

I. At 6:30 pm the meeting was called to order in the main floor meeting room at the Fremont Town Hall. Present were Selectmen Gene Cordes, Neal Janvrin, Roger Barham, Town Administrator Heidi Carlson and Selectmen's Clerk Jeanne Nygren. All rose for the Pledge of Allegiance.

**II. ANNOUNCEMENTS** - were read by Selectmen Cordes.

1. The Ellis School 2017 DARE Graduation will be held tomorrow evening at Ellis School at 5:00 pm.
2. Spring Bulky Day will be held on Saturday from 8:00 am to 12 noon at the Fremont Highway Shed on Danville Road. This is the same day as the Library Book Sale and the Fremont Garden Club Spring Plant Sale.
3. The Building Inspector's Office will be CLOSED on Tuesday May 23, 2017 for a training seminar. Please plan accordingly.
4. The Memorial Day parade will be held on Sunday, May 28, 2017 at 9:00 am. To participate and help out in this event, please contact Jeanne in the Selectmen's Office at 895 2226 x 11 immediately. The program will be together as of Monday. In the event of rain, the information will be posted on the home page of the Town website, and the Ceremony will begin at 9:00 am at the Ellis School.
5. Ellis School Field Day will be held on Friday June 9<sup>th</sup> at the Town's Memorial Fields. The fields will NOT be open to the public during the event. Raindate for the event is Monday June 12<sup>th</sup>.
6. Camp Fremont registration and programming information is available on the homepage of the Town website, or by contacting the Town Offices. Parent Information Night will be held at 6:00 pm on Monday June 12 in Room 409 at Ellis School.
7. The Fremont Cable Committee has been expanded from 3 members to 5, and is also looking for volunteers. This might include work on the next cable renewal franchise, development of policy for FCTV and participation in monthly meetings. Time commitment is approximately 2-3 hours per month. Anyone looking for more information should contact Bruce White at [fremontctv@gmail.com](mailto:fremontctv@gmail.com).
8. There are open positions on Land Use Boards including Conservation Commission and Planning Board. Contact Casey Wolfe for more information at 895 3200 x 17.
9. The State DP-8 Low and Moderate Income tax form is available at the Town Offices, or if you would like one mailed, contact Jeanne or Heidi. They are also available on the Town's website with a direct link and they can be filled out electronically.
10. There are vacant seats representing Fremont to the Solid Waste 53B District as well as to the Rockingham Planning Commission. Contact Heidi Carlson for more information if you may be interested in either of these positions.
11. Carlson stated that the Land Use and Building Offices are now located on the main floor of the Town Hall, and all town business should enter through the front door. The meeting schedule, accessible from the home page of the Town website, is updated to show the location of all meetings.

**III. LIAISON REPORTS**

Cordes reported on the May 15, 2017 Energy Committee meeting, which was moved from its usual Tuesday night. Cordes reported the Committee worked on a video to show residents how they can select

their own electric supplier to see what works for them. They will be utilizing FCTV more to get information out to the residents. Their next meeting will address the Town's electrical supply agreement negotiations and how electric supply brokers may work in this process for financial savings.

Barham reported on the May 17, 2017 Planning Board meeting with Marty Ferwerda from Governor's Forest to discuss the rear of his parcel and his need for lot line adjustments. He also needs an amended Site Plan with minor changes, variances for short lot lines and structure setbacks. His proposal is creating an alternate easement route. The submitted plan was mailed to Dan Tatem for his review.

Dennis Howland from the Tuck Woods Development submitted a permit for a sign for that development's entrance at the Brentwood Town line near Route 125. This was approved by the Planning Board. The Circuit Rider's report included that the recodified Zoning Ordinance is posted on the Town's website. Selectmen Barham was voted to be the Rockingham Planning Commission representative from Fremont.

#### **IV. APPROVAL OF MINUTES**

A motion to approve the May 11, 2017 minutes as written was made by Janvrin. This was seconded by Cordes. The vote was unanimous 2-0-1, Barham abstained as he was not at the meeting.

#### **V. SCHEDULED AGENDA ITEMS**

6:45 pm Public Input-none.

7:00 pm Department Heads-none.

A motion to approve the Excavation Tax Warrant in the amount of \$0.72 for parcel 03-002 for the tax year 04/01/2016-03/31/2017 was made by Janvrin. This was seconded by Barham. The vote was unanimous 3-0. Marty Ferwerda paid this amount in cash while he was present at the meeting this evening.

