

BOARD OF SELECTMEN

FEBRUARY 22, 2010

MEMORIAL BUILDING

7:00 P.M.

The following are to be considered draft minutes only until approved by the Board at their next meeting.

Present: Selectmen John Chiarella, Don Hill, and Dave Tucker.

Due to a large number of people present, the meeting was moved to the lower level meeting room.

Chairman Chiarella called the meeting to order at 7:07 p.m.

John explained Pursuant to RSA 33:8-a the Springfield Board of Selectmen are required to hold a public hearing to receive comment on a proposed bond or note in an amount not to exceed \$195,000.00 for site work and drainage improvements at the Highway/Fire building.

Article 10

To see if the municipality will vote to raise and appropriate the sum of \$195,000 for site work and drainage improvements at the Highway & Fire building, and to authorize the issuance of not more than \$195,000 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33) and to authorize the municipal officials to issue and negotiate such bonds or notes and to determine the rate of interest thereon; furthermore, to raise and appropriate the sum of \$13,900 for the first year's interest and payment on the bond or note. This will be a non-lapsing appropriation per RSA 32:7, VI, and will not lapse until the work is completed or by December 31, 2015.

The Selectmen and Budget Committee recommend this appropriation.

John explained that 4-5 years or so ago, the State had evaluated drainage issues at the town garage & fire station and put forth some mandates to correct problems. Engineering studies were begun and some problems corrected. This past year further engineering studies have been done to find a way to correct drainage issues that caused flooding during the heavy rains in late 2007. The State recommended correcting drainage problems as the building is used as the emergency operations center and as an emergency shelter. Doing any work in or near wetlands involves permitting and in order to obtain permits, engineering studies must be done. The Town can't just go in there and begin doing the work.

John discussed the proposal as per the engineer's plans. The Selectmen received project costs estimates from a construction project estimator. Due to the high costs, the Selectmen have narrowed the scope of the project. The project will not include a sand and salt shed at this time.

The project has not been put out for bid at this time. John explained, by State law the Selectmen are required to hold a bond hearing for amounts being appropriated over \$100,000.00. That is the purpose for this hearing, which has to be held before it can be voted on at Town meeting. Project specifications are not available. The Selectmen's plan was to develop further project specifications before the bidding process.

Comments and questions from the public were addressed. The Selectmen noted due to wetlands issues any work there requires State wetlands approval. In order to obtain a wetlands permit, engineering plans must be submitted. The Town is obligated to follow State regulations. The scope of the project is such the Selectmen felt it would not be the best use of town resources to have the highway department do this project. The Selectmen do not know if existing drains can be replaced in-kind without permits, but felt it was unlikely. Problems arise from the water table and the amount of run-off at the site. The Selectmen have reviewed several options. The Selectmen are obligated to make decisions all the time how to meet the financial commitments and obligations of the town, while balancing all the outside influences and financial requirements of the town. The Selectmen, in using the information they had available, made a recommendation for an appropriation to be decided by the voters. They are hopeful the project can be done for less, but the appropriation has to take into consideration possible additional costs such as engineering oversight, project management, and possible cost over runs due to conditions on the site that may exist that cannot be predicted at this time.

Other budget discussion:

The Selectmen also discussed the requirement of a statistical update that is mandated by the State of New Hampshire Department of Revenue and replacement of the historical museum's roof. Both those requests are being appropriated in the operating budget of the town.

Following the comments of those present, the Selectmen agreed to put a bid package together for a RFP process that would be done prior to Town meeting.

The public bond hearing was closed at 8:00 p.m. Several residents then left the meeting. Those who remained were: Cynthia Bruss, John Trachy, Todd Richardson, and Justin Hastings.

Conservation Commission: Cynthia Bruss noted as part of the Conservation Commission's ongoing process of mapping town lots, she has been looking over the documentation for the property at the Grafton town line. The deed references are conflicting as to the amount of acreage there. She questioned whether it might be possible for a surveyor to check the boundaries. Don wondered if the Commission knew of anyone who might be willing to do this gratis. Cynthia stated she has scheduled a forester to look at the best use of the town forests. John asked the Conservation Commission to put together an estimate of what the costs might be regarding a survey and they Selectmen would see where this fits with other lists of projects of the town. John Trachy noted the commission is looking into whether there might be some federal funds available for this. John C. questioned if the Conservation Commission would be willing to pay for this with their funds. Cynthia stated that the Conservation Commission fund is small and the CC does not have a way to increase these funds.

Star Lake: John Chiarella noted that remaining concerns of the Board of Selectmen have been addressed. The Planning Board granted conditional approval of the subdivision at their meeting February 18th. The Selectmen then voted unanimously in favor of recommending Warrant Article 12.

The Town Warrant was then signed by all three Selectmen.

Minutes: The Board voted unanimously to approve the Minutes of February 1, 8, and 11 as written.

Schedule for Tuesday, March 8 Election Coverage: John will be present from 11 to 2; Don will be there from 2 to 5 and Dave will be there at 5:00.

Bid packages: The Selectmen discussed bid packages for the highway drainage project.

The Selectmen agreed the bids would be due on March 8th at 4:00 p.m. They will take a look at them then. All bids are contingent on town meeting approval of an appropriation for the project.

Signatures:

Building permit application approved

Veteran's exemption approved

Refund for overpayment of property taxes approved.

Miscellaneous Business:

Dave stated that based on comments received regarding the sale of the Ford Explorer, in the future the Selectmen might want to consider trade-in of a vehicle when considering a new purchase.

John Trachy asked for an update on the O'Day property. There has been no change in status.

John C. will draft a follow up letter. The Selectmen agreed to ask for a response by their March 8th meeting. The Selectmen are in agreement the building is a structure and required a building permit. A building of this type would be referred to the Planning Board. John Trachy stated that the building is being used for sand and salt storage, and is within 100 feet of the stream so an application would need to also go to Zoning. John Chiarella noted there may be State wetlands violations there as well.

Highway Department: John Chiarella noted that Brad has discussed the possibility of replacing the driver's seat in the GMC. The Selectmen unanimously approved the purchase.

At 8:50 p.m., the Board voted unanimously to enter into non-public session per RSA 91-A Personnel.

At 9:15 the Board voted to seal the non-public minutes and entered back into public session.

There being no further business, the Board voted unanimously to adjourn at 9:15 p.m.

Respectfully Submitted,

Janet Roberts,
Administrative Assistant