

Board members present: Chairman LaCourse, Selectwoman Dennis and Selectman Cedarholm.

Others present: Fire Chief Hoyt, Deputy Fire Chief Joe Lombardo, Peter MacDonald, Dorn Cox, Kevin and Jane Crawford, Albert Peel, Caren Rossi, Larry Kindberg, Roger Rice, David Meeker, Preston Samuel, Denis Pelletier, John & Susy Pelletier, Laura Gund, Katrinka Pellecchia, Tom Seubert, Patricia Jenkins, Mary Westfall, Paul & Annie Gasowski, Frank and Linda Reinhold, Frank and Judy Eitler, Town Administrator Julie Glover and Town Secretary Denise Duval.

1. Chairman LaCourse calls the meeting to order at 6:00 pm.
2. Caren Rossi, Planning and Zoning Administrator, presents an update on the house construction at 101 Stepping Stones Road. The septic system is currently being installed; a bed bottom inspection is scheduled for Wednesday. Work is progressing on the house. It has been inspected by the Building Inspector and there were a few errors that have been addressed. The sign has been taken down and placed on the picnic table. Ms. Rossi served Mr. Macdonald with a letter to remove the sign and he removed it. On Friday, October 25<sup>th</sup>, Ms. Rossi indicates that Mr. Macdonald stopped by her office to tell him that he had put the sign up for a delivery and would take it down when the delivery was made. She said she did not give him permission to do so. She said “why don’t you put up a No. 101”. To Ms. Rossi’s knowledge, the sign is now located in the back of Mr. Macdonald’s truck.
3. Chairman LaCourse opens the floor to public comment.

Jane Crawford of 100 Stepping Stones Road begins by handing out copies of two emails that she recently sent to Chairman LaCourse regarding Peter Macdonald’s Veterans Homeless Chapel sign. Ms. Crawford alleges that Ms. Rossi gave permission to Mr. Macdonald to put back up his homeless sign so that delivery people would know of his location. Ms. Crawford asks the Board if she has the authority to change regulations and what have we accomplished at this point. Chairman LaCourse says that the Town’s code enforcement officer is doing the best that she can within the parameters of the law.

Kevin Crawford reacts to a muffled comment that was made from someone in the audience. Chairman LaCourse states to Mr. Crawford that he is out of order and to address the Chair. TA Glover wants to clarify that Ms. Rossi did not give Mr. Macdonald permission to put the sign back up as a means of address. Ms. Crawford gets up again and says that she did.

Caron Rossi reiterates that she did not say he could put the sign up. She met Mr. Macdonald in the parking lot on her way to Town Hall when he informed her of what he was going to do, she did not say yes or no, she said “why don’t you put up a 101”. Ms. Rossi goes on to say she is not going to get into a “he said she said match, we are all adults here.”

MINUTES OF THE SELECT BOARD MEETING

October 28, 2013

PAGE 2

Tom Seubert of 10 Sheppard Lane wants to talk about the sign ordinance in general. He hands out copies of photos he took of 465 Packers Falls Road and states according to the ordinance these are not permitted and should be taken down. Mr. Seubert asks what are we going to do next? Are we going to fine him? Packers Falls Road is an eye sore. Chairman LaCourse points out that the Town is doing all that it can do and informs Mr. Seubert that he can go to the Planning Board to ask to be put on their agenda.

Peter Macdonald of 465 Packers Falls Road states that the neighbors want him to put the homeless vets anywhere else but their neighborhood on Stepping Stones Road. He is trying to convince them that they are homeless not criminal and they have the right to live anywhere they want to. Mr. Macdonald states that the sign in the back of his truck is legal. He believes that this would be a matter for the DMV not zoning. Ms. Rossi has never given him permission to do anything with the sign. She has always asked him to take the sign down. Ms. Rossi has only been doing her job by telling him to take the sign down. He is going to keep the sign in his truck even if it aggravates his neighbors because they are doing everything they can to run his bills up and aggravate him. Mr. Macdonald believes it should be an honor to have homeless veterans living in that house.

Tom Seubert approaches again to add that he was in the Navy for 25 years and he respects and honors our veterans while at the same time he says that his biggest concern is that they will live in this house and get out into the neighborhood. Then something will happen. They will be drinking in the neighborhood and then they will do something bad. Mr. Seubert says 'they need to protect the children' in the neighborhood.