At 7:15 pm Marty Ferwerda, owner of the Governor's Forest Development, came before the Board to discuss his emergency access right-of-way. He passed out documents which he stated were not recorded. He interprets his first document to mean that the easement belongs to the Town. Page 2 was a page from Albert Witham's recorded plan showing the Country Lane cul-de-sac and it does not have an access way connection between the two properties. Page 3 was a photograph taken from Witham's circle Country Lane, with a line drawn of the approximate easement that he believes his easement is, to show that it is not passable due to growth of underbrush. Page 4 shows his recently surveyed "Easement Location Exhibit" with an encroachment of a Witham house on Ferwerda's property and in the easement designated area from the recorded Ferwerda plan.

Ferwerda stated that this prohibits him from being able to build the emergency access in its designated location. When asked he did say that the access way has never been within this space, and has been moved at least a couple of times thus far.

Page 5 of his handout is a recording from RCRD (BK 4241 PG 0630) which Ferwerda interprets to mean that any improvements can be constructed at his discretion. Page 7 (there was no page marked 6) was the surveyor's drawing marked up to show the property line and encroachments, as well as his proposed lot line adjustment, which is zig-zagged around the encroachments and has several Zoning Ordinance issues that would need to be addressed via ZBA action, which he is applying for currently.

In summary, Ferwerds feels he can build this gravel way at his discretion any time before the project is complete, but there is no way for this access into Witham's property. With this problem they cannot get the emergency access through. He doesn't want responsibility for this easement. He indicated he wants the Town to own the easement and Board members did not agree.

Selectmen Cordes reconfirmed what Ferwerda agreed to at their meeting two weeks ago, which was to provide this emergency access road, and ask him why he is changing his commitment. Ferwerda was reminded that he agreed to pave the emergency access road as well. Ferwerda said he would go back to check the recording to confirm his responses.

Cordes asked bottom line did Ferwerda agree to this. Ferwerda said, "yes." Cordes then asked why issues that were agreed upon were being brought up again.

Ferwerda said, he will put it in as he was asked, but doesn't want to do upkeep and plowing. He suggested the Town could "run the loader up there" in the event that it needed to be plowed, and also remarked, "that in 15 years it never has been used on an emergency call, and that Witham will need to take care where his lines starts." Barham again referred to the agreement between Witham and Ferwerda stating that there would always be access between the two properties. The easement granted to Ferwerda's predecessor was referred to as well, indicating that the easement area was there, and a known part of the plans and deeds.

Barham suggested Ferwerda change his submitted lot line adjustment to encompass the whole total footage for him to be able to do the upkeep on this access road. Barham read the easement that Ferwerda earlier agreed to for emergency access. A copy of the Planning Board documents that Ferwerda stated he did not have, were provided to him. Barham suggested that the land swap to account for the lot line adjustment ought to include Ferwerda getting a strip of land to access all the way to Country Lane to solve the shared maintenance problem, and in the end Ferwerda would own the access way through his land all the way to the edge of pavement that is Country Lane.

Ferwerda was thanked and he left the meeting at 7:37 pm.

## **VI. OLD BUSINESS**

### **1. Town Hall Basement Weekly Update:**

- Packing boxes from the mover were delivered last Friday. We continue to pack boxes of items for storage, and move items to the third floor. Everything for storage in the POD has to be labeled for its location within the POD as well as its return to the building after the renovations.
- The Main Hall has been rearranged and shelves and cabinets moved to accommodate the Building Inspector and the meeting tables and camera setup.
- The Building Inspector will be in the main hall as of next Monday.
- Land Use Assistant is working on the first floor now, when she is here on Tuesday and Thursday.
- FCTV was taken down on Tuesday and Comcast moved the fiber line. FCTV is set up with the minimum equipment to keep broadcasting live, in the safe room in the basement.
- The Food Pantry is discarding the two-old fridge/freezers and they have been cleaned out and will be taken to Bulky Day this weekend for disposal.
- Additional metals taken to the Highway Shed for storage until the metals dumpster arrives for Bulky Day.
- Additional cleaning and purging continues to take place weekly. Jeanne Nygren continues to work on purging the duplicate files from the basement file cabinets.
- Dumpster pulled on Tuesday and a new one located at the rear of the Town Hall.
- Today KTM forwarded a schedule of work, POD looks to be here Monday to start packing.

Approved 06/01/2017

- There was some confusion about the electrical hookup of the AC. Carlson coordinated today with KP Electric and Ideal Temp HVAC to get the work done, with the Town only funding the upgraded cost for the MC cable. The materials are due to be in sometime next week and vendors will coordinate to be here on the same day.
- Ideal Temp will be here on Friday to block off the system in the basement, and do PM on the furnaces.
- Additional maintenance staff is available (Jackson Rowell home from college) and will be here Friday to help with packing and cleaning out the basement.
- Some email updates were sent to Rick Pinder relative to the vendors.

