

**I.** At 6:35 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; Selectmen's Clerk Jeanne Nygren; and FCTV Operator Felicia Augevich. All rose for the Pledge of Allegiance.

**II. ANNOUNCEMENTS** were read by Selectman Cordes as follows:

1. The Town Clerk Tax Collector's Office IS CLOSED on Mondays for the summer. Please plan accordingly.
2. The Fremont Planning Board is in need of members. The Board meets twice per month to consider land use applications in the town, and work on Zoning and other land use regulations. If you are interested and would like to get involved in the community, contact Casey Wolfe at 895 3200 x 18 or Heidi Carlson in the Selectmen's Office.
3. The Town's summer road improvement work is taking place on Whittier Drive and Sandown Road, with still some shoulder gravelling ongoing, but nearly complete. There may still be some delays during the construction, so drivers should be aware.
4. The Timberlane Community Band is playing outside at the Fremont Public Library right now. Bring a blanket or chair and enjoy the music, presented by the Friends of the Library and sponsored by Jeff Philbrick of Colonial Poplin Nursing & Rehabilitation and Poplin Way Assisted Living.
5. For anyone planning summer vacations, the Fremont Police Department does vacant house checks. The form is available on the PD website page or at the Fremont PD, and should be completed and dropped off at the Safety Complex. There is a drop box beside the front door, or business hours are Monday through Friday from 8:00 am to 4:00 pm.
6. The Fremont Police Department will sponsor a Blood Drive (the bus on site) on Tuesday August 8, 2017 from 10:00 am to 3:00 pm at the Safety Complex at 425 Main Street. You can call 1 800 RED CROSS to register or go to [www.redcross.org](http://www.redcross.org).
7. The Annual Hazardous Waste Day will be held on Saturday September 16, 2017 at the Brentwood Highway Garage at 207 Middle Road in Brentwood from 9:00 am to 12 noon.
8. DeLucca Fence Company will be getting ready to do shoulder work for the DOT project on the guard rails on Danville and South Road around August 7<sup>th</sup>. The guard rail will then be installed approximately one month later by DOT.

### **III. LIAISON REPORTS**

Barham reported on the August 2, 2017 Planning Board meeting. The continuance hearing of the cell tower at Map 1 Lot 12 was finally approved with conditions.

The Ferwerda application for Governor's Forest / Witham Countryside Estates lot line adjustment has been continued until August 16, 2017 at the Library. One of the conditions of the ZBA approval was the lot line should give 5-foot separation from the septic system, which needs to be delineated and to adjust his drawings. It was agreed that Ferwerda would contact the Building Inspector to witness the test bores on this project.

Also outstanding is the opinion from Town Counsel regarding the agreement with RPC and DOT to do a road survey on the status of Fremont roads to prioritize road improvements and resurfacing. This survey

report is not completed. We have paid money on this, and the Circuit Rider wants a letter from the Town regarding this report, for which Barham and Casey Wolfe will draft a letter.

Janvrin reported that the Zoning Board did their site walk Monday, July 31, 2017 at 46 Scribner Road for the Joshua Whitcomb variance to build a garage within wetland protected area. No decisions were made.

At the Tuesday, August 1, 2017 Cable Committee Meeting Janvrin became an active member. Their agenda was focused on renegotiation of the Cable Contract with three areas outlined as follows: 1) A second access channel; 2) Areas in Town not getting the Fremont cable feed; and 3) Change in the density from 20 houses per mile to 10 houses per mile for cable access connection. Also, the decision of whether they pursue a five or ten year contract needs to be discussed by the Board of Selectmen and the Cable Committee.

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

A motion to approve the minutes of the July 27, 2017 meeting as written was made by Barham. This was seconded by Janvrin. The vote was unanimous 3-0.

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

6:45 pm Public Input - none.

At 7:00 pm Fire Chief Richard Butler came in to report to the Selectmen that the thermal imaging camera is in.

At 7:05 pm Janvrin moved to enter non-public session pursuant to NH RSA 91-A:3 II (c) to discuss a personnel matter. Cordes seconded and the roll call vote was unanimously approved 3-0; Cordes-yes; Janvrin-yes; Barham-yes. Nygren and FCTV operator Augevich both left the room.

At 7:20 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. Butler left the meeting at this time.

Selectmen will follow up with the Town's legal counsel for an opinion / recommendation on the Chief's submission. The "points system" and officers stipend may also need to be part of the review.

At 7:30 pm Selectmen reopened the recessed Fee Changes Public Hearing from July 27, 2017. Cordes briefly capped the changes which have been posted and were originally reviewed at last week's Public Hearing:

*FIT UP PERMIT FEE* *\$25.00*  
*This is a Planning Board fee to cover the filing of a new informational form to update use for non-residential properties when being modified or occupied. Building Permit fees (as applicable) will also be charged.*

*SPECIAL DETAIL BILLING RATE* *\$74.00 Officer/Admin/Cruiser rental*  
*\$10.00 Cruiser Rental Fee (if used)/Hour (this is not a charge.*

*RENOVATION PERMIT FEE* *\$45.00 for permits very minor in nature, that will only require one (1) building inspection. (This is not a change); and a fee calculated as construction cost*

*multiplied by \$5/1000 of construction cost. Construction cost is calculated as \$60.00 per square foot of renovated space for home improvement projects.*

*The renovation permit fee is at the discretion of the Inspector based on submission of paperwork and the depth of renovation work being completed.*

**SITE PLAN REVIEW**

*\$250 Minor (reduced from \$350)*

*\$450 Major projects – new fee*

*Anyone unable to attend the hearing who wishes to submit comments can do so no later than 12 noon the day of the hearing in person, by mail, or email to [FremontTA@comcast.net](mailto:FremontTA@comcast.net). The public is welcome to attend the hearing.*

*Posted: 07 July 2017      Published: Union Leader 12 July 2017 and July/August Town Newsletter  
Reposted for recessed session: 28 July 2017*

A motion to adopt the above changes to the Town of Fremont Fee Schedule was made by Janvrin. This was seconded by Barham. The vote was unanimous 3-0. Then a motion to close the hearing was made by Barham. This was seconded by Janvrin. The vote was unanimous 3-0.

