

BOARD OF SELECTMEN

JANUARY 9, 2012

MEMORIAL BUILDING

7:00 P.M.

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

6:30 p.m. the Selectmen entered into non-public session per RSA 91-A financial – delinquent taxes. Selectmen voted to seal the minutes and the non-public session adjourned.

Public session called to order at 7:00 p.m.

Selectman Present: Chairman, John Chiarella and Leigh Callaway.

Also present: Bruce Allen, John Trachy, Tom Duling, Mike Lawlor, Bryan O'Day, Tim Julian, Gene Hayes, Todd Fleury, Pete Abair, George McCusker, Justin Hastings and Bill Huntoon.

Scheduled appointments: Gene Hayes presented requested proposal from Dayco regarding roofing for the highway/fire garage. Gene recommends Sarnafil reinforced 60 mil PVC membrane only. If putting the job out to bid certified installers should be required with a final inspection by a manufacturer's representative. There shouldn't be a problem with snow loading on the roof but he does recommended having an engineer check the structure. Proposal includes a total of 6" rigid ISO insulation (3" ISO between flutes, and 2 overlapped layers of 1.5" ISO overall) on top of the existing roof, covered by Sarnafil PVC membrane, specifically hot air welded as adhesive seams do not hold up to these elements. A 20 year material and labor warranty is included.

Discussion: John Chiarella asked if there were alternatives. Gene noted that other alternatives are very expensive and they do not hold up well in this area. Todd Fleury stated he has this installation on half of the buildings he maintains and he recommends it. The added insulation will be a benefit from heat loss. John Chiarella noted other issues with weather stripping and door seals, interior insulation, and some sort of indoor air exchange system. He is concerned with mold in the insulation. Gene stated without a moisture source the mold would dry out over time. George McCusker questioned if there was a difference between mold in the insulation and mold in wood. Gene stated if the mold has no source it will dry up and die. Bryan O'Day questioned if the walls were sweating too. Peter stated the snow on the roof causes condensation. Leigh noted the suggestion of a dropped ceiling has been made. Gene stated hot air is getting through the vapor barrier and causing condensation. A dropped ceiling would not eliminate this problem and it still wouldn't solve snow hanging up on the roof. He questioned how a dropped ceiling would be accomplished. The proposed roof will not hold snow. Todd Fleury stated one of their buildings has had the product on it for 9 years and the snow slides right off. John Chiarella noted the selectmen will probably want to look into an air handling system and do some further looking into the walls. Leigh noted if the project is proposed, his recommendation is going to be through a warrant article with funding through the unreserved fund balance. Motion (John) to take Gene's proposal as a basis of a possible warrant article, and

to include other energy savings with weather stripping, insulation, and an air handling system, second (Leigh). Motion passed.

Bruce Allen, Chairman – Conservation Commission: Leigh stated the Conservation Commission proposes money for surveying the town-owned lot on the northern boundary at the Grafton line. Several members have perambulated the property line and the eastern boundary cannot be identified. There appears to have been some logging on the property and the blazes are gone. They have not been able to determine where the bounds are. This involves perambulation of the town-line as well. The Selectmen recommend the \$7,000 in the operating budget. Bruce stated the Conservation Commission wanted the money as a warrant article to make it more transparent. The Conservation Commission has talked to Pierre Bedard about surveying. The deed description of the property is not clear so it is hard to determine boundaries. Discussion: John Chiarella suggested keeping the money in the operating budget. If the voter's don't approve a warrant article then the project can't be done. If it stays in the operating budget, it can be pointed out as a one-time expense. The Conservation Commission is charged with managing town land; this is in keeping with that. Leigh noted he supports the Conservation Commission getting the property surveyed. Bruce felt the Conservation Commission would approve funding the best way the Selectmen and Budget Committee decide. Bruce will come to the Budget Committee meeting next week.

Unfinished Business: Moffitt: John Chiarella stated the contractor attended a Selectman's meeting two weeks ago. A letter was sent to the owner regarding possible zoning violations. The owner has the letter and is assessing their options. The Selectmen need to spend time researching the details. John recommended contacting Clayton Platt to flag the line so they can check the setbacks and how the house is situated on the property. John stated he had hoped that after the last meeting the owner would decide to tear the foundation down and start over. John stated if porches are not included in the dimensions of the building footprint shown on the plan they would not be approved. Motion (John) to get Clayton to flag the line and then set up a time to meet with town counsel to make sure this is being approached in the right way. Second (Leigh) and unanimously approved. Arrangements will be made for one Selectman and the town counsel to proceed with fact finding. Tom Duling noted there has not been any further construction at the site.

John C. stated more defined mechanisms are needed to deal with these situations which he will recommend to through planning next year. When a variance is required there are a lot of discrepancies. Fees associated in dealing with this issue will be costly and won't be recouped through taxes for a long time. John stated the owner was told at a previous public meeting there was absolutely no way to allow an adjustment because of the roof line, drainage, and wetlands etc., taken into account at the time the variance was approved. The Town needs to have one person dedicated to seeing these things through from inception to completion. Easements in the future need to have more clarity. Leigh noted this is the 3rd foundation that has been out of compliance since he became a Selectman a year ago. Tom Duling noted when he measured the setback, there was a line strung there and the cellar hole met the setback at that time.

Minutes of December 28, 2011 were unanimously approved as written.

Budget review: Leigh highlighted changes:

Selectmen are proposing \$10,400 (for the first six months) to establish a planning and zoning facilitator position, for up to 20 hours per week to assist applicants in the planning and zoning process, to review permits, and administer zoning compliance issues.

