

Selectmen's Minutes Monday, June 1, 2015

The Selectmen's meeting for Monday, June 1, 2015 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.

Groen Builders- Report on Former Town Offices – Jeff Greenhalgh and Fenton Groen represented Groen Builders. Mr. Greenhalgh noted that they looked at the old building to remodel it to satisfy the needs of the town. It was a cost analysis. They took a look at what was needed and then they looked at the reports that were available. They would salvage the newer section of the building and the old 1938 section would be torn down. The old section had the most serious issues with mold inside. The new section had mold but their subcontractors believe the mold can be remediated in that section. They proposed a single story addition that would be 36' x 40' for a meeting room. The building would be insulated concrete form (ICF) construction. Fenton Groen explained the interior that would include a vault and an LULA elevator. He also explained the interior floors, millwork, plumbing, HVAC, and electrical. His estimate to complete the construction as outlined is \$1,617,000. Administrator Scruton noted that this estimate didn't include a contingency, architect and engineering costs, or parking area adjustment, and it assumes the old well and septic can be reused. Moving, security and computers are not included. The comparable figure to compare it to the new construction proposed in March 2015 is \$1,900,000 a difference of just under \$300,000. Selectman Bussiere noted that if the town chose this proposal, it will not allow for additional buildings on this lot. Chairman Clark noted that the Board would now have to take the information and "digest" it. Marie Harris stated that since the old 1938 portion, which is more historic, would be demolished and the building location means there is only room for one building, could we just move on with the plan for new construction? Jo Ellen Gallant asked if the town has sought evaluations or plans from any other companies for this project. Administrator Scruton gave a history of the renovation process that started several years ago. He noted several companies had supplied estimates and ideas on renovation. Selectman Bussiere noted that the project will be competitively bid whatever option is chosen. Tony Irons noted that the town is looking at a difference of \$300,000 between this renovation and building new. He felt that a new building is a much sounder decision. Ken Grossman asked about the contingency. The answer was, a much bigger contingency is needed on the renovation of the old building than on new construction. Holly Grossman stated that the architect noted that the new building would be energy efficient and that may not be true with a remodel. Jacky Cilley asked Mr. Groen if he has confidence that the mold won't come back. Mr. Groen stated the company's confidence level is very high. However; their subcontractor won't warrant it. When asked his opinion, Groen Builders would not recommend remodeling the old building. Matt Towne stated building a new building is

a lot less risky. Selectman Gaudiello asked Mr. Groen to comment on the R value of ICF construction versus the proposed treatment of the walls of the newer section of the old Town Hall. Mr. Groen noted that with ICF performance R value is increased, but the walls of the part of the building that would be salvaged would be around 18, even with insulation. Fred Nichols asked if there was any sense to seal up the old section for its historical value but not use it, and take down the "new" section. Tony Irons noted that he was attached to the old building; however it is sitting on a piece of land that could be put to better use. Ron St. Jean noted that three entities in town need space - town office, library and recreation. The campus proposal would save money rather than having recreation and library buy more land. Ken Grant commented that other brick buildings in the seacoast have been renovated and are being occupied without the problems we have. If it had been properly taken care it wouldn't have this mold problem. Lynda Brushette thanked Mr. Groen for his analysis, and stated it is time to put the old building renovations to bed and move on. Jo Ellen Gallant asked if the Board had looked at building a smaller facility. Administrator Scruton noted that the proposed new building was smaller and its size is based on a thorough space needs analysis for the next 20 years. Leslie Cragin felt that this is a no-brainer and we should get away from renting. Administrator Scruton noted the town is renting storage for records in a different unheated building. Selectman O'Brien asked why the price per square foot to build new is so high compared to new expensive homes. Mr. Groen replied that commercial is very different from residential construction with numerous code requirements. Chairman Clark felt that the Board needs to come to a consensus and vote on how to move forward. He asked for a non-binding vote new versus old, Selectman Bussiere – new campus style, look to the future, remove old, Selectman Gaudiello – agrees with Selectman Bussiere, was impressed that even Mr. Groen would not recommend remodeling the old building, Selectman Hatch – realistically move ahead with a new building, Chairman Clark – agrees with other Board members, stop kicking the can down the road, Selectman O'Brien – was still undecided, would like to save old building, need to sharpen pencils with better numbers. Chairman Clark stated that the Board will be voting on how to move forward and on demolishing the old building in the near future - but no vote tonight.

