

Official

TOWN COUNCIL MINUTES Regular Meeting Wednesday, October 10, 2007

CALL TO ORDER: Chairman P. Loiselle called the meeting to order at 6:30 pm.

PRESENT: David Dickson, William "Bill" Gahara, James Gorton, Jason Hyde, George Longfellow, David Ross, Patricia Rueppel, Stuart Werksman, Chairman Paul Loiselle, David Jodoin (Town Administrator)

PLEDGE OF ALLEGIANCE:

"NON-PUBLIC" SESSION:

G. Longfellow moved at 6:32 pm to enter into a "non-public" session under RSA 91-A:2 (c) "Consultation with legal counsel."

Motion seconded by S. Werksman. Roll call vote carried unanimously.

The meeting resumed at 7:05 pm.

APPROVAL OF MINUTES:

September 26, 2007 – G. Longfellow moved to approve the September 26, 2007. Motion seconded by J. Gorton. Roll call vote carried unanimously.

SCHEDULED APPOINTMENTS:

Public Hearing

The public hearing was opened.

Acceptance of funds in the amount of \$19,850.00 from the State for the Court House renovation per agreement with the Town.

D. Ross moved to accept \$19,850.00 from the State for the Court House renovation per RSA 31:95(b). Motion seconded by W. Gahara. Roll call vote carried unanimously.

Acceptance of grant from the State in the amount of \$5,280.00 for Code Pal program.
This is part of a previously accepted grant from the State.

D. Dickson moved to accept a State grant in the amount of \$5,280.00 for Code Pal program under RSA 31:95(b). Motion seconded by S. Werksman. Roll call vote carried unanimously.

Acceptance of \$8,189.00 donation from Wal-Mart for the Village School renovation fund per condition of the site plan approval.

S. Werksman moved to accept \$8,189.00 donation from Wal-Mart for the Village School renovation fund per RSA 31:95(b). Motion seconded by G. Longfellow.

D. Ross asked if it is proper for a donation to be a condition of the site plan approval.

D. Jodoin stated the donation had to do with mitigation. They had to supply funds to satisfy the State's needs for mitigation. The State's number came up lower than what the Town had set up for stipulation. Wal-mart had already earmarked the funds and offered the money to the Town to help with the Village School renovation as a donation.

Roll call vote carried unanimously.

Acceptance of \$8,000.00 donation from Wal-Mart for Goonan Road repairs per condition of the site plan approval.

J. Gorton moved to accept \$8,000.00 donation from Wal-Mart for Goonan Road repairs under RSA 31:95(b). Motion seconded by W. Gahara. Roll call vote carried unanimously.

Adoption of Community Revitalization Tax Relief Incentive Program.

At the last meeting, the Council discussed a proposal from Heritage Commission Chair Kathie Northrup to adopt RSA 79-E, Community Revitalization Tax Relief Incentive Program.

Steve Korzyniowski, 329 W. River Road: I am here to support the proposal and encourage the Council to adopt the RSA. By preserving the historical aspects of the community, you make it more attractive to businesses and it improves the residents' quality of life. I hope you'll support the RSA.

Kathie Northrup, Heritage Commission Chair: You should have received four letters of support from various individuals.

The letters were read into the record (attached).

K. Northrup reviewed the area being considered for the program. It was suggested at the last meeting to have a list of properties instead of assigning a geographic district. She explained that it is not encouraged to exclude certain properties in the area. In other towns, the driving force for adopting the program is economic development, not historic preservation.

W. Gahara moved to adopt RSA 79-E, Community Revitalization Tax Relief Incentive Program. Motion seconded by P. Rueppel.

J. Hyde: I will reiterate what I stated at the last meeting. If you want to revitalize this Town, offer a tax break to anyone who rehabs his/her property. I'm not against the tax break but you have to offer it to everyone not just to a targeted area.

D. Ross: The concept of the tax incentive is to preserve historical buildings in town. If you give someone the incentive to do something, they will. So many Towns have given up on their heritage.

Roll Call:

D. Dickson	Yes	D. Ross	Yes		
W. Gahara	Yes	P. Rueppel	Yes		
J. Gorton	Yes	S. Werksman	Yes		
J. Hyde	No	Chairman P. Loiselle	Yes	8-1	<u>Motion carried.</u>
G. Longfellow	Yes				

K. Northrup asked for the Council to adopt the proposed boundaries for the purpose of the tax incentive program.

P. Rueppel moved to adopt the boundaries. Motion seconded by D. Ross.

D. Ross suggested presenting a proper map showing the boundaries. Planning Department could help map out the area.

D. Ross moved to table. Motion seconded by J. Gorton. Motion carried unanimously.

Conservation Commission Grant Application

Steve Couture, Conservation Commission Vice-Chair asked for the Council's approval to apply for \$187,000 drinking water supply grant from DES to protect some land. They are in the process of getting an appraisal for the 270 acres property. Total cost of the project would be over \$1 million.

