

I. At 6:30 pm the meeting was called to order in the Community Room at the Fremont Public Library. Present were Selectmen Gene Cordes, Neal Janvrin, Roger Barham and Selectmen's Clerk Jeanne Nygren. All rose for the Pledge of Allegiance.

II. ANNOUNCEMENTS were read by Selectman Cordes as follows:

1. 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.
2. 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.
3. 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. There is not a Selectmen's Meeting during the July 4th week.

III. LIAISON REPORTS

The Energy Committee meeting for June 20, 2017 was cancelled. They will meet next on August 15, 2017.

Barham reviewed the June 21, 2017 Planning Board meeting. It included the Public Hearing continuance on the Chester Road Cell Tower Site Plan Review with a number of waivers, and they took jurisdiction with a continuation until July 19 to work on the remaining engineering issues. They had a preliminary consultation with Altaeros for an R&D facility to fabricate the installation of a cell tower for testing balloons, and a hand out was provided.

The Circuit Rider provided an aquifer protection plan update. There was discussion on the elderly housing ordinance. There was discussion about the Highway Survey project that was done by RPC and NH DOT some years ago, and a report on their condition has yet to be provided. Earth Removal permits submitted were given an extension to August 1st. The next inspection at Seacoast Farms is scheduled for July 5th.

IV. APPROVAL OF MINUTES

After review, Janvrin moved to approve the minutes of the June 15, 2017 meeting as amended. This was seconded by Barham. The vote was unanimous 3-0.

V. SCHEDULED AGENDA ITEMS

At 6:30 pm Fremont EDC Chair Warren Gerety and Bridget Beckwith from the NH Department of Economic Research Development met with the Board. Gerety explained that Beckwith helped him to prepare the ERZ Applications and they were here to present them to the Board and answer any questions. This Tax Credit program is through the entire State and she explained the application process. Gerety thanked the Board for their attendance at FEDC meetings and support throughout this process.

Beckwith passed out informational literature to encourage businesses to grow and get business to come in town with a tax credit off their business capital as long as they meet the criteria. Realtors can list for free to encourage business. This is for a structured business that has a separate dwelling, and not an in-home business. Cordes asked how long the tax lasts. The State has \$825,000 for the whole State to be divided

Approved 06/29/2017

out of this fund with a \$240,000 maximum over 1 to 6-year period depending upon what dollar amount they wish to take.

Each packet has the application, additional information, maps of each district including some pictures. He went into depth of the four areas covered in this application.

Barham asked about the suitability of the ERZ in Fremont, from her perspective. Beckwith said she feels it is worth the effort to put in place in the Town, and many Towns are not promoting this credit for businesses to be utilized.

Barham moved that the four Economic Revitalization Zone applications for the Fremont Village District, Commercial Highway District, Main Street Commercial Highway District, Red Brook, and the Corporate Commercial District on Shirkin Road be approved and that the Chair of the Board of Selectmen be authorized to sign the ERZ applications. This was seconded by Janvrin. The vote was unanimous 3-0.

A letter will be available for Gerety to pick up tomorrow at Town Hall verifying tonight's vote. Gerety and Beckwith were thanked by the Board for their presentation tonight.

6:45 pm Public Input - none.

At 7:00 pm Building Inspector Rick Foye spoke with the Board about his recommendation on lot 18 at Tarah Way to withhold the electrical service and CO on this house. He did inspections requested by Rob Bernier. Bernier requested the electrical service connection while he was there.

At the Planning Board Public Hearing Ferwerda learned the house is on the market and the emergency road situation is taking a long time to resolve. There is a hold for a CO on this house. It came to Foye's attention not only being listed, but that it had been under agreement, and Ferwerda wants to push forward to make this house livable. Foye feels there should be a hold on the CO, and also the electrical service to the residence.

Cordes explained that at their meeting last week the Board deferred on any action as they wanted to meet with both parties prior to any decisions or actions being taken.

Ferwerda then asked if there a period of time from when electrical service is requested until it is complete, and if the Town has a policy. He has found it has been usually 48 hours, but that it not always possible as there is no hard rule regarding this. He stated the timeline of May 24th was when the inspection was requested, and on June 21st the refusal to do the inspection was his accounting. He also feels Foye is withholding inspections without authority to do so.

