



Warner Board of Selectmen

Meeting Minutes
Tuesday, April 28, 2015
APPROVED

Selectman Brown opened the meeting at 6:02 pm.

In Attendance: David Hartman – Selectman/Chairman, Clyde Carson – Selectman, Allan N. Brown – Selectman, Jim Bingham – Town Administrator

Others present: Tim Blagden, Martha Mical, Barbara Annis, Marianne Howlett, Fay Vadnais, Ed Raymond, Ginger Marsh, Alfred Hanson, Ken Milinder, Gerry Marsh, Ed Mical, Anthony Mento, Benjamin Inman, Rick Davies, Dick Fisher, Mike Amaral, Chuck Rose, Peter Wyman, Charlie Albano, Howard Kirchner, Bill Balsam, Richard Senior, Ed Raymond, Linda MaGilvery, Judy Newman-Rogers

1. Public Hearing – Unanticipated Funds

- A. Chairman Hartman opened the public hearing at 6:02 pm.
- B. The purpose of the hearing is for public comment regarding a site assessment on property located at 32 Waterloo St. The old State highway shed was situated at this site. The State would like this property assessed for contaminants before the property is put up for surplus. The State cannot apply to the Federal Government for assessment grants, in cooperation with the Town, the Town of Warner can apply for the grant. The grant amount for this assessment is for \$41,200.
- C. Chairman Hartman opened the hearing up to public comment.
 - Martha Mical asked the Board if the State actually asked the Town of Warner to do this assessment. Tim Blagden said he approached the NH Department of Transportation to see if any of the parcels they own in Warner have been declared excess. Tim said there were 3 parcels he was looking at, two he felt would be of interest to the Conservation Commission because they abut the Warner River. The third one (32 Waterloo St.), Tim felt might be of interest because it could at some point be used for additional parking and so Tim inquired at DOT if this piece would ever be declared surplus and what he heard from DOT was a final decision has not been made as to whether the piece will be declared surplus or not. But, Tim said what is important is the Town has the right of first refusal. Martha Mical confirmed that the Town did not receive a letter from the Sate. The Town Administrator said this came from Tim applying for the grant. Tim feels the Town has in interest in wanting to know what the status is of that land if it does come up for surplus.
 - Barbara Annis said the reason to spend the \$41,200 is for the Town to acquire another piece of land, she said she thought the Selectmen were looking at selling some Town surplus land. Barbara does not feel working towards acquiring 32 Waterloo St. makes sense. Chairman Hartman said at this moment there are no plans to acquire 32 Waterloo St. by the Town of Warner. Barbara said the parcel could not be used for a Park & Ride because the road goes through a residential area even though it's commercial property and the State wouldn't be interested unless the area could support a 200 car Park & Ride.
 - Marianne Howlett said she read in the January meeting minutes that there were concerns regarding administrative costs and she noted that there are many projects that are half cooked and not completed. She said there is a pending lot line adjustment with the School District, the fire station site selection, the Odd Fellows Building and the roundabout. Marianne feels the Board has a lot on their plate and would like to see some projects finished before adding more. Selectman Brown spoke about the Odd Fellows Building, he was in recent contact with the Superintendent because he is retiring. Selectman Brown wanted to make sure what was agreed upon would be honored and the Superintendent reassured Selectman Brown. Selectman Brown said he doesn't want to take any land from the school that is not needed by the Town because if the developer of the Odd Fellows Building falls through then there is no need to take as much land from the school as was discussed. Selectman Brown said avoiding 14' of school property would save the Town \$50K.

