

Town of Madbury, New Hampshire

Master Plan: Toward the Year 2010

2.7 Town Facilities and Services

Prepared for

Town of Madbury Planning Board
Madbury, New Hampshire

by

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Town Facilities and Services

1. Policy

Accommodate the service and infrastructure needs of residents without placing an undue burden on taxpayers.

Volunteers provide the backbone of most Town services. Town population and the technical and legal complexity of Town affairs continue to increase. The Town needs to take steps to maintain the quality of services by the considered use of volunteers, employees, and contractual services.

2. Municipal Facilities and Services

2.1 Civic District or Town Center

The Civic District or Town Center was established to create a sense of place for the Town. It includes the land occupied by the Town Hall and adjacent lands, Town Library (the former Police Station Building), Town Cemetery, Demerritt Park, Moharimet Elementary School and adjacent Town owned land. (See attached Civic District Map). The area features architecturally unique buildings, but lacks overall unified site planning and architectural appearance. In addition, it lacks pedestrian and/or bicycle linkage between the facilities and between the Town Center and the adjacent residential neighborhoods. Improvements could significantly upgrade the unique character of the area and its identity as the “center” of and a source of pride for the residents.

2.2 Town Hall

Madbury Town Hall, located in the Civic District on Town Hall Road, was constructed in 1861. An addition to the building was made in 1985, providing offices for the town clerk, assessor, tax collector, building inspector and a meeting room. The original meeting room is used for the annual town meeting and meetings by municipal bodies. It can accommodate 150 people. A renovated small meeting room and two new offices are being discussed as part of an addition to the eastern side of the building.

Part-time employees provide Town municipal office services.

Town Hall served as a shelter for emergency situations before the new Public Safety Building was opened. It is equipped with kitchen and bathroom facilities and the hall space. It can continue to be used as a backup shelter.

The Town may require additional office and storage space as the Town grows.

2.3 Town Library

The Madbury Town Library was established two years ago. The collection of 550 books is stored in the large storage closet in the main Town Hall meeting room with another 3000 stored in the “annex”. There is an active group of enthusiastic residents involved in the library programs. The library provides story hours for young children, after school activities for elementary school children and adult reading. A small, very interested group is actively building resident participation in library funding and activities. A capital reserve fund has been set up for a library building. At the 2003 Town Meeting, the Town approved the Library's use of the former police station building after the police move to the new facility. In the future, the committee would like to appoint a director, hire librarians, expand the collection, install a computer, offer programs, and participate in statewide library operations once a permanent place for the library is secured and provide the usual library services to be expected of a small community.

2.4 Public Safety Building (Police and Fire Departments)

The Police and Fire Departments are located in a new building on Route 155. The single story building contains 11,000 square feet. The Town started planning for a new public safety complex several years ago and paid for the facility via a capital reserve fund. The department offices will occupy either end of the building and share a common entry. The building also contains a meeting room, a training room, shower and locker rooms and a full kitchen. It includes updated communications and computer processing equipment, a “sally port” for interior police car access and interior parking for the fire trucks and other emergency vehicles and equipment. The building will be an emergency shelter, equipped with backup generator, water and gas supply and shower facilities. The complex can accommodate approximately 200 people in an emergency situation with the fire trucks and cars removed.

The new building is expected to meet the needs of both departments for several years.

2.5 Police Services

Per State law, police services are the primary responsibility of the State Police until Madbury's population reaches 3,000. Then the Town can decide if it wants to assume full responsibility for police services. However, since expectations for police services have increased substantially over the last five years, the Town already has assumed greater responsibility. Now, ten part-time Town personnel provide police services. These include the Police Chief, a volunteer, a full time Deputy Chief (35 hours per week), a secretary, and approximately seven part-time officers who patrol the community. As the Town grows, it is anticipated the Town will accept a larger responsibility for police services. The Selectmen foresee having a full-time officer on duty as well as a full-time Deputy Chief in the next couple of years, if the budget allows. The Town is continuing to increase the budget for additional patrol time and ultimately to have an officer on duty twenty-four hours a day, seven days a week.

