

**Town of Farmington**  
*Board of Selectmen – Public Meeting Minutes*  
**Monday, July 14, 2014**  
**6:00PM**  
**Selectmen's Chambers**  
**356 Main Street**

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Members Present:

Matt Scruton, chairman  
Brian St. Onge  
Charlie King  
Paula Proulx

Members Absent:

Arthur Capello

Also Present:

Town Administrator Keith Trefethen

1. Call to Order- Chairman Scruton called the meeting to order at 6 p.m.

2. Pledge of Allegiance

3. Review meeting minutes:

July 7, 2014-Members noted that the roll call votes to enter non-public session and to seal the non-public minutes need to be added to the minutes. Motion to accept the minutes as amended (King, second Proulx) passed 4-0.

July 7, 2014 (non-public) Motion to accept as submitted (King, second Proulx) passed 4-0.

June 30, 2014 (non-public)-Motion to accept as submitted (King, second Proulx) passed 4-0.

Although the meeting was called for the purpose of a non-public discussion, members also determined that public meeting minutes needed to be submitted to record that the vote to enter non-public session was conducted in public by roll call vote.

4. Public Comment-None

5. Town-owned land-Paulson Road:

The president and executive vice president of the 500 Boys and Girls Club came before the board to discuss a possible use agreement for a 3.5 acre section of town property adjacent to club property located on Paulson Road. The club plans to level the land and install practice fields for their sports programs. Discussion included whether to allow use of the property through an easement or a long-term lease, use restrictions, and terms of the documents.

Conservation Commission Chairman Dave Connolly told the board that club members met with Cons Com to review the proposal and members recommended Selectmen allow the club to use the town parcel for the specific use of practice fields by granting a Use Easement. He presented a written recommendation outlining the existing warranty covenants and proposed additional use restrictions.

Club members requested a 20-year lease agreement with the town due to the large investment of time and money by the club, but Selectmen were concerned that a long-term lease agreement would restrict the town's options should needs or conditions change during that time. The board also

discussed granting an open-ended easement that would allow the club to use the town parcel with no end date until no longer needed, such as if the club moved to another location or no longer existed.

Motion to approve granting a Use Easement to the Farmington 500 Boys and Girls Club as written for a 3.5 acres section of R36-1-1 with following amendments: No motorized vehicles allowed to operate on the property will be amended to allow admittance of vehicles needed for maintenance or repair of the property and no buildings or signs shall be erected except those related to the allowed uses of the property.

(King, second Proulx) passed 4-0.

#### 5. Request for signatures-Town Forrest Management Plan:

Cons Com Chairman Connolly presented a contract proposal offered by B.H. Keith Associates to provide a management plan for the 132 acre town forest on Bay road. The plan would cost \$4,000 payable in three installments. The RFP was advertised on the town website, on the town's community TV channel, in Foster's newspaper and posted at the municipal building but only one response was received he said. Motion to enter into a contract with BH Keith Associates (King, second Proulx) passed 4-0.

#### 6. New Member appointment:

Chairman Connolly introduced resident Rose Muise who requested appointment to the Cons Com. Motion to approve her appointment (King, second Proulx) passed 4-0.

#### 7. Farmington Children's Center:

Selectmen decided to table their discussion of the lease renewal for the childcare center to the next meeting due to the absence of Selectman Capello. About a dozen members of the public were in attendance and were invited to comment on the issue. Community Action Partnership of Strafford County Executive Director Betsy Andrews- Parker told members the organization has a long standing history of helping families in the Farmington area and cares about the community as a whole, not just daycare. She outlined the various services and programs provided and noted the possible impact on pre-school and school aged children as well as the costs to the town and school district should these services currently available at the center no longer exist. She said the agency would like to see a 20 year lease agreement with the town and invited members to tour the building and request more information if needed. Resident Joan Funk, former chairman of the Public Safety Building Committee reminded Selectmen that the building committee had looked at existing town-owned or leased buildings as possible sites for a public safety facility and determined none were a cost effective solution. She requested the Town Administrator supply the building committee's report to Selectmen. Selectman Chairman Scruton said the board plans to vote on the issue at the July 28 meeting if possible.

