



TOWN OF WARNER

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Board of Selectmen

August 3, 2021

DRAFT Meeting Minutes

Tuesday, 7 pm

Chair Carson called the meeting to order at 7:03 pm.

I. Roll Call / Attendance

Clyde Carson, Chair, Christine Frost, Sam Bower

II. Appointments:

A. Charlie Albano, Economic Development Advisory Committee: Child Care

Charlie distributed a tourist pamphlet about Warner. He printed 10,000 (raised the money) and had them distributed throughout the state in an effort to stimulate the Warner economy. For the last 9-10 months, he has been looking at the Warner Community Center (WCC) and what fits under a community center (formerly the CAP building). How can the building be used? He said he reiterated from the emails, many possible uses. The committee came up with these as possible uses for the building: Multi-purpose classroom, Lounge, Conference room, Art Gallery, Office space, Maker space, Co-working space, On-line network, Local business partners, Wellness space, Day Care, Remote Working Space, Business incubator, Community garden, Youth activities, Bike shop, Movies/films, Adult Education/community college, Remote Learning (Hot spot for students learning from home).

#1 priority from the discussion is Child Care. Most people are aware of the need. If you have children and trying to go to work, it is a challenge. It is a major issue. Charlie referenced two studies: <https://www.nhes.nh.gov/elmi/products/documents/childcare.pdf> which are old, but still relevant, and an article, "The Biggest Impediment to Getting the Workforce in Full Gear", by Bob Haynes.

Charlie toured the WCC building with a child care provider from Bradford, Jessica Selby. Based on state formula, about 40 square feet per child is needed. The second floor could house a child care facility as it has a ramp available as an entrance. The highest floor is not accessible.

Charlie asked for three things from the Board:

- Fire Department - review for hazardous materials and adequate fire suppression system.
- Tom Baye and or another contractor - provide estimate for 2 bathrooms.
- Continue to gather more information, funding, responsibility

The Board is in favor of doing due diligence. The September 14, 2021 Select Board meeting will be a continuation with additional information. The plan is that a survey will be distributed to the Town, Central NH Regional Planning Commission will provide a draft survey.

Public Comments:

James Gaffney: This is really something that should be presented as a warrant article for the Town to vote on, assuming the cost and liability. We know that there is liability. There are a lot of questions that the tax payers would assume in subsidizing a business. We are choosing winners and losers. This needs to be discussed at Town Meeting. I don't think that a survey is an adequate barometer. We had a similar discussion about the old fire house. The Town voted to sell the building, and it is not, to my knowledge, sold. It is a valid discussion.

Annie Kennedy: RSA 170-E explains the stages. I agree with James that it should be a Warrant Article. I remember two years ago when we discussed being a landlord, I think it was Kimberley Edelman that said it would not happen.

Jim Zablocki: The reason we don't have enough child care is the cost. 80 percent of the cost of child care is labor. It has been a labor issue for ten years.

Nancy Martin: We would need to move quickly to be considered for Central NHRPC money that is available.

Anthony Mento: Regarding Community Center. The Merrimack Valley Daycare is in Concord and serves that region, and is subsidized. The Community Center building is a unique structure, you can walk into the lower level. The main floor is actually seven stairs higher, and that is why we have a ramp. The third level is inaccessible for Handicapped. If the town retains the structure, it would have to have a means to have the 3rd accessible floor, which would require an elevator, that needs a vestibule, down to the lower level, second floor, and the third floor. Much more costly.

The Board is in favor of doing due diligence.

Clyde: Let's setup a meeting for September 14th.

The documents that Charlie discussed will be scanned and on the website as part of the meeting minutes.

III. Old Business

Update:

1. Site Visit, Firefighters Association Museum on Town Property, W Main St. Fire Station

The initial proposal was that the Firefighters Association would like to put in a museum behind the West Main St fire station. Christine Frost and Clyde Carson visited to consider a 20 x 30 ft building. The Association is looking for permission to build on Town property; they would then go to the Planning Board.

Since the meeting, Clyde received information that there was a concern for putting a structure behind the Fire Station, and that is: it would require an ADA compliant bathroom. As a result of this new information, the Firefighters Association is looking at other locations, including the old-old fire station on Kearsarge Mountain Road.

Anthony Mento noted that there are considerations to be addressed for parking and drainage. There are other properties in Town that could be considered, on Kearsarge Mountain Road, and other places, that would be easier to build on with available water/sewer.

2. Planning Board Review (7/12/21) of Town Owned Properties for Potential Auction

i. Add 1 Tax Deeded Property & Waive Selling Town Property Policy

Martha Mical asked if the Precinct might be interested in the Willy Lane property for a new well.

James Gaffney: We voted as a Town to sell the old fire house. There was discussion if the Town wanted to be a landlord and the answer was "no."

Sam: It is in the minutes. We have been working with Alden Witham who is in the process of buying the Old Windows Restorers business, and getting a loan to purchase the building. He has moved forward, and we have put it a year out, and he re-upped the lease.