Chairman Clark opened the public hearing per RSA 41:14-a on a proposal to allow a solar company to place their equipment on town property in a long term lease &/or easement at 7:49 p.m. The hearing was opened to public comment. Carla Jennison lives on Cate Road and is an abutter to the solar panels that would be placed at the public safety building. She would like the Board to hold off a vote on the solar for more information. A realtor told her that the location of these panels will decrease the value of her home. A solar panel is a structure and the building inspector would be issuing a permit and it would need to meet setbacks. She has consulted with an attorney and is prepared to file an injunction with her neighbors to stop this process. She submitted a Petition signed by 68 people to bring the proposal to town meeting. Kevin Weatherbee is not an abutter but lives near the public safety building. He stated the site of the panels will destroy Ms. Jennison's property. He had heard that taxpayer dollars were to

be spent on this project and he completely disagrees with the project. Lynda Brushette asked for an explanation of the project so everyone has the same information. Chris Dundorf showed a power-point presentation of the Barrington Power Solar Power Purchase Proposal. There is no up-front cost to the taxpayers. Mr. Dundorf explained where the panels would be located by the town shed and the public safety building. It was asked how much more expensive to place on the roofs – seeing them on the ground is an eyesore. Michelle Layne, who lives in an old house facing the public safety building, does not want to sit on her porch and look at solar panels. What is the life span of the panels – Mr. Dundorf answered they should last over 40 years. James Jennison, abutter to the property, feels that this is a bad deal for the town but a good deal for a few people who are installing the panels. Chairman Clark noted that all we hear is taxes, taxes, taxes, and this is the first time we have looked at a proposal that would generate cost savings. Jacky Cilley, State Representative, noted that the Legislature will be voting on a bill regarding costs that may increase the price of electricity through Eversource. Joe Ellis, an abutter, is amazed that there are only two locations to place these panels. Jack Bingham from Barrington Power asked if they pull the panels at the public safety building would the petitioners withdraw their petition; Mrs. Jennison said “no”. Mr. Bingham said he was done; he withdrew his offer and left the meeting. Tony Irons suggested going forward with moving the panels to another location and to not give up on this pro-environment pro-community project. Carl Tyler reminded everyone on the dependence on foreign oil and the cost in lives of soldiers who died fighting for oil. Selectman Gaudiello noted that the Board is trying to move forward in June because the town may lose the chance of solar credits and refunds from the State and Federal Government if the decision is delayed to the next Town Meeting. Bruce Betjemann has had solar panels installed and doesn’t feel that they are unsightly. There is money to be saved. Can the proposed town office have the arrays on the roof? The building would be situated to allow for solar panels on the roof. Leslie Cragin feels it would be the taxpayer’s responsibility to maintain/upgrade a roof with the solar panels. Selectman O’Brien asked about the current kilowatt amount. It is tiered with commercial electricity. As to the devaluation of property by ground-mounted panels, – this is relatively new so the effect on property values has not been determined through sales. Mr. Jennison asked what the vote would have been if there hadn’t been so much opposition. Mr. Dundorf asked if there is anything that could be done to “hide” the panels from view to make this project work. The hearing was closed at 9:13 p.m.

APPOINTMENTS

Randal Heller – Trucking on Tolend Road – Mr. Heller is a resident of Tolend Road. The road goes east and west and is a cut through to Dover. Trucks using jake brakes shake the residents’ homes. These are compression released engine brakes. He consulted a trucking engineer and the engineer said that jake brakes are not needed when going through city limits. Mr. Heller would like the Board like to prohibit the use of jake brakes within residential limits. Marcia Gasses asked the Board to consider the fact that residential neighborhoods are scattered throughout town. Selectman O’Brien asked if

his concern was just with jake brakes or trucking on Tolend Road; the concern is solely use of jake brakes. The request was taken under advisement and will be discussed with the planner and police chief.

PUBLIC COMMENTS

Chief Conway noted that it was recommended that the public safety building change from MetroCast to Bay Ring for internet use. He is requesting that the Board sign the contract with Bay Ring. Selectman Bussiere moved to sign the service agreement for dedicated optical internet with Bay Ring Communications, seconded by Selectman Hatch. It was unanimously voted in the affirmative.

REVIEW OF MINUTES – May 21, 2015 – Selectman Bussiere moved to accept the minutes of May 21, 2015, seconded by Selectman Gaudiello. It was unanimously voted in the affirmative.

