



TOWN OF WARNER

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Planning Board Meeting Minutes of September 29, 2021

Town Hall Lower Meeting Room at 7:00 PM

I. OPEN MEETING and Roll Call

ROLL CALL: Ben Frost (Chairman); Andy Bodnarik, Romeo Dubreuil and Ben Inman.

Also present: Secretary Ray Carbone worked from recording.

Chairman Frost said this meeting would address the proposals from the Department of Public Works (DPW) for inclusion in the Capital Improvement Program.

II. Capital Improvement Program (CIP)

A. Department of Public Works (DPW)

1. Roads

DPW Director Tim Allen said he's prioritizing the work needed on Schoodacs, Pumpkin Hill and North Village roads. The Pumpkin Hill project would be in two sections: the first, estimated to cost \$500,000, is already in design phase and could be done by a contractor. (That work could also be combined with removing a dip at the intersection of Mason Hill and Burnt Hill road.) The second section runs from the Yankee Buffalo Farm to the Cogswell property and could be done by the DPW staff, Allen said.

The Department's current CIP budget has \$500,000 to complete work from Mason Hill to the Lavender Fields at Pumpkin Blossom farm property.

Allen suggested putting \$20,000 in the 2022 CIP for design work needed for three culvert crossings. He noted that the Town has won a federal Aquatic Reserve Mitigation (ARM) grant won from the NH Department of Environmental Services (DES) and that the \$215,000 funds will be required, first of all, to be used for costs of designing and construction the culvert crossing on East Joppa Road; the funds can then also be used to pay for design work on the other two culvert crossing (two on Red Chimney Road and another one on East Joppa), however all work must be completed within the next 5-7 years. Allen has estimated that the entire project will cost between \$385,000-\$400,000 and he's recommending that money be put in the

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2022 CIP to fund the work, although costs may be reimbursed by the grant money.

Allen said that are two areas in the North Village area that need work and are currently planned for the 2025 CIP: one is from the apartment house/culvert area down to the four corners; the other is from Depot Street up to the area under Interstate 89.

Chairman Frost said he and Allen have been talking about the Town's long-term road maintenance issues and the costs are going to be impossible to maintain under the current financial planning system. Eventually either the annual budget appropriation is going to increase substantially or the Town could take a 20-year bond that it can draw on for the funds. The Board followed with a lengthy conversation about the quality and costs of road construction.

Chairman Frost noted that last year Allen suggested putting \$120,000 aside in 2024 for work on New Market Road. The Director said he removed that item to keep the focus on the three main road projects he's mentioned above.

2. Equipment

Director Allen reported the DPW has recently acquired its new 10-wheeler.

Allen is proposing a 4-5 years-goal to replace the single-axel truck and the sidewalk tractor, and provide more equipment for the Town's Parks & Recreation Department. That would bridge the DPW's other 10-wheeler to the top of the replacement list. Allen said he's exploring the idea of saving money by periodically moving one set of truck equipment onto a new chassis every 7-9 years; he still has more research to do on the subject.

The lease on the grader will soon run out, Allen said, and he'll be looking into whether it make sense to take a new lease or purchase the grader. He will use a similar process for the loader, which is scheduled for replacement in 2029.

One problem with some of the DPW's older equipment is that it's becoming find parts.

Chairman Frost thanked Allen for taking a creative approach to the road costs.

3. Gravel Pit

Allen said that he's been working with a contractor to develop, from Town-owned resources, a material that could be used as "sand" on winter roads. If it works, he said, it would result in a \$30,000 annual savings for the Town.

There followed a general discussion about the gravel pit.

4. Bridges

Allen outlined his major suggestions:

- a. North Village Road bridge, across Warner River - \$50,000 estimated for work to be done in 2022

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- b. (Second) North Village Road bridge - \$65,000 estimated for work this year (2021.) "I've got my fingers crossed that that's going to get done this year," Allen said.
- c. North Road over Meadowbrook. Some erosion has been seen, Allen said.
- d. Lange Bridge was painted in 2020.
- e. Connor's Mill Bridge - \$25,000 estimated for work to be done in 2027.
- f. Covered Bridges (2) - Allen said he's meeting with a construction company next week to discuss what work needs to be done and how much it may cost; when that becomes clear, he will estimate whether his DPW crew can do the work or whether to hire an independent contractor. Rough estimate of \$50,000 for work to be done in 2025.
- g. Pipe arches on Schoodacs and Plains roads – Allen said both structures should probably be on the State's list of bridges in need of repair; he's still studying the paperwork. Estimated costs \$300,000.

Allen and the Board held another discussion about the value of taking out a bond to pay for some of the bridge work. Allen said the Town could actually save money on a bond by moving forward on several projects at the same time.

The Board thanked Director Allen for his work on his department's CIP proposal.

III. Adjourn

Without objection, Chairman Frost adjourned the meeting at 8:19 p.m.