

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

Others present: Jill Nooney, Bob Munger, John Forti, Bob Carey, Cavra Hartz, Jeanne Livermore, John Silva, Elizabeth Salamone, Scott Grumbling, John and Anne Tappan, Chuck and Laurel Cox, Geoff Carlton, Larry Kindberg, Jim Banks, Matt Glode, Bill Humm, Patricia Jenkins, Laura Gund, Catherine Fisher, Antoinette Hartgerink, Toni Smith, David and Sharon Meeker, Dean Rubine, Paul Gasowski, Annette Brown, Town Administrator Julie Glover and Town Secretary Denise Duval.

1. Chairman Brown calls the meeting to order at **5:31 pm**.
2. Chairman Brown moves to enter into Non-Public Session per NH RSA 91-A: 3 II (b) and (c) at approximately **5:32pm**. Selectman LaCourse, seconds. Roll Call Vote. **All Agree following Roll Call Vote. Motion Carries.** The Board returns to public session at **6:15pm**.
3. Chairman Brown moves to seal the non public meeting minutes. Selectman LaCourse, seconds. Roll Call Vote. **All Agree following Roll Call Vote. Motion Carries.**
4. Chairman Brown opens the meeting up to public comment.

Jim Banks says that the sign outside of this building is aging. He would like to be noted as a person who will volunteer to help when the sign replacement takes place.

Mr. Banks wants to talk about the fuel/propane bid. He would still like to see the oil bids taken out of the rebid. He says that he has been told that the person responsible for doing the rebid does not have time right now to do it and he has not been giving a time as to when it is going to happen. He thinks there are 3 choices. To put a "soon" date on it and get it done by that date. Give this task back to him to do. Or finally separate the institutions and let the Town go its own way and the school and church will take a different path. He thinks that this choice needs to be made soon.

5. Attorney Carey for Bedrock Gardens is here looking for approval for an interim schedule pending the applications before the Planning Board and Zoning Board. The next hearing in front of the Planning Board is August 30th. This schedule resembles what has been previously approved. They are asking for approval for August 14th through the end of October so they don't have to come back again. They are asking for 2 private tours per day, 30 people for each tour, open Tuesday – Saturday 9-5 with onsite parking. They are asking for dusk hours for the 2 private tours on September 22nd and October 6th. They are also asking for a public open house on August 25th from 9-5. They would like another open house on the 15th of September. The biggest event is Columbus Day weekend. They are asking for Saturday, Sunday and Monday 9-5. The uses that they propose are agritourism and they need these events to stay alive per Attorney Carey.

Caren Rossi received two complaints from the July 21st event. Mr. Grumbling sent a picture of a car parked on the road. The car was moved. Jean Livermore and John Silva had a car turn around in their driveway on 44 High Road. The Planning Board has discussed no Sundays and no holidays. This has not been voted on. The Planning Board has asked for a traffic study

which will most likely not be completed by August 30th. The earliest there would be any approval would be September 1st.

Selectman Bugbee asks if dusk could be changed to a time certain. They agree on 8pm.

Selectman LaCourse asks for the last possible date. They give October 31st. He confirms that September 15th, September 22nd and October 6th are Saturdays. Selectman LaCourse cannot move on the Sunday request. They agree on Friday, October 5th and Saturday, October 6th with no Sunday.

Chairman Brown opens it up for comment.

Chuck Cox would like to see this move forward. He thinks that the Town should do everything it can to encourage agritourism and not get in their way. He thinks that this is more harassment than anything else. He would like to see this happen and thinks they will do good things.

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. This approval is granted for the time period between August 14, 2018 and October 31, 2018 or until Planning & Zoning Board approval has been granted.
2. Up to 2 private tours per day 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.
3. On Saturday, September 22, 2018 and Saturday, October 6, 2018 the private tour hours shall be between 9am – 8pm.
4. One public open house may be scheduled for August 25, 2018 and September 15, 2018 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.
5. Two public open house days during the hours of 9am – 5pm may be scheduled for Columbus Day Weekend on October 5, 2018 and October 6, 2018.

For any and all events, the following conditions shall apply:

- a. No parking on High Road;
- 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 Garden is open.

Failure to abide by the above conditions shall result in revocation of approval.

Selectman LaCourse, seconds. All in favor. **Motion Carries.**

The Board presents David Meeker with the Lifetime Achievement Award for his 35+ years of devoted and distinguished commitment to building a stronger Town through volunteer service.

The Board presents Sharon Meeker with a Certificate of Appreciation for her years of dedication and loyal service to the Town of Lee.