This should enable maintaining and hopefully improving the current approximately twelve to fifteen minutes response time.

Currently the Department has five cars: a 2002 police cruiser, a 1998 cruiser in good condition, a 1992 cruiser, and an older four wheel drive Blazer. The plan is to upgrade a vehicle every two to three years. One vehicle upgrade will be proposed for FY 2004 in the amount of \$35,000.

2.6 Fire Protection Services

Madbury's Volunteer Fire Department provides fire and safety services. It is comprised of approximately thirty members: five honorary members and approximately twenty-five active members. The new station has six bays with large doors, which is expected to meet the needs of the department for the next several years. The building has large meeting rooms to ease daily operations. At some point in the future, the building could be modified so that firemen can live there.

The Department is requesting the purchase of a new engine for fiscal year 2003 at Town Meeting. Most of the funding is available in capital reserve. A small portion would be bonded. The new engine will have a 1500 gpm pump and a 1200-gallon tank. Due to the limited amount of water supply within the community and the number of buildings, the Town may need a larger tank vehicle in five to ten years. There is no immediate need.

Water for fire protection is available in fire hydrants and fire ponds located throughout the Town. The Town bought the Hicks Hill reservoir in May 1998, along with the site where the new safety complex was built. The pump system for the reservoir is old and may need to be updated. The Town has a well to provide the needs of the new public safety building. The reservoir provides water for fire protection. The Town added another hydrant on the new Public Safety Building site. Two hydrants on Perkins Road are no longer maintained. Irrigation farmers own them privately. The hydrant at the fire pond on Moharimet Drive is still in place. The Town added a pond and dry hydrant on Nute Road, at the former Chase residence. At the Valleyview Estate, off Old Stage Road, a new pond and hydrant were added. Two cisterns have been added recently: a 30,000-gallon cistern at Moharimet School, and a 15,000-gallon cistern on Champernowne Way. The Town added two hydrants: one on Evans Road, the second on Route 155 near the railroad bridge. There is access to the hydrant at the intersection of Pudding Hill/ Mast Road and Freshet Road, where the Dover Water Treatment Plant is located. At the Portsmouth Water Treatment Plant, the hydrant at the lower gate was replaced. There are two more hydrants within the treatment plant

Madbury belongs to Seacoast Chief Association, which has a "haz-mat" or hazardous materials team to deal with hazardous accidents.

The Department's vehicles include:

1. 1989 Ford/KME Engine is in good condition. It has a 1000-gallon-per-minute (gpm) pump and a 1200-gallon tank. It carries 1200' of 4" hose, 200' of 2 1/2" hose and 600' of 1 3/4" hose.
2. 1978 Dodge 4 X 4 Utility Truck carries EMS and forestry equipment.
3. 1978 Ford Engine's front mounted pump is capable of 750 gpm. The truck carries 1200' of 2.5" hose, and 600' of 1.5" hose. It will retire upon replacement.
4. 1965 Mercedes UNIM06 4 X 4 is a forestry vehicle with a 400-gpm pump that can deliver 200 gallon water.
5. 1942 4 X 4 Forestry Vehicle in fair condition. Its front mounted pump delivers 500 gpm. It is on reserve status only.

2.8 Parks and Recreational Facilities and Services

The Town has a Recreation Committee composed of seven members. Its main duty is to maintain and oversee the development of fields. It has not addressed recreational activities.

Demerritt Park, located at the intersection of Town Hall Road and Route 155, is well used by residents of Madbury, Durham and Lee for public recreation. It covers 12.2 acres connected by ball fields. The Town upgraded the playing fields over the last several years and added water to the fields (baseball and softball fields) in Demerritt Park. The fields consist of a full size soccer field, a softball field and a Little League sized baseball field. Use of these fields is essentially limited to organized team sports.