James Gaffney: I don't believe the Town supported to extend the lease. We instructed the BOS to sell the property. It is highly desirable to sell the property.

Sam: We got an offer.

James Gaffney: Was it a public auction?

Clyde: I believe we have been up front about this at Town Meeting.

James: Selling to an entity was not part of the Warrant Article.

Sam: I believe we can sell the building to whomever we see fit. And I believe that we are selling the building to a good fit.

James: There are RSA's about picking and choosing candidates for various things. This is clearly delving into a realm when it is running afoul of 643:1.

Clyde: We are in the process, and we are comfortable.

James: There are no challenges to selling properties.

Sam: I think it is important to also support the businesses that are in our Town – and Old Windows Restorers has been in Town - and to encourage a business to buy a property that they are using and they are productive.

Clyde: The BOS has the authority to sell the property and we are in the process. Thank you.

Clyde: Based on the advise of our attorney, I make the following Motion:

To bypass/waive the Planning Board and the Conservation Commission review of 38 Willey Lane prior to selling as required by Town Policy and include it in the list of town properties for a possible auction and instruct the Town Attorney to draw a Right to Repurchase letter.

Second. Voice Vote. Christine: Yes Sam: Yes Clyde: Yes Motion Passed

3. Zoning Board of Adjustment Alternates

I was stated that there is a new application for the Zoning Board of Adjustment (ZBA) alternate position which will be to the Board in the next couple of days.

The voting members have terms identified as do the alternatives, with vacancies for term expiration 2022 and 2024. Whichever Lucinda McQueen is interested in, she may be appointed for keeping in mind that 2022 would be up this April. The ZBA will get back to the Board with the information.

Sam made the Motion to Accept and Appoint Lucinda McQueen as an Alternate Member on ZBA(Expiration of Term to be Decided) Second by Clyde. Voice Vote All Yes. Motion Approved.

4. Agricultural Commission Membership

Ready to accept all the applicants. Chair, Vice Chair Secretary can be decided at the first meeting. Will ask members to decide the positions. There are 6 voting members. Two will have a 1 year term, two will have a 2 year term, and 2 will have a 3 year term. Start at April 2021 or 2022. The board agreed to start in 2022.

i. Action:

Sam: Motion to accept the applications of Bill Hanson, Robert Bower, and Amelia Gardner as full voting members on the Agricultural Commission and James Zablocki, Cathy Aranosian, Daniel Swegart and Michael Biagiotti, as Commission Alternates, all to have staggering years of term expirations.

Second. Voice Vote. All in Favor. Motion Approved.

Also on the Agricultural Commission: Sam Bower Select Board Representative, Michael Amaral, Representative from Conservation Commission, and James Gaffney, Representative from Planning Board.

Ann Kennedy asked if she could be the 5th alternate. James Zablocki objected due to the length of time it has taken to get this far in the process.

5. Conservation Commission

Ken Cogswell has a full committee recommendation to be elevated from an Alternate to a Voting Member.

Clyde made a Motion to elevate Ken Cogswell to Full Voting Member of the Conservation Commission from an Alternate Member. Second by Christine. Voice Vote. All voted Yes. Motion Approved.

The increase to four alternate members and the Commissions recommendation for Jackie Germaine and Jody Sloane to fill the open slots will be scheduled for the next Board meeting with candidates invited to attend. (Next meeting scheduled for August 24, 2021.)

5. Community Power Coalition of NH and the Joint Powers Agreement Review by Legal Council

Clyde: The last Board meeting we met with Henry Herndon. The Board voted, pending legal review, to have Warner included on the Commission. Our attorney said it looked good. In the interim, there is a change coming to the document and Henry suggested we may want to hold off joining until more is known. The Board will have to decide who will represent the Town.

i. Action: Clyde will forward a copy of the Joint Power Agreement to the Select Board.

IV. New Business

A. Refund Amounts per Board Approved Abatement Requests:

1. Action: Motion to Approve / Deny / Delay Refund Amounts
 - i. Map 32 Lot 038 \$ 34.31
 - ii. Map 20 Lot 006-5 \$233.31
 - iii. Map 35 Lot 003 \$803.94

Board requests backup on these and will look at them before the next meeting.

B. Primex Insurance Premium Holiday Distribution from 2020

1. Action: Motion to Accept Amounts as Credit to the 2021 Invoice or Request a Check Refund

- i. Workers Compensation - \$10,293.93
- ii. Property & Liability - \$15,833.44
- iii. Unemployment - \$1,218.77

Clyde said the Town is given the option of a check or a credit when Primex Insurance offers a Premium Holiday after a review and calculation of these policies. Clyde said the Town would like a check that, when received, will go into the general fund, to reduce taxes or build up the Town's funds.

Clyde: Motion to Accept the Premium Holiday Distribution from 2020 from PRIMEX in the form of a check. Second by Christine. All three yes. Motion Passed.