Foye went to his truck to retrieve his notebook/phone call record. He returned with notes and inspection schedules, advising the Board that according to his records (phone log and schedule), on Tuesday May 30th he received a recorded telephone message from Rob Bernier asking for a garage framing/electrical inspection so that he could sheetrock the garage. In his message he stated whenever it was convenient and he provided the code for the lockbox. There was no mention at all about doing an electrical service inspection.

Foye performed the inspection the following Monday, June 5th. There were a several deficiencies that needed attention. One of those deficiencies was the absence of collar ties on the roof rafters. That would require a re-inspection before drywalling.

Ferwerda, at the advice of his attorney, and to have on record, then presented a letter requesting removal of the Cease and Desist, stating he thinks it is an illegal order. Ferwerda is still requesting a meter inspection. He was thanked by the Board for coming in tonight and he left the meeting at 7:24 pm.

Cordes feels this is a legal matter and that the Board should turn this letter over to the Town Attorney. The ZBA and Planning Board process will continue on the emergency road access and pending lot line adjustment.

At some point after this inspection Ferwerda complained to Carlson that Foye entered his property without his permission. Since then Foye learned that the house was on the market. Foye told Bernier he needed to be present for the inspection, and that was the first date he was available. On June 5th rough inspection for the garage was requested, but final request was done yesterday. Ferwerda is still requesting a meter inspection.

Cordes felt if this is a legal matter that we turn this letter over to our attorneys. The ZBA and Planning Board process will continue on the emergency access roadway. Ferwerda was thanked by the Board for coming in tonight, and he left the meeting at 7:24 pm.

At 7:25 pm a motion to enter into non-public session pursuant to NH RSA 91-A 3 II (e) to discuss a legal matter. Cordes seconded and the roll call vote was unanimously approved 3-0; Cordes-yes; Janvrin-yes; Barham – yes.

At 8:03 pm Janvrin moved to return to public session. Cordes seconded and the roll call vote was unanimously approved 3-0; Cordes-yes; Janvrin-yes; Barham- yes.

At 8:05 pm Building Inspector Rick Foye then requested an increase to the building permit fee schedule the Town uses now. He is finding a lot of additional inspections are necessary for completion of permits to be issued to keep in code, but there is no additional funding in our current schedule. Cordes asked Foye to do a comparison spreadsheet of other Town's fees for comparisons prior to having a Public Hearing scheduled. Foye will compile this list and will present to the Board, and he was thanked by the Board and left the meeting at 8:15 pm.

The scheduled 7:30 pm Board Work session on the Fire Rescue SOP / SOG will be addressed at the next week meeting.

VI. OLD BUSINESS

1. Town Hall Basement Weekly Update:

- The Fire Alarm company on site again Monday working on replacement detectors and installing new panel, (encumbered in 2016).
- Walk through Friday morning with Chris Kania who is the project supervisor while Mark Minasalli is away.
- Framing work continued Monday; insulation began Monday and continued throughout the week. Insulation and soundproofing completed on Wednesday. Inspected by Building Inspector Wednesday afternoon.
- FCTV considering some additional wiring work to be done in conjunction with sheet rocking. Access AV on site Wednesday to do some preliminary wiring work before walls are constructed.
- Request made to Trustee of Trust Funds for release of some CRF monies.
- Progress billing from KP Electric (in AP folder).
- Carlson is working on updating the spreadsheet of current costs and anticipated funding sources.
- Pending rough estimate for the additional work requested at the stair way area.

- Blue board and plaster delivered to the Hall on Wednesday afternoon. This will be hung and plaster begins on Monday, 6/26 and should be done by Friday, 6/30.
- A structural engineer is meeting with Chris Kania on site Thursday, 6/29 around 9:00 am to look at removing the columns and putting in a beam. Selectmen welcomed to attend this session.
- Estimates are not yet available for the stairway finishing and chimney repointing.

2. Other Projects Update:

- Work continues on tree removal at Safety Complex for locating new well. Chief Twiss advised on Wednesday that this is almost complete.

