

Board members present: Chairman Cedarholm, Selectwoman Dennis and Selectman Bugbee

Others present: Lou Ann Griswold, Laura Gund, Patricia Jenkins, Jeffrey Merritt, Annie and Paul Gasowski, Barbara McNamee, Katrinka Pellicchia, Chuck Cox, Peg Dolan, Town Secretary Denise Duval and Town Administrator Julie Glover.

1. Chairman Cedarholm makes a motion to move into a Non-Public session in accordance with RSA 91-A: 3 II (a) at 5:00pm. Selectman Bugbee, seconds. All in favor. **Motion Carries.** The Board returns to Public session at 6:00pm.
2. Chairman Cedarholm calls the meeting to order at 6:05 pm.
3. Chairman Cedarholm opens the meeting up to public comment. There is none.
4. Jim Hewitt from NH DOT is present to discuss the driveway for the Library. The issue that DOT is having with the lot and driveway is that when they permit new access to the State highway system the primary goal is safety. With that said, back in 1971 the legislature said that they want to limit the number of drives on the state system based on the lot of record. Back in 1971, a lot was allowed one drive and then allowed additional drives depending on how much frontage there was on the state highway system. Before one could get additional drives after that one driveway, all these drives had to meet the State's safety requirements of essentially 400 feet of site distance in each direction. The problem is with the existing drive on the Momenee property near the intersection. Looking south there is not 400 feet. Mr. Hewitt does not think that this issue is insurmountable. It just needs work on the Town's part. More specifically, the Town needs to initiate formal conversation (written dialogue) with the Momenee's and ask them to modify one of their driveways by either closing one driveway or making one a one-way driveway. Selectman Bugbee informs Mr. Hewitt that this conversation has already taken place a few weeks ago and that the property owners are not interested in putting any more restrictions on their property. The Town does not have anything in writing pertaining to this conversation. Mr. Hewitt asks him to reduce this discussion to writing and submit to DOT. He would then make a recommendation to the district engineer on the best location for the proposed driveway for the library site. It would be up to the district engineer to make the decision after that. Mr. Hewitt does not believe that the safety issue is not as extreme as it would be on Rt 125 since the cars approaching this area are slowing down for the already existing stop sign. To clarify, it does not matter that the lot has been divided. The State of NH's lot of record is the one that existed in 1971. Selectman Bugbee will submit the notes to the Board and TA. The TA will send letter with notes to DOT.
5. Pat Jenkins, Heritage Commission Chair, states that apparently the last time she came before the Board regarding the vault, she did not request that it be put back into the hobo shed; therefore, she would ask on behalf of the Commission that the Board that the vault be put back into the hobo shed. The vault is leaking and needs to be out of the weather. They need to be able to better control the climate by venting it to the outside and installing humidifiers that work. Ms. Jenkins states that this is not the best system for storage of their records. They need a true vault; one where they can have a desk to review papers. There are papers also stored upstairs in Town Hall and in the Annex. Ms. Jenkins points out that according to the RSA it is the Town responsibility for maintaining and preserving the historic papers of the Town. Ms.

Gund adds that it is the Board of Selectmen specifically. Ms. Jenkins is looking to improve the way the Town is taking care of its historical records. There is more discussion pertaining to the vault itself even after it is back in the shed. It is not easy to get in and out of. There is also no room to set up a place to do research inside. Papers would have to go in and out of Town Hall. Chairman Cedarholm proposes using one of the unused rooms at the Public Safety Complex and moving all the records to one location. There is a question as to whether the RSA requires the records be kept in fire proof cabinets. Chairman Cedarholm suggests that they all go look at the room or rooms that are available as a possible solution. He calls for a short recess.

The Board returns and the meeting resumes. TA Glover will review the RSA and work with the Maintenance Supervisor Bill Stevens regarding the feasibility of finding a place for his equipment and measuring the room to make sure all of the records will fit in addition to a desk for a work area. There will also need to be room for the Clerk's documents. Ms. Gund states that it would be great to have shelving available for the many books and reports to be stored.

