

At 6:00 pm the Board's meeting was called to order in the basement meeting room at the Fremont Town Hall. Present were Selectmen Brett Hunter and Greta St Germain and Town Administrator Heidi Carlson.

Selectmen reviewed the mail folder and future invoices for payment.

At approximately 6:10 pm the Road Agent called in to the meeting and was put on speakerphone while there was a brief discussion on the Cooperage Road project and the North Road project, both also involving Stantec Consulting.

The bid information is due to be presented later this evening by Stantec and Pitkin said he had spoken with Dan Tatem earlier in the day and would be all set with their recommendation. With regard to North Road, Stantec does not have access to the earlier survey information (done by RSL who has been bought out by Jones and Beach); thus their price to set the drill holes would be excessive. Pitkin said if he was not needed at the meeting he would not attend. The Board felt they were OK with the information he presented during the discussion.

Selectmen moved to a budget work session and began with the Selectmen's Office budget.

There was discussion on the submission Carlson had prepared for General Government buildings.

There was discussion about the Daystar recommendations for the safety complex and combining that with energy conservation items that involved computers. It is felt that there will be some money yet this year and within the budget for 2012 to do some more of the energy conservation recommendations from the Energy Audit of the Safety Complex.

Selectmen discussed Carlson putting out a short RFP to include repairs to the Main Street well house roof, repairs to the Highway Shed on Danville Road, painting of the Meetinghouse and windows at the Town Hall. The information will be used to complete as much as possible within the 2011 budget, and the balance for budgeting purposes for FY 2012.

In reviewing the updates from MainStay, the Board decided to meet with Virtual Town Hall to push ahead with another avenue to get a new town website done.

After all of the discussion and adjustments to line items, motion was made by St Germain for the Selectmen to recommend 92,500 for 4194 General Government Buildings. Hunter seconded and the vote was approved 2-0.

Selectmen reviewed 4415 Health, with a total request of \$750. Motion was made by St Germain to recommend \$750 for Health in 2012. Hunter seconded and the vote was unanimously approved 2-0.

Selectmen then reviewed the Treasurer's budget, a portion of 4151 Financial Administration Other. The Board stated that the \$600 increase requested for Treasurer's salary needed to be included as a warrant article.

The Board reviewed other items and decided that the underexpenditure in seminars should be spent to purchase postage stamps for the Treasurer now, and that amount could be reduced for 2012. The pending voucher for postage was amended with additional stamps for the Treasurer.

The Board reviewed and adjusted other line items in concert with expenditure trending over the past three years. St Germain moved to recommend a total of \$6,810 for the Treasurer portion of the Financial

Administration (4151) budget. Hunter seconded and the vote was unanimously approved 2-0. The Board will vote on the warrant article salary increase of \$600 when warrant articles are reviewed.

At 7:30 pm Selectmen opened a Public Hearing and Chairman Hunter read aloud the public hearing notice:

**Town of Fremont  
Notice of Public Hearing**

The Conservation Commission, with the Open Space Advisory Committee and Board of Selectmen, will hold a public hearing on Thursday September 29, 2011 at 7:30 pm at the Fremont Town Hall, pursuant to NH RSA 36-A:4 and 5 to discuss acceptance and expenditure of monies to the Conservation Fund, and purchase of land to be used as conservation land, with potential easements, on property in Fremont.

Grant funding has been secured for a portion of the purchase price. Additional funding will come from the land use change tax fund managed by the Fremont Conservation Commission and a bond approved by voters in 2006. The public is welcome to attend.

Posted: 30 August 2011 / Reposted: 08 September 2011

Present for the hearing were Janice O'Brien, Jack Karcz, Jack Downing, Pat deBeer, Dennis Howland, Leanne & Larry Miner, Bill & Noreen Johnson, Matthew Thomas, Jeanne Nygren, and SPNHF Representative Mike Speltz; Selectmen Hunter and St Germain; and Carlson.

O'Brien explained that the proposal is to purchase 76 acres of land adjacent to the Glen Oakes Conservation Area and consists of three parcels (04-086, 04-088, 04-089) and the purchase price is \$228,000. She explained that the Selectmen have authorized taking up to \$100,000 out of the previously authorized conservation bond voted in 2006; approximately \$88,000 from conservation funds and grants currently on hand of \$40,000.

She explained that they would convey a conservation easement to the NH Forest Society similar to the one that is on the Glen Oakes land, once the Town purchased the parcels. She further explained the proximity to Spruce Swamp and Glen Oakes and had a colored map showing the areas. She said this is the culmination of many years of work with the owners to obtain these parcels, and that it is a good time for the owner and the Town given low interest rates.

The Conservation Commission will also pay all of the acquisition and administration costs associated with the transaction. This would include title search, closing costs, bond or bank fees and counsel costs.

