

AGENDA
Board of Selectmen
Monday May 1st , 2017
Approved May 15, 2017

1. Call meeting to order

Board Members Present: Paul Gordon, Tom Cavanagh, Georgianne Mora, Bob Forbes and Jim Ameden.

Paul called the meeting to order at 5:34 p.m.

2. Executive Session – Real Estate Negotiations and Employment Interviews

George moved to go in Executive Session for the purposes of real estate negotiations and employment interviews. Tom seconded. Motion passed with all in favor. The Board entered Executive Session at 5:35 p.m.

The Board moved out of Executive Session at 6:55 p.m.

The Board moved in to regular session at 7:03 p.m.

Staff Present: Stephanie Thompson, Tina Labeau, Kelly Pajala, Kevin Beattie, Esther Fishman

Others Present: Bruce Frauman (GNAT), Dick Dale, Bob Ray, Kim Ray, Nadine VanHouten, Tom Platt

3. Additions or deletions to the agenda

- Stephanie requested the addition of Zoning Permit and sign permit for 434 Main Street under New Business, item b.

George made a motion to add the zoning item to the agenda make the addition. Jim seconded. Motion passed with all in favor.

Jim made a motion to add 11 – a, hiring a road crew person. George seconded. Motion passed with all in favor.

4. Minutes

- a. Approval of Regular Board Meeting Minutes – April 17, 2017

Tom made a motion to approve. George seconded. Motion passed with 4 in favor and one abstention.

5. Select board pay orders

Passed around for review and signing.

6. Announcements/correspondence

Passed around for review.

- Green up day 5/6 Saturday. Kelly reminded everyone of pick-up and drop-off locations for bags.
- A lego contest will be held on 5/21 at the Town Hall.
- More information on both is available on the Town website.
- Jim shared that Town paving projects will begin May 15th on Hells Peak Road.

7. Visitors and concerned citizens

- a. Parks Board

- Kelly and Nadine visited as it is the start of the Parks season, and provided an overview of what they hope to accomplish. In the fall they would like to begin working on a 5-year plan and finalize their mission statement, along with annual fundraising goals. Bath houses have been removed from memorial park – no major construction plans this summer. Also, they hope to hold two community potluck dinners.

- In Pingree there are no major plans for construction either. They are working with Flood Brook Athletic Association around work to improve baseball fields and to determine individual organizations responsibilities for the work at the property. They also hope to show two movies, and a Family Fun Day this summer. Nadine said they are hoping to Music Monday's, every other Monday beginning 6/26 with music from 6 to 8 p.m., in Williams Park. They still need to determine if power will be an issue, and they are working on acquiring more funds, but have allowed \$5,000 from the Williams Park fund for this summer's events.
- The Parks had an insurance walk-through which went well and they will focus this summer on some needed work related to that.
- George suggested that one of the potlucks or events be tied into the finalizing of the Genser property and its removal. She said that would consider based on time frame.

Other: Kim and Bob Ray

- Had sent a letter of concern about the solar project across from Thompsonburg Road. She said Dick Dale and Oliver Olsen responded. However, she wanted to come to share how concerned they are about the expansion to a second field, as they were not notified during the first phase of the project. She has been contact with Public Service Board and they advised she talk with the original project developer. She said at that time they did not understand how devastating the project would in such a congested area. She noted she is not against solar power, but is concerned about placement of such solar fields and potential impact. She said she thinks that solar considerations are important to be taken into consideration in a Town Plan and improve notifications around town, for awareness and education.
- Paul thanked her for reaching out and that the Town is taking steps with its new energy committee, who is working with Windham Regional Commission to develop some energy plans, which would assist towns to be able to have substantial deference with the PSB. Kim noted she contacted Bob Borella with the letter.
- Her letter was received by the Town and was forwarded to the current project developer.
- George added that Bruce Genereaux presented at the last Board meeting and seemed keen on making the project right. She added phase 2 was pending some testing at the property relative to vernal pools.
- Bruce Frauman who is also on the Energy Committee noted that 5/10 at 6 p.m. the Energy Committee is meeting and Oliver Olsen will be there to discuss Act 174 on energy sighting. A public meeting will be taking place at 7 p.m.

8. Local Control Commission

- a. Second Class Liquor License – Downtown Derry, LTD.
- b. First Class Restaurant/Bar License – Garden Restaurant
- c. First Class Restaurant/Bar License – Garden Market
- d. Outside Consumption Permit – Garden Restaurant

Jim made a motion to approve the permits as presented. Bob seconded Motion passed with all in favor.

9. Town official's business

- a. DRB Appointment
Esther asked the Board to appoint to the DRB Bob Maisey.

Jim made a motion to appoint Bob Maisey to the DRB. George seconded. Motion passed with all in favor.

