

Board members present: Chairman; John R. LaCourse, Selectman W. James Griswold and Selectman Frank J. DeRocchi.

Others present: Jason Tremblay, Julius Nemeth, Bob Davis, Ron Grandmaison, Caren Rossi, Martin Castle, Donna Eisenhard, Patricia Roop, Rick Ellsmore, Randy Stevens, Paul Gasowski, Joe & Nancy Lombardo, Andy Lelio, Town Administrator; Diane L. Guimond, Town Secretary; Dawn Hayes.

1. Chairman LaCourse Called the meeting to Order at 6:00 pm.
2. Rick Ellsmore discusses the Board's letter, dated September 27, 2010 regarding the Old Mill site and the unanticipated dewatering costs. Mr. Ellsmore has approved the costs and requests final paperwork for processing. Caren Rossi will work with Sue Hoey (not present) to get the matter processed.

Mr. Ellsmore states that there are remaining funds in the contract that could be used for protection of this prime habitat for the Cotton-tail rabbit. The Board has no objection to this effort.

3. Ron Grandmaison, Department of Transportation presents the Board with the upcoming federal resurfacing and improvement plan for Route 4 (from the Lee traffic circle to the Durham waste water treatment plant). The \$6,500,000 project is expected to last approximately two years with a start date in April of 2011. It will include repair and replacement of bridges, guard rails and road resurfacing. All paving is expected to be done at night.

Bob Davis of the Department of Transportation reviews the specifics of the 5.9 mile project. Noting all signs will be replaced, work will be done in phases and crushed gravel will be used for the shoulder. Mr. Davis states they are working with the Federal Highway Administration Wetlands Bureau regarding permits. Endangered species, wetlands, air quality and noise levels are not expected to be impacted.

Mr. Grandmaison reads a 'public statement' (copy attached to these minutes). He encourages the public to contact the administrator regarding the impact on traffic patterns. Mr. Grandmaison expects traffic to be impacted mostly when the ramps are being worked on.

4. Lou Ann Griswold, Chair of the Planning Board's subcommittee for the Noble Farm property, presents recommendations to the Board. Ms. Griswold reviews the process of gathering ideas (44 total) and concerns raised by the public (22 total). Options were proposed to the public on September 22, 2010; Residential and natural area, Light/clean industry and natural area, Residential and Light/clean industry and natural area.

Ms. Griswold summarizes two recommendations; Mixed use (light/clean industry and natural) and Mixed use (affordable residential and natural). Ms. Griswold notes the process for either plan would include; hiring a consultant or property

developer, rezoning and Planning Board involvement for style of landscape and neighborhood. (copy of summary attached to these minutes) Chairman LaCourse motions to accept these recommendations. Selectman Griswold, seconds. All agree.

Resident, Donna Eisenhard questions why light industrial would be more considered than leaving it natural. Chairman LaCourse states that no decisions regarding the property have been made at this time and that it is in the beginning stages.

Resident, Andy Lelio questions if any industry has expressed interest in the property and have abutters had a chance to weigh in on the rezoning issue? Chairman LaCourse notes; the Board has not had any inquires as of yet. Ms. Griswold states many abutting property owners attended the public meeting and help to sway the committee toward a light industry recommendation.

Resident, Martin Castle states the Conservation Commission doesn't want this land. Mr. Castle is concerned about traffic and highway access and putting children at risk with increasing the traffic. Chairman LaCourse reiterates no decisions have been made at this time and commends the subcommittee for all their work on these recommendations.

Resident and Abutter (to Noble Farm), Patricia Roop states that during the meetings abutters thought about it and decided the option of light industry, with a large buffer zone would be more palatable to the neighbors, as opposed to 38 homes being put there.

Resident, Joe Lombardo inquires about the Conservation Commission not wanting the property. Ms. Griswold notes, she has an email confirmation from Bill Humm confirming that. Mr. Lombardo recommends that if the Conservation Commission is going to attain 25% of land in Lee, the land at Noble Farm should be as good as other land that has been purchased. Mr. Lombardo further states, this would get them closer to their 25% without impacting the taxpayer.