- Fay Vadnais lives next door to 32 Waterloo St. and would like to know what the testing would entail. Fay has concerns if the future purpose for the property is encompassed with a rail trail.
- Selectman Brown said the purpose of the grant is to see if the site is contaminated, without any cost to the Town. He also contacted Phil Miles from DOT and asked if ultimately will the Town be responsible for anything on the site and Phil said as far as he knows the Town is not responsible. But, the grant is a Department of Environmental Services grant and Selectman Brown did not get a chance to talk to them. Selectman Brown said the reason he believes in applying for the grant is to eventually get the property back on the tax roll.
- Fay Vadnais said she would hate to see a Park & Ride aspect in a residential neighborhood and is uncomfortable with the rationale for the grant and what she is hearing is rail trail. Selectman Brown said his intent is to sell the commercial property and to try to help Tim Blagden out with a small piece.
- Ed Raymond asked if the Town is wasting time on a function the State should be doing; the Town is applying for a grant and the State could sell the land to someone else. Selectman Brown said if the Town accepts this grant the Town will have first refusal on the property, but, it has not been determined by the State that this property will become surplus. Selectman Brown said the State cannot apply for federal money that's why they need the Town to apply for the grant, basically the Town is helping out the State.
- The Town Administrator said this is an environmental assessment grant only, no money from the Town is being applied. There are two phases, an historical analysis on the land will be completed and the second phase will be actual testing of the soils. The Town Administrator agrees with Marianne, there is a lot going on, but, he feels this project is manageable and he feels it would be advantageous for the Town to know what is on this site after many years being used as a State maintenance site.
- Ginger Marsh said the property has been there a long time and the Town hasn't used it, there's an alternative motive, the Town wants the land, if not the Town wouldn't apply for the grant. Selectman Brown said the motive is to get the property back on the tax roll.
- An audience member asked if hazardous material is found, who will clean it up. The Town Administrator said the State owns the land and they would be obligated. The grant is funded through the Department of Environmental Services, it's in their charter to identify potential Brownfield sites and require the owners to address any hazards.
- Budget Committee member Alfred Hanson said during the budget process the Budget Committee heard about this grant and it was said the State approached the Town about this grant. Alfred feels what has really happened is that the Town learned about this grant from Tim Blagden and Alfred wants to know why the State can't apply for this grant because they are the ones responsible for this land. Alfred also feels the answers that Selectman Brown received from the State were not sure answers, and he feels the Town does too many things with unsure answers. Alfred is sure the site is contaminated and if the Town puts their name on this grant he is sure later on this will come back and bite the Town. Alfred feels the Town has enough going on and he feels the State should clean up their own mess.
- Ken Milinder said that he does environmental assessments. He said if the property is contaminated the State will be held responsible for any clean-up if the hazardous material meets the State's standard for clean-up. He said the Town will not be responsible for anything just by doing these studies, it's once the Town acquires the property then the Town would be responsible.
- Ed Mical asked if this project will go out to bid. The Town Administrator said at this time there was one consulting firm that was contacted and provided a proposal and based on that proposal the State established the grant amount. The Town Administrator asked the State if the Town will be married to the proposal or can the Town go out to bid and the State said either way will be acceptable. If the Board accepts the grant money then there would be a bid discussion.
- Anthony Mento is in support of the Selectmen accepting the grant because it will not cost the taxpayers any additional funding. This property is in the Town of Warner and he feels it would be wise of the Town to find out what is on that property.

- Fay Vadnais lives next door to the site and asked how much disturbance there will be during this process. Selectman Brown said typically the tested areas are about the size of a water bottle.
- Tim Blagden feels for anyone living in that neighborhood they would want to know what is on the State property at no cost to the Town.

D. Chairman Hartman closed the public hearing at 6:51 pm.

2. Planning Board Alternate

A. Benjamin Inman met with the Board and expressed his interest in becoming an alternate member on the Planning Board. Planning Board member Rick Davies said there is a full member that has expressed an interest in leaving the Board in about 6 to 8 months, having another alternate would be beneficial.

Board Action

Selectman Carson moved to appoint Benjamin Inman as an alternate member on the Planning Board until 2017. And Selectman Carson also moves to limit the alternate membership on the Planning Board to (3). Selectman Brown seconded the motion; all were in favor, the motion passed.

3. Public Hearing for the Purchase of Land for a New Fire Station

- A. Chairman Hartman announced that the Public Hearing for the land purchase has been canceled because the hearing was improperly noticed with the wrong map and lot number. This hearing will be rescheduled.
- B. Martha Mical asked if public comment could be received. Chairman Hartman agreed to a limited comment session later in the meeting.

