

1. Convene the meeting.

Chairman Paul Binette convened the Board at 7:05PM on the above date with the following other members present: William Campbell, Lionel Ingram, Robert Eastman and Joseph Pace. Also present was Town Manager George Olson.

2. Minutes of October 20, 2003 Selectmen's meeting.

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

3. Bid opening: replacement plow.

Three bids were received for the 11' snowplow blade with poly snowplow blade:

E.W. Sleeper	\$5,271 (Viking); \$5,400 (Highway)
Howard Fairfield	\$5,400
Donovan Equipment	\$4,200

***Mr. Pace moved the Town Manager and DPW representative review the bids and return with a recommendation; second by Mr. Campbell. VOTE: Unanimous.***

4. Second reading of 2-hour parking on Clifford Street.

Chairman Binette read the proposed change to 103.1 "Two-Hour Parking" to add the northeast side of Clifford Street. This is the second of three readings.

5. Second reading of 9AM to 5PM loading zone on Clifford Street.

Chairman Binette read the proposed addition to Section 103 of the Town's ordinance as 103.10 "Loading Zones 9AM-5PM" for the northeast side of Clifford Street. This is the second of three readings.

6. Review and action on Blue Moon directional sign location.

Kathy Gallant, owner of Blue Moon, was present to answer questions regarding Keith Noyes' memo on placement of seven directional signs for the Blue Moon (copy attached). She has reviewed and walked the area with Mr. Noyes. She asked the responsibility of payment of the signs, noting she is not installing them as a 'frill' for her store but is due to the change of direction of the street by the Town.

Mr. Pace felt the placement of the signs is fine but the Board must understand how to handle other requests for signs in the future. In the past, those requesting directional sign placement have paid for their signs. Mr. Ingram noted that five are directly due to a change of direction, the other two are not. Ms. Gallant agreed with the five and two ratio.

**Mr. Ingram moved for the Town to pay for five of the signs as they are directly related to the ordinance change, with the Blue Moon paying for two signs; second by Mr. Campbell. VOTE: Unanimous.**

7. Limiting parking in Rockingham Feed & Supply Town parking lot.

Mr. Olson noted he had requested the Police and Fire Chiefs and Public Works Director review the area and he also reviewed the deed of and spoke with Ms. Garnett, abutter to the lot. His recommendation is to give Rockingham Feed Supply some relief by making the lot 2-hour parking during school hours and to repaint the rear of the lot to define spaces, as well as define the Garnett property. He noted there is nothing in their deed that indicates the granting of parking spaces but the lot is paved to their doorstep and it is not easily determined whether someone is parking on private or public property.

Several of the Board members have visited the area during the past two weeks. Mr. Binette noted someone could barely pass through the lot area and, perhaps, the lines should also be refigured. Mr. Campbell noted it both hard to find a space and many in the spaces were outside the lines. He agreed with the 2-hour parking and to re-stripe the lots. Mr. Ingram asked what Ms. Garnett would get from this. Mr. Olson replied "a line to show her property line". This is the first of three readings.

8. Request to accept Continental Drive as a Town Road.

Mr. Olson noted a memo from Jennifer Perry, Town Engineer, recommending acceptance of the Road (copy attached). Mr. Eastman asked how far up the road would we accept? Mr. Olson noted to the end of the finished pavement, just behind Continental Microwave. **Mr. Ingram moved to accept Continental Drive as a Town road; second by Mr. Pace. VOTE: Unanimous.**

9. Request to accept Coach Road as a Town Road. Item postponed.

10. Request to relocate Sportsmen's Club to the L. Chester Simpson Recreation Area.

Chairman Binette invited Joseph Kenick, Sportsmen's Club representative, to the microphone. Mr. Kenick noted that under the terms of the agreement of the Simpson family, the conditions would be for the Town to develop the area for active recreation when the Town ceases gravel operations. He has heard this will be in 4-5 years. The Club is not looking at that area of the property, but that just off the apron of the old landfill. He presented topo maps of the area that could be developed with the range, appropriate berms, etc. in order to shoot away from residences, as well as include a buffer for noise. Mr. Kenick stated this would equate to 'active recreation' and is a place the Club could move to in order to provide for the new water treatment plant.

Mr. Eastman asked how close this would be to the proposed development in the area. Not that close.