In addition, the Town has established a recreational field along Route 155 on land the Town purchased years ago. The Town is leveling a large area for multi-functional activities: practice for soccer, pickup baseball games. It is a large leveled area of 27 acres, which amounts to the size of two full-sized soccer fields and a parking area. No water is planned for the field in the near future. It is an open place with no formal designation of soccer field or baseball field. It forms with the playing fields in the Moharimet Elementary School a large complex that will be open to the students next year.

Between Demerritt Park and Boodey Rock (across the street from Town Hall) there is a cleared area and a platform for picnic use.

Trails are located in the woods behind the Town Hall. They are used by hikers, bikers and dog walkers, and for winter activities. The Town's Conservation Commission oversees these trails. The trails are connected to the University Kingman Farm trails.

The Hayes Hill Playground (near Moharimet Circle) is a 2-acre field used for recreational activities. It is maintained by the neighborhood.

As of now, the Town plans no addition or expansion of recreational facilities.

Organized recreational programs for children in Madbury, Durham and Lee are provided by Oyster River Youth Association (ORYA); a private nonprofit organization, located in Durham. ORYA has provided recreational programs with parental volunteers for over thirty years. In addition ORYA employs two full-time and one part-time employee. Ninety (90) % of ORYA's funding comes from the program fees charged to the participants, and 10 % comes from annual appropriations from the three member towns. Each town contributes a fair share of facilities to the programs and ORYA organizes the teams, hires coach etc. Current programs include theater, dance, and sports except football. Now there are approximately 325 children from Madbury involved in the programs. Overall 2,400 children from the three Towns participate in the programs.

In summary, park and recreation facilities appear adequate for the next several years, except for the possible need for some neighborhood parks.

2.9 Public Works

Madbury hires contractors for road construction and maintenance; the only public works necessary for the Town since the Town does not have public water or a public sewer system. The Town does not anticipate establishing a public works department in the near future. Eventually the Town may be required to have a public works facility with trucks and full-time employee to plow and repair the roads. The Town has some land available that could be used for a public works facility if it is necessary.

2.10 Town Owned Land

The Town of Madbury owns several tracts of land, totaling approximately 350 acres, or 5% of the Town's area. (See Appendix) These lands serve various purposes including parks, recreation and open space/conservation.

In addition, the Town holds a conservation easement on 123.8 acres referred to as the Fernald Easement on Nute Road.

Some conservation lands and easements require monitoring as shown on the table. The Town has established a Capital Reserve Fund for the acquisition of land and/or easements deemed useful.

2.11 Town Cemetery

The Town purchased 5.72 acres for Madbury Memorial Park in 1991. In 1993 Madbury filed the current cemetery plan with the Registry of Deeds. Since 1994 the Town has been doing some site development work, leveling lands, putting in drainage, a well and a water line. The layout, shaped like a wheel when seen from above, consists of two parts. One part is for burial use, with 384 gravesites and 29 memorial posts in place. The other part will be used as a memorial garden, where people can have a quiet place for rest and meditation. The Town has planted some native trees donated by residents of Madbury around the cemetery boundary. In the next few years, the Town will investigate the feasibility of a complete irrigation system installation and will continue landscaping and lighting improvements on the site.

2.12 Solid Waste Disposal

Madbury has a solid waste transfer station located on Pudding Hill Road. It is open three times a month from April through November. A part time contractor works on those days. (During other months, residents may contract privately for transfer station type waste disposal services.)

The same transfer station contractor picks up household wastes and recyclable paper and plastics on a weekly basis. These wastes are taken to the transfer station where they are sorted and removed from the site.

The Lamprey Regional Solid Waste Cooperative (LRSWC) transfers the waste from the transfer station to the Turnkey Landfill in Rochester. Waste Management, Inc. operates this landfill. LRSWC pays the tipping fee and then bills the Town.

Most scrap metal brought to the transfer station is transferred to a privately owned metal recycling company.