Chairman LaCourse notes the Board is sensitive to the voice of the residents, as well as the desires of the Conservation Commission.

5. Selectman Griswold opens the sealed bids for the Lee Energy Plan. Bids were submitted by; Sustainable Development and Energy Assistance Group, Energy Consulting Services, Antares Group Inc., McCormick Facilities Mgt., Jeffrey H. Taylor and Assoc., Arbogast Engineering Auditing, and FVB Energy Inc. Chairman of the Energy Committee, Dorn Cox will assemble a spread sheet of all bid data and return to the Board on November 8th with a recommendation.
6. Town Administrator, Diane Guimond submits a vacation request for Roger Rice (not present) for the Board's signature.

7. Town Administrator, Diane Guimond requests a rain date (Oct 29th) for Bob Watson of Lee USA Speedway (not present). They were rained out on October 24th. Town Administrator notes they were only able to complete 8 of the 14 races scheduled for Sunday. The Board discusses and reviews the racing license. Chairman LaCourse motions to allow racing on Saturday Oct 30th and if it is rained out to allow racing on Sunday Oct 31st. Selectman DeRocchi, seconds. All agree.
8. Town Administrator, Diane Guimond submits requests for the Board's signature for the Trust Fund to reimburse the town for bridge work done on the Snell and High Road bridges.
9. Town Administrator, Diane Guimond advises the Board that Captain Scott Nemet of the Fire Dept. is requesting the names of the fire roads (currently being considered for name change) coincide with the mailing address.
10. Resident, Andy Lelio questions the Board about the Lee USA Speedway rain date approved earlier in the meeting. Mr. Lelio reads from the ordinance "an event shall be considered complete when 5 heat races or feature races have been completed". Chairman LaCourse states clarification is needed on how many races were run, depending on the clarification it may make the last vote null and void.

Mr. Lelio further states he would like a copy of the last proposal sent to the Board from Harris, Miller, Miller and Hanson. Selectman Griswold will check his email to see if a new proposal was sent, he will then forward it to Mr. Lelio. Mr. Lelio further inquires about sound measurements being taken at the property line. Chairman LaCourse states; that is what the Board is leaning towards, they want to protect the property owners, measuring at the muffler and property lines will be looked at independently.

11. Selectman DeRocchi motions to enter into a Non Public Session at 7:30 pm. Selectman Griswold, seconds. Non Public ends at 7:50 pm. The minutes are sealed.
12. Selectman DeRocchi states he recently walked the Noble Farm property sighting a Waste Management dumpster on the property. He recommends contacting them for removal.
13. Selectman DeRocchi states the Personnel Policy and Procedure Manual is nearing completion. Town Administrator Diane Guimond states the tentative date is November 18th, however that may conflict with the attorney from Devine Milliment. The Board needs to review, vote, approve and adopt the policy prior to presentation. Chairman LaCourse recommends the department heads have an opportunity to have input prior to adopting the policy. All agree.
14. Selectman Griswold advises the Board; at the most recent Town Center meeting, going after grant money was discussed. The committee requests the Board's consideration regarding the assistance of Laurel Cox (not present) to seek grant

- opportunities. Chairman LaCourse recommends Ms. Cox come to the next Board meeting for discussion.
15. Selectman DeRocchi remarks that the Noble Farm property presentation by Lou Ann Griswold was very well done. Chairman LaCourse recommends a putting a warrant article together for a consultant or a marketing specialist for the Noble Farm property.
 16. Town Secretary; Dawn Hayes requests the Board's signature on an abatement for the Assessor (not present). The abatement is for the jeopardy tax on a trailer being removed from Pine Knoll Village, the tax was billed incorrectly.

Approval of Minutes: Selectman Griswold motions to accept the minutes of October 5, 2010. Selectman DeRocchi, seconds. Chairman LaCourse motions to accept the minutes of October 19, 2010. Selectman DeRocchi, seconds.

There being no further business, meeting was adjourned at 8:20 p.m.

Minutes transcribed by:

Dawn Hayes, Town Secretary

Minutes accepted by:

John R. LaCourse, Chairman

W. James Griswold

Frank J. DeRocchi

Lee Board of Selectmen