

TOWN OF WOLFEBORO
PLANNING BOARD
MASTER PLAN REVISION
COMMUNITY FACILITIES CHAPTER SUB-COMMITTEE

SITE VISIT MINUTES MAY 4, 2018

Meeting called to order at the Public Works garages on Pine Hill Road at 8:45AM

Members present: Mike Hodder, Julie Jacobs, Justin Marbury, Linda Murray, Dave Senecal, John Thurston, Paul Whalen.

Staff present: Adam Tasker, Operations Manager.

The Public Works/Highway Department site is an industrial complex of steel and wood framed buildings with specialized vehicle and equipment maintenance and storage areas as well staging sites for bulk materials. On site structures include a new operations garage, tractor shed, the Public Works vehicle garage, out buildings for parts and equipment storage, a spreader shed and a salt shed.

The new operations garage is a steel framed building with two over-sized vehicle bays; a loft area stores small equipment and accessories. Staff requirements are supported by a kitchen and assembly room while in the back are a locker room with shower and toilet facilities. Parking and access areas are newly paved. Heat is provided in both buildings by a wood pellet system; burning efficiency and clogging of moist pellets would benefit in future from purchase and installation of a dry pellet storage silo. The new building has radiant floor heating.

The tractor shed is an old wood framed building primarily used for the storage of sidewalk maintenance vehicles. It appears to be in fair condition. Interior lighting is sub-standard, it would be improved by the installation of a new LED system. Parking and access are in poor condition, a new concrete apron and asphalt parking area should be among future improvements.

The Public Works vehicle garage is a steel framed building serving as the Town's vehicle service and maintenance facility. The interior is large and provides room for three hydraulic vehicle lifts. One of the current lifts is old; it has limited load capacity and should be replaced. The building is in fair condition. Paved parking and exterior access are in fair condition.

Other recommendations for needed improvements include a site-wide electric back-up generator system, covered plow and spreader pads, and a new spreader shed and a hoop-shaped sand storage building.

John Thurston & Mike Hodder

Planning Board, Community Facilities Chapter Sub-Committee Site Visit Minutes 5-4-18.