

MINUTES/DECISIONS OF THE CAPITAL IMPROVEMENTS COMMITTEE
MEETING DATE: APRIL 8, 2019

In attendance = X; Alternates Seated = S; Partial Attendance = P; Excused Absence = E

Timothy Malley Chairman <u> X </u>	Ed Van der Veen <u> X </u>	Charlie Bracket Secretary <u> X </u>	Jim Weaver Member <u> X </u>
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Bob Calzini Member <u> X </u>	Malcom Price Member <u> E </u>	Select Board rep. Member <u> E </u>
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Dillon Dumont P.B. Alternate <u> X </u>	Brian Groth Town Rep. <u> X </u>
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- I. Call to order at 7:00 P.M
- II. Pledge of Allegiance
- III. Roll Call
- IV. New Business

A. CIC Organizational Session.

Mr. Groth presented the objectives, process and schedule for the Committee in preparing the Capital Improvements Plan. Adjustments to the schedule were discussed. Mr. Groth presented a list of project evaluation methods for the Committee to consider before the next meeting.

B. Benson Park Committee - presentation of CIP submittals.

Committee Representative – Richard Empey
Project 1 of 2: Haselton Barn Roof Replacement

Mr. Empey presented the Benson Park Committee’s proposal to replace the roof of the Haselton Barn. The current roof is leaking and the shingles are sliding off the roof. The water penetrating the roof is causing rapid deterioration of the barn and ultimate collapse of the entire structure. The deed (agreement with the State as part of Benson Park purchase) requires that the barn be maintained in the same or better condition than the day Hudson bought the park. The committee requests this \$80,000 project be considered in the Capital Improvements Plan.

Mr. Van der Veen asked about the condition of the rest of the structure. Mr. Empey replied that some of it is in ok shape, the sills are less than pristine, and recommends the Committee take a tour of the barn.

Mr. Weaver asked about the repercussions of not maintaining the building to the standard stipulated in the purchase agreement. Mr. Empey replied that the agreement does not state a specific penalty. Staff recommended that the Committee review the purchase agreement which staff will furnish to them.

Mr. Brackett asked about the details of the engineer's report that will assess the structural integrity of the barn.

Mr. Weaver asked about the possibility of moving the building to a more suitable location. Mr. Empey said that the building can be moved within the park, but not out of the park.

Mr. Dumont asked if there is a "reverter clause" in the deed. Mr. Empey replied that is the State determines that Hudson has not upheld its part of the deal, the State can take the park back, but would also have to reimburse the Town for all the improvements funded by the Town.

Mr. Malley asked what would happen if the roof caved in. Mr. Empey replied that he doesn't know for sure.

Mr. Brackett asked if there were other critical elements that would fall in the 6-year time period of this CIP.

Mr. Weaver discussed the notion of relocating and performing a total rehab on the barn to turn it into an asset for the community, as opposed to doing bare minimum maintenance.

Mr. Calzini asked what shape the barn was in at time of purchase.

Mr. Malley asked Mr. Empey to host the CIC for a site visit. Mr. Empey agreed and will arrange time through town staff.

Committee Representative – Richard Empey
Project 2 of 2: Kitchen Building Roof Installation

Mr. Empey presented the Benson Park Committee's proposal to install the historic clay tile roof of the Kitchen Building in Benson Park. A temporary roof installed many years ago has reached its serviceable life and must be replaced before the building incurs structural damage due to water penetration. DHR deems the clay tile roof that was on the building to be a "character defining feature" and is requiring the original product manufactured by the Ludowici Roof Tile Co. be used. The deed for

this property requires that the Town must maintain this building in equal or better condition than it was on the day of purchase.

Mr. Brackett asked that since the clay tile roof was not installed at the time of purchase in 2009, why is Hudson obligated to do this? Staff will investigate the purchase agreement.

C. Land Use Division/Engineering Department - presentation of CIP submittals.

**Engineering Department Representative – Elvis Dhima, P.E., Town Engineer
Project 1 of 6: Twin Bridges Rehabilitation**

Mr. Dhima explained the following:

This project is a Nashua/Hudson 50/50 responsibility. There is no State Bridge Aid at this time and the project will consist of membrane replacement, deck rehab/ patching/ pavement. This will extend the life of the bridges by 25 years. Bridges are currently rated 6 and 7 out of 10. This is currently one of two ways for first responders to receive assistance from Nashua and bring patients to the hospitals in Nashua. If left unresolved its rehab cost will increase significantly, from \$2 million to \$15-20 million.

**Engineering Department Representative – Elvis Dhima, P.E., Town Engineer
Project 2 of 6: Upgrade of Town Owned Traffic Light Intersections**

Mr. Dhima explained the following:

This project will upgrade all Town light intersections with GridSmart, McCain, Transparency License, and Fiber Optic connectivity. This system will be accessible to Town staff, including the Engineering, Public Works, Police and Fire Departments. The completion of this project will provide a uniform platform to access all intersections (visual detection and control cabinets) and additional features such as Adoptive Signal System can be added later on to increase traffic flow efficiency. Corridor Impact Fee funds will be utilized to complete this project, and therefore there will be no impact on tax payer.

**Engineering Department Representative – Elvis Dhima, P.E., Town Engineer
Project 3 of 6: Speare Road Culvert Replacement**

Mr. Dhima explained the following:

An existing 36”- 42” culvert on Speare Road is in need of replacement. This section of the road has a 20 foot drop from one side of the road to the other, which makes this project a challenge. The completion of this project will address an existing safety and access issue for Speare Road.

**Engineering Department Representative – Elvis Dhima, P.E., Town Engineer
Project 4 of 6: Lowell Road Bridge Rehabilitation**

Mr. Dhima explained the following:

An existing bridge on Lowell Road is in need of lining. This project could be done similar to Central Street Bridge Rehab, with steel reinforcement and installation of concrete liner on the bottom of the culvert while having a 24/7 water pump bypass. The completion of this project will address existing safety and access issues for Lowell Road. This bridge is currently rated 5 out 10. Grade four puts this bridge on the State Red List.

**Engineering Department Representative – Elvis Dhima, P.E., Town Engineer
Project 5 of 6: Melendy Road Culvert Replacement**

Mr. Dhima explained the following:

An existing bridge on Melendy Road is in need of replacement. This project requires full replacement of the existing structure with new culvert, cast in place structure, while having a 24/7 water pump bypass. The completion of this project will address existing safety and access issues for Melendy Road. This bridge is currently rated 5 out 10. Grade four puts this bridge on the State Red List.

**Engineering Department Representative – Elvis Dhima, P.E., Town Engineer
Project 6 of 6: Lowell & Birch Intersection Update**

Mr. Dhima explained the following:

This project proposes transforming this 3-way intersection into a 4-way intersection, while replacing the bridge and relocating First Brook from underneath the T-Bones restaurant building. The completion of this project will address existing safety and access issues for Lowell Road, the need for the bridge replacement under Lowell Road and the much needed relocation of the First Brook, currently under an existing building.

Mr. Brackett added that the former Police Chief thought that project #6 is extremely important because there are no good alternate routes, should that intersection fail.

V. Adjournment

Meeting adjourned at 9:10 p.m.

Brian Groth
Town Planner