4. Skeet Shooting and Plowing Class VI Road

- A. Dick Fisher met with the Board regarding skeet shooting on property of another which he said he technically leases from Chuck Rose. His permits for shooting and training are paid and registered through the State New Hampshire on properties that he leases and he is responsible for the action on the leased property. Dick also said it is a benefit to the property owner to keep the Class VI road open to the property.
- B. Chairman Hartman said the issue is clearing the Class VI road without a permit. Dick said he was not aware a permit is needed, he said if a permit is needed then it's not a problem. Chairman Hartman said the other issue is the neighbors does not want the skeet shooting impacting a public way. What is also not known is if the skeet shooting is set up per the acceptable standards for skeet shooting ranges. Dick said the standards only apply to people who are running sanctioned events. Dick said he has no intention of running a sanctioned event. He said his course is set up to have fun and family friendly. Chairman Hartman said the issue is if anyone is using the Class VI road during one of his shooting events that those in the road would be out of range of the shooting and debris.
- C. Dick said he has probably 15 people at this meeting that can testify he is a stickler about safety. Chairman Hartman asked if any shooting takes place towards Class VI highways. Dick said all shooting is above tree level. He said his nearest peg is 100 yards off the road. Dick said the NH laws do not have any regulations regarding Class VI roads, he said you can shoot in the road, across and down the road. Chairman Hartman said the Board of Selectmen will determine if they have authority. Selectman Brown asked Dick if he is actually on the property shooting towards Gould Road and Dick said there is one that shoots toward Gould Road, but it's an elevated shot, he said there is no way to get shot to the road. Dick said this is not a public course, invitation only.
- D. Selectman Brown asked if the Police Chief has looked at the course. Dick said he has tried to get the Chief to shoot with him but, he wouldn't; the Chief has been to the course and looked at it. Selectman Carson recommended having the Police Chief visit the course again and report back to the Board. Dick said he is planning on shooting on May 9 as long as he can get the Class VI road fixed to get there.

- E. Mike Amaral is an abutter, he said he brought the issue regarding the plowing of the Class VI road only to the attention of the Selectboard in January, because since 1989 several residents use the Class VI road for recreation. And for the last few years the road has been plowed after every snow storm which makes the road unusable for traditional uses. Mike said the shooting is going to discourage other recreational uses. Mike also suggested when members of the Board go to the course they need to also stand on Mike's back deck and listen to what the shooting sounds like, Mike wants the Board to understand that this course is disturbing his peace. Dick said when he plows it is not plowed to the ground he leaves snow covering the road.
- F. An audience member asked if there should be restrictions placed. Dick said the actual shooting is for about 2 hours once or twice a month.

5. Public Hearing for the Sale of Map 29 Lot 1

- A. Chairman Hartman opened the public hearing at 7:20 pm.
- B. Map 20 Lot 1 was originally purchased for the new fire station. At the 2015 Town Meeting the Selectboard was directed to sell the property and list it by May 31 or as soon as possible. The Town purchased the land for \$75K.
- C. Chairman Hartman opened the meeting to public comments.
- An audience member asked if the lot is a buildable lot and Chairman Hartman said yes, there is high ground and floodplain on the property.
 - Richard Senor inquired how the property came to be. Chairman Hartman said the Selectmen purchased the property about 5 years ago. He also asked Chairman Hartman if there was a public meeting regarding the purchase and Chairman Hartman said yes.
 - An audience member asked why wasn't a consultant hired first before purchasing the land in case it turns out not to be viable as this piece of property did. Chairman Hartman provided the sequence of events that lead to the purchase.
 - Seven years ago there was a potential opportunity to obtain a Homeland Security grant for the building of a new fire station.
 - The Selectmen spoke with the Fire Department and at that time it was felt Map 29 Lot 1 was a good site. It's at the edge of Town, near water and sewer, and the selling price was felt to be reasonable, \$72K for 3 acres.
 - The Selectmen felt action should be taken so the Town would be competitive for the grant. But the Town in the end was not awarded the grant.
 - An audience member said the property cannot be used for the fire station and asked where is the logic in doing it in that sequence just to get money from Homeland Security. Chairman Hartman explained the Town had to have a site in order to apply for the grant. The audience member said for a use-able site. Chairman Hartman said the site is usable. Why isn't the Town using the site, she understands it is not viable to build a fire station on Map 29 Lot 1 partly because of the floodplain. Peter Wyman said another reason is the poor line of site due to the curve in the road. She asked the Selectman if the land is viable. Selectman Brown said in his opinion it is not because it will cost \$500K to retain the river.
 - An audience member asked if that is another way of saying you made a mistake initially? Selectman Carson said part of the discussion was when the Board purchased the land was the Town needed a piece of property. The fire department had identified Map 29 Lot 1 as a prime location, so the Selectmen were able to acquire the lot below the appraised value, and if some reason the fire station can't go on the site the Board can re-sell the property.
 - An audience member understands that a lot of money was spent for an architect design of a fire house. Selectman Carson said yes, and the design can be put at other locations as well.
 - An audience member asked if the new proposed lot on Map 34 Lot 20-2 on West Main St. has gone through an analysis? Chairman Hartman said no. The audience member asked if it would be a smart thing to do to have an analysis on the property completed before committing the funds? Chairman Hartman said yes.