Jeanne Nygren asked if we had to buy all three pieces. O'Brien said that the owner wanted to sell all three, and did not believe they would sell one or two separate.

Matthew Thomas asked about the tax rate impact and Carlson said it depended on the financing aspects of it, quoting the rates from the bank and the NH Municipal Bond Bank. The Bond Bank also provides the tax impact, which would range between \$0.04 and \$0.06 for a three to five year loan.

In response to a question, O'Brien said there is a fair amount of high and dry land, with some wetland and lowlands. Approximately eight of the 76 acres are wetland. Patricia deBeer said that the land is very nice, with no sign of trash no dumping, and it has not been recently logged. She described a different feel of it, like Oak Ridge due to it being a developed forest.

Thomas said that if it was not purchased, we would lose an addition to the Glen Oakes Conservation Area, and gain the possibility of another development in the area. He stated he thought it was a wise investment for the Town for \$.06 per year we would be fortunate to have it.

In the future, plans include combining this with the Glen Oakes Town Forest, and granting an easement to SPNHF. There is a 20 year forest management plan for Glen Oakes and one would be put together for the new land as well. The land would be open to passive recreation. There are some trails in there now.

It was stated that deBeer continues to work on three additional grants which may be able to pay off the Town's loan for this piece of property.

Noreen Johnson asked if there was a deadline on use of the bond approval, and St Germain answered that in accord with the statute the bond status does not change unless rescinded by voters.

Mike Speltz said that all of these lands surround Spruce Swamp, along with Great Bay and Lake Massebesic are the largest resources in southern New Hampshire. This is a basal swamp, a "bowl" fed by the groundwater around it. He said it is an important natural feature, and should be saved from development.

The land is currently overstocked with timber and due for a harvest (stand improvement harvest), which will result in some money to the Town and will also create a trail from the harvest access ways.

St Germain moved to approve the purchase of the Smith land, parcels 04-086, 04-088, and 04-089. Hunter seconded and the vote was unanimously approved 2-0.

At approximately 7:55 pm St Germain moved to close the public hearing. Hunter seconded and the vote was approved 2-0. The members of the public left the meeting at this time, aside from Pat deBeer who discussed additional grant paperwork with the Board.

St Germain moved to sign the letter to the NH State Conservation Committee in support. Hunter seconded and the vote was approved 2-0. Chairman Hunter also signed as the legal applicant for this Moose Plate Grant.

There was discussion about the other grant opportunities that she is working on. She asked for the Board to draft another letter for use with the applications stating that the Town has pledged up to \$100,000 in funding if needed from the bond authorized in 2006. This will be done later in the evening and available to deBeer for Friday.

At 8:00 pm deBeer left the meeting and Dan Tatem and Rene LaBranche of Stantec Consultants met with the Board to review the bid results for the paving, guardrail, and general site work at the Cooperage Forest subdivision site.

Packages of the bid results were circulated for all to review. They reviewed each proposal in detail and the reasoning behind their recommendations. There was lengthy discussion about each and the conditions that may be attached to the one vendor where a payment bond is not required because the work is under the statutory \$35,000 requirement for a payment bond.

Low bids for the three areas of work were as follows:

Paving: Brox Industries \$196,131.25

Guardrail work: CWS Fence & Guardrail \$67,325

General site work: Dzioba Construction \$31,782.50

Stantec recommends awarding this contract to the vendors as above for the listed amounts. Stantec discussed creating agreements with any specific language that is needed, if different from the standard contract Stantec generally uses.

Stantec will contact Dzioba Construction and see if they will agree to the conditions outlined in terms of payments and lien waivers with a final payment to be made once any other subcontractors have been paid.

Tatem said they will be back next Thursday night with the contracts for the Board to sign.

St Germain moved to move forward with the outline of bid proposals to include award to Brox Industries for the Paving in the amount of \$196,131.25; to CWS Fence & Guardrail for Guardrail work in the amount of \$67,325; and to Dzioba Construction for General Site Work in the amount of \$31,782.50. Hunter seconded and the vote was unanimously approved 2-0.

Tatem and LaBranche left the meeting at approximately 8:25 pm.

### **OLD BUSINESS**

1. Approval of minutes for 22 September 2011 was deferred until the full Board was present.
2. Further action on the Personnel Policy was deferred due to the lateness of the hours when it was reached on the agenda.
3. Selectmen signed a payment arrangement for Rossi and returned it to the Tax Collector.
4. Selectmen discussed the pending Fairpoint assessment information and updates from MRI regarding how it should be handled. The Board agreed that once fair and equitable assessment information was received, it will be added to the tax base. If this is after the setting of the tax rate, a supplemental warrant will be issued.

