

SELECTMEN'S MINUTES  
JULY 1, 2013

The Selectmen's meeting for Monday, July 1, 2013 started at 6:30 p.m. at the new meeting location, the elementary school annex. Present were Selectman Bussiere, Selectman Gaudiello, Selectman Hatch, Selectman Malloy, Chairman Clark, Administrator Scruton and Clerk McNeil.

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

APPOINTMENTS

There were no appointments.

PUBLIC COMMENTS

Charlie Janelle felt that the Board should work on solving the town office location issue and not include the library or recreation departments.

REVIEW OF MINUTES – June 15, 2013, June 24, 2013 – Selectman Gaudiello moved to accept the minutes of June 15, 2013 as amended, seconded by Selectman Gaudiello. It was unanimously voted in the affirmative. Selectman Gaudiello moved to accept the minutes of June 14, 2013 as amended, seconded by Selectman Hatch. It was unanimously voted in the affirmative.

STAFF REPORT

1. Jeff Adler, from DuBois and King, provided a "rough" estimate of what the cost would be to develop a portion of the Svenson property that is being offered to the town. The estimate of \$156,000 included a 400' access road, site work and the stripping of 12" of topsoil. Chairman Clark asked if well and septic costs were included, and they were not. The number could be refined if the Board wants to spend additional money for more work.
2. Ellen Conklin has resigned from the ZBA. Selectman Gaudiello moved to appointment George Schmalz and Meri Schmalz as alternates for three years, seconded by Selectman Hatch. It was unanimously voted in the affirmative.
3. The next scheduled Selectmen's meeting will be on July 22<sup>nd</sup>.
4. The Board approved Administrator Scruton asking for an RFP on workers compensation for a similar package with adequate education and full municipal coverage.
5. The selection of Dubois and King, as our town engineers, may qualify as adequate under the state procurement rules for engineers for the Green Hill Road Bridge. Or, does the Board you to go out to bid for an engineering firm that may specialize in bridge work. Once bids are received a selection committee would review the various applicants. Peter Cook felt that the town had already hired an engineer. Administrator Scruton will send the information to the state

based on already doing a qualification based selection and wait for their feedback before making a decision.

6. The town will be filing an excavation permit for the Clark-Goodwill site to help get a driveway in towards the Legion property and also sloping the other town parcel.
7. Selectman Bussiere moved to accept the bid of \$3,500 from an abutter purchasing a town owned lot with the condition that the lot be merged with their existing lot, seconded by Selectman Gaudiello. It was unanimously voted in the affirmative.
8. Administrator Scruton was approached by a member of the Conservation Commission and a property owner who is thinking about placing land in a conservation easement. The property owner is requesting a refundable deposit out of the Conservation Commission Land Fund in the amount of \$60,000. The purchase and sale would be conditional upon grant funding to be combined with Conservation Land Fund money. The money would be put in escrow. The issue will be rescheduled to July 22<sup>nd</sup>, when a formal presentation will be done. The property owner is looking for a commitment from the town.
9. Strafford Regional Planning Commission is asking for a letter of support for their application to the Economic Development Administration for Economic Development District designation. This would make them eligible for federal funds on a quarterly grant cycle from the Economic Development Administration. The Board approved a letter of support.
10. Peter Cook gathered more information regarding the companies that bid on the striping of town roads. Selectman Malloy moved to accept the low bid from Industrial Traffic Lines Inc., seconded by Selectman Bussiere. It was unanimously voted in the affirmative.
11. The public works vacancy will be discussed in non-public session.
12. Administrator Scruton stated that the 2013 budget has been 55% spent half way through the year. He had concerns of overage in the legal and winter maintenance lines. There are no dramatic changes but the budget needs watching.
13. Administrator Scruton received a quote of \$55,000 for demolition of the old town office. This price did not include asbestos removal or paying for disposal offsite of materials that can't be buried. There was a feeling that amount would be approximately \$15,000. A separate quote from an asbestos removal company is coming. Selectman Bussiere supported offsite disposal and Selectman Hatch supported extreme crushing if the material was going to be buried onsite.

Clerk McNeil

Clerk McNeil asked for signatures on the following: abatement #63, land use change tax warrant in the amount of \$6,770, vendor manifest dated 6/27/2013, payroll manifest dated 6/23/2013.

Clerk McNeil brought up a request that was received from someone who wants to purchase a piece of property that is behind in property taxes nine years. They are

asking the Board to waive the interest and they will pay what taxes are due along with purchasing the properties at a substantially low price. Members of the Board had the following concerns: there are two pieces of land, one 4 acres and the one with the house .57 acres – there could be the potential of two house lots. It was suggested that the town's attorney draw up an agreement that the town would waive the back taxes based on the new owner paying the principle on the taxes, merging the two lots and removing the run down house. It was decided that Clerk McNeil and Administrator Scruton will gather more information and propose an agreement.

## OLD BUSINESS

Town Office/Library Building Discussion – How do we want to proceed from here? Chairman Clark suggested building a comparison file of both locations and do a cost comparison. Selectman Gaudiello felt that the cost of demolition should be included in the price of the old town office parcel comparison. Chairman Clark suggested that he and Administrator Scruton put the figures together for further review. Selectman Gaudiello will also be included. Administrator Scruton questioned if this would be seed money for the village center by putting in a road. Chief Conway would like to see the entrance opposite Mallego Road to square off the roads. The DOT dictates where the accesses are and they should be included in any preliminary discussions. Marcia Gasses will set up a meeting with DOT.

Selectman Gaudiello moved to go into non-public at 7:44 p.m., per RSA 91 A: 3 II a, for personnel, seconded by Selectman Hatch. Chairman Clark asked for a roll call, Bussiere – aye, Gaudiello – aye, Hatch – aye, Malloy – aye, Clark – aye. It was unanimously voted in the affirmative.

Selectman Hatch moved to come out of non-public session at 8:35 p.m. and to seal the minutes, seconded by Selectman Gaudiello. It was unanimously voted in the affirmative.

Selectman Hatch moved to recess at 8:36 p.m., seconded by Selectman Gaudiello. It was unanimously voted in the affirmative.

Selectman Hatch moved to reconvene the meeting at 9:15 p.m., seconded by Selectman Gaudiello. It was unanimously voted in the affirmative.

## SELECTMEN'S REPORT

Selectman Hatch stated that there is a library trustees meeting and ZBA meeting in the next several weeks.

Selectman Malloy noted that UNH Cooperative Extension will be helping the Planning Board with the Master Plan.

Meeting adjourned at 9:30 p.m.