Mr. Kenick stated they would be looking for a long-term lease in order for the NRA to assist with loans needed to improve the parcel. Mr. Binette asked if this is the last resort for land in Town. Mr. Kenick noted they have exhausted their search, even to the point of working with the Conservation Commission to find a parcel. Mr. Binette suggested a site walk of the area to better visualize the area in question.

Mr. Ingram asked if we would notify abutters, both directly and indirectly affected. Yes, but not during this site walk. It was suggested the Board view the area first to show what the Club wants and needs and then to include the neighbors.

Mr. Eastman asked if the Town parcel on Powder Mill Road, just before the tracks, had been considered. Mr. Kenick noted it is very wet however if 16 acres of high and dry ground on that parcel could be found, it would work. Mr. Pace suggested including Mike Favreau, Parks & Recreation Director, in any discussion, to get his ideas on the recreational needs.

Site walk of the Board and Club members: Saturday, November 8<sup>th</sup> at 8:45AM at the Kingston Road residence entrance. Mr. Kenick will try to stake out the area in advance.

11. First reading of amendments to Chapter 1204-Sanitary Production & Distribution of Food.

Postponed.

12. Update on the Historic Downtown Master Plan.

Sylvia von Aulock, Town Planner, presented Reuben Hull of Civil Design Engineering, LLC (Newfields) to update the Board on the last eight months of work. Mr. Hull noted the present design is entitled "Option 2D" and he covered the area from Swasey Parkway to the Great Bridge and Water Street to the Post Office, noting a 'gateway' at each location to "let people know they've arrived".

Parking: The present version shows new areas of parking with various curve lines configured, along with additional angled parking. He did note the 12-14 spaces by the Bandstand (currently in the middle of the road) would be lost.

Utilities: The numbers are due the end of this month and the design would then be prepared for placing these underground, both on the public street and to businesses. A cost analysis is being updated now to include trees and other improvements.

Mr. Hull noted the Chamber of Commerce generally supports the concept as presented. The final report would be available in 2-3 months, once utilities, parking and design studies are complete.

Mr. Campbell asked about the intersection by the Bandstand and whether islands are being proposed. Yes, though the details are not set yet, noting they may use pavers, of different colors of pavement to mark the lanes. There will be left turns on to and off Water Street and one solution may be to alternate vehicles as they turn. A key input on this is being provided by the Fire Department with the travel of their ladder truck.

Mr. Ingram expressed great concern that he sees a traffic light at that area in time, with the intersection as proposed being a disaster waiting to happen. He does not believe the plan has considered human beings reacting to traffic and turns. If the current flow of traffic is kept, it may work better. Mr. Hull noted they tried this in the planning but that would then allow String Bridge into the equation, which also becomes a left turn, and would cause more back-up. The current proposal keeps these areas separate. He noted they could include a 'round-about' to address left turns, but that has its own issues.

Mr. Binette asked if they had considered commercial traffic. As many streets now prohibit truck traffic, they are forced to come into the downtown area on arterial streets. Mr. Hull stated the plans were prepared with templates of 53' tractors, as well as the ladder truck and they did figure in that Front Street is the truck route. Mr. Binette explained the turns taken by trailers.

Mr. Campbell noted diagonal parking up Front Street is planned where it is now parallel. Is there enough land to allow this? Mr. Hull noted some land would be used adjacent to the sidewalks. Mr. Campbell expressed concern there would be a large drop-off between the sidewalk and the street by the Inn. Mr. Hull stated there would be some but that will all be worked out for drainage of the area, etc.

Arthur Baillargeon, Tremont Street, asked if there is another public hearing scheduled. Not sure at this time but there will be another presentation to the Board. He asked if this would affect the tax rate? Yes but no estimate is being made at this time. Mr. Baillargeon stated he does not believe the plan will improve the flow of traffic but will only beautify the town. The change is being made at great cost but there is no idea on how it will really work. Was snow accumulation considered, as it sometimes takes 2-3 days for removal.

Mr. Eastman reported the CIP reports \$400,000 for engineering in 2004 and an estimated \$4.5 million in '06 for the project. This is all preliminary and would have more exact figures in January.

