

SELECTMEN'S MINUTES MONDAY, JANUARY 4, 2016

The Selectmen's meeting for Monday, January 4, 2016 started at 6:30 p.m. Present were Selectman Bussiere, Selectman Gaudiello, Selectman Hatch, Selectman O'Brien, Chairman Clark, Administrator Scruton and Clerk McNeil

Chairman Clark welcomed everyone and led in the Pledge of Allegiance.

There were approximately 25 people present for the public hearing including employees and members of the Advisory Budget Committee.

Chairman Clark opened the public hearing on a proposed \$3,000,000 bond for construction of a town hall at 6:35 p.m. Administrator Scruton showed a power-point explaining that the Board went out to bid for costs for the proposed town office and those figures will be available later in the month. The new building would include room for all office functions, record storage, meeting rooms and better parking. Our current lease is year to year. He showed a site plan of the property for the proposed town office and library. A space needs analysis was done to determine the size of the building. The Board had no questions. Chairman Clark asked for any public comment. It was noted that interest is over and above the \$3,000,000. Paul Mausteller would like to see a breakdown of comparison of staying where we are versus a building a new town office. Chris Vachon asked why the town can't build something that is \$1,000,000 to \$2,000,000. The public hearing closed at 6:44 p.m.

Chairman Clark opened the public hearing on the proposed operating budget and money warrant articles at 6:45 p.m. Administrator Scruton stated that the operating budget has a 1% increase. He noted what lines went up over \$6,000 and what lines decreased from last year. Ken Grant requests that benefits and salaries of town employees be listed in the town report. Administrator Scruton noted that, through demolishing the old town office, asbestos was found between the brick wall and the cement blocks. There will now be demolition costs in the 2016 budget for removal of the asbestos. It could be \$235,000 which is the initial estimate. Various options for removal of the asbestos will be looked at with various costs. Chris Vachon feels there is no secure fence around the construction site and a building is coming down that contained mold and asbestos. His concern is children are playing nearby. He feels that there are no accuracies in this town. There has to be some serious changes. Steve Graves asked why the job has not been stopped. When asbestos was found - we need to stop the project now. Jim Carroll has experience in masonry construction and feels that the company should be aware of what is on the property. Steve Saunders feels there has been bad estimates and spending. Ken Grant stated that the demolition contractor is a good contractor but he should have known there was an issue with asbestos. Regarding the Highway Department budget - Paved Roads, Paul Mausteller asked how much of the 2015 expenditures actually were used by the Highway Dept. A printout of where the money was spent would be available at the town office. Chris Vachon asked why the Land Use Consultants line was over spent - that was used for a consultant to review the school impact fee. Chris Vachon is concerned about false information and inaccurate information. Who is going to be accountable? Paul Mausteller asked the Board to freeze Administrator Scruton's wages and sit over expenditures in various projects as the reason. Chairman Clark suggested that he and Administrator Scruton set up appointments to meet with S &

R Corporation and the Scott Lawson Group. Ken Grant asked when was the last time that legal services were put out to bid was. The public hearing closed at 8:11 p.m.

The following are Petition Warrant Articles:

Community Bill of Rights – to protect waterways.....The town attorney still indicates that there is no statutory authority to adopt or enforce portions of this and parts are contrary to state and federal constitution.

Solar Power Purchase Project – to bring proposed actions in front of taxpayers.....

Conservation Easement of two town own property to be held by Society for the Protection of NH Forests – they connect to the Samuel A. Tamposi Water Supply Reserve.

PUBLIC COMMENT

Steve Jeffery spoke about a Cease and Desist he received on his business. He feels the town's Code Enforcement Officer went on his property without consent. He would like to know how this type of situation can be resolved. He would like to know the end result.

Dan Ayer commented on a Cease and Desist that has gone on with his neighbor since 2006.

Paul Mausteller asked when does land come out of current use? He was concerned about a Land Use Change Tax bill and a Certificate of Occupancy. It was explained that they have nothing to do with each other.

Chris Vachon feels there needs to be fairness in this town. The Board should act within the rules and regulations of the town and budgets should not go up every year.

Justin Purpora feels that the Board needs to work together.

REVIEW OF MINUTES – December 21, 2015 – to be reviewed at the next meeting.

STAFF REPORT

Administrator Scruton

1. Land for Conservation off a Tolend Road Subdivision - The Conservation Commission recommended that the town take ownership of this open space with deed restrictions. Ann Melvin from the Conservation Commission stated that a lot of the open space is prime wetlands. Selectman Gaudiello moved to accept the recommendation of the Conservation Commission for the town to take ownership of the open space in the Chestnut Forest Subdivision with deed restrictions, seconded by Selectman Bussiere. Selectman O'Brien feels that owning this property is useless. He suggested that the homeowners association own the property. Chief Walker had a concern of taking this type of land and having to pay to have it monitored. Any monitoring should come out of the Conservation Commission. Chairman Clark asked for a roll call, O'Brien – nay, Clark – nay, Hatch – nay, Gaudiello – aye, Bussiere - aye. The motion fails.
2. Cocheco Valley Humane Society Agreement for Animal Shelter Services. Chief Williams reviewed the Agreement. Selectman Gaudiello moved to sign the Agreement, seconded by Selectman O'Brien. It was unanimously voted in the affirmative.
3. Administrator Scruton spoke about the use of fund balance for warrant articles. This will reduce the fund balance level below the midpoint target. Administrator Scruton will have better numbers after the books close for 2015.

Clerk McNeil

Clerk McNeil requested signatures on payroll manifests dated 12/20 and 12/27 and vendor manifests dated 12/23 and 12/31.

OLD BUSINESS

Margaret Mausteller asked if she was going to get a response to her email. A meeting has been set-up with the town's architect from SMP to discuss the timing process of the bids. Chairman Clark offered to sit with Mrs. Mausteller and answer her other questions.

There is a public hearing at Conservation Commission meeting regarding the Stonehouse Forest funding from the Conservation Bond. The meeting is at the ECLC at 7:00 p.m.

SELECTMEN'S REPORT

Selectman Bussiere noted that he will be attending the Planning Board meeting on Tuesday.

Selectman O'Brien stated that he has been attending the Emergency Operation meetings – he has not been able to attend the Recreation Commission meetings.

Chairman Clark noted that it is painful to sit through these meetings. He feels the frustration. He further stated that our volunteers work hard with the budget. He explained that through the budget process the Department Heads had been asked to note their cost savings in their various departments. He further stated that the Board of Selectmen has the best intentions for everyone's taxes as they also pay property taxes. We've got a good group of employee who work hard. I appreciate the feedback – thank you for coming.

PUBLIC COMMENT

There was no public comment.

The meeting adjourned at 9:35 p.m.