- An audience member asked what the status is on the Homeland Security Grant. Chairman Hartman said the grant no longer exists.
- An audience member asked if land is available where the Transfer Station is, she doesn't feel the abutters will agree with the West Main St. property. Chairman Hartman kept the public hearing focused for selling Map 29 Lot 1.
- Martha Mical said it was voted at 2015 Town Meeting to sell Map 29 Lot 1, and placed on the market by May 31, 2015.
- Charlie Albano said at a Planning Board meeting he asked if they were involved during the process of evaluating Map 29 Lot 1 and they said no, Charlie asked for confirmation. Chairman Hartman said he can't confirm or deny without referring to records. He was a Planning Board representative for the Selectmen continuously bringing to the attention of the Planning Board the intentions of the Selectmen to purchase Map 29 Lot 1. Charlie said if that could be provided at some point that would be relevant because now the Planning Board has provided there suggestions/recommendations on the new proposed property. Charlie said as someone said before the Town needs to look at things in the next step. Also, the architect made a site specific design, and in past minutes the architect said "this is the most difficult site I ever had to work with in my professional career". Charlie said the Town spent \$140K for the architect, he said he has a major concern if the same architect is used in any way, shape or form for anything that happens on the property that is being proposed to purchase. Charlie said he has walked Map 29 Lot 1 and it is easily apparent it is not buildable for a fire station. Charlie said there needs to be a lot more oversight in the next process.
- Gerry Marsh said he has been told the reason the fire department is not in favor of a sight located near the Transfer Station is because the response time for the fire department could mean the difference between life and death. That's why the fire department was looking more centrally located.
- Anthony Mento made one clarification about the sequence of events. Prior to actually purchasing the site the group of individuals charged with hiring an architectural firm went out for an RFP to hire an architect with experience in designing a fire station. Of the five firms that were interviewed, 3 of them told the individuals that the site was not appropriate for a fire station, it did not meet building code requirements because fire departments are typically viewed as essential facilities under the building codes and then those 3 firms were not allowed to go any further, they were told thank you this is the site we are going to buy, if your not interested then your not working with us.
- Howard Kirchner doesn't feel purchasing the land was a bad idea. He is all for selling it, but, feels the land is going to be a hard sell.
- Bill Balsam asked how long the property was on the market before the Town purchased it, he has heard 10 years or more. Chairman Hartman is not sure, it is believed about 1 year.

D. Chairman Hartman closed the Public Hearing at 7:40 pm.

6. Questions about the Proposed Purchase of Map 24 Lot 20-2

- A. Chairman Hartman said at Town Meeting it was voted for the Selectmen to acquire a new site for the fire station. A site committee evaluated about 35 sites and provided 4 recommendations to the Selectmen. The Selectmen also looked at other sites that were offered after the committee stopped meeting. The Selectmen had a total 6 sites, and worked with the Fire Department.

The number one site with about 8 acres located next to Map 29 Lot 1 was considered and ruled out because of the amount of site work, where the building would be situated would be below Route 103 and the line of site is not adequate. The second site is on the west corner of Split Rock Road and Route 103. This site was also ruled out because there are too many restrictions on the deed the required approval from 7 of the 12 owners on Split Rock Road and Selectman Brown was not able to obtain a majority, there were 6 – no's, 5 – yes's and one person never returned calls. The next lot which is the east corner of Split Rock and Route 103, would not be available for a few years and if so the house would need to be torn down, and Selectman Brown does not want to see a house removed from the tax roll. The property next to the east Split Rock corner lot was asked before and he was not interested in selling, he was not asked again. The lot the Board is interested in is just over 2.5 acres, is flat, no house, water and sewer with 3 phase power. Originally it was offered with the house, but the Town is not interested in

tearing down homes. Later on after the committee stopped meeting, the owner, Bob Egan, approached the Town and made an offer to sell the land without the house. There was another lot on Schoodac Rd. just beyond the exit ramp, there is an old gravel pit which a portion was offered. But it proved to have limited access, plus the Fire Chief felt the property was too far from the village area.

