

**MINUTES OF SELECTMAN'S MEETING  
TOWN OF GORHAM  
MONDAY JUNE 11, 2018, 6 PM  
TOWN HALL CONFERENCE ROOM**

**GORHAM SELECTMEN PRESENT:** Pat Lefebvre, Judy Leblanc, Mike Waddell

**ALSO PRESENT:** Interim Town Manager Mitch Berkowitz, John Scarinza, Denise Vallee, Sally Manikian, Helen Beausejour, Danielle Reichert, Tobey Reichert, Bill Phalen, Ben Raymond, Tim Bradstreet, Jim and Linda Reichert, Ron and Theresa McCauley, Stephen Delorge, Diane Bouthot, Buddy Holmes, Michelle Lutz

**1. CALL TO ORDER:** The meeting was called to order by Chairman Waddell at 6:00 pm.

**2. APPOINTMENTS:**

**a) Appointment of Interim Town Manager – Mitch Berkowitz:** Chairman Waddell introduced Interim Town Manager Mitch Berkowitz and announced that John Scarinza would also be helping with the town manager duties.

**Selectman Leblanc made a motion to appoint Mitch Berkowitz to the position of Interim Town Manager. The motion was seconded by Chairman Waddell. Selectman Leblanc – Aye, Selectman Lefebvre, not yet present. Mitch Berkowitz was appointed Interim Town Manager.**

Chairman Waddell asked Town Manager Berkowitz to give the board a draft advertisement for the town manager position for candidates within an easy drive of Gorham. Selectman Lefebvre asked if there was going to be a travel restriction. Chairman Waddell stated he wanted someone who could be in the office at 8:00 and able to stay for evening meetings. Town Manager Berkowitz spoke with MRI about the possibility that he would be tasked with advertising for the position locally, possibly someone working part time now or approaching retirement. Selectman Lefebvre expressed concern that advertising only locally would leave out candidates who may want to re-locate to the area. Selectman Leblanc felt the board should explore whether there are any local candidates who would be qualified first, then expand the search if they did not find a suitable candidate. Selectman Lefebvre thought this would prolong the process by having to start over again if there weren't any local applicants that were qualified. Chairman Waddell advised the board would put out an ad locally and see what comes in after 30 days. If the board doesn't think they have a broad enough field, they can go the MRI route, and in the meantime the town can make sure that MRI is ready.

**Selectman Leblanc made a motion to advertise locally for the position of Town Manager. The motion was seconded by Chairman Waddell. Selectman Leblanc-aye, Chairman Waddell- aye, Selectman Lefebvre-aye.**

**c) Sally Manikian-The Conservation Fund Land Acquisition-** Sally Provided an update on behalf of the Gorham Forest Commission that they have identified a funding plan that would hopefully fund the whole project. Sally provided a narrative and spreadsheet explaining the state, federal, and foundation grants available that would fund the project. Chairman Waddell clarified the project would be the purchase of 2000 acres that border the town forest, for a price of 1.5 million that will end up costing the taxpayers nothing. The town will submit the applications and it would go before the town at town meeting in 2019 for a vote.

**b) Helen Beausejour – Snow Storage at DPW Property-** Chairman Waddell advised the original plan was to keep the snow storage where it is but the state intervened due to a vernal pool in the area. There are also other things that need to be discussed with Eversource as far as what can be done under their wire, more discussion with the state, and that this is not a done deal. Beausejour introduce her neighbors and abutters to the proposed snow storage area and stated that it was decided that she would be the spokesperson for the group. Beausejour asked for a motion from the board to stop all further development and plans for the use of the recently purchased Eversource property and that no further damage shall be done to and of the natural habitat and the aesthetic value of the abutters and the general public.

Selectman Lefebvre explained Chairman Waddell's involvement with this issue during his time on the board and advised that he is not opposed to the motion but that it needs further discussion both ways.

Beausejour and Chairman Waddell, along with the board and abutters present, discussed the issue at length to include how the town came to purchase the property, why the town had to purchase the property, and the process followed to move the snow dump to that area. The discussion also included environmental and wetlands concerns that were discovered, RSA 91-A requirements for public and non-public meetings, and the possible liability to the town regarding the snow dump.

Beausejour asked Chairman Waddell to recuse himself from anything further to do with the purchase of the Eversource property, to which Waddell replied no. Beausejour asked remaining members of the board to make a motion to recuse Chairman Waddell from further input, votes, and discussion on this matter. Selectman Lefebvre asked why since he was no longer a stakeholder or abutter. Beausejour asked why if he recused himself before when he was an abutter, why he wouldn't recuse himself now. Chairman Waddell referred Beausejour to the Attorney General of the State of New Hampshire's narrative regarding conflict of interest.

Beausejour ended her presentation by again asking for a motion to be made to stop all further development and plans for the use of the recently purchased Eversource property and that no further damage shall be done to any of the natural habitat and the aesthetic value of the abutters and the general public. The motion was not seconded and there was discussion about how the motion was too broad.

**Chairman Waddell made a motion that no physical action will be taken on the property between the debris pile and Main Street without first calling a public hearing. The motion was seconded by**

**Selectman Lefebvre. The board voted unanimously that no physical action will be taken on the property between the debris pile and Main Street without first calling a public hearing.**

Beasejour suggested that as a solution if the town can't use that property, the community would be interested in purchasing the land to form a non-profit coop to purchase the land and leave it the way it is. Selectman Leblanc stated that was a discussion for further down the road.

