

SELECTMEN'S MINUTES

MARCH 4, 2013

The Selectmen's meeting for Monday, March 4, 2013 started at 6:30 p.m. Present were Selectman Malloy, Selectman Gaudiello, Selectman Pratt, Chairman Clark, Administrator Scruton and Clerk McNeil. Selectman Hatch was absent

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

Chairman Clark noted that Selectman Pratt would be leaving us as Selectman. Chairman Clark stated that Selectman Pratt has given family, business and personal time to the Town. His talent and knowledge in the industry has been very helpful. A plaque was presented to him for his years of service. Selectman Pratt thanked everyone noting that it means a lot and he has enjoyed his position on the Board and will miss it. There have been tough and interesting years but he is proud of what this Board has accomplished.

APPOINTMENTS

Green Hill Road Upgrades – Planning Board Case #210-57-GR-12-SR – Trinity Conservation LLC will not be present tonight and has asked for a continuance until April with the Planning Board. Approximately 16 people were present from the Green Hill Road area.

The Board of Selectmen reviewed the following documents:

- November 13, 2012 HTE Northeast's report and boring logs written to Jason Hill.
- January 3, 2013 HTE Northeast's report and attachments related to recommendations for Green Hill Road associated with the proposed Trinity Conservation project.
- February 28, 2013 TF Moran, Inc. letter with attached cost estimates for proposed improvements to Green Hill Road.
- March 1, 2013 letter from Francis X. Bruton, III to the Board of Selectmen and his letter of March 1, 2013 and attachments sent to the Planning Board. In particular the Board looked at the proposed improvements to Green Hill Road to handle the additional heavy truck traffic anticipated by the proposed project that were suggested in the latter letter.
- February 4, 2013 and February 22, 2013 letters from Jeff Adler of Dubois and King. Of particular interest in the former letter was point 4 in which Jeff Adler disagreed with the engineer for the developer regarding construction requirements and dealing with underlying conditions. The February 22nd letter indicated far more work was needed on the road than was being proposed by

the developer to deal with the anticipated addition of heavy truck traffic to what is currently a satisfactory road for the current level of use.

Administrator Scruton introduced Jeff Adler to discuss all of these and asked various questions of him. The Board also discussed the plan that had been developed by Dubois and King in 2011 for road maintenance over the coming years throughout town. It was noted that the Planning Board makes the final decision for the site review. The discussion centered around work to Green Hill Road and how much work needs to be done to this road for the amount of traffic that this project will incur. For normal traffic the road would be okay but not for heavy truck traffic especially in the spring. The remainder of the road shows extensive cracking from water that has no where to go and there is a need for drainage. If the road is to be redone it needs to be done correctly. An overlay would be okay for residential use but for heavy truck traffic use there needs to be extensive work done at an approximate cost of \$1,280,000. The road improvements should be done before the trucks start using the road. Life of the gravel pit would be in excess of 15 years. The bridge is currently suitable for the heavy truck traffic per the State engineers. Selectman Pratt felt that we have no choice but to accept the recommendation of our engineers, DuBois & King. The town's 20 year road plan was not based on gravel pit traffic just residential traffic. Selectman Malloy asked if there are any other roads in town that have used this much in resources. Selectman Pratt stated that this work could be similar to work on Scruton Pond Road. Selectman Gaudiello supports the DuBois & King report and anything extra should be borne by the developer. She would also like to look at the roads that would need to be deferred by the town because of this unexpected cost.

Administrator Scruton summarized the findings as representing the following points:

1. The Board of Selectmen supports the conclusion of Jeff Adler regarding the adverse impact the proposed project will have on Green Hill Road and the required scope of additional work created by the proposed development. The Board of Selectmen believes the proposed improvements by the engineers for the developer fail to adequately address the adverse impact of the proposed project's additional heavy truck traffic.
2. The Board of Selectmen believes that the current condition of the road and the current Town plan for future work on Green Hill Road is adequate for its current residential use but would not be adequate for the increased heavy truck use proposed by the developer. It is the additional truck traffic that will require all the reconstruction, not the current and anticipated future residential usage.
3. The Board of Selectmen is concerned about the negative impact on the road and public safety if the heavy truck traffic begins before the reconstruction work is done on the road.

4. The Board of Selectmen would prefer that the town's comprehensive plan for the maintenance and repair of its roads in future years be followed so that the Town's funds are spent on Green Hill Road during the years in which the Town had planned to repair the road in order to avoid displacing other roads that are scheduled ahead of Green Hill Road.
5. The Board of Selectmen believe that any additional costs over and above the amount and timing for planned maintenance should be borne entirely by the developer since the current use and maintenance schedule are adequate for the existing residential use.

