

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

Others present: Paul and Annie Gasowski, John and Anne Tappan, Peter Macdonald, Patricia Jenkins, Bambi Miller, Sarge and Rachel Legard, Steve Bullek, Town Administrator Julie Glover and Town Secretary Denise Duval.

1. Chairman Bugbee calls the meeting to order at **6:30 pm**.
2. Chairman Bugbee opens the meeting up to public comment.

Paul Gasowski, Lamprey Lane, states that it is hurtful when members of the elected board exercise a lack of tolerance and inclusive attitudes towards all Americans regardless of their backgrounds and he finds that unacceptable and he just wants to state for the record that he thinks that the Board's action at the last meeting did not go far enough or deep enough. He thinks that it was an egregious transgression.

Mr. Gasowski also wants to comment on the Town Center Vision Committee and their report and he thinks at this point in time that it would be in error to miss another vote cycle because of new elements being introduced into the study. He thinks that they need to be mindful that October is the time that they need to get ready for the vote and if they aren't ready then they will miss a whole cycle again. It's time to move it forward.

3. Peter Macdonald states that he is here tonight for veterans. He refers to the document that he submitted for the agenda and hopes it gets out there for the Town's people to read. He states that he is a US Marine Veteran. He was a combat veteran even thou the Town is trying to discredit him. He says that somebody from the Select Board's office contacted the VFW to have him investigated. He states that in 1980 he was ordained a minister in California and then came here to help combat veterans. He says that the Town took the VRC to court and had them say that they weren't a real church. He states "You took us to court and supposedly won the case, but you put a lien on the property at 101 Stepping Stones Road to take our church away from us." He claims that the lien was put on the wrong parties because there was an "s" at the end of Veterans and Macdonald was spelling incorrectly by capitalizing the D. He states that the Town is not going to win this case and he is not going to be able to see it because he has stage 4 cancer and could end any day. He wants the Town to rethink their decision because it is just plain wrong. He ends abruptly and leaves.
4. Steve Bullek, Highway Supervisor, asks the Board for permission to enter into a contract with CWS Guardrail in order to fix the guardrail that got damaged by a car crash on Garrity Road. It is about 385 feet of rail. Because cable rail is obsolete, it must be replaced with rail. CWS has the State contract and Lee has used them before. They are the best company around to do the job. The driver did not have insurance. Chairman Bugbee moves to allow the Highway Supervisor to enter into a contract with CWS Fence & Guardrail to replace the guardrail on Garrity Road. Funds to come out of the 2019 & 2020 Highway Operating Budget.
5. Chairman Bugbee turns the TCVC presentation over to Cord Blomquist. TCVC was tasked with investigating options for going forward with the Town Center project. Their goals were to re-examine their previous recommendation, explore alternatives and recommend a path forward

for the Select Board. They think that the one-story municipal office building plan presented in the 2019 warrant article should be modified by adjusting the building size to fit the program.

They discuss the pros and cons of moving Planning out of the Annex and into the new one-story building. The committees list of pros are that it keeps town staff together, it allows for one security system and it would make the annex available for meetings. Their cons were larger building footprint and increased cost.

They discuss the pros and cons of building a Town Hall addition. The pro is grant funding could be available. The cons are the Tool Shed w/Tramp Room would need to be moved, they would need to get a wetland and side setback variance, there is limited room for expansion, temporary office space would need to be acquired to house the existing town hall staff and it would further crowd the town center. Due to these cons, the committee does not recommend this option.

They discuss whether they should reconsider Stevens Field. The pro is that the property is available but they believe that this point is rendered moot by the purchase of the church property in 2018. The cons are is it is not part of the existing town center, it will divide town functions, it has fewer economies of scale going for it, the shared parking would interfere with the public safety and it will eliminate a sports field. Due to these cons, the committee does not recommend this option.

