

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

Others present: John and Anne Tappan, Ruth Eifert, John Dunster, Mary Woodward, Bill Humm, Larry Kindberg, Barb Wauchope, Deborah Schanda, Erick Sawtelle, Steve Bullek, Tom Dronsfield, 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. There is none.
3. Chairman Bugbee opens the Public Hearing on the no smoking policy for recreational fields and asks if anyone would like to speak on this subject. There is no one. TA Glover states that the proposed policy entitled “Tobacco Use on Town-Owned Property” the purpose of which is to prohibit the use of tobacco products on Town-owned recreational property which includes areas adjacent to the recreational fields such as parking areas and the pavilion at LRP. The Highway Department will put up signs at the 3 fields and the effective date will be July 1st. Chairman Bugbee moves to adopt the “Tobacco Use on Town-Owned Property” Policy as presented, to be effective July 1, 2019 and to instruct the Highway Department to post appropriate signs at the town’s recreational fields. Selectman LaCourse, seconds. All in favor. **Motion Carries.** Chairman Bugbee closes the Public Hearing at 6:33pm.
4. Barb Warchope, Energy Committee Rep, reminds everyone that a year ago in March 2018, the Town adopted a WA that allowed them to pursue looking for sites for a solar array in Town. Ms. Warchope reviews the sites that the Energy Committee has been looking at for the last few months. She hands out maps for the Board to view. A roof top array has been taken off the table. The first area they looked at was the old landfill site at the Transfer Station. ReVision has said that this is not an acceptable site for the array; therefore, this one is no longer viable. The second area being considered is at the entrance to the TS on the right below the garden and between the road and the highway department sand hill. There is a town trail that goes through the property. There is a leach field on this site located close to the garden. A number of trees will need to be cut down at this site. Don Quigley has looked at this site. There are some big pines that are not terribly valuable but it would be reasonable to consider logging this site to produce a sizable lot for a solar array. The Conservation Commission walked it and they were ok with this site being cleared and used as long as the trail could still be used. The third site considered is located west of the PSC just beyond the parking lot. Don Quigley has indicated that there are considerable Red Oak trees on this site that could be logged and be profitable. The Town may be able to offset some or all of the cost by logging. The fourth site is Steven’s Field. While it may be an ideal site the Town would lose a field if they chose this site. The idea behind this project is to produce enough energy from the array to cover the Town’s costs and maybe even then some for all 3 of the NH Electric Coop buildings.

Mr. Dunster from ReVision Energy states that they really want to find a 3 phase location (higher energy location like the TS or the PSC) because that saves on the installation size and then identify an acre of land that has good exposure to the sun. If they add the clearing onto their side of the project the rate would go up. He anticipates that the Town would save somewhere between \$1500 - \$3000. Behind the meter is more valuable because they are actually offsetting the full charges and what is sent back to the grid is discounted and sold to

the Coop at a lesser rate. For example the Town is paying about 16 cents when it is buying it from them and selling it back at around 12 cents. The PPA rate is going to be around 12 cents.

Selectman LaCourse asks about expandability and Mr. Dunster states that the array we would be getting is tight so there really wouldn't be any expandability with the limitations that we are dealing with. Right now there isn't the flexibility to expand except with a second site possibly.

Caren Rossi states that on the lot to the left of the PSC there are two rights of way that need to be considered which puts them at an even smaller area. There is also a drainage easement in this area.

The Energy Committee is only looking to do one site. There is a discussion surrounding angle and reflection of the solar panel. Mr. Dunster states that there usually isn't a problem with reflection because solar panels draw the sun in rather than reflect the sun. Selectman LaCourse is more in favor of the site next to the TS than the PSC because it is less visible. Mr. Dunster says that the size of this array does not require a fence. It would be up to the Town. It would also be more beneficial to have the array next to the building that uses the most power, which is the PSC. Caren Rossi states that the Town has been trying to be good neighbors to the Pascales who live next door to the PSC. There were issues when the PSC was first built with noise and lights; therefore, cutting the trees would be an issue.

Mr. Dunster says that part of the process is the tax credit to the owner of the system and this year the tax credit is 30%, next year they go down to 26% and then 22%. So the advantage to getting it done now is that the PPA rate is based on a tax credit of 30%. Building at both the PSC and the TS is not beneficial because now you are looking at 2 separate systems for engineering, etc. which means you are losing the efficiencies of building one larger system. Chairman Bugbee would rather see it at the TS also. The only concern is for the highway department. They do not want to lose any real estate.

Bill Humm strongly prefers Steven's Field for the solar array. The Board would like the CC to discuss the option behind the Steven's Field and report back. Caren Rossi says that we should make sure that the Town does not want to build a Town building on Steven's Field before they put a solar array there. Chairman Bugbee states what the TCVC has been charged with doing and it does not include Steven's Field. Caren Rossi says until there is something passed by the voters then you might not want to tie your hands. Selectman Brown says Steven's Field is still a playing card for a couple of scenarios. Chairman Bugbee states that the TCVC recommended that the Board not continue to explore this option. Caren Rossi points out that the voters still have not answered this question. John Tappan states that there is a 7.9 acre section that was carved out of the conservation easement that is around the PSC and Steven's Field. At the time it was to be considered for future expansion of buildings or other Town needs. Bill Humm states that once you go beyond the transmission lines you are in Town Forest. Do we want to encroach on the Town Forest? Barb Warchope says that they will continue with finding out how much logging will be and further investigate the site that Mr. Tappan mentioned.