- b. Itinerate Vendor License – West River Market

Paul noted that he was concerned about the wear to the grass areas at the Market. At the end of the market last year, the Board requested that it be reseeded and hay covered to improve. He said if it was done now it might at least help a little. Bob said that with how late the season goes, it's pretty much past the growing season, and he felt in the spring would make more sense. Kevin wondered about using sod and if it might be cost prohibitive.

George made a motion to approve the vendor license with the condition that the grass areas are seeded and hayed now to help improve the existing condition, and that at the end

of the market season, or the board may reconsider use of the park for the market. Jim seconded. Motion passed with all in favor.

10. Transfer Station

a. Fee Waiver – The Collaborative

Esther asked about the large objects, and they advised every several years they have some sofas that they get rid of that their middle school students wear out. She is okay with that.

George made a motion to approve the permit. Jim seconded. Motion passed with all in favor.

b. Other – punch card committee is meeting tomorrow and she will email the Board to update.

- i. She would like to raise sticker prices for residents and non-residents, during the transition process. Residents would be from \$10 to \$15 and commercial would be \$25 to \$30. For these changes, a transition phase will likely be needed as individual adjust to the changes. Paul asked about the check and balance with numbering the tickets. Bob commented that numbering could be cumbersome but that maybe we could do something such as writing the purchasers name on the ticket to make it less likely to forge. Esther said the tickets can be done on special paper that would not allow it to be photo copied. The only place annual stickers could be purchased would be at the Londonderry Town Office. Jim noted he was concerned by the amount of the increase. Esther said when revenues go down, and it is not coming out of the transfer station which is shared by all towns who are part of it, and spreads it out more fairly than the extra burden on all residents. Paul asked for some numbers showing the need for the Board to better understand the reason and need, that can be shared to users why it is happening. Tina said she will send the spreadsheet for the transfer station. She said the increase amounts could be less if the Board would like. Last season they ordered 1200 residential stickers and 100 commercials - this can be looked at against the number sold to ensure they match up. Paul also noted that recyclability is not generating the revenue they use to be, despite the fact that we are encouraging everyone to recycle. Tom advised he has heard concerns in Town about the possible price increase and that they might get dumpsters instead. Jim added that at the end of the year to have a count of annual stickers sales to generate historical data. He also said another idea is to include in the property tax bill a sticker for everyone. You would still need to buy the card and stickers. Tina said it would 1,700 tax bills just in Londonderry.
- ii. Esther advised that trash haulers are required by Act 148 to be registered by the Towns, annually. A few have not yet been registered. She asked the State for a sample letter which they did not have. She has a template from the Town of Barton that she will share with the Board to see if that is something we would like to consider. Paul said the Town Attorney could write it and put it out, depending on the available funds in the budget.

11. Roads and bridges

- a. Update on fuel usage - 531.4 gals of fuel used last month. 6,072 gals left in the tank.
- b. Hire for Road Crew position

Jim made a motion to hire Austin Morse at the rate of \$18, with the condition that his CDL will be reinstated by the end of June. George seconded.

12. Old business

a. Sand/Salt Shed

Paul and Bob have been working on positioning of shed on some drawings to better use the site and to be able to access some gravel on the property. They will then get it to the engineering and continue to move forward towards RFPs. Bob said he was at the site today and spoke with Bill Wylie and has also spoke with Dick Dale about the possible slight change in location. Bob feels it will be better in terms of access to material, less ground work required and better concealed on the site.

b. Genser Property

Attorneys have been forwarding their documents to Two Rivers Ottaquechee Planning. They are hoping to secure a 2- month extension on the project deadline from HUD. Stephanie and Kevin have met to talk about the RFP for asbestos and demo work. Stephanie requested that the Board approve moving forward with the RFP that she and Kevin will draft. Kevin said another caveat is the 14-day

notification for the asbestos work that will further delay things and make it more important to make sure we don't waste any time.

George made a motion to approve moving forward with the drafting of the RFP. Jim seconded. Motion passed with all in favor.

- c. Smoking policy
The Board put the policy on the website for anyone with concerns to contact Paul. There were no such comments.

Bob made a motion to approve the policy. George seconded. Motion passed with all in favor.

- d. Hart/Frogs Leap Property
Paul updated that the Board spoke in Executive Session about options for the property and have reached a decision, based on attorney consult. The Board will be auctioning off the property to recovery expensive. Terms include Friday June 16th at 1 p.m. with a minimum bid 235000 and a 10% buyer's premium. If it does not sell at auction, the company would have 3 months to have a listing and to continue to work to secure a buyer.

George made a motion Approve the Exclusive Right to Sell Real Estate Auction Agreement with Thomas Hirchak Company. Bob Seconded. Motion passed with all in favor.

13. New Business

- a. Approve RFP for 434 Main Street Reuse

George made a motion to approve. Jim seconded. Motion passed with all in favor.

- b. 434 Zoning Permit

George moved to approve the application to apply for the required zoning and sign permits. Bob seconded. Motion passed with all in favor.

14. Adjourn

George made a motion to adjourn. Bob seconded. Motion passed with all in favor.