

BARRINGTON SELECTMEN'S MEETING
AUGUST 25, 2014 - 6:30 P.M.
ELEMENTARY SCHOOL ANNEX
572 CALEF HIGHWAY (ROUTE 125)
BARRINGTON, NH 03825

Present were Chairman Clark, Selectman Malloy, Selectman Hatch, Selectman Bussiere and Town Administrator John Scruton. Also present Jason LaCombe from SMP, Mike Garrepy of Tuck Realty, staff members and Mr. and Mrs. Paul Mausteller.

APPOINTMENTS

Cullen-Woods Subdivision – Smoke Street Mike Garrepy of Tuck Realty presented 2 requests: 1. For the Town to allow his client to work in the Right of Way to improve sight distances; and 2. For the Town to agree to conditionally accept 8.79 acres of conservation land that his client desires to donate to the Town. **Selectman Hatch moved, Selectman Malloy seconded to allow work with proper bonding in right of way. Passed 4-0.** Selectman Hatch spoke against accepting the land unless there were added an easement for a trail to Smoke Street for access. Mike Garrepy indicated the parcel was being donated because town regulations allow the Planning Board to ask for up to 15%. Given that the proposed development has large lots, it is not so much for access by the land owners, but to meet the request of the Planning Board via the regulations. It could be deeded to the owners of the lots via the association, but it is an opportunity for the town. Administrator Scruton spoke in favor of accepting it to provide a buffer to the town land. Selectman Hatch asked about a 10 foot walking trail from Smoke Street. Mike Garrepy indicated a place where an easement could be created to connect to the trails along the lot line or 1 and/or 2 and agreed to that suggestion. **Selectman Hatch moved, Selectman Malloy seconded to accept provided the Conservation Commission recommended that the town accept it and that there be an easement from Smoke Street at least 10 feet in width. Passed 4-0.**

SMP Architect Jason Lacombe presented several more proposals for a town hall to replace the former one and the rented space at 333 Calef Highway. They were lettered "F"- "I" with a couple of variations. The last time he met with the Board of Selectmen he had presented "A" – "E", the general consensus was to look at constructing a building on the end of former Town Hall lot with either a one or two story option. Jason presented three options that showed the building in that location. He then presented an option for a one story option located in the upper parking lot. In addition to the printed sheets, he had computer mock-ups of two options. While initially he had felt the corner of the lot nearest to the junction of Ramsdell Lane and Route 9 would be best, he has come to believe that the best option is to build a one story Town Hall with a hip roof on top of the hill (Option "I"). He believes it to be the least expensive. He also believes it will look better on top of the hill and have better solar orientation for solar energy. The plan is for the building to have two entrances off a porch, one to the main lobby with counters for Tax, Town Clerk, Planning and Building and the other directly into the meeting

room lobby area. These would be connected internally by a hall, but the area of the meeting room and bathrooms on that end could be shut off from the rest of the building. An alternate of Option "I" would be to use the natural slope of the land and create a cellar under the meeting room. This would have no access from the main floor and could be for bulky storage of Recreation Department items and perhaps the furnace and other mechanical structures. There was consensus that Option "I", the version on top of the hill was best. The Board liked several things about this including cost savings, the appearance, the interior convenience and it is the best option for solar.

Chairman Clark asked if there were questions from the public. Paul Mausteller asked about the location of septic system and if it would intrude into the recreation area. Jason Lacombe explained the intent would be to use the existing septic nearer corner, and if it could not be reused to place the new system in that general area. The Town would also like to reuse the well. The intent is to not impact the recreation fields. The Board's direction to Jason was to prepare more detail and to move forward with proposal "I". The decision on whether there will be storage under the meeting room will await better cost estimates. The Board would like to know what the space for recreation would add in cost to the project, but liked the proximity to the field and possibility of cost savings with the mechanical room. The Kingston Library had a small cellar space for mechanical and ducted under the slab and saved around \$100,000. Jason is going to come back with more detail on proposal "I". Paul Mausteller asked about the mechanical going in the attic. Jason indicated it is often less expensive to cap and insulate at the ceiling level rather than insulate the roof and then heat and cool the space in the attic, but that will be looked at. He will try to have more information for either September 8 or 22. The Board is planning a public meeting on Saturday, October 18 to present the information to the public.

Building Inspector/Code Enforcement Officer, Tom Abbott, gave a departmental update. The budget for training is overspent, in large part because of getting the deputy certifications. Tom reviewed numbers for department activity. His goal to have no valid complaints. So far this year he has not had any. The department has updated forms and started to use NH Circuit Court to save money. A good example is an enforcement action that has only cost \$175 of legal after payment to town by the one who was in violation per a court order. He is considering developing a proposal of different residential building permit fees to make it more uniform and fairer. He expects the proposal to be revenue neutral. He asked about doing it as part of his goals for 2015. Selectman Bussiere thought this would be a good idea. No one spoke against the idea. Selectman Hatch asked for an additional column on the enforcement spread sheet to indicate when and how an issue was closed out rather than just noting complaint file was closed.

Planner, Marcia Gasses, presented her departmental update. She reviewed activity by the Planning Board, the Community Visioning Committee and subcommittees, and the Zoning Board of Adjustment. She reviewed her goals. She discussed grants and economic development.

Chairman Clark asked about cost reduction. Marcia explained the Town saved by using Cooperative Extension/UNH, instead of hiring a private consultant, saving perhaps \$10,000. She also does minutes herself, which saves money. She explained how she does her minutes. Selectman Malloy complimented her for the quality of the minutes she does.