5. Caren Rossi, P & Z Administrator, is present to give updates on Planning, Building and the Fair. The building department had \$8,636,000 in project costs through June 10th; \$58,425 in permit fees and 418 permits. This will put them over what they did last year. Updates with the planning department included the following: the last UNH property has sold and is occupied by

a mental health office specializing in children. Site work continues at the Irving Station (old Mobil site). They are still advertising for tenants. They probably have the rest of the year to go for site work before they construct a building. An approved storage building is going to break ground the end of next month once the site work is completed at the circle as well. Forest Glen campground has completed permits and approvals and is now working on inside of building. The farms are in the process of coming in to work on site plan review. Chesnut Way has one house left to sell and it is closing in the end of July. The Court did not grant an interim schedule for Bedrock Gardens but did give an earlier court date which happened last Wednesday. Once the decision is done, there is a 30 day appeal period. No new subdivisions at this time. The waterline at the circle is going out to bid in the fall.

The Fair Committee has found a registered 501:3-c who has agreed to run the Bingo at the fair this year following the dinner before the fireworks. The Fair Committee will be serving ice cream after the dinner again this year. The Town gave the committee \$4000 for fireworks and they cost \$7500. We have \$500 left over from last year that can go towards this year; therefore, we just need to raise \$3000. Ms. Rossi asks for a motion to carry over that \$500. TA Glover will look at the statute again to make sure that the Board does not need to approve the bingo. The Board will encumber these funds later in the meeting with another motion.

6. Ruth Eifert, Library Director, states that the Lee Library Trustees are looking for ways to maximize the library space and make it as flexible as possible. In order to do this they would need a structural report and engineering plan for the school house building. MJS Engineering came to take a look and they feel that it is possible to put beams in the basement to make it more sound and shore up the flooring. The estimate for a report is \$1500. The estimate for the structural costs could be anywhere between \$10,000-\$30,000. They would like to get the report with a plan and then do an RFP after that. The \$1500 to come from the Lee Library Building Capital Reserve Fund. Selectman LaCourse and Brown want to move forward with this. Chairman Bugbee moves to approve expending up to \$2000 (not to exceed) for doing a structural report for the Lee Library and source of funds to be the Lee Library Building Capital Reserve Fund. Selectman Brown, seconds. All in favor. **Motion Carries.**
7. Scott Nemet, Fire Chief, states that about 13 years ago the State gave out grants to police and fire departments for new portable radios. That money is no longer available so the departments have to find the money to buy new radios. About 5 years ago he replaced 5 radios and now the remaining radios are no longer supported by Motorola. Chief Nemet is asking to purchase 5 new portable radios to start replacing the obsolete ones that they have left. This will cost \$21,934.40. Chairman Bugbee asks if these are in the CIP. Chief Nemet said that when he asked in the past they couldn't be because they were less than \$5k each. There is a discussion surrounding the CIP and it is decided to revisit this during the CIP process. The Board would like to see this added to the CIP. Chairman Bugbee move to authorize the Fire Chief to purchase 5 Motorola APX 6000XE Portable Radios as proposed by Motorola Solutions, Inc. with funding from 01.42201.750.00 New Equipment budget line. Selectman Brown, seconds. All in favor. **Motion Carries.**
8. b) Steve Bullek, Public Works Manager, revisits fixing the guardrail on Garrity Road. Actual cost is much higher than originally anticipated so the source of funds is being tweaked. Funds from the FY19 & FY20 Highway operating budget will also be used. Chairman Bugbee moves to approve \$9577.00 from the Highway Roads and Bridges Capital Reserve Fund to replace the

damaged and obsolete guardrail on Garrity Road. Selectman LaCourse, seconds. All in favor.
Motion Carries.

- a) Steve Bullek states that he has 39 households plus the town hall signed up for the food composting program. They will be starting the drop-off on June 29th at the TS.

Mr. Bullek says that they are going to start on the swap shop parking lot on Wednesday. He also has AAA Fencing coming in to fix the gap in the fencing. It will cost \$3100 to fix 116 feet. The swap shop has constantly been an issue since he has started going in. The volunteers continually take things in that should not be taken in. There are a number of things that could get the Town into trouble. He asks for permission to close the swap shop for 30 days to go through it and take out everything that does not belong and re-train the volunteers. There are other issues that will need to be discussed in nonpublic. He would like to close it June 29th for the month of July until August 1st. The Board does not have an issue with this.

