construction costs.

The Sewer Ordinance sets forth a requirement that those within 250' feet of the sewer must hook up within 90 days of completion of the sewer project. The Selectmen have the authority to grant five or ten-year waivers on a case-by-case basis.

Upgrades to Boynton Road were scheduled by the Capital Improvements Committee for 2009. They would be done in the same location as those that are proposed in connection with the workforce housing project, effecting a savings to taxpayers of approximately \$250,000. The improvements will bring sewer to small lots with older septic systems.

Ignatius MacLellan, Vice President of External Affairs, Northern New England Housing Investment Fund, thanked the Town for its support of the project. The Land Trust's intent is to make the property and road improvement good for the community, neighbors and those moving in. In some cases, the value of the easement is \$1,000 and the compensation to the property owner is in excess of \$10,000. The Land Trust is agreeable to depositing money in an escrow account for installing a sidewalk in the future, if the Town obtains additional easements. The Trust will consider an escrow account for future connections to the sewer; however, there may be issues that are raised in doing so. Any delays to the project will affect the Trust's ability to establish such an account.

The new plan does not violate any established policies. The Board will consider safety issues wherever possible. The intent is to put in the best road, sidewalk, and utilities with the constraints of the easements. The Land Trust will go before the Planning Board on August 26 and before the Board of Selectmen for acceptance of the easements shortly thereafter.

Resident Jim Hughes suggested that the costs that will be covered by the Land Trust for the sewer connections be made known to the property owners.

Selectman Worsman supports the rights of those opposed to the project. She is not in favor of requiring those who are opposed to the project to connect to the sewer. She is in favor of establishing an escrow account sufficient to cover the cost of sidewalk stubs for easements obtained in the future that is based on the value of the work performed for those who have granted easements at this time.

Chair Brothers is mindful of the rights of property owners who support the project. There is a value to the Town for what the Land Trust has proposed. It is important to proceed in a reasonably timely fashion so the project will qualify for funding. The question is whether those that have delayed the project should have the same opportunity to participate as those that helped the project move forward.

Selectman Flanders supports the project and reminded the Board of the savings to taxpayers on a project that was scheduled for the next year or two by the Capital Improvement Committee. If the abutters choose to stand in the way of the project by not granting an easement, they should not expect to get the same value at some time in the future. The sewer will protect the large aquifer in the area that could be considered for additional capacity and redundancy in the water system at a later date.

Selectman Lovett believes the cost benefits to the taxpayers are a major consideration. He suggested retaining what it costs to hook up to the sewer at this time in escrow in the event additional easements are obtained. He hopes that the Planning Board will take into consideration that there are three families on record that do not support the project, but many who do.

Selectman Palm would like the Land Trust to seriously consider putting a fixed amount of money into escrow, in addition to that for completing the sidewalk. The funds would be available for a fixed period of time. However, property owners who have not granted easements should not be entitled to the full amount offered to those who have not stood in the way of the project. The sewer line will appreciate the value of the properties it serves.

Resident Karen Sticht reminded the Board that residents would have had the opportunity to approve the upgrades to Boynton Road as proposed by the Capital Improvement Committee at Town Meeting.

The Chair directed that the minutes of this workshop be provided to the Planning Board to provide them with additional information to consider, and direction in terms of where the Board stands on the alternative proposal that is coming before them. He invited the Planning Board to contact Board members individually if they have any questions.

Resident Jim Hughes pointed out that Meredith has had few problems with other federally funded housing projects in the community. Three of the Board members will still be serving their current term when the project is complete, and will be addressing the matter at that time.

ADJOURNMENT:

Selectman Flanders motioned to move to a non-public meeting to discuss personnel matters per RSA 91- A:3 II (b) at 5:10 p.m. Seconded by Selectman Palm. Selectmen polled. 5-0. All in favor. Motion passed unanimously.

Respectfully submitted,

Karin Landry, Recording Clerk

Peter F. Brothers, Chairman

Miller C. Lovett, Vice Chairman

Robert C. Flanders

Charles G. Palm

Colette Worsman