

MINUTES OF THE SELECTMEN'S MEETING - June 11, 1990

The meeting began at 7:00 p. m. with Selectmen Mansfield, Johnston and Dodge present. Sandra Gendron took minutes.

John King, McCollum Road, was in as President of the New Boston Businessmen's Association to discuss with the Board of Selectmen the meeting of the association that had taken place on Wednesday evening June 6, 1990 regarding the Joe English Road Project and how the bid had been awarded. Present at the association meeting were John Staiti and Lee Beers two of the low bidders. The Board of Selectmen had been invited; however, the Board declined the invitation instead inviting any and all members of the association to the Selectmen's Meeting where their questions would be answered.

John related that Peter Beers claimed that Selectman Dodge had stated on the bus that took all the potential bidders to an on-site inspection of the project, that the bid would go to the low bidder.

Selectman Dodge questioned whether he would have made such a statement, thought it unlikely; rather, more likely he felt he would have qualified his remarks, if indeed he made any, with "qualified or capable of doing the job".

John asked the Selectmen why the lowest bidder did not get the job. Selectman Mansfield stated that there had been numerous reasons. The board had met with the two low bidders on more than one occasion and had also talked to outside sources and the more investigation conducted by the Selectmen the more uncomfortable the Board felt with the two low bidders. Selectman Mansfield went on to describe a chart that Selectman Dodge had put together comparing the costs of different phases of the project with all the bids received which created the question of whether either of the two low bidders could have completed the project for the amount bid. All the Selectmen had been surprised to see how low the bids were and, again, expressed the discomfort they had felt in awarding the bid to the lowest bidder and knowing that Mr. Staiti would also be working with Peter Beers did not alleviate the sense of discomfort.

The subject of the job Mr. Staiti had done in Lyndeboro was brought up, John King claiming that a phone call to Lyndeboro officials had resulted in the contention that Mr. Staiti had completed an acceptable job. Selectman Dodge stated he had heard there was a great deal of controversy on the subject of that road job and gave details of what he knew. He had personally viewed the job which he found substandard to what he was looking for and he further told of phone calls that the board had received from associates of the Lyndeboro Road job encouraging the New Boston Selectmen to be cautious stating that the road had problems and there were still unanswered questions that might require further work by Mr. Staiti.

The Selectmen then related to John King how they had invited in the four low bidders on the project to discuss various aspects of the proposed jobs and the bids they had submitted. They stated that they had been very dissatisfied with Mr. Staiti's interview feeling that he was not in touch with the project he was proposing to do. They went on to explain to John that they felt a large responsibility to the town in general and they knew that they had a dilemma on their hands and had spent a lot of time in making a

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decision worthy of the trust that has been placed in them as Selectmen.

Discussion turned to Peter Beers and the bid he had submitted. The Selectmen told John that Peter had been requested to show proof of \$500,000 general liability insurance and to also show evidence that the gravel at Carl Houghton's pit was satisfactory and sufficient in quantity to do the job, after more than one attempt to obtain these requirements from Peter, he simply never responded. Had he been willing and able to comply, the bid ~~would~~ ^{might} have been his.

John King wanted the Selectmen to know that he was president of the aforementioned group and was just seeking facts.

Selectman Johnston wanted John to know that he does not know Peter Beers well enough to comment on whether he liked him or not and had not stated he did not like him as was written in a recent unsigned letter that had been mailed to New Boston residents.

On the subject of this letter, the Selectmen felt that they could not respond to an unsigned letter and expressed their gratitude to John King for taking the time to come and get the answers to his questions.

General discussion continued on the subject with the Selectmen once again pointing out that the Lyndeboro job done by Mr. Staiti was not the only factor in their decision not to award the bid to him, one more time alluding to the poor interview he had with the board and again stating that the interview of Peter Beers was better, but he did not produce what he was asked to. Selectman Mansfield stated emphatically that none of the Selectmen most especially he or Selectmen Dodge who had been mentioned in the letter would have their decision altered by friendships and anyone who knew them would know better. Selectman Johnston pointed out that by law the board was not even required to put such projects out to bid, but they had done so considering it in the best interests of the town.

