

Board members present: Chairman Brown, Selectman Bugbee and Selectman LaCourse

Others present: Jim Banks, Jill Nooney, John and Anne Tappan, Jeanne Levermore, Scott Grumbling, Bill Humm, Bob Munger, John Forti, John Shea, Laura Spector-Morgan, Caren Rossi, and Town Administrator Julie Glover.

1. Chairman Brown calls the meeting to order at 6:29 pm.
2. Chairman Brown does not open the meeting up to public comment at this time.
3. Chairman Brown moves right on to the Bedrock Gardens proposal. Attorney Carey is not present. Mr. Munger states that Mr. Carey said that the documents speak for themselves. Chairman Brown moves to approve the following activities at Bedrock Gardens during the period when it is actively and in good faith pursuing Planning and Zoning Board approvals:
 1. Up to 2 private tours of no more than 30 persons each may be held Tuesday through Saturday between the hours of 9am – 5pm. All parking shall be on site.
 2. One public open house may be scheduled for one Saturday in July between the hours of 9am – 5pm. Parking shall be on site or in the school lot with a shuttle between the school and Bedrock Gardens.
 3. For any events, the following conditions shall apply:
 - a. No parking on High Street;
 - b. No idling buses on site or at the school lot except to pick up and discharge passengers;
 - c. A trained parking attendant or police detail will be on site at all times that Bedrock Gardens is open.
 4. Failure to abide by the above conditions shall result in revocation of approval.

Selectman LaCourse, seconds. Selectman LaCourse states that he looks at this as an opportunity to continue working with Bedrock Gardens so that they can continue moving forward in the process with the ZBA and Planning Board. At the same time, they have a responsibility to the neighbors to keep it controlled. He does see Bedrock Gardens moving in the direction of trying to keep it more acceptable to the neighborhood. Selectman Bugbee agrees. All in favor. **Motion Carries.** The Board is acceptable to Bedrock Gardens coming back to ask for an August Open House date once the July date has passed and everything goes well. Bob Munger asks for clarification on the open house date; he says that they usually have it on weekends both Saturday and Sunday. The clarification is one (1) Saturday only.

4. a) Caren Rossi, Planning and Zoning Administrator, is presenting a request for a building permit for a pole barn on conservation land and states that it has been the practice of her office for the last 10 years to get the Board's approval whenever they are issuing a building permit on conservation land. This is not something they have to do but they do as a courtesy. Selectman LaCourse and Selectman Bugbee agree with this procedure and would like to continue it this way. Selectman LaCourse asks what the purpose of the pole barn is and Ms. Rossi states it will be for equipment storage. Chairman Brown moves to allow the construction of a pole barn of approximately 1,400 sq ft on property owned by Flag Hill Properties LLC know as Lee Tax Map 26-12-000, in accordance with the requirements of the South East Land Trust. Selectman Bugbee, seconds. Anne Tappan clarifies that they are proposing 2 barns for a total sq ft of

1,400. Chairman Brown re-reads the motion to say barns instead of barn. Selectman Bugbee, seconds. All in favor. **Motion Carries.**

b) Caren Rossi submits an application for a Homeland Security and Emergency Management Grant through FEMA to update the existing Hazard Mitigation Plan. Tables motion for now.

5. The Board is looking to sell Town owned property at 64 Tamarack Road and 109 Osprey Lane. Ms. Rossi states that at the time the town took 64 Tamarack there were so many restrictions because of the wet soils that even though it was an approved lot it was not a buildable lot. This is why the builder let the property go and the Town took it. According to Ms. Rossi, she believes that the wet lands have only expanded over the years. Bill Humm, Conservation Commission Chair, states that the Commission did do a field visit to make sure that they were familiar with the property and they did find wet areas in several places on the property. They would conquer with the assumption that it is not a buildable lot. The Commission felt that if the Town did put this out for sale that it would be unscrupulous not to note that it is an unbuildable lot. They believe that there are potentially interested parties. One of the immediate abutters is Tamarack Estates Homeowners Association and the other is an immediate abutter Jeffrey and Kathleen Hoy. There are 2 properties across the road owned by the Sperrys and the Clays that are very likely interested given their immediate proximity to the property.

Ms. Rossi states that Osprey Lane was taken by tax deed several years ago as well. This has been before the Zoning Board for variances for building twice and denied twice and to the court twice which it found in our favor both times. This is also not a buildable lot.