## 2. Other Projects Update:

- Carlson has posted the recodified Zoning Ordinance on the Town's website and will take the original for printing for all Board/Committee members and employees/consultants.
- The tax bills and tax commitment are printed. Tax bills are expected to go in the mail by Friday or Monday.

## 3. 2017 Projects Update:

- The Road Agent is working with HP Fairfield on roadside mowing tractor rental for the end of August.
- The Road Agent priced out additional patch paving work on Scribner Road of a 200' x 8 1/2-foot-wide section to remove hot top, shim, then pave with a total cost \$4,466.00 from Petra Paving. Carlson explained that this is a patch section to replace a problem area on Scribner Road.

A motion to approve this work was made by Janvrin at the Road Agent's recommendation. This was seconded by Barham. The vote was unanimous 3-0.

- Carlson indicated that the Road Agent has received a second sealcoating price for three roads that were included in the 2017 budget. A price also received for repair work at the Town Hall for review. These will be further reviewed at another time.

4. AED usage and information - Carlson went through automatic external defibrillation and how to do the procedure to operate this machine. These are for lay people to use and are easy to use. Classes will be provided for Town employees in the future, and a video will be posted to put on FCTV. Anyone using town buildings is urged to look at their storage location, and should not be afraid to use it in an emergency situation.

AED's are located inside the front lobby at the Town Hall and Public Library; and in the training room at the rear of the Fremont Safety Complex (generator side of the building).

This led the Board to discussion about purchasing a unit for the concession stand at the ballfields, and for the basement meeting room, once renovations are complete. These will be added to future budgeting materials for review.

## VII. NEW BUSINESS

1. Barham moved to approve the request of Trustee of Trust Funds to reimburse expense from the DARE Expendable Town Trust Fund for the refreshments for graduation tomorrow night in the amount of \$228.90 to the Fremont Pizzeria of Kingston Invoice #2017-010. This was seconded by Janvrin. The vote was unanimous 3-0.

2. A motion to approve the payroll \$25,477.12 for the current week dated May 19, 2017 was made by Janvrin. This was seconded by Barham. The vote was unanimous 3-0. A motion to approve the accounts payable manifest of \$16,810.13 for the current week dated May 19, 2017 was made by Barham. This was seconded by Janvrin. The vote was unanimous 3-0.
3. The Board then reviewed the folder of incoming correspondence.
4. Carlson went through the date of meetings next week and a possible schedule conflict for Cordes. He stated he will work around it, and the Board meeting was kept on schedule for Thursday May 25<sup>th</sup>.
5. A motion was made by Janvrin to approve and sign the 2017 First Issue Property Tax Warrant in the amount of \$6,026,342.00. This was seconded by Barham. The vote was unanimous 3-0.
6. A motion to appoint Roger Barham as Fremont's Representative to the Rockingham Planning Commission for a four-year appointment that expires March 2021 as recommended by the Planning Board was made by Janvrin. This was seconded by Cordes. The vote was unanimous 3-0.
7. A motion to sign and approve the FCTV Cable Revolving Manifest 2017-10 in the amount of \$1,103.35 to cover May 2017 FCTV payroll cost reimbursement to the General Fund was made by Barham. This was seconded by Janvrin. The vote was unanimous 3-0.
8. A motion to deny the Disabled exemption for parcel 05-057.001.001 was made by Janvrin, based on the review indicating applicants are not eligible. This was seconded by Barham. The vote was unanimous 3-0.
9. A motion to sign and approve the renewal appointment for John "Jack" Karcz for a three-year term on the Planning Board was made by Barham. This was seconded by Janvrin. The vote was unanimous 3-0.

### **VIII. WORKS IN PROGRESS**

Cordes stated that in the past the Town contracted twice for a three-year agreement for electricity supply to select their electricity supplier which were at fixed rate. There are now brokers will take information and go to the market available and get bids, bring back to us. They do this every day and are also able to negotiate pricing. There is no fee involved. The Public Utility Commission's website lists all the suppliers in NH and the latest offerings they are aware of in pricing. This will be revisited prior to any decisions by the Board.

Janvrin inquired about the conversion of our street lights to LED as well. Carlson will try and get some information about this from Eversource.

The Board briefly discussed Memorial Day, and will review all of the speeches and line-up information at next week's meeting in preparation for the Ceremony.

With no other business to come before this Board a motion to adjourn the meeting at 7:56 pm was made by Janvrin. This was seconded by Barham. The vote was unanimous 3-0. The next regular Board meeting will be a work session, to be held May 25, 2017 at the Fremont Town Hall in the main floor meeting room.

Respectfully submitted,

Jeanne Nygren, Selectmen's Clerk