The meeting ended with Selectman Mansfield stating that he felt the Board has acted in the best interests of the town and none of them has second-guessed that decision.

After John King has left, Selectman Mansfield stated that he had been keeping track of the phone calls he had received being approximately 36 in number and none had been against the final decision made by the Board of Selectmen.

Michael Richards, Saunders Hill Road, was in to discuss with the Selectmen the Hazardous Waste Day which had been conducted on June 2, 1990 and which he had coordinated. He had obtained the necessary certificate of insurance before the collection day started and in the absence of a new emergency plan he had used the previous years. He regarded the collection day as being highly successful so much so that most of the appropriated \$16,000 had been spent. Originally this money had been allocated to support two collection days; however since the June 2nd day costs were approximately \$14,500 a second Hazardous Waste Collection Day will not be possible in 1990.

Mike went on to explain as of May, 1990 different treatment was mandated, this being incineration which was much more costly also involved was different size containment. Mike stated we had collected some 360 gallons of hazardous waste, which included 2 fifty five gallon drums of paint related materials. Discussion turned to the eight drums we purchased to contain the waste oil at \$55. per drum, a cost which seemed excessive. Mike questioned the company and received no satisfaction.

Mike purposed since we have less than \$1500. which includes our state grant, that the Selectmen consider using our September date for the collection of waste oil and batteries only, a situation that we can handle ourselves. Selectman Dodge would like to be able to test the waste oil collected and possibly stockpile for our eventual use in a waste oil burner. People would have to be educated to realize that we can only accept waste oil with no additives such as anti-freeze or gasoline.

Mike expressed pleasure with the day as a whole commenting that approximately 9.2 % of the New Boston population disposed of hazardous materials on June 2 or 113 person. He went on to say that because the laws regarding the disposal of this hazardous waste have changed the cost for scheduling these days will be much more expensive and more monies will have to requested for appropriation at Town Meeting for the collection day or days. Mike also commented that on this one day we collected as much hazardous waste as was collected in both days the previous year. Mike feels it is important that the employees at the Transfer Station strictly police what is deposited and that no hazardous waste be collected other than on the appropriate days. The Selectmen stated that Transfer Station Manager Bonnie Bethune is forming a committee who among other things will be looking into just such issues.

The meeting with Mike ended again expressing confidence that we can handle the day in September on our own with the drums that we have already purchased, the only other purchase that would be necessary is a tarp to act as a containment for the drums receiving waste oil. Mike will prepare a report on the June 2 Hazardous Waste Day.

M. C. Tsen, Clark Hill Road was in regarding a letter he had submitted to the Board of Selectmen stating his concern as a property owner as to the numbers of automobiles and related parts that appear to be collecting in increasing amounts on the property of Almus Chancey located across the street from Mr. Tsen's. Mr. Tsen is and has been trying to sell his property for the past two and one-half years. He has reduced the selling amount some \$40,000 since originally placing the property on the market which has softened considerably in the hopes of a final sale. He now realizes and has had it pointed out to him by Real Estate Agents that the condition of the property across the street is detrimental to his sale. Mr. Tsen has contacted Mr. Chancey with regard to the matter and hopes this contact will make an impression on the Chancey's and action will be taken. However, he felt it necessary to contact local officials to discuss potential current zoning violations or how much of the situation might be considered "grandfathered" due to the length of time it has been there.

The Selectmen agreed with Mr. Tsen that the accumulation of materials has dramatically increased, since they have recently had occasion to be in the area and were amazed at the added numbers of vehicles and related parts that have accumulated on Mr. Chancey's property.

The Selectmen agreed that they would speak to Almus in an attempt to bring the situation under control. The Selectmen would also respond to a letter submitted to them from Mary Koon who is interested in purchasing the home if the conditions across the street are improved.