- An audience member asked what the Planning Board thinks about this parcel. The Town Administrator said comments have been received by the Planning Board and is recommending to the Board to have a work session to go over those recommendations.
- An audience member asked what the asking price is and Selectman Brown said \$125K. The audience member heard the property was on the market for over two years for \$59K, why is \$125K being offered. Selectman Brown said since he has started this project he has heard more rumors and lies to last him a lifetime and he has never heard about the \$59K. She asked if this pricing could be confirmed.
- An audience member said they looked at the same property which was offered to them for \$60K.
- Charlie Albano said his concern is the location is a residential zone, R1. The Town would need a Special Exception to build on the property. There is a reason that land is zoned as R1 because it protects the residential nature of the Town. The proposed site is over the Town's aquifer and upstream from the Town's well pits. The potential for contamination of wells will be taxing on the Precinct. The majority of the abutters and many homeowners in the neighborhood oppose the fire station being located on Map 34 Lot 20-2. They are concerned about noise, visual effects, traffic and potential new valuation of their properties.

Charlie asked how big will the station be, there is nothing that has been brought forward in a public way for review. What is the cost of the fire station, he has heard \$2.5 to \$3 million. The proposed property has been for sale for 2 years with an asking price of \$59,900, why would the Town pay \$125K. Charlie said the Planning Board has previously rejected a proposed sub-division on the same property because of traffic and line of site plus other issues. Charlie said at the Planning Board meeting on April 20th they were required to make recommendations regarding the property to the Selectmen. At that meeting the Planning Board was approving a piece of property for the use of a fire station with no information. Charlie is very curious about the results of the Planning Board's recommendations. He said it has been widely stated, and through the rumor mill, fire stations need to be built to accommodate future growth. According to State Planning the projected growth from 2015 to 2040 the town will grow by 170 people. Charlie would rather support an ambulance with staff, at this time Hopkinton and New London respond.

Charlie said because spending over \$200K of taxpayer money to purchase land that cannot be used and pay for site specific architectural design that is now dis-functional. He is asking the Board to slow this process down, consider alternative sites, provide the residents a more open process to consider alternatives to support the fire department.

Charlie said there is a petition that has not yet been submitted to the Selectmen that could call for a Special Town Meeting to re-evaluate Article 12 from Town Meeting. Charlie said he is also disappointed that the Public Hearing was canceled, a number of people made changes in their lifestyle to attend this meeting. Charlie recommended using the illuminated sign for the next hearing.

- An audience member said she too would prefer to have an ambulance in Warner rather than a new fire station.
- An audience member asked if the commercial property was considered at Exit 9. Selectman Brown said the committee stayed away from commercial property.

- Anthony Mento thinks aside from the proposed site, he recommends additional consideration of the site on Schoodac Road, it's located 1 mile from the original site. The current proposed site does not meet all the criteria that was established by the site committee:
 - List the features that is really needed at the new Fire Station.
 - Selectman Brown questioned if it would make more sense to centralize the Fire Station in relationship to the Hopkinton Fire Depart.
 - Home insurance rates are based on response time.
 - Majority of the staff live on the east side of Warner.
 - Where will the population growth be in Warner.
 - If the Town moves to a partial full time station does the location provide more flexibility in site selection. Peter feels it would not change for fire fighting because you need more staff to fight a fire.
 - A site needs to be at least 3-5 acres of usable land.
 - Water and sewer access and strong internet access.
 - Front and back access in the building.
 - 3 phase power.
 - Room for expansion and parking.
 - Prefer the station to be located in the center of Town.
 - Sufficient line of site.
 - If water and sewer are not available, a strong water source.
 - Minimum site work.
 - Secure from natural hazards.
 - Least impact to neighbors.
 - Stay away from the school.
 - Stay away from grades and sharp turns.

Anthony said the lot is less than 3 acres, it doesn't have room for expansion and parking, it doesn't have sufficient site lines and there is significant impact to the neighbors. This lot does not meet the criteria and should be looked at a conceptual level. He feels it will be challenging to put a 14,000 square foot station on this site with parking. He encouraged not to engage spending \$50K to have that told to them when it can be done for less.