They discuss the two-story office building option. The pros are it represents a smaller footprint, it has less unused basement space, with an elevator the basement, 1st floor and 2nd floor will be fully accessible and there will be an additional 445 sf on the 2nd floor. The con is the added cost for an elevator. The committee thinks that this is a viable option.

They discuss whether the Parish House can be turned from a \$36,000 tear-down liability into a historically significant asset. The Heritage Commission is actively pursuing both restoration advice and funding. They are meeting with Andrew Cushing from the NH Preservation Alliance on June 10th to discuss restoration costs and explore grants and other funding options. The pros are that the Parish House would make use of an existing town asset, there is the possibility of grant funding, it will reduce the size and therefore, the cost of the new building, it has better curb appeal as it fits with the colloquial architecture of New England and it will maximize the remaining lot. The con is that the renovation cost is unknown at this time and a side setback variance will be required. They envision a connector running between the new building to the old renovated Parish House.

The costs for the 3 options are as follows: One-Story \$1,866,000; Two-Story \$1,950,000 and Parish House with Two-Story \$1,887,000 (does not include the renovation of Parish House).

The Committee asks that the Select Board allow it to investigate these 3 options further and that they extend their charge to June 2020 to see through investigating these options and bringing something to the voters. They would like to come back to the Select Board with more precise numbers on these 3 options including more precise operating costs and numbers on energy efficiency.

Selectman Brown agrees that Planning & Zoning should move into the new building. Consolidating everyone in one space should be the goal. He is personally concerned about the Parish House option but will wait to see what the cost for renovation will be. He is concerned about the sustaining cost for the building over a long period of time as well.

Selectman LaCourse prefers the two-story over the one-story since it uses less of a footprint. He questions whether there will be a parking issue at the Parish House. John Tappan refers to the drawing and says that if the building is situated a certain way then parking could take place behind the building. The rest of the parking would be located at the Library.

Chairman Bugbee asks for the summer to work on the 3 options. They would also like to have access to a few funds to go back to the consultants they used previously to answer some questions as they get more into the process.

Selectman LaCourse and Brown do not have an issue with extending their charge and granting them access to more funds. Chairman Bugbee asks the TA to work up a new charge for the Committee to work until next June. The Board agrees that they need the Committee to come to them with a final recommendation by the end of August.

6. a) TA Glover discusses the fuel bid for FY20. The propane is in a 3 year contract at this time. The heating oil and diesel would be available to bid again, but there is the option to ask to extend the current contract with Hartmann. The Board is ok with this.

b) The Selectmen's legal budget has \$4600 left and \$4900 in P&Z. There are 2 more months' worth of bills.
7. Chairman Bugbee moves to accept the Consent Agenda as presented. Selectman LaCourse, seconds. All in favor. **Motion Carries.**
8. Chairman Bugbee moves to enter into Non-Public Session per NH RSA 91-A: 3 II (a) and (c) at approximately **7:16pm**. Selectman LaCourse, seconds. **Roll Call Vote. All Agree following Roll Call Vote. Motion Carries.** The Board returns to public session at **8:09pm**.
9. Chairman Bugbee moves to seal the nonpublic meeting minutes. Selectman LaCourse, seconds. **Roll Call Vote. All Agree following Roll Call Vote. Motion Carries.**
10. Chairman Bugbee started to ask the TA to ask Steve Bullek to mow the Parish House but Selectman Brown states that it has been done.


Selectman LaCourse asks the TA to ask Caren Rossi to come to the next meeting to update the Board on Planning & Zoning issues.

Chairman Bugbee reminds the Board that the dinner to discuss the new middle school is June 10th from 5-7pm then at 7pm is the Heritage Commission Meeting here at the PSC. In addition the Clay Lane walk is scheduled for 3pm on Tuesday.

Selectman Brown states the Farmer's Market opened this week and it was very successful.

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

Minutes transcribed by:



Denise Duval, Town Secretary

6/17/19

Date

Minutes accepted by The Lee Select Board:



Scott Bugbee, Chairman



John LaCourse



Cary Brown