Bonnie Bethune, Manager of the Transfer Station was in with David Poole who had given her assistance in designing a building that would be constructed for the use and needs of the transfer station as described at Town Meeting where the funding was appropriated. She presented to the Board of Selectmen a package that she hoped was close to ready to send to prospective bidders to get the project underway.

Selectman Dodge proposed a new design for one section of the roof that he speculated might be more cost-effective to build. Selectman Dodge was not sure that this re-design was feasible but felt it was worth pursuing for the potential savings in construction as well as the elimination of wasted space.

Discussion turned to the bids for concrete and electrical work which Bonnie felt would be different for each building as submitted by the contractor. The Selectmen felt that each bidder would submit different prices depending on their options and designs; however, they were still looking for independent contractors to present bids for those two specific phases of the job, which might be lower, since the contractor designing the building for bid would be adding a percentage for himself.

Bonnie still supports the installation of light panels in the roof contending without natural light the building would be very "tomb-like". The Selectmen questioned that fact that all the natural heat that might be gained during daylight hours would be lost at night. There was some discussion of light panels along the eaves of the building; however, Bonnie had looked at buildings where this type of panel had been used and found them to be ineffective. The Selectmen did suggest that these panels might be designed in as and considered an alternate subject to cost. Selectman Dodge's only concern was the heat factor and his concern still remains. David Poole did state that the cost of these panels was very reasonable and most likely would not be the determining factor as to whether they would be installed. Bonnie remained firm in her desire to infuse some kind of natural light into the building and wondered if the Selectmen would compromise from the original twelve which had been designed into the roof. She felt the panel could be eliminated from that area which was to be petitioned off. Selectman Johnston suggested that seven might work by installing them mostly in the area where the baler would be used, obviously this would be for lighting purposes and had nothing to do with taking heat into consideration.

The Selectmen stressed that the design included with the bid package would only be used as a guide to the bidders and Selectman Johnston suggests that this be mentioned in the spec sheets and can also be mentioned in the walk thru that all prospective bidders will be expected to attend.

In re-discussing the potential re-design of a portion of the roof as proposed by Selectman Dodge, David Poole agreed that it was possible and it would cut costs and eliminate excess space. In a final thought of what should be included in the spec sheets, it would include a time-frame for completion of the project which would be 60 days.

It was decided that the walk-thru of the project with the bidders would take place on 6-22-90 at 9:00 a.m. with the bids to be received by the Office of the Selectmen on July 2, 1990 when they would be opened at 8:00 p. m. * Walk thru subsequently changed to 6-19-90 at 9:00 a.m.

Holly Bowen was nominated by Selectman Mansfield and supported unanimously by the remaining two Selectmen to appoint Holly as an alternate to the ZBA. Holly has indicated a willingness to act as clerk for the ZBA if it be the desire of the board.

On the matter of the meeting earlier in the evening with Mr. Tsen and his concerns with conditions on the property of Almus Chancey, the Selectmen agreed that Chairman Mansfield will contact Almus and relay the concerns of the Board of Selectmen.

During the previous week the Selectmen had made two on-site inspections along with the Road Agent. They visited the site of the Messina Gravel Pit on Clark Hill Road for which Mr. Messina is awaiting a permit to activate. Mr. Messina will be submitting to the Board of Selectmen a plot plan where the area of gravel will be sketched in and further changes will be made to his addendum, then it will be ready for approval.

They also visited the site of Donald Holt Gravel Pit on Riverdale Road to review the current operation. Dressing up of the area adjacent to the town right-of-way has begun and Mr. Holt has started to restore that section working back towards the pit. The work that has been started will continue and was agreed to by all present.

Checks were signed, mail was reviewed and the meeting was adjourned at approximately 12:30 a. m.

Respectfully submitted,


Sandra Gendron
Administrative Assistant