6. The discussion with Chief Dronsfield regarding the Town's Smoking Policy was done while he was in for his Non-Public session.
7. Chairman Cedarholm narrowed his choices down to three which are THA Architects, LLC; Amoskeag Architectural Group and AG Architects, PC in that order from 1<sup>st</sup> to 3<sup>rd</sup>. Selectman Bugbee choice would be AG Architects, PC. He did not have a second or a third. Selectwoman Dennis agrees that AG Architects, PC came out on top in most areas. Dennis Mires was her second and THA was her third chose. Selectwoman Dennis remembers the Board agreeing on interviewing the top three. After some discussion the Board agrees that THA, AG and Dennis Mires should be the three firms that are interviewed. Selectman Bugbee asks the Board to accept comments from the public at this time. Chairman Cedarholm asks the public for comments. There are none. Chairman Cedarholm moves that THA, AG and Dennis Mires be contacted to set up interviews with the Select Board. Selectwoman Dennis, seconds. The exact dates will be determined when the budget date discussion takes place. All in favor. **Motion Carries.**
8. The Board discusses the Bricker property purchase. The decision needs to be made as to whether or not to enter into a P&S agreement with the Bricker's and move forward with a warrant article to purchase the property, under the terms of the 2006 "90-Day Right of Exclusive Negotiation." Chairman Cedarholm is quite interested in this subject and thinks the location of the property is contiguous with other property that the Town owns and it would make a fabulous Town Hall or Library. He realizes it would require complete gut job and most likely an addition. He thinks that what the Bricker's are requesting is fair: an average of three appraisals and then 10% off that. Their assessment is \$298,800. Even after spending ½ million renovating, he is in favor of this consideration. Selectman Bugbee thinks it should go on the ballot for the voters to decide. The Bricker's are not interested in moving until next June or July and they want \$250-260k. Selectman Bugbee is in favor of letting the voters decide. Selectwoman Dennis does not think that it's logical at this point to microscopically examine the individual department budgets and access current town business practices to make sure that they are efficient and to determine what contributes to the undesignated fund balance and then to not be as conservative when making recommendations to the tax payers about future purposes of all Town properties and land. Selectwoman Dennis points out that the ORSC is

looking at a new track & field for at least a million dollars, the police chief will be looking for a new police officer, purchasing the Kennard property, want to hire a part-time recreation person and there is an issue with the CIP in the amount of hundreds of thousands of dollars for a new fire truck missing from the CIP. With all of this going on, she does not support this purchase. It is too much for the tax payers to take on. Chairman Cedarholm points out that the purchase of the Kennard property is not affecting the tax rate because the funds are coming out of the Land Use Change Tax; therefore, that item does not belong on Selectwoman Dennis' list. Selectwoman Dennis feels it is time to change direction. Chairman Cedarholm confirms that Selectman Bugbee is in favor of moving forward with this purchase. Selectman Bugbee states that he again wants to voters to decide. TA Glover clarifies that the Board would have to get 2-3 appraisals, decide on what they want to offer, negotiate with the Brickers, and enter into a P&S agreement conditioned on a successful vote. A non-public meeting with the Brickers needs to be set up for the next meeting. The TA Glover will set this up and attempt to get appraisals ready between now and then. Chairman Cedarholm moves to schedule a non-public meeting with the Brickers to discuss how we proceed with a P&S agreement and appraisals of the property. Selectman Bugbee, seconds. Cedarholm and Bugbee in favor. Dennis opposed. Selectwoman Dennis asks if she will be on the warrant article as opposing. TA Glover affirms this.

9. The Ad Hoc Race Track Committee decided that it would be prudent to hire a consultant to do a sound study at the track. There are two Phases to the proposals:

Phase I:

- Is the Ordinance enforceable in its current form?
- If not, what changes should be made to the Ordinance to make it effective and enforceable?
- Does the current ordinance reflect best practices and standards for sound monitoring and control?
- What guidance would you provide with respect to the topics provided in Attachment B?
- What other factors should the Committee and the Board consider when determining how best to effectively and defensibly monitor and enforce the Ordinance?