### **NEW BUSINESS**

1. Selectmen reviewed the payroll \$22,877.77 accounts payable manifest \$533,200.05 for current week dated 30 September 2011. Motion was made by St Germain to approve the accounts payable manifest in the amount of \$533,200.05. Hunter seconded and the vote was unanimously approved 2-0. St Germain then moved to approve the payroll manifest. Hunter seconded and the vote was unanimously approved 2-0.
2. Selectmen discussed scheduling of upcoming meetings. There is a work session on Tuesday October 11th. Carlson advised that Jeanne Nygren had agreed to cover meetings on October 13 and 20 so that Carlson could attend a class.

The Board discussed whether or not to have a Veteran's Open House given the multitude of other scheduled meetings the week of Veteran's Day. No final decision was made.

The Board decided to meet on Tuesday November 22, 2011 for the week of Thanksgiving in keeping with past practice.

3. One Town Report proposal was received and opened. The proposal was from Country Press who has done the past two reports. The Board asked Carlson to see how many Town Reports are left and to amend down based on the number left over from what was printed of the 2010 report. The proposal for 750 books was \$2,149 which will fit into the budget recommended by the Selectmen. The Board agreed to award the work to Country Press and for the details to be determined on number to be printed.

4. Selectmen discussed compensation for Gene Perreault for the time he is needed on an hourly basis for training and other administrative items he has assisted the Town with. The Board decided to use \$20 per hour for these times, outside of inspections. There is not anticipated to be a lengthy transition, but Perreault has agreed to help as needed with training and the transition.

5. Selectmen reviewed a Planning Board letter from Roger Barham regarding action at Seacoast Farms. The Planning Board is reviewing the site for compliance with approved plans and questioned the pending legal mediation. Selectmen asked to have Town Counsel look at the Planning Board letter, but felt that the compliance review does not affect the pending legal matters regarding nuisance and odor complaints.

6. Selectmen received a request from local artist Sue Braid inquiring if there was a place in town that she and perhaps a couple of other artists could paint on a regular basis, exhibit their work, and work on paintings of historic buildings and places within town to prepare for the 250th anniversary, as well as other paintings of places in NH, perhaps New England somewhere down the road. She had contacted the Historical Society for ideas and the upstairs of Town Hall was suggested, as well as the Meetinghouse.

She further inquired about meeting with the Board of Selectmen to discuss options. She felt it would bring culture to the town, the artwork could be exhibited periodically during various times and events throughout the year, and suggested that perhaps portions of sales of the paintings or prints could be donated to the Town.

The Board discussed these options and wanted more input from Matthew Thomas, as well as to learn more about the liability to the Town, as it is unknown if the artists carry insurance. The Board will consider it and ask Thomas for his input.

7. Copies of the Daystar network evaluations for the Police and Fire Rescue Departments were distributed for Board review. Daystar has been asked to provide a priority list with associated pricing to determine what items could be completed yet this budget year. Following that, other items will be included in the budget for 2012.

8. Selectmen reviewed and signed individual Land Use Change tax bills for parcels removed from Current Use for new construction on each of the lots, as well as warrants as noted, pursuant to the State's new format:

|                |            |               |                           |
|----------------|------------|---------------|---------------------------|
| 03-015.001.009 | \$2,142.85 | 144 Hall Road |                           |
| 03-015.001.010 | \$2,142.85 | 142 Hall Road |                           |
| 03-015.001-012 | \$2,142.85 | 136 Hall Road |                           |
| 03-015.001-013 | \$2,142.85 | 1 Fuller Way  | Warrant signed \$8,971.40 |
| 01-048.004     | \$6,500.00 | Sandown Road  | Warrant signed \$6,500.00 |

9. The Board discussed a request from Chief Janvrin to forgo policy implementation for temporary workers associated with the Grassdrags of the Fraud and Information Sensitivity Policies as they will not apply to someone working only one shift in the field (no office or administrative time). The Board wanted to maintain fair and equal implementation of all policies for any Town employee.

10. The next SRRDD 53-B meeting will be held on Wednesday, October 5, 2011. St Germain will try to attend on behalf of the Town.

11. Selectmen reviewed a request from the Garden Club request to place edging around shrubs at the Meetinghouse. The Board agreed with the idea but were not sure if it would work as planned. They asked Dick Rand to look at it from a maintenance standpoint, and will get back to the Garden Club.

12. Selectmen reviewed and approved line item transfer requests for the Planning Board and Health Department.

The Board made final adjustments to an additional letter as requested earlier in the evening by Pat deBeer and a clean copy was printed and signed.

#### **NEXT WEEK**

The next regular Board meeting will be held on Thursday October 6, 2011.

With no further business to come before the Board, motion was made by Hunter and seconded by St Germain to adjourn the meeting at 11:10 pm. The vote was unanimously approved 2-0.

Respectfully submitted,

Heidi Carlson  
Town Administrator