The Board presents Caren Rossi with a Certificate of Achievement for the highest honor of Best Party Planner for the Town of Lee. The Town recognizes and appreciates all that Caren does to honor others throughout the years and help organize a great Lee Fair.

6. The Cemetery Trustees postponed meeting with the Select Board until the next meeting.
7. Caren Rossi on behalf of the Fair Committee asks the Board for permission to hold a bonfire at Little River Park following the Lee Fair prior to the fireworks. The firemen will be there all night. They are required to be there from the time the fireworks arrive to the time they are set off. Chairman Brown signs the permit.
8. c) TA Glover presents the Board with recreational facilities rules & regulations changes. At the previous meeting the Board discussed making the current rules more applicable to all of the fields and facilities rather than just Little River Park. The Board does not have an issue with the changes.

The next discussion is about whether or not the Board wishes to change the usage rates for Little River Park, the baseball field and the Town Field.

After doing some research, Annette Brown disagrees with the current fees.

Larry Kindberg, Rec Commission Chair, states he has to take responsibility for not being as attentive to it when it first came through but they were lumped together with a bunch of other stuff. He reads from the minutes back in March which says that the money recouped from fees will help pay to fix the worn fields. He has a problem with this because the fees that come from the fields do not go towards the maintenance of the fields they do into the Rec Commission revolving account which is used for programs. He is concerned about where these numbers came from. Other than Maximum Velocity there is only one other group that used the fields and that was Seacoast United. He doesn't think they are using the field this year. He thinks that this is about a history with Maximum Velocity and he would like to hear what it is here and now. He states that the Rec Commission is meeting tomorrow night. He thinks that the Board should reconsider the rates at least for the remainder of the season until we have more time to understand this better. He suggests rolling it back to last year's rates.

Selectman LaCourse asks if the Rec Commission is going to make formal recommendations to the Board. Mr. Kindberg says that he thought that was part of what was discussed last year in that the Select Board had directed them to be more involved in that. He said he did get correspondence but he thought it was more after the fact and it was already a done deal. He says he should have been more attentive to that but he wasn't. He would like to be at the table from the beginning on that discussion; not well here it is what changes does the Commission have. Selectman LaCourse agrees and says that if the Rec Commission says they are going to do it then he wants to see them do it. Mr. Kindberg again urges the Select Board to make a decision tonight and roll the rates back. Chairman Brown says if the Rec Commission is going to meet tomorrow night then he can return to the next meeting with a recommended fee structure.

The Board decides to keep the fees in place for now for Little River Park.

- a) TA Glover presents the bids that were received for the Tamarack Road Fire Pond and asks for the Board's approval to execute a contract with Hall's Excavation for this project. Chairman Brown moves to contract with Hall's Excavation to make improvements to the Tamarack Road Fire Pond for an amount not to exceed \$25,000. Selectman Bugbee, seconds. All in favor. **Motion Carries.**

- b) TA Glover presents the draft agreement for LaVallee/Brensinger Architects for review and approval. TA Glover met with Mr. Robicsek and Kathleen Porter and followed that up with a few phone calls and email exchanges with regards to this agreement. It was sent to the TCVC for their input as well. It does still have to be reviewed at a higher level at LaVallee/Brensinger, but this is the document that has been presented. She has not been advised of any particular issues that they might have at the higher level except for the detail that we would own the documents according to the RFP.

The TCVC thinks that the point person should be them. Selectman Bugbee doesn't have a problem with appointing the TA as the administrative contact, but in terms of any design questions, he thinks they should go to them. Selectman LaCourse thinks that if there are any modifications to designs such as a change in square footage to an office that it should come back to the Select Board. Selectman Bugbee says that the TCVC is asking to be the point person for the day-to-day stuff that is going on. Selectman LaCourse asks for clarification on "day-to-day stuff". Selectman Bugbee says not big design questions but smaller questions. TA Glover has a concern that there is going to be a lot of design work that is done that doesn't get to the Select Board. Selectman Bugbee says the Board will get bi-weekly reports. TA Glover asks if the Select Board is going to be the ultimate decision maker as to what the buildings look like, what the sizes are, etc. TA Glover doesn't see how this is going to work. TA Glover wants to make sure that the Select Board is aware of what is going on and that there aren't decisions being made that might be contrary to what the Select Board wants. Selectman Bugbee says that there will be bi-weekly reports and they can read the minutes. Selectman Bugbee says he doesn't know what to do if the Board doesn't trust the TCVC. Chairman Brown does not think that it is an issue of trust, but an issue of good project management. Chairman Brown states that at the end of the day the Board is responsible.