D. Ross moved to approve the application for DES grant. Motion seconded by J. Gorton.

D. Ross: There is a map of desirable properties to preserve in the State of NH. This is one of those properties. Other entities such as Bear Brook State Park, is also interested in the area. At the very least, the Council should approve the application for the grant.

Roll Call:

D. Dickson	Yes	D. Ross	Yes		
W. Gahara	Yes	P. Rueppel	Yes		
J. Gorton	Yes	S. Werksman	Yes		
J. Hyde	No	Chairman P. Loiselle	Yes	8-1	<u>Motion carried.</u>
G. Longfellow	Yes				

Conservation Commission - Ravinia Cold Storage Escrow Agreement

The Ravinia Cold Storage being proposed at By-pass 28 will have a large impact on wetlands. The State is requiring them to produce some mitigation for those impacts. Conservation Commission was able to work with Ravinia to do an onsite work. Funds in the amount of \$214,000 will be held in an escrow account until it could be applied for this project. S. Couture asked for the Council to approve the escrow agreement.

D. Jodoin: The Town Counsel has reviewed the agreement. The Council will have to hold a public hearing to accept the funds.

D. Ross moved to schedule a public hearing at the next meeting on October 24th. Motion seconded by J. Gorton. Roll call vote carried unanimously.

Jordan Institute Master Plan Implementation Project

Maura Adams, Project Manager introduced herself and her colleague, Fabienne Lord Fonseca, UNH Cooperative Extension, to the Council. Jordan Institute, in collaboration with New Hampshire Audubon and the UNH Cooperative Extension worked with the Planning Board and a citizen advisory group on the project. It is fully funded by the State Fish and Game Department and the Jessie B. Cox Charitable Trust, with additional support from the UNH Cooperative Extension. Hooksett is one the three study areas that address how to help the Town realize their objectives in regard to natural resource protection. M. Adams presented their findings and projections to the Council.

Sandra Oliver, Budget Committee Chair: Does the State pay for all the related costs or the Town?

M. Adams: Land protection does not necessarily cost more. From the Town's perspective, it actually makes more sense to have open space than development. With open space, there is no need for additional infrastructure, sewer, water and road maintenance costs.

J. Hyde questioned where the data came from and the validity of the presented projections. To take the projections to total build out and make plans based on it is too broad and fluid.

Discussion on the matter ensued.

OLD BUSINESS:

Special Town Meeting/Cabela's

Cabela's is holding informational meetings at various locations in Town. The Special Town Election will be held on Tuesday, October 23rd.

Town Planner

The Town Council received a letter of recommendation from the Planning Board to appoint Joann Duffy as the permanent Town Planner.

Village School

D. Jodoin informed the Council that the Town Hall could possibly move to the new site by President's Day weekend or sooner depending on how quick the work goes. New windows should be installed by end of next week. Plans for a handicapped bathroom were completed. One of the chair lifts damaged during the flood will need to be repaired.

There was a discussion regarding the possibilities of using the gym as a community meeting place.

Old Home Day

Old Home Day was held on Saturday, October 6th. S. Werksman suggested sending a commendation letter to the Old Home Day committee for organizing a very successful event.

TOWN ADMINISTRATOR'S REPORT:

D. Jodoin reported on the following:

1. There will be a memorial service on Sunday, Oct. 14th, 2007 at 2 pm for the newly created New Hampshire Fallen Firefighters Memorial on the grounds of the NH Fire Academy.
2. He asked for the Council's decision on the Amoskeag Rowing Club Agreement. A legal counsel not associated with the club will review the agreement.

S. Werksman moved to accept the Amoskeag Rowing Club Agreement pending legal review. Motion seconded by J. Gorton. Roll call vote carried unanimously.

SUB-COMMITTEE REPORTS:

Planning Board

The Planning Board may request a meeting with the Council and Manchester Sand & Gravel because of changes made in their project.

Council Rules

J. Hyde resigned from the sub-committee. J. Gorton was appointed.

Zoning Board of Adjustments

The board denied Omni Point Communications' request for variance. There will be a meeting on October 16th at 7 pm to discuss the Manchester Sand & Gravel variance requests.

ADJOURNMENT:

J. Hyde moved to adjourn at 9:15 pm. Motion seconded by D. Ross. Motion carried unanimously.

Respectfully submitted,

Evelyn F. Horn
Administrative Assistant

David F. Dickson
Town Council Secretary