Selectman Cedarholm takes the podium as a citizen of Lee to speak regarding the Library Community Center project. Mr. Cedarholm believes that the Town is being sold a different project from what was originally presented, which was 'save some, raise some and borrow some for ground breaking to begin in 2016'. With all due respect to the volunteers who have been working so hard on this project, Mr. Cedarholm is now of the strong opinion that this is not what the Town bargained for. \$500,000 was supposed to be raised in 5 years and they only have \$300,000 so far. \$850,000 was to be raised by the Library Foundation and the public was supposed to be an active participant in the design. Mr. Cedarholm believes that the accelerated pace being driven by the Library supporters makes it impossible to fulfill these three goals. Mr. Cedarholm points out the following conditions: a stagnant economy, Lee has the highest tax rate of all the towns in both Strafford and Rockingham counties; many residents are underwater with their mortgages and generally struggling financially; the Town is carrying a high amount of debt from the bonds for the Transfer Station and the Public Safety Complex with 9 and 10 years to go before they are paid off; and the need for more full-time fire fighters and police officers. Mr. Cedarholm asks the Board to restrain from approving any further contracts for either architectural or construction management services.

Larry Kindberg of 10 Lee Hill Road echoes David Cedarholm's comments. Mr. Kindberg points out that the Lee Fire and Police departments have more

immediate needs. He adds that building a Pavilion at Little River Park is not an economically good idea.

4. Dorn Cox, Energy Committee Chairman, gives the Board a large copy of their Energy Handbook. Mr. Cox informs the Board that Strafford County Complex recently fired up a new biomass system which has already saved \$400,000. He wants to specifically invite the Board to two tours of biomass plants that are taking place in November. The first will take place on November 8<sup>th</sup> at Continental Biomass Industries biomass heating system in Newton, NH. The second is on November 15<sup>th</sup> at Henniker Hardwood and Pallet biomass district heating system in Henniker, NH. There will be carpooling set up. More information to come via email.
5. Frank Reinhold speaks regarding his Flag Hill property. He indicates that his request to install a propane tank and an emergency generator has been outstanding for quite some time now. It has been determined that installing a tank in the ground is appropriate; therefore, he wants the Board to answer this request tonight. Mr. Reinhold assures the Board and the Heritage Commission that he will conceal the generator with shrubbery in the spring. Chairwoman Patricia Jenkins explained how the Heritage Commission has recently conducted its annual review of the Flag Hill property which is covered by the Conservation and Preservation Easement executed in 2004 and has found continued violations as described in their letter dated October 15, 2013. Since then the owner, Frank Reinhold, has requested to install a generator (which he already has placed) on the west lawn of the house and to bury a propane tank under the north lawn. The Southwest view from the road is the most important. The Heritage Commission cannot reach a consensus on granting this request. Preston Samuels discusses the \$600,000 easement and what has not been done out of that easement. He believes it needs careful review at this point. The easement has paid for vinyl siding which is not in step with the historic time of the house. Chairman LaCourse moves to allow the installation of the tank & generator based upon the Attorney General's approval. Selectman Cedarholm seconds. **Motion Carries.**

Frank Reinhold continues to speak referencing the meeting in December (which was actually October) and agreed to a 'plan'. 1. New chimneys 2. Granite front step is fixed 3. Replace roof system in spring 4. Foundation has caved in on the front of the house and needs to get fixed. 5. Porch needs to be fixed.

6. Fire Chief Hoyt and Deputy Fire Chief Lombardo discuss the possibility of hiring a full-time Firefighter/EMT. They are recommending reducing the part-time firefighter's hours from 32 to 20 per week. In 2002 there were (2) full-time 40hr/wk firefighter positions approved. Now they are proposing a part-time person 6am – 10am and a full-time person 6am – 2pm and 10am – 6pm. TA Glover points out that they would need \$40k for the position and approximately \$40k more for benefits. TA Glover asks where these funds are going to come from. Chairman LaCourse asks TA Glover: if she sits down with Chief Hoyt and Deputy Chief Lombardo could they find the money. TA Glover is not sure but said they could try. Chairman LaCourse tables this for further consideration after the financial research has been completed.