Town Secretary suggests that the TCVC minutes be a little more detailed and that all votes be clearly recorded. Selectman Bugbee says that he is taking minutes and running the meeting. Town Secretary understands it is difficult to do both but if you are going to mention the minutes as being a tool to use to get information then they just need to have all the pertinent information. Selectman LaCourse states that it is being reflected in the minutes that they are concerned and do not want to lose control over the situation. Selectman Bugbee says the TCVC reports to the Board. Ultimately they are subject to whatever the Board would like to do. If the Board sees something they do not like they need to say something.

Chairman Brown moves to grant the Town Administrator authority to approve the final version of the agreement with LaVallee/Brensinger Architects and grant the TA authority to sign said final agreement. Selectman LaCourse, seconds. All in favor. **Motion Carries.**

d) TA Glover refers to the survey prepared by Mr. Landry relative to the property that the Town will be acquiring from the Lee Church Congregational. This will be going to the Planning Board in September for approval of the adjusted lot line. Parcel A on the survey is not definitively owned by the church. The Town Attorney will look into this, but suggests filing a Quiet Title in order to own this parcel. The architect thinks it might end up being important for future setbacks. The same is true for the bigger triangle which is the bog. John Tappan thinks that the Town should look into acquiring both tracks of land. The Select Board wants to know what the legal costs will be to accomplish this; the TA will request this information from the attorney.

e) TA Glover submits her vacation request for March 2019 for approval. She will be going to Argentina. The Board approves the request.

f) The completion of the swap shop is closing in. The Grand Opening is tentatively scheduled for Tuesday, August 28, 2018 at 5pm.

Richard Miller, Trustees of Trust, has tendered his resignation and is moving to Florida. The Select Board appoints a replacement for the remainder of the term. His term expires this coming March. An ad will be put into the E-Crier.

9. Chairman Brown moves to accept the Consent Agenda as presented. Selectman LaCourse, seconds. All in favor. **Motion Carries.**
10. Selectman Bugbee asks Chief Dronsfield about the violations at the Racetrack. The Chief states that they had another violation this past weekend which now makes it two violations this season. One more and they will start being fined.

Selectman Bugbee states that one of the things the TCVC will be looking for is what the Board thinks will pass in terms of a project. More specifically what amount does the Board think will pass? The TCVC thinks \$3.4 million will be the number.

Chairman Brown's initial reaction is \$2.9 million because that \$3 million figure has been hanging out there for years now. Selectman Bugbee wonders if they should go for the whole thing or just partial. 60% is hard to get.

The Board is going to make a recommendation for budget guidelines to the ABC at the next meeting.

Selectman Bugbee would rather have the Town not going alone on the oil/propane bid because the biggest user is the school. He would also rather have the Town initiate the bid and not have someone else do it for us. The Board agrees. TA Glover will get it done as soon as possible.

The Board will think about what night works best for them to have the ABC meetings.

TA Glover will send out a reminder to the Board to think about project cost for the TCVC, meeting night for the ABC and budget guidelines for FY20.

SELECT BOARD MEETING MINUTES

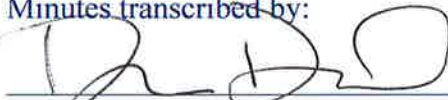
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Caren Rossi updates the Board on the hot dog stand at the circle. The gentleman is going to go through the approval process in the fall and open in the spring. He will also be tearing down the house. The gentleman who owned the property where the Christmas trees are sold every year defaulted on his mortgage so the original person who owned it (Rowley and Associates) took it back. The furniture store is opening September 15th next to the pet store. Chief Dronsfield spoke to the owner of Mick and Herbs with regards to the gang activity in the vacant building and he said he was going to do something but hasn't done anything. The land behind the Irving building is moving forward with a 30,000 square foot building and 2 smaller buildings. The last Ms. Rossi knew the water project at the circle is in the design phase. They are supposed to bid it in the fall for construction in the spring. The State apparently has told the developer that in April they are going to start building. The Town of Lee has not been told this yet.

- 11. Chairman Brown moves to adjourn at 8:04pm. Selectman LaCourse, seconds. All in favor. **Motion Carries.**

Minutes transcribed by:



Denise Duval, Town Secretary

8/27/18

Date

Minutes accepted by The Lee Select Board:



Cary Brown, Chairman



Scott Bugbee



John LaCourse