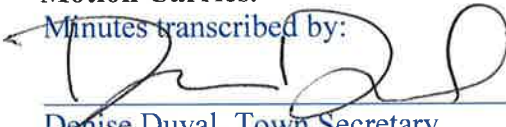
- 9. Larry Kindberg, Rec Commission Chair, presents two proposals for lighting at LRP. He states that they have changed their thought process on the lighting. They want more flexibility so they are asking for electrical receptacles along the length of the outer beams and along the cross members. He thinks they can purchase cheaper lighting fixtures later when they figure out what they need and want. One proposal is from Ayer Electric for \$2800 and CR Smith is for \$3585. Smith's proposal includes a timer. They have donations of wire, circuit breakers and junction boxes from Jim Banks included in the Smith proposal. Mr. Kindberg does not know why Smith's proposal is so much higher. He has 18 receptacles and Ayer has 14. He would like to see 18. Mr. Kindberg says the Rec Commission does not have the money in their budget for this project. TA Glover says that the Rec operating budget has about \$1900 in it. The revolving fund has about \$5000 in it, but this fund can't be used for capital costs because it is intended to be for programs. But if \$2300 of the musician costs is moved from the revolving fund to the operating budget then that could be used for the electrical project. Mr. Kindberg thinks that there are some musicians that have not been paid. Town Secretary Duval indicates that there are 11 listed in the E-Crier so 3 maybe left to be paid. Mr. Kindberg wanted to use this money for next year's programs. TA Glover will look at the building operating budget. Steve Bullek offers up \$2000 from his grounds operating budget. Larry Kingberg reiterates that the lighting fixtures will be small money.

Erick Sawtelle asks how many days of the year will you need lights there. Mr. Kindberg says the music on Thursday evenings goes until 8:30pm and doesn't end until September. Mr. Sawtelle suggests running small string lights up each side and down the middle. He uses them during the dinner and they work great and light up the entire dinner area. He thinks this is way too much money to spend for lighting that we will only use a few times per year. Mr. Kindberg says that they want general illumination and lights for the entertainers. Selectman LaCourse thinks that they can do a lot more with these receptacles than just lights. Caren Rossi, speaking for the Fair, says that having lights in the pavilion and having extra receptacles for the fair would be a great help. The extension cords are a trip hazard during the fair.

They discuss taking all of the money out of the Rec operating budget into the revolving fund to pay for the lighting and the remaining bands. The Board wants to go with Smith Electric.


Chairman Bugbee moves to authorize the Town Administrator to enter into a contract with CR Smith Electric LLC at a cost not to exceed \$3585 to install overhead receptacles in the Pavilion at Little River Park and to utilize funds from the Rec Commission Operating Budget, Highway Operating Budget and the Town Buildings Operating Budget. The Board would like to see this completed as soon as possible.


- 10. TA Glover states that Warrant Article 5 from 2018 was the funding for the study and preliminary engineering designs for the Town Center project. She believes that there is a balance of \$65,478.36 remaining from the original \$250,000. That Warrant Article also had funds for hazardous material mitigation and demolition of the Parish House. At this time we do not know what is going to happen to the Parish House. TA Glover recommends that the Board encumber the remaining funds which it can do and utilize them for another year. To be used to do the demolition of the Parish House and the hazardous material mitigation if we need to. Otherwise, we will not have the funds readily available to do it. Selectman LaCourse and Brown are good with this. Ms. Rossi also wants to secure the \$500 for the fireworks. Chairman Bugbee moves to encumber \$65,478.36 from Warrant Article 5 – 2018 for one additional fiscal year until June 30, 2020 and also to encumber \$500 from the fireworks authorized in 2019 to this year’s operating budget. Selectman LaCourse, seconds. All in favor. **Motion Carries.**
- 11. Chairman Bugbee moves to accept the Consent Agenda as presented. Selectman LaCourse, seconds. All in favor. **Motion Carries.**
- 12. Chairman Bugbee moves to enter into Non-Public Session per NH RSA 91-A: 3 II (a) and (c) at approximately **8:14pm**. Selectman LaCourse, seconds. **Roll Call Vote. All Agree following Roll Call Vote. Motion Carries.** The Board returns to public session at **8:49pm**.
- 13. Chairman Bugbee moves to seal the nonpublic meeting minutes. Selectman LaCourse, seconds. **Roll Call Vote. All Agree following Roll Call Vote. Motion Carries.**
- 14. Chairman Bugbee states that the TCVC meets again on Wednesday. Selectman LaCourse states that he is not interested in incorporating the Parish House as part of the municipal buildings. Selectman Brown agrees with Selectman LaCourse. Selectman LaCourse is looking for a single building by itself and the Parish House can fend for itself. Chairman Bugbee says that is not what is in the charge. Selectman LaCourse wants a standalone building and the Parish House is a separate issue.
- 15. Chairman Bugbee moves to adjourn at **8:50pm**. Selectman LaCourse, seconds. All in favor. **Motion Carries.**


Minutes transcribed by:


 Denise Duval, Town Secretary
 7/1/19

 Date

Minutes accepted by The Lee Select Board:


 Scott Bugbee, Chairman


 John LaCourse


 Cary Brown