STAFF REPORT

1. Selectman Hatch moved to sign the Agreement between the Town and UNH Communications Center for dispatching services, seconded by Selectman Gaudiello. It was unanimously voted in the affirmative.
2. Selectman Gaudiello moved to appoint Meri Schmalz as a full member of the Zoning Board of Adjustment, seconded by Selectman Hatch. It was unanimously voted in the affirmative.
3. The Board received a request from a taxpayer to repurchase her property back that was taken by the town for non-payment of taxes. The property consists of three lots on Castle Rock Road; one of the lots has an uninhabitable structure. Currently there is over \$49,000 due in back property taxes. The 15% penalty would be approximately \$17,500. The fire chief indicated that he has a concern with the condition of the road near these lots and would like to see improvement to the road. Selectman Bussiere moved to sell the property back to the owner merging the two undeveloped lots with payment expected within 90 days the amount to cover the property taxes and the penalty, seconded by Selectman Gaudiello. It was unanimously voted in the affirmative.
4. The town is in the process of constructing a parking area/turnaround on Town Farm Road by the newly acquired A. Harlan Calef Reserve. Selectman Gaudiello moved to upgrade the road and create a parking area/turnaround for the benefit of the town and will help provide essential services and can encroach within the 25' buffer of the cemetery as part of the road work, seconded by Selectman Bussiere. It unanimously voted in the affirmative. Selectman Hatch moved to change the status of that section of Town Farm Road from where the Class V now ends to the site where the new gate will be installed just past the turnaround from Class VI to Class V and upgrade it, seconded by Selectman Gaudiello. It was unanimously voted in the affirmative. Peter Cook solicited

prices for an outside company to do the work. The price he received was \$30,000. The Conservation Commission had already offered some money to the upgrade. John Wallace will ask the Conservation Commission if they will approve the balance to \$30,000.

5. The new communications tower has been shipped to Dover. Chief Walker contacted three concrete companies for a price and to date has received one response with a price of under \$7,200. The ECLC parking lot will be paved this summer so there is a tight schedule to get the tower installed. The money for the concrete work had not been budgeted for. It was recommended that the money come out of the Fire Dept. equipment line; however Chief Walker was opposed to doing that. Selectman Gaudiello moved to take the money out of the Executive Incident line, seconded by Selectman Bussiere. Chairman Clark asked for a roll call, Bussiere – aye, Gaudeillo – aye, Hatch – nay, O’Brien – nay, Clark – nay. The motion fails. Selectman Hatch explained that she was not going to spend money that the town had not approved for this use. Chairman Clark said that he wished this proposal had come in with all of the expenses and costs for the whole project. Both Selectman Gaudiello and Selectman Bussiere encouraged the other Board members to rethink their votes.
6. The town clerk’s office would like to start accepting credit cards. However, there are unknown costs regarding getting our computer system into compliance and the need for an analysis from our IT contractor. Without the analysis it will be impossible to put a solid number on the computer costs. Selectman Gaudiello recommended stopping the process until we know how much this will cost the town.
7. The Longshore Drive Homeowner’s Association has requested a meeting with the Board which will be scheduled for the next Selectmen’s meeting on June 15th.
8. Hoyle, Tanner Associates is recommending that the Green Hill Road Bridge be replaced as a two lane bridge. The DOT would like to renovate the one lane bridge. Selectman Gaudiello moved to take the recommendation of Hoyle, Tanner Associates and request replacement for a two lane bridge, seconded by Selectman Hatch. It was unanimously voted in the affirmative.
9. The City of Rochester will be drilling test wells to see about raising the level of the Round Pond Reservoir.

Clerk McNeil

Clerk McNeil requested signatures on the following: one Land Use Change Tax Warrant, approval of John Abbott as Deputy Health Officer through the Division of Public Health Services, Abatements #31 - #36, two Intent to Cut applications, Civil Forfeiture Warrant for dogs, vendor manifest dated 5/28 and payroll manifest dated 5/24.

OLD BUSINESS

Solar – previously discussed.

Communications Tower – previously discussed.

Town Farm Road – previously discussed.

NEW BUSINESS

There was no new business

Selectman Gaudiello felt that the Board should make a decision regarding the old town office soon. The evening's meeting had a good turnout and a lot of questions. The library trustees are also waiting for direction from the Board as they cannot move forward with design and fundraising for a new library until the Selectmen make the decision on the town hall. Selectman Gaudiello asked Selectman O'Brien what additional information he needed to vote for the new town office. He stated that he still hasn't finished going through the paperwork on the old town hall that he has been given. Administrator Scruton was asked to draft an updated RFP for demolition of the old town office.

SELECTMEN'S REPORT

Selectman Bussiere noted that the Planning Board meets on Tuesday with the communication tower and the water line at Cedar Creek on the agenda.

Chairman Clark stated that two teachers are retiring – Fran Farmer and Kenneth Wakeman. Eighth grade graduation will be on June 16th at 6:00 p.m.

The meeting adjourned at 10:24 p.m.