

**Approved 06/15/2017**

**I.** The meeting was called to order at 6:34 pm in the Community Room at the Fremont Public Library. Present were Selectmen Gene Cordes, Neal Janvrin, Roger Barham at 6:38 pm, Town Administrator Heidi Carlson and Selectmen's Clerk Jeanne Nygren; and member of the public Anne Beliveau. All rose for the Pledge of Allegiance.

**II. ANNOUNCEMENTS** - read by Selectman Cordes.

1. Ellis School Field Day will be held on Monday June 12, 2017 at the Town's Memorial Fields. The fields will not be open to the public during the event.

2. Camp Fremont registration and programming information is available on the homepage of the Town website, or by contacting the Town Offices. A MANDATORY Parent Information Night will be held at 6:00 pm on Monday June 12, 2017 in Room 409 at Ellis School.

3. 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. The forms must be postmarked no later than June 30, 2017.

3. Tax bills are due Saturday July 1, 2017. The Tax Collector will hold hours that day from 7:30 to 10:30 am at the Town Hall.

4. All Town Offices are CLOSED on Monday and Tuesday July 3 and 4, 2017 in observance of Independence Day, and trash and recycling collections are delayed one day due to the holiday that week.

**III. LIAISON REPORTS**

After arriving, Barham gave the update on the June 7, 2017 Planning Board meeting which included all of the Selectmen in attendance. At the request of the applicant, the cell tower application is being continued until June 21, 2017.

At the Governor's Forest Public Hearing, there was review of the emergency access plan and lot line adjustment submitted by Ferwerda. This will have to proceed with this access to consist of being paved to suit emergency vehicles. The design he presented is contingent upon obtaining the necessary variances from the ZBA. The Planning Board took jurisdiction of the plans and continued the hearing to July 5<sup>th</sup>, after the ZBA hearing. The Planning Board voted to schedule the site walk after June 27 to participate with ZBA and CC. Also, there was preliminary discussion for an application for a day care center in Cooper's Corner, use was permitted and will be submitted needing only a minor site plan application.

**IV. APPROVAL OF MINUTES**

Janvrin moved to approve the minutes of June 1, 2017 as written. This was seconded by Cordes. The vote was unanimous 2-0. (Barham entered the meeting just after this vote).

Janvrin moved to approve the minutes of the June 7, 2017. This was seconded by Cordes. The vote was approved 3-0.

**V. SCHEDULED AGENDA ITEMS**

6:45 pm Public Input - none

7:00 pm Department Heads - none

**VI. OLD BUSINESS**

1. Carlson provided the Town Hall Basement Renovation Progress weekly update:

- Attempted contact again with low voltage vendor.
- Framing subcontractor finished Thursday afternoon.
- Fire alarm company on site Friday morning to walk through install of new panel (encumbered in 2016) and will meet with KTM shortly.
- Current security vendor on site Monday to move alarm panel and wiring for placement of new walls. Soliciting additional security information for new space layout.
- HVAC on site briefly Monday, and working the rest of the week to complete their work. Tuesday Heidi coordinated with Plumber to remove old copper water line for them.
- Masons on site all week with paint removal from brick and repointing, cleaning all brick exposed areas, and bricking in northerly wall area.
- Discussion about steel carrying beam and whether to remove another of the brick columns.
- Electrician due back next week.
- Progress billing received from Electrician, and KTM (initial bill for 20% deposit and work completed to date).
- Comcast and Fire Alarm & Safety on site Thursday doing phone line work and new fire panel install and wiring.

2. Other Projects Update:

- Work continues on tree removal at Safety Complex for locating new well.
- Purchased an additional chainsaw and safety equipment and weed wacker for use at Town buildings.

3. Cable contract – follow-up from FCTV meeting of Tuesday evening (Bruce White). FCTV is primarily interested in activating the second channel, which is already included in the contract and just needs to be executed. The secondary issue is determining the number of people who do not receive the Fremont feed to include FCTV. White spoke to the thoughts of FCTV and other avenues they are pursuing to obtain the information on who may not get the Fremont feed. After obtaining this information the Committee can continue to discuss whether to negotiate or extend the contract. Carlson will place an article in the newsletter as well.

4. Carlson reported a request from Rick Foye, Building Inspector, regarding the Selectmen's conditions on the Cease & Desist order existing on Governor's Forest Lot 18 (73 Tarah Way). In follow-up to discussion last night at the Planning Board meeting, Foye is requesting the Selectmen limit the final electrical inspection as Foye fears once the unit has power that it could become occupied without the benefit of completion of all the CO items and conditions. The Selectmen had thought prior to amending what they had agreed upon in the cease and desist order regarding this matter, that they should meet with Rick Foye and Marty Ferwerda to discuss it.

Carlson was asked to have both attend the meeting next week. Janvrin moved to table this discussion until next meeting. This was seconded by Barham. The vote was unanimous 3-0.

5. May budget report - Carlson will email to the Board tomorrow.

**VII. NEW BUSINESS**

1. After review a motion to approve the accounts payable manifest \$31,946.24 for the current week dated June 9, 2017 was made Barham. This was seconded by Janvrin. The vote was unanimous 3-0.