Tax Collector, Linda Markiewicz, presented a departmental update. She just completed her second year of certification along with the Deputy. She discussed the goal of openness to the public. The department has continued to receive positive feedback on the improved customer service atmosphere. They have gone through reorganizing files. Peter Cook brings a few boxes at a time over from the former Town Hall. Cost savings have come from use of alternates to US mail. She is seeing savings in the postage line. She would like to change software in the tax office and move to Avatar for tax office, while assessing would remain with Avatar. We now have 13 taxpayers on payment plans, up from 6 last year. Two plans were revoked when people fell behind.

Town Clerk, Kim Kerekas, presented a departmental update. Her revenue is running ahead of last year. The Board discussed a variety of issues in the department.

Police, Chief Conway presented a departmental update. Most of this year the department has been at full staff. The budget is on target. The department is working on records retention policy and in particular compliance with the Right-to-Know requirements. They have reorganized the personnel in the department, creating a Lieutenant position out of a Sergeant position. He reviewed some cost savings including savings in gasoline usage. PRIMEX is reviewing all our policies. Selectman Bussiere and Chief Conway discussed social media.

PUBLIC COMMENTS

Paul Mausteller asked about the safety of staff members going into the former Town Hall. He suggested storing records off-site. The Board will look into that possibility.

REVIEW OF MINUTES –Selectman Bussiere moved Selectman Hatch seconded to approve the minutes of August 11, 2014. Passed 4-0.

STAFF REPORT – Administrator Scruton

1. The Town Administrator discussed the insulation of the cement kick-wall at the Highway Equipment Garage that is going to be constructed. At the last meeting the Board had agreed with the concept of insulating the wall at this time as doing it later would cost a lot more, but had not decided on which option. The Town Administrator presented 6 options from \$3,080 to \$8,800. The lowest cost is sheet rock over foam boards and the highest cost is cement with foam interior. If we go with the sheet rock, the town will likely want to cover it with plywood, whereas the cement/foam option would have a cement surface inside and out to resist damage and protect the insulation. Chairman Clark liked the \$8,800 option because it will be the longest lasting and best secure the insulation against damage. **Selectman Bussiere moved, Selectman Hatch seconded to go with the foam inside the cement option. Passed 4-0.**

2. The Town Administrator discussed the timing of doing the garage floor. If it were done this year it pushes the budget of the garage over the warrant article's \$250,000. While funds could be found elsewhere, Chairman Clark felt we had to stay under the \$250,000 for the building so recommended leaving the floor for another year. Selectman Hatch agreed. The Town Administrator will inform the builder that the town will not be doing the floor this year.
3. The Town Administrator discussed not turning the heat on at the Old Town Hall to save money. The Board wants more information as well as options on storage.
4. The Town Administrator brought up the parameters for the Solar RFP. The Board is in agreement that the limited open area at the Highway Garage would prevent installing a 200x75 ground mount solar. The Barrington Youth Association land is currently being used by the Highway Garage and that material must be moved over time back onto the Town land. The open area is also important for snow storage. The Town Administrator will develop an RFP that does not specify where the panels must be located.
5. The Town Administrator brought up the Clark-Goodwill lots on Redemption Way.
Selectman Bussiere moved, Selectman Hatch seconded to include easements over Lot 6 with Lot 5 for access, drainage and parking. Turbocam holds the right to acquire Lot 5 in exchange for building as part of the previously signed agreement made for development of the site. Turbocam is planning a 34,000 square foot building on Lot 5. **Motion passed 4-0.**

Administrative items the Board signed:

1. **Two intents to cut and one Supplemental Intent**
2. **Minutes August 11, 2014**
3. **Abatement 35 (2007 Bankruptcy resulted in errors by the tax office over the years incorrectly applying payments to interest)**
4. **Payroll manifests August 10 & 17, 2014**
5. **Vendor Manifests August 14 & 21, 2014**

SELECTMEN'S REPORT

Selectman Hatch reported the library has completed their budget and discussed revising job descriptions. The library has started looking at properties for a future library in addition to Svensons.

Selectman Bussiere noted the Economic Committee met and will meet again this week. There is progress being made.

Selectman Malloy talked about getting more volunteers involved in committees. Last week was the first time there was not a Planning Board quorum in several years. The Zoning Board has had to postpone hearings for lack of a quorum, although in part that was due to abstentions. Those who had come to the last Planning Board meeting met informally with Conservation

Commission members. The Planning Board indicated comments from the Conservation Commission needed to have more substance, especially on 9.6 waivers. The comments need to address the regulations. Planning Board has only granted 4 of these in the past 18 months.

Selectman Bussiere moved, Selectman Hatch second to enter nonpublic session under RSA 91-A:3ii a,c (personnel, reputation) at 8:42 PM Vote roll call Bussiere-Aye, Hatch-Aye, Clark-Aye, Malloy-Aye. Passed 4-0.

Board discussed a personnel issue. Board discussed two tax situations where people owe a lot of money.

Selectman Hatch moved Selectman Bussiere seconded to come out of nonpublic session at 9 PM, Vote roll call Bussiere-Aye, Hatch-Aye, Clark-Aye, Malloy-Aye. Passed 4-0.

Board discussed the former town hall and the need for a proposed town hall. There is concern that people do not recognize our current building is rented with a lease that expires in 2016. They also believe people do not understand there is a lot of evidence of the problems with the former Town Hall which make it more expensive to renovate than to build new. There was discussion of warrant articles for 2015 to deal with the problem.

Board adjourned at 9:20 PM

Submitted by John Scruton, Town Administrator