- Selectman Brown said just because the Town has a set of plans doesn't mean that a 14,000 square foot building will be built. He said a committee will be created that will determine what to propose to the Selectmen.
- The Town Administrator talked about the lack of information and what sounds like people being surprised by this. He pointed out the Town is following a slow and open process. The Town has been talking about this for over a year. It has been in the Concord Monitor news articles, it has been in the Town Newsletter at least 3 times this past year and had an information session that were advertised using the illuminated sign. He finds it surprising people are surprised. An audience member suggested creating a time-line on the website, he said what you think is happening is not happening. The Town Administrator said it is already on the website, meetings on the calendar are on the website, there is a system where you can confidentially sign up for alerts to upcoming meetings, about 3 people have signed up. The Town Administrator said the Town is doing what can be done. The public has to come half way.
- Fire Chief, Ed Raymond, said to have an ambulance it will cost \$500K plus 3 full time people with housing. It now costs the Town \$70K per year for ambulance service. Ed said in response to the lady who said it took 45 minutes to get an ambulance to her house, he said if the condition of the patient was critical, they would have been their quicker. In any dire emergency there are other resources to pull from to make things happen faster. Ed said the Town of Bradford no longer has an ambulance because of the high cost. In order for Warner to have an ambulance, 2-3 people will be tied up at least 4 hours a day for one transport and paperwork and getting back to the station. Hopkinton has 2 ambulances, they man one 24/7, the second ambulance is on-call basis, and in some cases if Hopkinton can't man that ambulance the call goes to Henniker. Ed said the Town pays \$70K per year for Hopkinton's service, plus the staff on hand in Warner, he feels the \$70K is a reasonable price.

- An audience member said Warner has a large elderly population, he doesn't feel the importance should be downplayed on having rapid ambulance response or pay for our own ambulances. Ed said one ambulance costs \$500K and that's just the vehicle, that does not include hiring the staff to man the vehicle or the cost to house the vehicle.
- Ed said the bottom line is the dollar, he said the staff is always trying to save the Town money and work efficiently and the fire department is always looking for volunteers. Ed said the Town really needs a new fire station. The reason he doesn't want the station beyond Exit 9 is 85% of the calls and staff are to the east of Town, which he has indicated on a map at the station. Which means if the station is at Exit 9 the staff has to go through Town, load up, go back through Town again. The staff has to abide by the same laws as everyone else going to a fire or not, the red lights just tell you, you have to get out of the way. Ed said not only is the fire department responsible for the residents in Town, also the 5,000 people that come in and out of Town everyday up and down the interstate.
- Ed said the current station is dangerous, it's too small, all the equipment is tightly stored inside. It was built in 1964 and back then it may have been permitted to pull out on a state road and back in, these days it's a liability. He entertains anyone asking questions, in June the open house begins every Sunday 9:00 am. to 12 noon. He said he was once asked if it's law that requires a new fire station and Ed told the person that no there is no law, there are standards the Fire Department has to abide by.
- Charlie Albano asked if the public hearing for the purchase of land be scheduled for May 12th. The Town Administrator said a date will be scheduled after the Selectmen reviews the Planning Board's recommendations.
- Marianne Howlett commended the Selectmen for deciding not using Map 29 Lot 1. But, she doesn't want to see the same scenario repeated again, she would like to see the Board take the time that is necessary to make their decisions. At Town Meeting the voters approved funding a capital reserve for the fire station site. Marianne said she did some research and found that the preferred parcel was never identified in the Concord Monitor article or the Newsletter and she feels for many people this is the start of the process. Selectman Brown said the parcel was identified at Town Meeting.
- Selectman Brown asked Marianne if she feels the 76 people who voted to buy the new site at Town Meeting didn't know what they were doing? Marianne said she is telling the Board that they did not give notice to the entire Town, know where in the Town Report was the lot identified.
- Linda Magilvery told the Selectmen that the proposed piece of land for the fire station is the worst because it will be too close to residential housing. She said a few years ago she received a letter from the Town asking if she would consider selling there land for the fire station and she said no. She said when this lot came to her attention she contacted the Town Hall and was told they couldn't tell her because it was a secret, however, who ever she spoke to put her on hold and came back with the answer. The Town Clerk did say at one time the Selectmen were in nonpublic negotiations so that could have been why.
- Town Clerk, Judy Newman-Rogers said her office did receive a number of phone calls the day after Town Meeting asking how did it go and when they specifically asked about the roundabout and fire station, the fire station site is what took people by surprise because in the Town Report it did not say which site because the Selectmen were still negotiating which is a nonpublic issue. So people would have had to go to Town Meeting to learn about the specific lot, and when people didn't go they were angry because they didn't know a specific lot was going to be discussed.
- Anthony Mento said a take away from this evenings listening session is that this seems to be the beginning of a lot of people's awareness and now it does need to follow a certain process of which he thinks is being attempted by making the information public knowledge and having the minutes from the site selection committee on the website is helpful. Anthony feels from here on out everything needs to be made available on the website.