C. 2021- 2027 Capital Improvement Program Request from the Planning Board, Due Aug 30, 2021

All departments will receive their paperwork from the Planning Board. The deadline is August 30.

Clyde said in the past, the Town has included the sidewalk. This would be a brainstorming.

Diane said she will check with Apryl about the Parks and Recreation project.

V. Town Administrator Report

A. Signs for Warner Community Center

Diane had a visit from Lori Garet of the Warner Connects food pantry and Patty Anderson regarding out-of-date signs outside the Warner Community Center building. Diane will follow-up with Tim Allen and Tim Hayes about updating.

- B. **Exit 8 Rail Trail Update** - Federal Funds 200k (no cost to the town, the Concord-Lake Sunapee Rail Trail will be responsible for funding the necessary 20% portion) grant has moved forward with Senator Shaheen's earmarks. There is an Infrastructure bill before the Senate currently. The multi-use path from downtown to exit 9 is still in committee, from Kuster's office, and is a 980k grant.
- C. **Oil Bid** - Warner data is in. Bradford, Sutton, Warner will put out a bid together. Bradford, very generously, offered to collect the use estimates from each Town and get bids.
- D. **Check received from American Rescue Plan Act (ARPA)** - Funds Received (\$152,846.88). A public hearing will be held on August 24, posted 7 days in advance, to accept the funds.
- E. **OWL - Ceiling Mount & Camera for Hybrid Meeting.** Camera can be mounted in the ceiling. Need to purchase the OWL, ceiling mount, and TV monitor to be mounted on the wall. Dan Watts is working with Diane on this.

The next question for the board is: What we will do? Record the meeting, by the next day, the video will be on-line. Then when the approved meeting are approved, the link comes down.

Clyde: If we have any hope of using the ARPA funds for this project, then we need to purchase a new one.

VI. Other Selectmen Business

- Sam spoke to a Warner River Local Advisory Committee member who said they have members that need to be reappointed.

Martha Mical: There are several committees that have members that need to be re-appointed.

Judy will connect with all the committees to ask if people are interested in re-upping their membership.

VII. Public Comments

1. Martha Mical – The USS Kearsarge is coming. Tentatively sometime in October. It will be the people who are making Chief. We feed them, they tour the Town, hike the mountain, do Community Service. The dinner will be at the United Church in Warner, if we do it.

2. Anthony Mento – Regarding the Warner Community Center. There is the Merrimack Valley Daycare in Concord.

3. Transfer Station – Clyde: We had been talking about a second bin for the compactor. Estimates - Wastequit, for 11k, Eastcoast Container for 10k, 16-18 week delivery. The Board will give Varick the go ahead for the less expensive bin for the compactor.

Clyde: Motion to authorize Varick to order a container for \$10,650 from Eastcoast Container for the Transfer Station. Second by Christine. All in Favor. Motion Approved.

A Motion was made and The Board Voted and Approved to require mask wearing in Town Hall for visitors, and for meetings. Staff will wear masks when moving around the building and when a visitor enters. Signs will be posted.

VIII. Consent Agenda - None

IX. Manifest Motion

Clyde: Motion to approve check register for the manifest for July 27, 2021 in the amount of 13, 825. 83, check numbers 2401-6834, as presented on the manifest. All payroll checks. And also in the amount of \$73,494.48 checks 58934 – 58952.

Christine moved. Seconded by Clyde. Sam: Yes Christine: Yes Clyde: Yes

X. Meeting Minutes: 7/6/21, 7/20/21

On July 6, page 2. 5th paragraph down. Christine thinks it is a typo. It will allow “mild winter days.”

Motion to approve minutes with correction by Christine, as amended. Second Sam.

All yes.

Motion to approve meeting minutes of July 20, no edits. Christine. Second by Clyde. All approved.

Christine: What happens with those minutes from the fire fighters site visit meeting?

Clyde: The notes from above constitute the minutes as they are a synopsis of the meeting.

XI. Non-Public Session

Under 91-A:3 II(c) - matters if discussed in public would likely affect adversely the reputation of any person; this extends to any application for assistance, tax abatement or waiver of a fee, fine, or other levy, if based on inability to pay or poverty of the applicant.

A. Motion by **Carson** / ~~Bower~~ / ~~Frost~~ to go into Non-public session at 9:32pm

1. Second: ~~Carson~~ / **Bower** / ~~Frost~~

2. Vote by roll call: Carson: **YES** / ~~NO~~ Bower: **YES** / ~~NO~~ —Frost: **YES** / ~~NO~~

B. Out of non public at 9:48 pm.

Clyde: Motion to move Janice Loz, Land Use Clerk, from wage and step 6/5 to 6/6, new rate of \$19.98 per hour. Second by Christine. Vote by roll call: Carson: YES Bower: YES Frost: YES

XII. Any Other Business

Adjournment at 9:52 pm.