

Town of Swanzey, New Hampshire  
**Capital Improvements Program Committee (CIP)**  
Meeting Minutes – June 30, 2014

**CALL TO ORDER**

The meeting of the CIP Committee was called to order by Chair Osgood at 4:10 p.m. Members present: Dave Osgood, Charlie Sheaff, Jeff Goller, and Bruce Bohannon.

**Absent:** Steve Bittel, Francis Faulkner, Selectmen’s Representative Deborah J. Davis

**Others Present:** Town Administrator Shane O’Keefe, Recording Secretary Beverly Bernard, Resident Judy Gallauresi

**Minutes:**

- Minutes from June 16, 2014 were considered. Motion was made by Bohannon to accept the regular minutes of June 16, 2014 with change to page 4, last sentence. “The Committee voted unanimously by roll call to seal the minutes.” The motion was seconded by Goller. All were in favor. Motion passed.
- Non-Public Minutes from June 16, 2014 were considered. Motion was made by Goller to accept the non-public minutes of June 16, 2014 with change to page 2 indicating “The Committee voted unanimously by roll call to seal the minutes.” Also modify the first paragraph on page 2 “He also said that we shouldn’t throw this plan out *in its entirety*.” The motion was seconded by Sheaff. All were in favor. Motion passed.

**DISCUSSIONS/OTHER BUSINESS**

**Consideration of Airport Property as Possible Site for Town Facilities**

Osgood opened the discussion regarding consideration of property on Old Homestead Highway near to the Keene Dillant-Hopkins Airport as a possible site for some Town facilities. Discussion centered on regulations for building near an airport. Osgood said he spoke to Airport Director Ed Mattern about the availability of some of the land. Osgood said he and Mattern discussed land in the Runway Protection Zone. Osgood said that according to Mattern land south of the chain link fence is open to development and not in the Runway Protection Zone. Osgood reported that Mattern said the land is possibly for sale or for lease and, since the land is owned by the City of Keene, any consideration for leasing or purchasing the land would have to be approved by the Keene City Council.

Bohannon referred to speaking to Dave Bergeron of Brickstone Land Use Consultants about some land near the airport and Bergeron noted that government grants might not be available given the proximity to the airport. Osgood clarified that the land he and Mattern discussed is about 13 acres and is not the same parcel that Bohannon had discussed with Bergeron in the past. Discussion continued regarding what kind of activity is acceptable near to an airport. Bohannon suggested the Committee obtain a clarification from Bergeron about property near to the airport.

Discussion was held regarding the Town seeking government money versus private money when financing building projects. It was noted that there are many strings with Federal money. Gallauresi spoke about the difference between federal grants versus bond issues. Obtaining funds can be an

onerous burden. Gallauresi said it was questionable that Federal funds would be granted for land with such close proximity to an airport.

Osgood asked the Committee to approve consideration of the airport land. Osgood referred to the Town's Master Plan which calls for a Fire Station in central Swanzey.

Osgood referred to the drawing provided by the architects for the Carlton Road property. A discussion occurred regarding the number of parking places needed for the Police Station. Goller pointed out the architects probably were trying to prove that the Police Department should not remain at the present location. Osgood said the Committee has to look more critically at some of the information provided by the architects.

O'Keefe left the meeting briefly to phone Bergeron and when he returned, O'Keefe said he had been able to reach Bergeron. O'Keefe reported that Bergeron said he would check into State or Federal regulations that might impact location of a public safety building adjacent to an airport. Gallauresi volunteered to do some research to answer the questions about public safety buildings being in proximity of an airport.

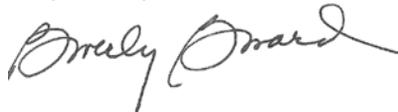
Osgood also said speaking to the City of Keene is important to find out if the land would be available.

Sheaff made a **motion** to check into the feasibility of airport property located at Old Homestead Highway, NH Route 32, and Tax Map 34/Lot 32 for proposed Town facilities and to present that idea to the Board of Selectmen, subject to their approval. There was a second by Goller. Sheaff said that there were height restrictions at one time in the past. Bohannon said that there is a Federal regulation regarding a height restriction based on FCC and FAA rules. O'Keefe pointed out the land is on the inside of a curve and the visibility is somewhat restricted. O'Keefe noted it was sometimes difficult to get a permit for a curb cut from the NH Department of Transportation, and recently experienced with the Safford Drive project. No further discussion. All were in favor. **Motion passed.**

Discussion was held regarding the fact that public sewer and water are a short distance away from the location of the property at the airport that is under consideration.

**ADJOURNMENT - Motion** to adjourn was made by Goller, seconded by Sheaff with all in favor. **Motion passed.** Adjournment occurred at 4:43 p.m.

Respectfully Submitted,



Beverly Bernard, Recording Secretary

Approved August 4, 2014