



MADBURY PUBLIC WORKS PLANNING COMMITTEE

13 Town Hall Road, Madbury, NH 03823

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Approved February 10, 2025

OFFICIAL BUSINESS

Minutes of: January 13, 2025

Meeting Convened: 7:00 pm

Members in Attendance:

John Vanasco - Chair

Tony St. Louis - Vice Chair

Sara Anderson

Friz Green - alternate

Mat Paugh

Mark Avery

Support Staff:

Daphne Chevalier - Recording Secretary

Others in Attendance:

1. Call to Order

Chair Vanasco called the meeting to order at 7:01pm and called the role.

2. Approval of Minutes: December 2, 2024

Chair Vanasco read the December 2, 2024 minutes into the record. The date on the minutes needs to be corrected to read December 2, 2024.

Motion** by Member Green to approve the December 2, 2024 minutes as amended. **Seconded** by Member St. Louis. **Motion passed unanimously (6-0-0).

3. Findings on Transfer Station monitor wells

Member St. Louis spoke with a few companies about well monitoring. Yankee said they are not taking new customers. Epping doesn't have the capability of testing the water or pumping the well. He met with the Select Board to present the results of his research. He found that at the June 5, 1980 town meeting, the town went to buy the property from John Kelly for \$50k. They ended up extending the town meeting to June 30, 1980 to borrow \$39k to pay for the property. He shared the history of the transfer station property. There was some dumping done on the site. On March 6, 1980, 4 test pits were drilled down to 10ft. In 1982, the town drilled 8 3-inch core drills down to 30'. All were dry except the two that are the current wells on the site. The third test well seems to have been bulldozed over at this point; it is somewhere in the stump area and it was a dry hole. The 2 wells on the site were put in by and are owned by the town. After meeting with the Select Board, they recommended there is no need to have the wells further tested at this time since it would only be surface water that would be tested. Bulk items may have been

disposed of on the site until the transfer station was up and running, but the old dump is now capped. Member St. Louis said a 12” well might be needed to have a higher volume of water for washing trucks. The committee will discuss that later in the planning process. Selectperson Avery said the town receives reports from the state about contamination from Madbury Metals, but that seems to be going in the opposite direction of the site.

4. Equipment list - Concrete blocks

Member Paugh spoke with the Lee Supervisor who can get concrete blocks for \$25 - \$35 each. He will order through Lee when they place their order. The blocks can be stored on the proposed DPW site to the left of the gate.

5. Engage with firms for site plan

Chair Vanasco reported that Jones and Beech will get back to him with a quote for the conditions survey. Member St. Louis reported Mr. Bouchard said the boundary survey and plan is \$12k. Member Paugh asked if Eric could put out a call to the town to see if there is anyone local who might want to do the work. Selectperson Avery said that is a possibility, but Mr. Paugh will need to provide Eric with the write up. Mr. Paugh said he will also reach out to the Lee Supervisor to see if he knows of anyone.

Member Anderson reported she spent some time researching on the Brookline website, but much of what she found led to dead links. Member Paugh offered to call Direct Metal and Steele to see if they have engineers who will do it all. Selectperson Avery will reach out to a contact to see if he has any recommendations.

Selectperson Avery said the top priority is the salt shed; specifics of the building can come after.

6. Progress on grants

Selectperson Avery said they need to talk with some contacts to see if anything is available for the town. A hazard mitigation plan is required to get FEMA money. The Select Board needs to follow up. Selectperson Avery said there is a website listing grants that he needs to review to see if anything is applicable.

7. RFP

Member Anderson said she found things very simple in scope in her research. She thinks the RFP can be pretty straightforward. Selectperson Avery said there may be some elements in this summary that need to be included in the RFP, and he will look into that.

Chair Vanasco wondered about how much the town wants to secure the property. There seems to be bike trails through the area. He asked if fences would be desirable to secure the property.

Selectperson Avery said hunters do use the area as well. Chair Vanasco asked if no hunting signs could be posted.

Member Paugh said the site will need electricity; even if the town hires a vendor, that vendor will need electricity to run their equipment. The committee discussed Quonset huts as a possibility for storing equipment.

Member Green pointed out that the engineer that designs the facility will review the RFP for architectural/engineering services. Member Paugh and Member St. Louis recommend two bays: one for sand or mix and one for salt.

Member Anderson reported she had difficulty finding an example online of the RFP language to use as a guide to format the list of items Selectperson Avery put together in a previous communication to be included in the RFP. Selectperson Avery said the proposals could come to this committee to review, but the Select Board will need to see the proposal to approve the spending.

Chair Vanasco volunteered to type up the RFP in a Word Doc to formalize the scope. Selectperson Avery recommended Chair Vanasco talk with Eric about the policies to find out if there is anything that needs to be mentioned in the RFP.

8. Adjournment

Chair Vanasco suggested the committee meet monthly after the next meeting.

The next meeting will be 7pm January 27, 2024 at the Town Hall.

Motion to adjourn by Member Green. Seconded by Member Anderson. Motion passed unanimously (5-0-0).

Meeting adjourned: 8:09 p.m.

Respectfully submitted by Daphne Chevalier.