Selectman Gaudiello moved to send a letter to the Planning Board supporting these points, seconded by Selectman Malloy. It was unanimously voted in the affirmative.

Village Place – It was noted that over site of construction of the road in the Village Place subdivision will be given to the Selectmen through DuBois & King. The Village Place subdivision is looking for approval after the first of April.

Mr. Adler stated that the MS-4 has been submitted but he has heard nothing back from EPA.

The Turbocam road construction has not been set up yet. Mr. Adler will give a road proposal. The state may be involved with the entrance construction as the road will be coming off Route 9.

John Wallace – Leahy Property – The property consists of 42 acres and is in the middle of the SATWaSr Conservation property. The Conservation Commission has been in negotiation with the owner for purchase of the property. An appraisal has been done with a value of \$63,000. Mr. Wallace has applied for several grants and has approached some other communities to help with purchase of this property. He would like to use money in the Conservation Fund to purchase this property and include it with the SATWaSr property. Mr. Wallace wants the Board to approve his recommendation to move forward with the process that would include public hearings. The balance in the conservation fund is approx. \$400,000. Selectman Pratt moved to support the Conservation Commission and to authorize them to spend up to \$55,000 out of the Conservation Fund, seconded by Selectman Malloy. It was unanimously voted in the affirmative. The town would purchase the property and donate the development rights to the forest society.

REVIEW OF THE MINUTES – February 18, 2013 – Selectman Gaudiello moved to accept the minutes as amended, seconded by Selectman Malloy. It was unanimously voted in the affirmative.

PUBLIC COMMENTS

John Wallace noted that the town purchased two properties from the Dexter family several years ago and the property should be part of the Tamposi property conservation easement through the forest society. Mr. Wallace was asked to come back with details.

Jim Connolly, a resident of Green Hill Road, stated that he appreciates the Board's efforts with the site review process for the gravel pit. The following property owners submitted letters regarding the gravel pit: Elizabeth Healey, Celia Bannenberg, James Connolly, Sam and Eva Faulkner and Steve Bostrom.

Guilio Franceschini asked "who owns the bridge"? – the town. Administrator Scruton noted that the State has rated the bridge and the State engineers have no issues with the bridge. The Selectmen have included a warrant article asking to start a bridge capital reserve fund for engineering, construction and replacement of the town bridges.

STAFF REPORT

1. A letter was sent from the Police Chief, Fire Chief and Planner regarding the Wildcat Transit public bus route from Rochester and Durham. They expressed concern with the safety picking up and dropping off residents at the busy Route 9/125 intersection. The letter further states that "it is unfortunate that Wildcat Transit dismissed our concerns and the route started without any further communication".
2. A letter of resignation was received today from the JoAnn Krupski, Tax Collector, effective immediately. The deputy tax collector will function as the tax collector until one is appointed or hired depending on the outcome of the warrant article at Election Day. The Board authorized Administrator Scruton to hire interim help if necessary. A full audit of the tax collector's books is scheduled for Thursday.

Clerk McNeil

Clerk McNeil requested signatures of the following:

1. Intent to Cut – Scott Doughty
2. Intent to Excavate – Brox Industries
3. Timber Tax Warrant in the amount of \$7,894.14
4. Deposit Policy
5. Investment policy
6. Vendor Manifests dated 1/31, 2/7, 2/14, 2/21, 2/28
7. Payroll Manifests dated 1/27, 2/3, 2/10, 2/17, 2/24

OLD BUSINESS

NEW BUSINESS

SELECTMEN'S REPORT

Selectman Gaudiello – As library trustee, she commented that the building committee has been working on long term plans and they have been meeting with the Svenson family to repurpose the Christmas Dove and they would build a new building. She also added that the Friends of the Library have an ongoing newsletter to keep people informed.

Selectman Pratt – Selectman Pratt noted that Brian Lenzi is setting up a meeting of the building committee to make a recommendation to the Board for an architect.

Selectman Malloy – He had nothing to report.

Chairman Clark – He noted that he appreciated receiving a hand written thank you note from Leo Lessard one of the new County Commissioners who attended a recent Selectmen's meeting.

A letter was sent from Chief Walker & Chief Conway to the Strafford County Health Coalition supporting a grant that they are applying for. Chairman Clark signed on behalf of the Board in support of awarding the grant.

The town has signed a contract for electric service that is 6.842 below what PSNH is charging.

Selectman Gaudiello thought that the audio of the deliberative session on Metrocast was not good quality. A letter will be sent expressing our dissatisfaction with Metrocast. It was suggested that next year a brief interview show be done before deliberative session for people who can't watch the entire deliberative session.

The meeting adjourned at 8:00 p.m.