Cemetery - \$5200 for a new zero turn mower.

Fire Department - \$10,000 for rebuilding the fire hydrant at the beach.

Tim noted that in order to be able to pull water from the temporary hydrant, the lake level had to be raised. The level is now @ 14”.

Emergency Preparedness - 15,000 for a backup generator for the town office. Leigh has worked with two electricians to obtain quotes. There is a better than average chance there will be a 50% matching grant from the State HSEM, but full amount is required to be gross budgeted. This will enable the downstairs to be set up as the Emergency Command Center as proposed, serve as the required backup for the Fastroads fiber optic project, and provide backup power to the Town office. PSNH has 12 documented instances when the power has gone out at the town office. Several of those instances have required closing the office.

Highway - \$15,000 for a vehicle for the highway department to use for checking roads, running for parts, etc. Selectmen approved adding a line to the highway budget for mileage reimbursement of \$300.00.

\$15,000 to fix the driveway at the safety complex. Peter reported this is only an estimate, he has not gotten quotes yet.

\$23,000 to fix the body on the red truck.

Leigh reported the Selectmen are suggesting a pay raise for everyone with a weekly paycheck who has worked for the town for more than a year of 3%. This is based on a 3.5% CPI and SS increase of 3.6%.

Health insurance premium has increased 16.1% but the overall cost has only risen 3.5% as the town is insuring fewer people. The Selectmen are looking at other options.

George McCusker asked if the Selectmen are considering using any money from the unreserved fund balance. John stated since there are no capital reserve funds, the Selectmen feel strongly with going no lower than the 8-9% range. If the town has a severe emergency, the town would have to seek permission from the State to use the fund or spend in excess of these funds. Leigh

noted the Selectmen are considering funding some capital improvement projects with the unreserved fund balance.

Exterior of Town Hall – John stated he has a quote of \$50,000 to deal only with lead abatement. Painting and how to preserve the rest of the outside needs further review.

George stated it was time to move ahead and get things done properly. The Budget Committee will usually consider funding capital projects through the fund balance. Discussion followed regarding Capital Reserve Funds. John noted the Budget Committee is not in favor of CRFs.

John Chiarella stated highway budget includes \$20,000 for a new body for the red truck. Pete stated he can't see putting that much money into that truck. He would suggest going to town meeting with a proposal for a new truck next year.

Leigh reported 2011 expenditures are not final as the books for 2011 are not yet closed.

Recreation department will have an article to include revenue from Old Home Day proceeds to the expendable trust.

Further discussion regarding replacement of the red truck. Pete stated the red truck should be replaced. He does not think \$20,000 should be spent on it. He felt he could get through this winter with it with some work to the frame. It is currently out of service and at the shop waiting for a new radiator. He indicated a good used truck could probably be purchased for \$70K to \$80K. Bill Huntoon stated it is hard for the Town to take advantage of good used vehicles if the money is not available when a truck is found. Pete estimates a brand new truck would cost approximately \$157,000. The resale or trade in value of the red truck might be in the vicinity of \$10,000. There was much discussion regarding how best to repair the red truck to get it through another year, is replacing with used versus new best after calculating the cost per year, and how to go about financing a purchase. George McCusker stated the white truck, now 10 years old, has held up well. Perhaps it is better to consider a new truck when averaging the cost over time. John suggested perhaps consideration needs to be made regarding a warrant article for a new truck. Selectmen will discuss this further. Pete will look into new trucks pricing.

Motion (Leigh), second (John) to include in the Selectmen's budget a 3% pay raise to employees who receive weekly paychecks and who have worked for the town for more than 1 year. Motion passed.

Board and Department Updates: Leigh reported the school deliberative session on January 7th went smoothly. Springfield was well represented. The budget is down over \$400,000.

Leigh reported Bruce Allen has been elected chairman of the Conservation Commission. Motion (Leigh); second (John) to appoint to Conservation Commission, each for three years – Daphne Klein, Jane Seekamp, and Todd Richardson. Unanimously approved.

Correspondence: Letter received from Mr. and Mrs. Rice with a follow-up inquiry regarding their interest in purchasing property abutting theirs at 2680 Main Street. Discussion: Are Selectmen interested in divesting the town of this property. Should this be by abutter sale, or auction. John stated if it were sold at public auction there would need to be a minimum bid. Approval by the voters at Town Meeting approval is required if it is to be sold. If sold to an abutter, it should be annexed. Is there a substantial benefit to the town to sell the lot. What are the considerations for future needs of the town. Selectmen will individually walk the property. Further discussion will be tabled until Don is available. Motion (John); second (Leigh) if Selectmen do recommend divesting the property, it will not be by a direct sale to a particular landowner, it will have to go through town meeting approval, and sale would be through public auction if approved. Motion passed.

Copy of a letter from the New London Springfield Water Precinct to Jessemen Associates regarding Colby Sawyer College's request to extend the bounds of the water precinct.

Copy of results of New London Ambulance Service survey. MRI has determined the current service is the best to provide quality professional service. There is another presentation scheduled for January 19th regarding cost measures, etc.

Signatures:

Meeting room use - approved

Highway Purchase Order for sand - approved

Building Permits approved: Tatro – Tom Duling reported everything appears to be in order. The septic permit as been received; MacCreighton – Shed on Old Grafton Road

Intent to Cut Timber – Star Lake Farm; Patten – multiple parcels

Veteran's exemption reviewed and approved.

Meeting adjourned at 8:55 p.m.

Respectfully submitted,

Janet Roberts