**3. New Business:** Meeting back in session after a short recess at 8:37 pm.

Denise Vallee discussed the electrical supply contract for the town. A 48 month plan will cost the town .0745/kw for both the town and the school with the town's current provider. She received contracts that Town Manager Berkowitz and Paul Bousquet can sign. Selectman Leblanc asked if the town was locked in at that price since it was a 48 month contract. Vallee advised yes.

**Selectman Lefebvre made a motion to authorize Town Manager Berkowitz to sign the contract with the electrical supply company. The motion was seconded by Selectman Leblanc. The board voted unanimously to authorize Town Manager Berkowitz to sign the electrical supply contract.**

**a) KRT Assessing Contract-** Michelle Lutz was asked to send the KRT contract to the department of revenue for their review. Most of the items they've identified that they would like to see in the contract are there in different sections. At Town Manager Berkowitz's request it was sent to KRT for their review, but they had not had a chance to look at it before tonight's meeting. Lutz requested a motion that the board authorize Town Manager Berkowitz to sign the KRT assessing contract after it has been review.

**Selectman Lefebvre made a motion to authorize Town Manager Berkowitz to sign the KRT assessing contract. The motion was seconded by Selectman Leblanc. The board voted unanimously to authorize Town Manager Berkowitz to sign the KRT assessing contract after the review was complete.**

**b) Personnel Policy Amendments-** Denise Vallee advised the town personnel policy was being looked at because the town has only kept with the police department negotiations in regards to health insurance and HRA. The town wages are usually adjusted according to what the police union negotiates, but other issues such as longevity, accrued sick time, and retention have not been looked at in 20 years. Denise will do a financial analysis comparing this year's budget with a future budget.

**Selectman Lefebvre made a motion to table further discussion on the town personnel policy. The motion was seconded by Selectman Leblanc. The board voted unanimously to table further discussion on the town personnel policy.**

**4. Old Business:**

**a) Spring Road Bridge/ Culvert Project-** Chairman Waddell advised Town Manager Berkowitz that at the last meeting procuring the temporary bridge after the completion of the project was discussed.

**b) 2018 Roads and Sidewalk Plan-** Chairman Waddell advised Town Manager Berkowitz of last meeting's discussion about the damage to Bellevue. Former Town Manager Frost was going to speak with the trails bureau and the property owner of the rental company.

**c) FEMA Projects October 2017 Storm Event-** No discussion

**i. Stony Brook Road-** No discussion

**ii. NRCS-Romano Property, Glen Road-** Town Manager Berkowitz advised there is a meeting reference this issue on the 19<sup>th</sup>.

**d) Snow Storage at Town Garage-** Discussed during item 2b.

**e) Woodland Park – Plowing and Road Termination-** Reichert has agreed to a new turnaround for plowing on a lot that they are development. The language has been sent to the town's attorney for the easement. Once that is done the plan can be formalized and recorded.

**f) Cascade Neighborhood Adjustment-** No discussion

**g) Gorham Paper & Tissue Tax Payments-** No discussion

**h) Tax Deeded Properties – Gateway Trailers-** Town Manager Berkowitz advised authorization had not been provided to the previous manager to identify testing for hazardous materials in the trailers. Town Manager Berkowitz told the board there is someone who is interested in buying one of the trailers. Selectman Leblanc said that it is not one of the trailers that was deeded in 2014, it was deeded in 2017. Town Manager Berkowitz reviewed the procedures that needed to be followed and suggested the board make a motion to start the process, determine hazardous materials, put an ad out and accept proposals based on a minimum bid above "x". Chairman Waddell questioned whether testing needed to be done if the property was being sold. Town Manager Berkowitz answered they could be sold "as is, where is".

**Selectman Lefebvre made a motion to put an ad out to accept bids for the properties as is. The motion was seconded by Selectman Leblanc. The board voted unanimously to do an ad to accept proposals for the trailers.**

**i) Cascade Truck Signage-**

Chairman Waddell advised there was a question about whether poles are taxable and the former town manager had been in contact with an attorney.

Chairman Waddell briefed Town Manager Berkowitz on the Gleason property which is vacant land where inert debris was dumped. The property is also under an IRS lien. There are no liens that the town will be responsible for when the town takes the properties.

**5. Public Comment:** A member of the public stressed the importance of coming to meetings and following what is going on in town, as tonight's issue has been discussed many times.

**6. Other Business:**

**a) Town Manager's Update-** No discussion

**b) Selectmen's Update-** Selectman Lefebvre has received complaints that the resident in the house behind Hussey's is running a body shop out of the residence. Code Officer has been there.

Chairman Waddell asked for input on when the next meeting should be. It was decided the next meeting would be June 25, 2018 as had already been scheduled.

**c) Approval of Minutes (May 29, 2018)**

**Selectman Lefebvre made a motion to go into non-public session under RSA 91-a:3, II, b, e. The motion was seconded by Selectman Leblanc. Selectman Lefebvre-Aye, Selectman Leblanc-Aye, Chairman Waddell-aye.**