Both properties can be sold by sealed bid and sent to abutters. Mr. Humm says that the Commission is ok with selling this property. Chairman Brown moves to sell the Town owned property at 64 Tamarack Road by the following process which is by a sealed bid. Selectman LaCourse, seconds. All in favor. **Motion Carries.** Chairman Brown moves to sell the Town owned property at 109 Osprey Lane by the following process which is by a sealed bid. Selectman LaCourse, seconds. All in favor. **Motion Carries.**

6. Chairman Brown wants to discuss town communication. During his visit with a couple who lives in Thurston Woods, the couple indicated that they did not know what was going on with the Town Center Vision project. This couple said they didn't have time to look at the E-Crier. Chairman Brown had another conversation with a young lady about the Transfer Station TV and she said she has not seen this TV at the TS. It bothers Chairman Brown that we put all this effort into reaching people yet we are not getting the message out into the community. He thinks that there needs to be something to get out into the mailbox. He is open to suggestions. He does not know what the answer is. TA Glover states that it is about \$300 for the postage and then over \$1000 for the printing of about 6 pages. Selectman Bugbee points out that Wendy Fogg is looking for someone to take over the Lee Community Newsletter. It is a lot of work. There is a discussion around suggestions. Mailers should be kept brief; maybe as a flier; just highlight what news you want to get out there. Maybe send something out with the tax bills. TA will check on whether we need legislative approval or governing body approval. Selectman Bugbee thinks the biggest result the TCVC received was when they handed out pamphlets at the Transfer Station. John Tappan suggests handing things out at the Lee Fair.

7. a) TA Glover received an email copy of a notice from NH Division of Historical Resources that the Freight Depot aka the Historical Museum is eligible for listing on the NH State Register of Historic Places. The Board needs to agree and return the form signed by the Chair.

4b) TA Glover revisits the Hazard Mitigation Plan update grant. Chairman Brown moves that the Town of Lee Board of Selectmen, in a majority vote, accepted the terms of the Hazard Mitigation Grant Program (HMGP) as presented in the amount of \$6000 for the Local Hazard Mitigation Plan Update. Furthermore, the Board acknowledges that the total cost of this project will be \$8000, in which the Town will be responsible for a 25% match (\$2000). Selectman Bugbee, seconds. All in favor. **Motion Carries.**

b) TA Glover states that for the past few years the Town has received bids from Hanscom's, Hartmann's, Palmer Oil and DF Richard (for Propane). This year Hanscom's did not give us a bid. TA Glover did call to ask if they were going to be submitting a bid, but we never received one. The low bidder on all of the items is Hartmann Oil and Propane. There were two occasions this past winter where the PSC ran out of #2 heating oil which was being supplied by Hartmann. TA Glover and the police chief spoke with them and straightened it out. The TA's recommendation is to go with Hartmann's because they are the low bidder on all three fuel types; however, this is a collaborative effort with the Lee Church and school district. TA Glover believes that Mr. Banks might have some comments with regards to this.

Mr. Banks states that for the past 12 years DF Richard has been the successful bidder on propane for the Town, the Church and the school district. They have been viewed as the preferred vendor and very reliable. DF Richard did not bid the lowest price. Mr. Banks reads that RSA as saying that the municipal bidding must take the lowest responsible price. Should letting the Fire Station run out of fuel twice this year and in past years be considered contrary to reasonable or responsible. Does this mean that DF Richard should be looked at? The school district and the church prefer to have DF Richard. Mr. Banks asked DF Richard if they could sharpen their pencil on the offers that were not the lowest and they did; however, TA Glover reminds him that the municipal bidding process has to treat everybody equally; so therefore, the better price from DF Richard is not to be considered. He has been in contact with the school which operates differently than municipal bidding. According to Mr. Banks, they operate on a preferred vendor basis which means that when they go out to bid they have a vendor that they prefer to have and if their bid is not the lowest then ask them if they can improve it in order to beat the other vendors bid that is the lowest. Mr. Banks says that DF Richard is happy to take the church and the school, but if the Town separates than the price might not be the same for the Town. Mr. Banks says that the school district does not want to buy from Hartmann. TA Glover has not spoken to the school district and she has never in her 30 years of doing municipal purchasing heard of the way Mr. Banks has described how the school does its bidding.

Selectman Bugbee asks what was the final number from DF Richard? Mr. Banks says it was .530. Hartmann was .535. Selectman LaCourse's opinion is that the Town has a bid process that it should stick to and he does not think it is fair to go outside of that just because one favored is not the lowest bid. Everyone received the same bid and the Town should just go with the lowest. Chairman Brown states that the integrity of the bid process is very important. He thinks the Town should stick with the process. Selectman LaCourse is comfortable with just awarding this to Hartmann. Selectman Bugbee wants to reject all of them and re-bid.