3. A motion was made by Janvrin sign the Cable Contract Amendment to allow for reinstatement of the 2% franchise fee and authorize the Board Chairman to sign. This will be in effect until renewal or extension of the contract, due in February 2019. This was seconded by Barham. The vote was unanimous 3-0.

Bruce White from FCTV then asked for a motion by the Board to recommend Selectman Janvrin as the liaison to help the Cable Committee in their contracting process. This motioned was then made by Barham and Cordes seconded. The vote was unanimous 3-0.

Also, Carlson further discussed with Jay Somers the potential contract extension option, and the information the Town is looking for relative to any homes which do not have a Fremont cable feed. He will report back if he can find additional information. The Town continues to work on this data collection as well, and is looking to hear from any Fremont resident who does not get their Comcast cable feed from Fremont (and gets another Town's public access channel, not FCTV).

4. A motion to award GMI Asphalt after review of the paving bids tally and Engineer/Road Agent recommendation in the amount of \$325,211.60 was made by Barham. This was seconded by Janvrin. The vote was unanimous 3-0. All members then signed the Notice of Award. The bid prices submitted were: Advanced Paving \$355,976.00; GMI Asphalt \$325,211.60; Busby Construction \$365,997.50; and Bell & Flynn \$357,000.00.

VII. NEW BUSINESS

1. A motion to approve the accounts payable manifest for \$22,172.77 for the current week dated June 23, 2017 was made by Janvrin. This was seconded by Barham. The vote was unanimous 3-0.

2. The Board then reviewed the folder of incoming correspondence.

3. A motion to approve and sign the OHRV Revolving Fund Manifest 2017-03 to Plaistow Powersports \$531.58 for OHRV repairs was made by Barham. This was seconded by Janvrin. The vote was unanimous 3-0.

At 8:53 pm a motion to recess this meeting until 6:30 pm on June 27, 2017 at the Fremont Town Hall was made by Janvrin. This was seconded by Barham. The vote was unanimous 3-0.

At 6:32 pm on Tuesday June 27, 2017, the meeting continuation of June 22, 2017 was called to order by Cordes on the main floor of the Town Hall. Present were Janvrin, Barham and Cordes.

Immediately, Janvrin made a motion to enter non-public session under RSA 91: A-3 II (e) to discuss a legal matter. Barham seconded the motion. It was approved 3-0 after a roll call vote: Cordes – yes; Barham – yes; Janvrin – yes.

At 6:42 pm Janvrin made a motion to return to public session. Barham seconded the motion and it was approved 3-0 after a roll call vote: Cordes – yes; Janvrin – yes; Barham – yes.

Janvrin then made a motion that based on the recent advice of counsel that the Town withhold all new construction permits, construction progress inspections and future occupancy permits for Governor's Forest until such time as:

- The emergency access road is installed per the original site plan or as amended per the Fremont Planning Board, and
- The proximity to lot line of the existing structures meets current zoning or receives a variance from the Fremont Zoning Board of Adjustment.

Additionally, (part of the motion) on the advice of counsel, the Cease and Desist order issued in April 2017 will be recorded at the Registrar of Deeds, to notify the public.

The motion was seconded by Barham. In the ensuing discussion it was clarified that it was not the intent for any permits or inspections on existing occupied dwellings be withheld. With the motion made and seconded and with no further discussion, Cordes called for the vote. The vote was approved 3-0.

The Selectmen then signed documentation for recording at the Registrar of Deeds.

The Selectmen are requesting that a letter be prepared for Mr. Ferwerda updating him on recent decisions and related action so it may be signed at their next scheduled meeting on June 29, 2017.

Selectmen were updated that Camp Fremont is running at Ellis School, and that sheetrocking is completed in the basement area.

At 6:47 pm Janvrin made a motion to adjourn the meeting. It was seconded by Barham. It was approved 3-0. Adjourned at 6:47 PM

Notes for the recessed session taken by Gene Cordes.

The next regular scheduled Board meeting will be held on Thursday June 29, 2017 at 6:30 pm at the Fremont Public Library Community Room.

Respectfully submitted,

Jeanne Nygren
Selectmen's Clerk