#### 8. Exercise equipment-workout area:

Police Chief Drury and Parks and Recreation Dept. Director Rick Conway came to the board seeking permission to create an employee workout area upstairs over the Community Action Partnership office in the Old Courthouse building on Main Street. Conway explained that the Farmington School Dept. is offering to donate some exercise equipment to the town, but there is presently no place to use it. He proposed that a sign-in/sign-out sheet with a liability disclaimer on the top of each page be used to address some of board's liability concerns, similar to a document used by the City of Dover. Drury added if police officers were allowed to use the space when the CAP office closed, they would be able to exercise before or after their shifts. There would be a minimum of two users at a time for their own safety he said.

But Selectmen did not seem to favor the proposal due to safety and liability concerns. Some of their concerns included lack of handicapped access, existing condition of the building, liability for personal injury and damages to the building or to the CAP office due to the added weight of personnel and equipment. Members said they did not favor adding one more thing for the town to manage and be responsible for and suggested police and recreation dept. employees try to work something out with the Fire Dept. to use the existing exercise room at their location.

#### 9. Exterior Painting/Public Buildings:

Town Administrator Keith Trefethen reported that three responses to the RFP to prep and paint the municipal and town hall buildings have been received. After reviewing the proposals with Public Works Director Dale Sprague and Code Enforcement Officer Dennis Roseberry, he recommended acceptance of the proposal submitted by F.A. Gray, Inc. of Portsmouth, NH. Total cost proposed for the project is \$29,440. Selectmen noted that the Gray proposal is significantly higher than the other bidders and were also concerned about costs for other needed building maintenance and repairs. Members said they would like to have complete package of paint, repair and maintenance needs for town buildings, including cost proposals which would allow them to better determine project priorities. Motion to table the issue until all of the RFP's come in (King, second St. Onge) passed 4-0.

#### 10. Annex Building at Fire Station:

Fire Chief Peter Lamb met with Selectmen to discuss the discovery of black mold growing on walls of annex building. The problem was caused by a leaky roof which allows water to access the insulation and sheet rock in the area where the ambulances are kept. Members discussed the feasibility of repairing the building or replacing it with a wood or steel building, better placement of new building and the availability of other storage areas to house the vehicles. Chief Lamb added that he is also looking into the possibility of acquiring a modular building that could be moved and used for another purpose should the town decide to build a new safety complex at some future point.

Trefethen said EnviroVantage of Epping, NH presented a proposal to remediate the situation by removing the moldy sheet rock and insulation and then treat the framing with an antimicrobial solution. The roof must be fixed before mold treatment could begin. The company submitted a quote of \$5,085 for mold remediation and \$8,500 for roof repair. Trefethen said he would continue to gather quotes and information for the project and no action was taken. Members will discuss the issue again at a future meeting.

#### 12. Other business:

Trefethen requested approval of expending \$5,000 from the Future Technology Trust Fund to continue software conversions to the town computers. Members decided to accept the recommendation of Town Clerk Kathy Seaver, but Selectmen King suggested the board review the contract documents before approving the expenditure. Motion (Proulx, second St. Onge) to allow the expenditure of \$5,000 from the Future Technology Fund for the conversions passed 3-1. (Proulx, St. Onge, Scruton, yes, King opposed).

Selectmen King reported that no response has been received from the town's attorney regarding a Water Street resident's complaint about town employees accessing his property to perform maintenance at the levy because the attorney is on vacation. The response will be forwarded to the resident upon receipt.

Public portion of the meeting ended at 7:45 p.m.

13.Non-public session - RSA 91A:3 II(a)Police Chief discussion:  
Motion to enter non-public session (St.Onge,second Proulx)passed 4-0 at 7:48  
p.m.(Scruton,King,Proulx,St.Onge-yes)

Motion to end non-public session(King,second St.Onge)passed 4-0 at 8:06  
p.m.(Scruton,King,Proulx,St.Onge-yes). Selectmen did not seal the minutes of non-public meeting.

14.Adjournment:  
Motion to adjourn (St.Onge,second Proulx)passed 4-0 at 8:14 p.m.

Respectively submitted,  
Kathleen Magoon  
Recording Secretary

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Chairman, Matt Scruton

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Paula Proulx

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Arthur Capello

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Brian St. Onge

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Charlie King