Phase II:

- Provide specific guidance as to the logistics of noise monitoring, including location, equipment, frequency and related topics.
- Given your experience and the information provided, who should be conducting monitoring activities (e.g., town officials/police, independent outside party, etc.)?
- How long would it take for you to collect sufficient baseline data to be able to commence monitoring for enforcement purposes?

Chairman Cedarholm states that the plan is to get this in a Warrant Article in March with a cost and have the voters decide if this is something the Town should do or not. The Board agrees the RFP looks good and there are no suggested modifications. Chairman Cedarholm moves to approve the RFP from the Ad Hoc Race Track Committee for Sound Study and put it out for advertisement as soon as possible with a deadline to be within 30 days to respond. Selectman Bugbee, seconds. All in favor. **Motion Carries**. TA Glover asks if the Committee has suggested vendors. Chairman Cedarholm indicates that it does and he will forward them to her.

10. TA Glover presents the Board with a draft Budget Calendar which includes the statutory Public Hearings and Deliberative Session. The Deliberative Session may be held between January 31<sup>st</sup> and February 7<sup>th</sup>. Prior Town Meetings have voted to hold this on a Saturday so that would dictate January 31<sup>st</sup> or February 7<sup>th</sup>. TA Glover recommends scheduling it on the first Saturday so in case there is a snow storm or some unforeseen event then it can still take place on the next Saturday. Many of the dates tie backwards from the Deliberative Session; therefore, the draft calendar represents what the schedule should look like based on a January 31<sup>st</sup> Deliberative Session. The Board is in agreement. TA Glover states that past experience has proven that at least 2 Public Hearings are necessary, the third is scheduled just in case for statutory posting purposes. The Board agrees with the TA's recommendation that the department heads be required to be present at the Public Hearings. Chairman Cedarholm moves to approve the calendar as presented by the Town Administrator. Selectwoman Dennis, seconds. Friendly amendment by Selectman Bugbee. Chairman Cedarholm also moves that the department heads attend all three budget hearings. All in favor. **Motion Carries**. The TA adds that only other date that will need to be set is a Bond Public Hearing if there is going to be a Bond over \$100,000.
11. Chairman Cedarholm moves to accept the Consent Agenda as presented. Selectman Bugbee, seconds. All in favor. **Motion Carries**.
12. Chairman Cedarholm moves to accept the BOS Meeting Minutes from September 29, 2014. Selectwoman Dennis, seconds. All in favor. **Motion Carries**.
13. Chairman Cedarholm moves to accept the Manifest #7 and Weeks Payroll ending October 12, 2014. Selectman Bugbee, seconds. All in favor. **Motion Carries**.
14. TA Glover suggests that the Board choose a few dates to hold the interviews for the Needs Assessment firms. The Board chooses either October 20<sup>th</sup> or November 5<sup>th</sup> starting at 6:00pm. They wish to have all three take place on the same day.

Selectwoman Dennis shares that she will be attending a meeting on November 14<sup>th</sup> for the AARP City Task Force. The primary objective is to point the legislature in the direction of home care and keeping folks in their home as they age vs. spending all the Medicare money towards nursing homes. She will bring information back to the Board. Chairman Cedarholm wonders if Senior Advisory Committees collaborate between towns.
15. Chairman Cedarholm moves to enter into a non-public session at 7:36 pm per RSA 91-A: 3 II (d) and (c). Selectwoman Dennis, seconds. All in favor. **Motion Carries**. The Board returns to public session at 8:04 pm.
16. Chairman Cedarholm motions to adjourn at 8:05 pm. Selectwoman Dennis, seconds. All in favor. **Motion Carries**.

**SELECT BOARD MEETING MINUTES**

**October 13, 2014**

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Minutes transcribed by:

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Denise Duval, Town Secretary

Date

10/27/14

Minutes accepted by The Lee Select Board:

  
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David Cedarholm, Chairman

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

  
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Scott Bugbee