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2. Selectmen reviewed the folder of incoming correspondence. A motion to approve the KTM bill in the amount of \$36,759.00 for work done to date for Town Hall renovations, and the 20% down payment amount, was made by Janvrin. This was seconded by Barham. The vote was unanimous 3-0.
3. Selectmen completed signatures on the remaining Memorial Day Participant letter to Leon Holmes Jr as voted last week.
4. Janvrin moved to approve Purchase Order 2017-007 for use of the Town's credit card to renew the Intuit/Quick Books payroll subscription service for one year through July 16, 2018 at a cost of \$565.00. This was seconded by Barham. The vote was unanimous 3-0.
5. A motion to approve the Yield Tax Warrant for parcel 06-047.001.002 in the amount of \$1,074.80 was made by Barham. This was seconded by Janvrin. The vote was unanimous 3-0.
6. A motion to approve the Erich Lutz renewal appointment form (permanent appointment full time position following probation) was made by Janvrin. This was seconded by Barham. The vote was unanimous 3-0.

At 7:38 pm Janvrin moved to have a brief recess until 7:45 pm for their next scheduled appointment. This was seconded by Barham. The vote was unanimous 3-0.

At 7:45 pm the meeting reconvened. Their scheduled appointment was to discuss the current issue with the Brentwood Dam. Those present were Charles Krautmann, NH DES Dam Bureau, Jeff & Tina Ballantyne, Robert Raymond, Michael Rydeen, Don and Linda Cooper, Lynda Germain Paul, Richard Paul, Brentwood Selectman Ken Christiansen, Brentwood Town Administrator Karen Clement, Carole Belliveau, Mallory Wilkins, Amy Parish, Kelly Langan, Jessica and Tarik Gurer, Joanna Pepin, Laura Stewart, Bonnie Larcom, Jonathan Starr, William and Brooke Knickles, Mike and Gail Brown, Joshua Yokela, Matt & Amanda Komarek, Tim Allen, Ron Giannusa, Leonard Wolf, Kira & Lisa Hietala, Patty & Frank Coughlin, Linda Bourque, Dyan Cummings, Leila & Wayne Thomas, Marcia Kelly-Rossup, Jack Rosa, Dan Itse, Anne Beliveau, Kimberly and Stephen Prime and Joseph Buckner.

Charles Krautmann, NH DES Dam Bureau gave a summary of his findings on the condition of the Brentwood Dam following an inspection today. The State now has jurisdiction as the owner lost his FERC permit (Federal Energy Regulatory Commission) permit a year ago. The dam is no longer generating electricity. It is classified as a low hazard dam. Krautmann will be doing a report on his findings and this will be available once complete. The DES requirement is to weather the 50 year storm with a foot of free board, and he is convinced this is not present. Whoever is to purchase the property will need to comply with the State regulations and make necessary repairs. Currently the gate is broken and does not open fully. Residents stated that the gate has been open for some time.

Krautmann gave an example of forming a Village District as other towns have done to alleviate costs as well as assistance in maintaining dams. He will provide data that Carlson will put on the Town website for residents to have available in assisting them. He said there were other options available, including removal of the dam, which all expressed concern with.

Many questions arose from those present that Krautmann listed the potential costs for someone to purchase and get this to be an operational dam. If removal is considered this process could take 2-5 years to accomplish. He quoted approximately \$40 to \$45,000 as the current sales price. The cost of \$25,000 in legal fees to regain status and permitting, annual registration fee \$400.00, possible of engineering fees would be involved to determine if hydropower could be reinstated could be in the six-figure category.

Then if this was even done, the issue remains of regular and routine maintenance, which is an ongoing problem with the dams already in existence

Concerns shared by residents were loss of water flow upstream and over flow downstream. Also, the possibility of losing more wells and septic systems, which some have already occurred with the drought suffered last year. Of larger concern was the ecology system and the environment for many endangered species of birds and other animals. The quality of the water along with odor that arises from being so low. Another large are of concern was the value of their property not being waterfront as it is assessed as changing. Carlson reviewed some assessing information, explaining how property values are determined, the tax year, rate, and how this process might move ahead if permanent changes occur to the river.

State Representative Dan Itse spoke he was just contacted by residents concerning this matter and also will look into information in helping residents from the State level. He said he was not sure how best to proceed but will see what resources may be available.

The possibility of the Town taking over this dam arose but the dam is located in Brentwood and not in Fremont jurisdiction. Cordes restated the item Krautmann suggested that possibly forming a Village District is an option.

Discussion ensued about the immense liability of impounding water and constant care and maintenance of dams and dam structures.

Cordes recapped the issues tonight and resident's concerns for their property but the Town is in no position to ascertain ownership of this dam and its upkeep and the Village District idea could be a possible solution. All information will be submitted to Carlson to put up on the Town home page of the website. Cordes thanked everyone present tonight.

At 9:20 pm motion was made by Janvrin to recess the meeting to the Town Hall to inspect current work on the basement renovation and select colors for paint and flooring. This was seconded by Barham. The vote was unanimous 3-0. Selectmen chose wall (Dreamy White SW 6021) and trim (Utterly Beige SW 6080) paint colors and considered some of the carpeting samples, as well as door finish color (WD-1 Honey).

At Town Hall, the Selectmen reconvened at approximately 9:25 pm to walk through the basement, view progress and review paint color, door finish, and floor samples. Janvrin left at 9:40 pm. Barham moved to adjourn at 9:49 pm, seconded by Cordes. The vote was unanimous 2-0.

The next regular Board meeting will be a work session, to be held on Thursday June 15, 2017 at the Fremont Town Hall, main floor meeting room.

Respectfully submitted,

Jeanne Nygren  
Selectmen's Clerk