2.13 Lamprey Regional Solid Waste Cooperative (LRSWC)

LRSWC is a political entity set up years ago to dispose of solid waste. It has 14 member communities from the region including Madbury. It now employs one part-time office person and two part-time truck drivers. Madbury is one of four active members that use a truck owned by LRSWC to transfer solid waste to the Turnkey Landfill in Rochester.

The cost of solid waste disposal in Madbury for 2002 was approximately \$55,000. The cost is expected to increase over 5% annually. Through the LRSWC the Town pays a reduced rate of \$57 per ton to Waste Management. In addition, LRSWC charges \$2.15 per mile for truck usage. LRSWC's contract with Waste Management expires in 3 years.

3. Other Public Facilities and Services Located in /or Serving the Town

3.1 Public Education

The Oyster River School District's Moharimet Elementary School is located in Madbury on 25 acres between Route 155 and Town Hall Road in the Town Center/Civic District. It opened in 1989.

The Oyster River Middle School and the Oyster River High School, that serve Madbury's students, are located in Durham.

The Oyster River School Cooperative District was established in 1954. From its small beginning serving 661 students in one facility, the District has grown to nearly 2400 students educated in four schools. While the district is made up of three towns, Durham, Lee, Madbury, it is a single political unit that votes by official ballot rather than the traditional "town meeting" form of government according to RSA 40:13. All of the

registered voters in the three communities make up the legislative body that elects a seven-member school board to govern the district.

Operations at the elementary school have a major impact on the Town and the Town Center/Civic District and visa versa. Close cooperation ranging from facility needs, after hour use, recreational use, and possible joint use of the library facilities could reduce property taxes.

School operations also impact local property taxes. The 2003 local school district tax rate is \$12.00 / \$1,000 of property assessed value.

3.2 Ambulance Services

Ambulance services are provided by the Durham Ambulance Corps, a private non-profit organization, founded in 1968. It provides 24-hour emergency ambulance service to Durham, Lee, and Madbury, and the Durham Campus of the University of New Hampshire. The Corps works closely with Madbury Fire Department and Fast Squad (below). The organization transfers patients to Wentworth Douglas Hospital in Dover, Exeter Hospital, and Frisbee Hospital in Rochester, and Portsmouth Regional Hospital. The organization is funded through patient bills, appropriations from the communities, and donations. It is staffed with a full-time administrative manager and 40-55 volunteers (including four paramedic certified volunteers) consisting of residents and UNH students. The Corps operates the two McGregor Memorial Ambulances: a 1996 Type III Road Rescue Ambulance on a Ford E-350 chassis, and a 2000 Type III Road Rescue Ambulance on a Ford E-450 super-duty chassis

In 2001 Durham Ambulance Corps responded to a record 974 calls, a 4.3% increase from 2000. There were 360 calls to Durham (36.96%), 290 calls on the UNH campus (29.77%), 226 calls in Lee (23.20%), 49 calls in Madbury (5.03%), and 49 calls for mutual aid to other communities (5.03%).

3.3 First Aid Services

Madbury First Aid & Stabilization Team (FAST Squad) is a volunteer organization, working closely with the Madbury Fire Department and Durham Ambulance Corps to provide first responders to emergency and medical calls prior to the arrival of the ambulance. Currently there are ten members including two paramedics, eight state licensed Emergency Medical Technicians. All squad members belong to the Durham Ambulance Corps.

The FAST Squad's annual budget is \$1,800, approximately half of which is raised locally through private contributions and fundraising efforts on Madbury Day. During the last several years, the FAST Squad responded to between 50 to 60 calls annually. Both the Fire Department and the Ambulance Corps provide insurance coverage for their members.

4. Conclusion

Madbury's Town facilities and services appear adequate for the short term. However, there will be a continuing need to reserve capital for police and fire safety equipment, Town Hall expansion, Town Library improvement and possible park/recreation and conservation improvements and acquisitions.