B. Chairman Hartman closed the listening session at 8:41 pm.

7. Request for Abatements

- A. Assessing Clerk, Martha Mical provided the Selectmen with a list of abatements. The abatements are for properties that did not agree with their assessment; the properties before the Selectmen have been recommended by the Assessor as well.

Board Action

Selectman Brown moved to approve the following abatements:

Map 33 Lot 8 – 463.14, Map 14 Lot 5-13 – 591.87, Map 34 Lot 10-1 – 817.23, Map 36 Lot 4 – 424.36, Map 17 Lot 14 – 293.12, Map 14 Lot 26-1 – 1,804.10, Map 12 Lot 25 – 267.86, Map 14 Lot 29-1-4 – 269.36, Map 14 Lot 36 – 947.38, Map 18 Lot 22-1 – 1,542.72, Map 16 Lot 6-1 – 166.22. Total amount is 7,515.30. Selectman Carson seconded the motion, motion passed 3-0.

8. Selectman Assignments to Boards/Committees

- A. Energy Committee – Selectman Carson
B. Planning Board – Selectman Carson
Alternate – Chairman Hartman
C. Budget Committee – Selectman Brown
D. Nancy Sibley Wilkins – Chairman Hartman
E. Parks & Rec. - Selectman Brown
F. Highway Safety Committee – Selectman Brown
G. Capital Improvements Program – Selectman Brown

9. TDS Cable Franchise

- A. The Town Administrator is recommending the Board meet for a work session before meeting with TDS. Selectman Carson recommended contacting Mike Tardiff at Central NH Regional Planning Commission, he is well versed in cable franchises. Chairman Hartman said Town Counsel should review the agreement as well.
- B. Martha Mical said the franchise fee that is paid to the Town by TDS is charged to the user. Selectman Brown said that is spelled out in the agreement. Martha also said this is the time to work out the internet and telephone issues as well. The Town Administrator said the problems with the internet and telephones has been conveyed to them. One of the meetings is basically going over the coverage area and where it is being missed. TDS has offered to explain their improved service to the public as well.
- C. Ed Mical said he hopes the Board is looking at it from the public safety perspective as well. Ed said if everything is going through fiber optics, during an extended power outage, telephone and cable can be lost unless there is back-up power. Selectman Brown said in the franchise agreement it says that TDS has to provide power for first 24 hours.
- D. The work session is scheduled for Tuesday, May 12 at 4:00 pm at the Town Hall.

10. Health Insurance

- A. The Town Administrator provided a draft Memorandum for the Board to review. The Memorandum will inform the employees that health care costs will be reviewed and likely the employee contribution will be increasing. At this time the employees contribute 7%. Selectman Brown said if the contribution is going to increase by 3% then it should be broken out over 2 years.
- B. Selectman Carson feels this process needs to start early and recommends putting together a committee to look at options and present to the Selectmen. The Town Administrator said that process has begun and part of the process is understanding the rules and regulations of the Affordable Care Act. Chairman Hartman said who would be on the committee. Selectman Carson said maybe an outside source familiar with health insurance, a staff member, a Selectman, maybe someone from Warner Power, the bank or the school, keeping the committee small. Selectman Carson said he would make a few calls.

11. Town Administrator's

Bartlett Loop Bridge Replacement: The Selectmen's Office received a letter from NHDOT notifying the Town that the NHDOT has approved Change Order # 1 that was submitted by Provan & Lorber on March 3, to remove additional material under Rock Excavation (203.2) and Rock Bridge Excavation (504.2). This increases the total project cost from \$267,257.00 to \$274,257.00 an increase of \$7,000 of which the State will pay 80% and the Town 20%.

Proposed Fire Station Site: The Selectmen's Office received a letter from the Planning Board containing comments and recommendations concerning the proposed purchase of Mr. Egan's property on Main St. (Map 34, Lot 20-2). The Office also received a proposal from Provan & Lorber, Inc. for engineering services to conduct a preliminary evaluation of the proposed site for a new fire station in regard to regulatory site requirements for such a facility. The Town Administrator recommend that the Board schedule time at a regular meeting or a work session to review and discuss each of these documents. The Board will meet on Thursday, May 30th beginning at 4:00 pm.