Selectman Bugbee moves to reject all bids for fuel and re-bid the 3 products again. Chairman Brown, seconds. Selectman LaCourse, votes no. He does not think that this is proper. 2 votes yes. One vote no. **Motion Carries.**

TA to structure new bid so that Town gets own bid on propane and #2 fuel.

b) TA Glover reminds the Board that in March 2018 voters appropriated \$62,340 to rebuild the fire ponds/dry hydrants on Tamarack Road and James Farm Road. The plan and a request for bids are just getting ready to go out and it turns out that there are a few more steps that need to be taken before they can go out; therefore, TA Glover is asking on behalf of the Fire Chief that the Select Board encumber the funds so that the project can still move forward in FY19. Chairman Brown moves to encumber \$62,340 from an FY18 appropriation for the James Farm and Tamarack Fire Ponds projects. Selectman Bugbee, seconds. All in favor. **Motion Carries.**

c) TA Glover presents a request from the Transfer Station Manager to accept a grant from NH the Beautiful, Inc. to assist with the purchase of two containers. TA Glover will speak with the TS Manager about applying for grant monies. Chairman Brown moves to accept \$3110.00 from NH the Beautiful, Inc. All in favor. **Motion Carries.**

d) TA Glover presents the Solid Waste Advisory Committee Charge for final approval. The Board would like to see the committee tackle #3 and #2 first.

e) TA Glover informs the Board that the Town is currently paying \$30/ton to dispose of crushed glass as opposed to \$70+/ton. She was encouraged to see that the glass is being put to good use by the Town of Lee at least.

f) There are some issues with trash at Little River Park. TA Glover has spoken with ORYA and they are going to be more diligent about getting the people who use the facilities to watch the trash. According to a policy adopted by the Select Board, Little River Park is a carry in, carry out facility. The Highway Supervisor, in recognition of the fact that a lot of people don't do that, put the trash barrels down there. TA Glover is circling back to see if the Select Board wants to continue keeping the trash barrels at LRP which then have to be emptied by the HW Dept. Selectman Bugbee suggests that someone from the Transfer Station check the park trash in the morning on the way into work and if it needs to be emptied then they could just bring it to work. The Board asks the TA to speak with the TS Manager about this. TA Glover will also ask the schools, ORYA and other groups to take their trash with them.

g) TA Glover informs the Board that she received a request from the Library Trustees via Annie Gasowski that there is a volunteer at the library working on the gardens and the railroad ties around the big bed on the left of the ramp are in bad condition and could possible harbor wasps and hornet nests. They would like to remove them and replace with foundation stones donated by the Stevens' family. They are asking for permission to make this change. The Board has questions, such as how big are the stones and who will be doing the work; TA Glover cannot answer. TA Glover will ask for more information.

h) TA Glover informs the Board that the buyer for the VRC requires 15 more days because they are working out the details of the title insurance. The Town's attorney said yes based on

his presale conversation with the Select Board. They are still eager to buy it and are moving forward.

i) TA Glover states that due to various things she has run out of time to put a bid together for the scanning project. The Board decides to let the money go back into the fund balance since we cannot encumber it without a contract.

8. Chairman Brown moves to accept the Consent Agenda as presented to include minutes from June 4th and June 11th. Selectman Bugbee, seconds. All in favor. **Motion Carries.**

9. Selectman Bugbee announces that the TCVC has a forest walk this Friday, June 23rd at 9:00am led by Don Quigley.

He confirms with the TA that there is no news yet from the survey company and that FY19 salaries have been loaded in to the financial software system.

He forwarded the answers from the TCVC to the design firm today.

How do we handle the Town receiving money for Randy Stevens' retirement. The Conservation or Ag Commission could step up and be the recipient of donations.

There is an event being planned. The Board discusses how much to give towards the event.

Selectman Bugbee moves to give \$300 towards the Grange event. Selectman LaCourse, seconds. All in favor. **Motion Carries.**

There is a brief discussion of a gift. TA will investigate and they will talk again next meeting.

The majority of staff would like to do the employee BBQ during lunch time. It is suggested to do it during a time frame so people can come and go, since all of the offices can't be shut down.

10. Chairman Brown moves to adjourn at 8:28pm. Selectman Bugbee, seconds. All in favor. **Motion Carries.**

Minutes transcribed by:



Denise Duval, Town Secretary

7/2/2018

Date

Minutes accepted by The Lee Select Board:



Cary Brown, Chairman



Scott Bugbee



John LaCourse