5. Recommendations

1. Prepare a specific Town Center Development Plan to guide unified site planning and architectural design appearance and provide improved pedestrian and bicycle linkage between the facilities and the adjacent residential neighborhoods. Ensure the improvements protect and enhance the Town's traditional rural New England character and appearance.
2. Annually review growth and development as part of the capital improvement programming and the annual budgeting process to ensure that public facilities and services are adequate to meet community needs.
3. Earmark capital improvement funds for the acquisition of public safety vehicles and equipment.
4. Explore opportunities to share public facilities and services with adjacent communities, the school district, and other public entities to reduce costs (e.g. property taxes) and increase benefits.
5. Maintain an inventory of public lands including their use and resource value and consider additional acquisition, disposition and/or swap opportunities.
6. Designate a location for possible future public works facility.
7. Easements should be monitored as required and the summary table kept up to date.

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 Town Facilities and Services

6. Appendix

Table of Town Owned Properties

TOWN OF MADBURY, NH Master Plan: Update - Town Properties						March 31, 2003				Primary Type of Protection	
PROPERTY	LOCATION	ACRES	MAP:LOT	PAGE #	OWNER	RESTRICTIONS	MONITORING				
							REQUIRED	DESIRED	LAST		NEXT
NORTH CORNER LOTS	GREEN HILL ROAD	45	1:31,31B, 41 & 44	2	TOWN	NONE	NONE	5 years			Fee Ownership
BELLAMY RIVER WETLAND PRESERVE	MOHARIMET DRIVE	13.5	4:23	6	TOWN	NONE	NONE	YEARLY		2/03	Fee Ownership
HAYES HILL PLAYGROUND	MOHARIMET DRIVE	2.35	4:22	8	TOWN	PLAYGROUND	NONE				Fee Ownership
FERN WAY PROPERTY	FERN WAY	18	2:14	10	TOWN	CONSERVATION	LCIP	YEARLY	9/02	4/03	Fee Ownership
BOLSTRIDGE FOREST	HAYES, TOWN HALL & CHERRY LANE	90	5:14	12	TOWN	CONSERVATION	NONE	3 Years		5/04	Fee Ownership
TIBBETTS PROPERTY	TOWN HALL ROAD	49.18	6:04	16	TOWN	CIVIC	NONE	3 Years			Fee Ownership
TOWN CEMETARY	CHERRY LANE	5.72	6:4A	18	TOWN	CIVIC	NONE				Fee Ownership
DEMERRITT MEMORIAL PARK	TOWN HALL, 155	12	6:01	19	TOWN	PARK OR RECREATION	NONE				Fee Ownership
TOWN HALL PROPERTY	TOWN HALL ROAD	25	7:13,13A,13B,14, 21,22	20	TOWN	CIVIC / CONSERVATION	NONE	3 Years			Fee Ownership

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Property	Location	Acres	Map: Lot	PAGE #	OWNER	RESTRICTIONS	MONITORING				Primary Type of Protection
							REQUIRED	DESIRED	LAST	NEXT	
HICKS HILL	155 & TOWN HALL RD	23.15	7:3B	24	TOWN	NONE	NONE	3 Years			Fee Ownership
WENTWORTH	155	7.97	7:17A	26	TOWN	NO BUILDING	LCIP	YEARLY	9/02	4/03	Fee Ownership
FIRE STATION	MADBURY ROAD	1	8:16	28	TOWN	CIVIC	NONE				Fee Ownership
PUDDING HILL LANDFILL & FOREST	PUDDING HILL RD	57.67	8:04	29	TOWN	NONE	NONE	3 Years	6/95	10/04	Fee Ownership
GERRISH BROOK NATURAL AREA	GARRISON LANE	6.74	9:60	32	TOWN	NONE	NONE	3 Years	10-02	10/06	Fee Ownership
JABRE FARM PLAYGROUND	GARRISON LANE	3.45	9:60L	35	TOWN	PLAYGROUND	NONE		10/02	10/06	Fee Ownership
CHASE PROPERTY	NUTE ROAD		2:16A,B	6.51	TOWN	CONSERVATION	NONE	3 Years	9/97	2/03	Fee Ownership
TOTAL		350.54									

Source: Town Conservation Commission