Odd Fellow Building: The Selectmen's Office received a letter from Robert Irving requesting that his option with the Town regarding assessing the development feasibility of the Odd Fellows Building be extended for a year as the option allows. Bob Irving is estimating that the project to cost 1.8 to 2 million dollars and needs more time to investigate additional grants and financing. The Town Administrator will contact Bob to find out what his plan is for financing and grants. Martha Mical asked if it would be possible to make the deadline before Town Meeting. Barbara Annis said she recommends a time-line to date on what Bob has accomplished and she said she wouldn't renew for more than 6 months. Selectman Brown doesn't want to see any possibilities for saving the building taken away.

Police Department: As attendance at our museums increases with the coming warm weather, Chief Chandler and Sergeant Carter recently gave a presentation to the staff of the Telephone, Indian and Small Nature Museum and the Historical Society Museum on building and employee safety awareness. Topics ranged from dealing with difficult people and security systems to evacuation plans. Sergeant Carter will conduct a safety "walk-through" for each building in the coming weeks.

Transfer Station: New steel safety guard rails were installed on the cement walls on either side of the refuse compactor. The guardrails are approximately 16" high and provide an extra level of protection for residents near the compactor container from losing their balance and falling into the container area. The repair of the vertical baler should be completed in the next two weeks. This past week the Transfer Station shipped out 26,000 lbs. of plastic and 48,000 lbs. of mixed paper. A shipment of cardboard is expected to go out shortly, all of which yields revenue for the town. The bale scale is being tested and used. Varick and his crew are working on a system to incorporate the weighing of bales into their process of baling recycled material.

Public Works Dept.: The used axle that was installed on the grader 3 years ago broke last Friday. A new axle has been ordered and will arrive on Wednesday. The manufacturer's mechanic will be there to make the repair and Tim is requesting that the chain housing be inspected by the mechanic at this time to rule out that as a cause for the axle breaking instead of metal fatigue. Tim is asking if the Board has any objections to beginning the 4 day/10-hours per day schedule (summer schedule) next week. He wants to begin cleaning the village area and he feels that the 10 day schedule is more productive for construction and maintenance work like this. Chairman Hartman said School St. needs to be patched, there's a lot of holes.

Cable Franchise Agreement: The Town Administrator emailed a draft agreement from TDS to the Board members along with a list questions and comments that I had on reading the draft. The Town Administrator recommend scheduling a work session prior to setting up our first meeting with TDS to discuss the agreement contract.

Revaluation – The Assessing Clerk, Martha Mical, is requesting the Board to extend the time for the revaluation contract with M & N Assessing from May 1 to June 1 due to an accident.

Board Action

Chairman Hartman moved to extend the revaluation contract with M & N Assessing to June 1, 2015. Selectman Brown seconded the motion, motion passed 3-0.

12. Manifest

Selectman Carson moved to authorize the Selectmen to sign manifests and order the Treasurer to sign Payroll check numbers 3640-3653 in the amount of \$31,991.74 (including 21 direct deposits) and Accounts Payable check numbers 50910-50954 in the amount of \$364,199.30 (which includes a check for \$276,528.51 to KRSD). Selectman Brown seconded the motion, motion passed 3-0.

13. Consent Agenda

Selectman Brown moved to approve the Consent Agenda for April 28, 2015:

- Intent to Cut for:
 - Map 7 Lot 68 (previously signed)
 - Map 11 Lot 34 (previously signed)
 - Map 7 Lot 65
 - Map 22 Lot 3
 - Map 22 Lot 4
- Current Use Land Use Change Tax for:
 - Map 10 Lot 74 (previously signed)
 - Map 3 Lot 36 (previously signed)
- Heavy Hauling Permit for Bog Road (previously signed)

Selectman Carson seconded the motion, motion passed 3-0.

14. Meeting Minutes

Selectman Brown moved to approve meeting minutes dated April 14,2015. Chairman Hartman seconded the motion, motion passed 3-0.

15. Adjournment

A motion was made and seconded to adjourn at 9:58 pm.

Board of Selectmen
David E. Hartman – Chairman
Clyde Carson
Allan N. Brow