**VI. OLD BUSINESS**

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

- HVAC contractor on site Friday July 21<sup>st</sup> to complete ceiling insulation
- Engineering report (received by KTM) but pricing not in for the steel beam options. Chris Kania at Town Hall today and will forward the report to Jeanne Nygren and Gene Cordes if it comes in next week.
- Decide on stairway finishing
- Work continues on the spreadsheet of current costs and anticipated funding sources.

**2. Other Projects Update:** Cordes spoke with Mark Minasalli from KTM on August 2, 2017 and provided the following updates:

- The ordered doors should be in shortly perhaps later this week or early next week
- The \$3600 proposed change order for door trim should not have occurred. The scope of work is in the original agreement.
- Confirmed the exposed chimney repointing is included in the proposed change order for the stairway.
- Still getting pricing to install the steel structural members. Anxious to get a comprehensive plan together as it involves multiple trades. He will get us something just as quick as he can. I offered to consider a meeting continuance if he thought it would be ready early next week, assuming it was not ready on 8/3/17.
  - Two options – remove one brick column with 20' of 12" beam or remove two brick columns with a 30' of 16" beam. When installed there will be about 6'10" of head clearance under the beam using 16" beam
  - Both options will require a 3' square by 12' deep steel reinforced concrete pad on each end for steel column to rest on to support the I-beam. Columns will be imbedded in the existing walls
- Discussed the flooring – just so everyone knows the vinyl plank are 1/8" thick 4" X 36" vinyl flooring that is glued to the floor. They work well over concrete if the floor remains dry (no history of flooding and with A/C the humidity level is managed).

Additional price information was asked of Minasalli for more detail on the “add” proposal for the stairwell work. He was also being asked to evaluate the Safety Complex roof, estimate its remaining useful life and give us a replacement cost that may be used for budget planning purposes. Carlson requested pricing for repointing of the exterior of the brick foundation walls at the Town Hall. It was mentioned that the lower 3’ of 4’ seemed the most critical. He was asked if he wanted to have his mason look at it and offer an opinion on what was needed and a price it out.

3. Janvrin is preparing the follow up data on the generator for the Safety Complex.

## **VII. NEW BUSINESS**

1. A motion to approve the accounts payable manifest of \$11,997.38 for the current week dated August 4, 2017 was made by Barham. This was seconded by Janvrin. The vote was unanimous 3-0.

2. Selectmen reviewed the folder of incoming correspondence.

3. A motion to approve a one-day vacation leave slip for Carlson on September 8, 2017 was made by Janvrin. This was seconded by Barham. The vote was unanimous 3-0.

4. The Planning Board is in receipt of a letter from Attorney Levine on behalf of Lewis Builders regarding a right-to know request for records pertaining to the Black Rocks Village project. Dan Tatem from Stantec Consulting, has drafted a response to the letter.

Lewis Builders has continued to work on the project without benefit of all the necessary engineering inspections, and the Town’s consulting engineer (Tatem) has recently written additional letters noting the still-existing deficiencies. This is an ongoing matter.

## **VIII. WORKS IN PROGRESS**

In reference to the start of the 2018 budget process, the Board discussed a list of possible projects, and each will consider this to formulate a list. Some preliminary items include repair of the roof at the Safety Complex, Safety Complex generator project and to possibly change over to propane heat at the Complex (to address recent issues).

The Board also requested that research be done with the Department of Labor regarding the suggested cost of living raises for employees.

At 7:45 pm Janvrin moved to enter non-public session pursuant to NH RSA 91-A:3 II (c) and (e) to discuss a personnel matter and a legal matter. Cordes seconded and the roll call vote was unanimously approved 3:0; Cordes-yes; Janvrin-yes; Barham-yes. Nygren and Augevich both left the meeting.

Respectfully submitted,

Jeanne Nygren  
Selectmen’s Clerk

At 8:20 pm Janvrin moved to return to public session. Barham seconded and the roll call vote was unanimously approved 3:0; Cordes-yes; Janvrin-yes; Barham-yes.

The Board feels that since the residences are constructed and occupied within Black Rocks Village, that completing the site plan is in the interest of the residents / taxpayers and the Town. It was felt that Lewis needed to agree to complete the outstanding work per the Town's approval by a reasonable date acceptable to the Town or further administrative action should be actively considered.

Cordes agreed to draft a letter to the Planning Board for the Board's approval consideration at its next meeting. The letter will include the Board's recommendation on the consultant engineer and the need to expedite the completion of the approved site plan.

There was a brief discussion about upcoming schedules for the week of 8/7/17. Janvrin made a motion to move the Board of Selectmen's meeting from its usual schedule at 6:30 pm on Thursday, 8/10/17 to the same time on Wednesday, August 9<sup>th</sup>. (Later, confirmed to occur in the Community Room of the Fremont Library).

With no further business which may legally come before the Board, a motion was made by Barham and seconded by Janvrin to adjourn the meeting at 8:21 pm. The vote was approved 3-0.

Notes taken by Gene Cordes