Permits: Chairman Binette took up the Christmas Parade permit at this point, as Bill Harless from Jobs for NH Graduates was present to discuss the parade. This group will be taking over the organization of the parade on December 6<sup>th</sup>. He arrived from their first meeting with 15-20 people present, along with the 35 students he has scheduled. He had only anticipated 5-10 people at the meeting. They are looking forward to a great response. **Mr. Ingram moved to approve the parade permit for December 6<sup>th</sup>; second by Mr. Pace. VOTE: Unanimous.** Mr. Eastman noted he will contact the submarine USS Annapolis to assist and for them to get in touch with Mr. Harless.

13. Request to make improvements in the right-of-way – McFarland Ford.

Chairman Binette read the enclosed letter from Susan McFarland Moynahan concerning improvements the company has made to the landscaping along Holland Way. Mr. Campbell asked if DPW has reviewed the matter. Mr. Olson stated no, not yet but they may have some issues when plowing. It appears, however, that McFarland Ford is willing to hold the Town harmless for any damages. He noted this type of agreement was signed several years ago with Exeter Farms Home-owners' Association when they planted landscaping in the Town's right-of-way. **Mr. Pace moved to grant permission to McFarland Ford contingent upon proper agreements in place; second by Mr. Campbell. VOTE: Unanimous.**

Mr. Eastman noted the Planning Board needs to be more aware of these types of projects going on in the Town's rights-of-way, in order to avoid these issues. Ms. von Aulock noted she knew of this matter as Ms. Moynahan approached her noting the NH DOT had not provided up-keep on the landscaping they planted during the Portsmouth Avenue widening project and asked if she could improve the area. Ms. von Aulock had not seen this as a problem.

14. Acceptance of gift of funds for water and sewer improvements.

Mr. Olson explained the gift of funds, in relation to the construction of 'The Ridge at RiverWoods', and the need for water and sewer improvements out Kingston Road. Attorney Tucker, representing RiverWoods, explains in his recent letter that RiverWoods understands and agreed to the need for the improvements in order for them to proceed.

***Mr. Pace moved to vote to accept from The RiverWoods Company, at Exeter, NH, the sum of \$387,000 to be used for the public sewer improvements and the sum of \$74,850 to be used for improvements to the public water supply system, said improvements being part of the Town's long range capital improvement program but not otherwise scheduled until some year in the future; second by Mr. Campbell. VOTE: Unanimous.***

Mr. Ingram expressed concern over the utilities moving further out of town with the payment by developers to do this. Mr. Olson noted that if all parties agree and feel the need is there and the project will work, then improvements would be made. Mr. Ingram feels it is a mistake to consider any more steps to increase services without including this Board during the process. The Board needs to control development and feels the current action is contrary to the Master Plan and what residents want, noting the desire to continue with green space surround the town. The Board needs to review how and who will control the matter.

Mr. Eastman noted there could be legal issues involved with a decision to hold up development: if the water and/or sewer plant has the capacity, can the Board stop development. Is "capacity" the issue? After some discussion, the Board felt we should seek legal counsel on how to protect the Town and what options to consider.

In a second issue regarding taxability of the new facility, it was explained that the basic taxing structure reached with the first building is also appropriate with The Ridge. Mr. Olson explained the State Statutes provide unique taxation on Life care facilities and could only pay the Town's portion of taxes on the development. With RiverWoods, the living units do pay this; the nursing facilities are exempt. ***Mr. Pace moved to tax the new project, The Ridge at RiverWoods, at Kingston and Pickpocket Roads on the same basis as the existing RiverWoods facility at 7 RiverWoods Drive; second by Mr. Campbell. VOTE: Unanimous.***

15. Authorizing the Exeter Arts Committee to issue permits controlling the use of the second floor of the Town Hall.

There has been some concern from our legal counsel that the lease document prepared by the Arts Committee, controlling the use of the second floor of the Town Hall, needed to be backed up by formal Board action giving the Committee authority to do so. There had been some discussion that control had been given years ago to the American Legion. After research on the matter it was found the voters at an adjourned Town Meeting (1919) agreed to give the use of the area to the Legion free from rent or heat, but the article does not give the Legion exclusive use. Mr. Olson recommended the Board proceed with giving the authority to manage and control the area.

Mr. Eastman noted during discussion of renovations of the Town Offices (scheduled for 2004), it may call for moving the Wheelwright Room to a portion of the Town Hall second floor. He would like the Arts Committee to be aware that this is a possibility and the Board would still control that area. Mr. Pace, Selectmen's representative to the Arts Committee, noted he has discussed the matter

with the Committee but will continue to reiterate the Board is not relinquishing control of the second floor and may use the space as the Town requires.