7. Transfer Station Manager Roger Rice presents 3 bids for the loader tires. 1. Sullivan Tire, Bridgestone for \$6790; 2. GCR Tire Center, Bridgestone for \$6490; 3. New England Truck Tire Center, Michelin for \$6284. Mr. Rice indicates that Randy Stevens said if we can get Michelin tires for \$6284 then that would be a good deal. Selectman Cedarholm moves to approve the purchase of 3 loader tires from New England Truck Tire for \$6284.00. LaCourse seconds. **Motion carries.**
  
8. Selectman Cedarholm discusses the need to appropriate the Public Safety Complex gym for additional meeting space. The Selectman's Office has had to turn a few groups away and/or make other arrangements for smaller groups. More importantly, it is time to move meetings from Town Hall elsewhere. The stairs are too dangerous for anyone to be going up and down. For review are copies of the scheduling calendars and the gym sign in sheets since January 2013. After a short discussion, a few questions need to be researched by TA Glover:
  1. Ask Chief Murch, who is allowed in the gym?
  2. In the original town meeting minutes, was a gym included in the plans?
  3. How big does the gym have to be?
  4. In any of the minutes since March, was there a discussion about the use of the gym and gym policies?
  
9. Town Administrator Julie Glover discusses the Construction Management contract with Milestone. This agreement will not cost the Town anything at this point in time. The Construction Management fee will be 3.5% of the GMP (Guaranteed Maximum Price) once that is developed. The GMP will be developed by the time the warrant article is submitted to request permission to authorize a bond. Selectman Cedarholm does not understand why we need a CM now. He sees the CM as providing a more accurate building estimate down the road. Chairman LaCourse see the need for a CM now rather than later. The CM needs to be part of the overall process from the beginning. If we don't agree by March then no warrant article. Paul Gasowski agrees with Chairman LaCourse. If the Library Building Committee is not ready to go forward they won't. The drawings they are using now are new. Mr. Gasowski says 'give us a chance'. TA Glover says that changes need to be made to the contract before signing it. Chairman LaCourse adds that if the Library does not raise the matching donations then it won't go forward. Chairman LaCourse moves to approve the Construction Management agreement.

Selectwoman Dennis seconds. Friendly amendment made. TA Glover will go through the contract one more time and let town counsel review. **Motion Carries.** Selectman Cedarholm registers his no vote and will not sign contract when it comes back to the table. TA Glover will bring contract back to the Board to sign at the next meeting.
  
10. TA Glover informs the Board she and the Town Secretary will be attending the NHMA conference November 6<sup>th</sup> and 7<sup>th</sup> in Manchester, NH.

MINUTES OF THE SELECT BOARD MEETING

October 28, 2013

PAGE 5

On November 5<sup>th</sup> at 5:00 pm there will be a gathering at the Public Safety Complex for any and all volunteers to help with the lights for the Christmas tree. There will be music and refreshments served.

TA Glover requests that the Town Hall be closed the day after Christmas. Employees will be asked to take a vacation or personal day.

The shed from the Oyster River Youth Association can be installed at Little River Park if the Recreation Commission wants it now or in the spring. Shed needs to be pressure washed and stained a clear stain. Board authorizes Larry Kindberg, Chairman Recreation Commission, to work with ORYA regarding the shed.

TA Glover will ask Randy Stevens to put a combination lock on Little River Park.

11. Chairman LaCourse moves to accept the Consent Agenda as presented. Selectman Cedarholm seconds. **Motion Carries.**
12. Chairman LaCourse moves to accept the Minutes and Non-Public Minutes from October 14, 2013.
13. Chairman LaCourse asks for any miscellaneous or unfinished business. Chairwoman Dennis apologizes for making Larry Kindberg feel pressured to do something, but she will not apologize for bringing forward the idea for a Pavilion at Little River Park.
14. Chairman LaCourse moves to enter Non-Public Session RSA 91A:3II (b) at 8:10 p.m. Selectman Cedarholm seconds. **Motion Carries.**
15. The Board returns to public session at 8:25 pm and Chairman LaCourse announces that the non-public minutes are to be sealed.
16. Chairman LaCourse motions to adjourn at 8:45 pm.
17. Chairman LaCourse motions to reconvene then moves to accept the Manifest #8 and Weeks Payroll Ending October 27, 2013.

Minutes transcribed by:

\_\_\_\_\_  
Denise Duval, Town Secretary

Minutes accepted by The Lee Select Board:

  
\_\_\_\_\_  
John R LaCourse, Chairman

  
\_\_\_\_\_  
Carole Dennis

  
\_\_\_\_\_  
David Cedarholm