**Mr. Campbell moved to give the Exeter Arts Committee the authority to manage and control the display and teaching of art on the second floor of the Exeter Town Hall in line with the guidelines established by the Board of Selectmen; second by Mr. Ingram.** Mr. Olson noted that once a vote is taken on granting the control, he will return with language for the guidelines to be approved by the Board and used by the Committee. **VOTE: Unanimous.**

16. Permits:

- The American Red Cross requested permission for a banner across Water Street, to advertise their November 19<sup>th</sup> blood drive, from November 3 through 19<sup>th</sup>. **Mr. Pace moved to approve; second by Mr. Campbell. VOTE: Unanimous.**
- Sen. Judd Gregg's office requested the Wheelwright Room on November 13<sup>th</sup> from 9-12 to meet with constituents. **Mr. Eastman moved to approve; second by Mr. Pace. VOTE: Unanimous.**
- The Chamber of Commerce submitted 6 permits for various Christmas activities: Christmas trees in the landscape beds at Lincoln Street Train Station from 11/20/03-1/10/04; decorate the Town Hall for the holidays 11/20-/03-1/10/04; Decorate a Christmas tree in the Bandstand from 11/28/03-1/14/04; place holiday decorations across Water Street from 11/29/03-1/14/04; block off Front St, from Water to Court, for the holiday open house & tree lighting on December 4<sup>th</sup> from 5-8PM; use of the Bandstand for Santa to meet with children on December 4<sup>th</sup> from 5-8PM. **Mr. Pace moved to approve all the permits from the Chamber; second by Mr. Ingram. VOTE: Unanimous.**
- Exeter Rotary Club requested permission to have street lights turned off on Front Street from the Bandstand to Gale Park at 12 noon December 24<sup>th</sup> through sometime Friday, December 26<sup>th</sup> for the annual luminaries display. **Mr. Pace moved to approve; second by Mr. Eastman. VOE: Unanimous.**

17. Town Manager's Items:

- Fall pick-up is this week. Stickers still available at the Town Office and DPW office.
- Leaf pick-up is next week, except Tuesday, November 11<sup>th</sup>. Place bags curbside.
- Rubbish and recycling will be ON schedule next week – no holiday on November 11<sup>th</sup> is being observed by the collection companies. The Town's offices **will** be closed.
- Transfer station hours are extended from October 15 through December 15<sup>th</sup> with an added hour on Saturday and from noon to 4 on Sundays.
- Budget process begins at 6:30PM this Thursday, November 6<sup>th</sup>, with the Town Office, Recreation and Library being discussed this week; Monday will be Police and Fire, Wednesday will be social service agencies and Thursday DPW. All meetings begin at 6:30PM.

18. Selectmen's Committee reports:

Mr. Eastman: None.

Mr. Campbell: Attended a site walk last Tuesday on Richmond property on Portsmouth Avenue; Conservation Commission meets Tuesday night.

Mr. Pace: Board meeting at 11AM on November 11<sup>th</sup> for Veteran's Day remembrance at Gale Park?  
No word yet – Barbara Blenk will notify board.

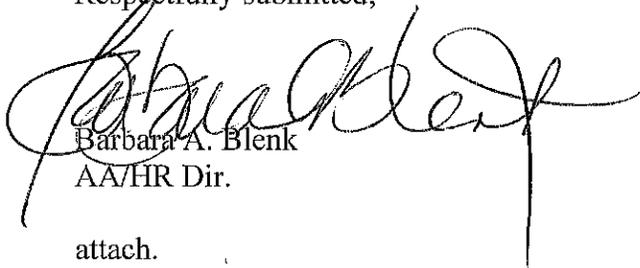
Mr. Ingram: None

Mr. Binette: Fire Station sub-committee will be presenting to the Board on November 17<sup>th</sup>. Will this be a dedicated meeting for that, as they may need 1-1/5 hours. Mr. Olson noted there are other items that evening. Mr. Binette noted the architect is well prepared and it should be a good presentation.

19. Public comments: None.

*Mr. Eastman moved to adjourn; second by Mr. Pace. VOTE: Unanimous. Time: 8:55PM.*

Respectfully submitted,



Barbara A. Blenk  
AA/HR Dir.

attach.