

MINUTES OF THE SELECTMEN'S MEETING - October 26, 1992

Present for the meeting which began at 7:00 p.m. were Selectmen Dodge, Johnston and Pimenta with Sandra Gendron taking minutes.

Road Agent Lee Murray was in for his regular meeting with the Board. Prior to the beginning of the meeting to which the Road Committee had been invited to continue reviewing current road projects and proposed road projects for 1993, Lee discussed with the Board a reply he had received from the NHMA with regard to the town maintaining sidewalks in such areas as River Road and High Street which are plowed and maintained in the winter by the state, and have to date not been maintained by the town. The letter offered suggestions of where and how the town should give consideration when discussing budgets and inclusion of such maintenance in a budget. The matter will be more thoroughly reviewed and discussed.

Members of the Road Committee present were Richard Moody, George Daniels and Theodore Olson. A copy of the minutes relative to their last meeting with the Board, a list of the 1992 Road Projects, a list of the 1993 proposed Road Projects, and a list of roads on which the counter had been placed with resulting counts had been sent to each member so that this evening's meeting could be spent reviewing what had been done this year and finalize what would be proposed for 1993. Selectman Dodge reviewed the list of completed 1992 projects with no comments until item #5 which dealt with the application of liquid calcium chloride. This product had been used very successfully on several of the dustier dirt roads, not only controlling the dust but stabilizing the road and reducing the amount of grader time necessary to maintain these roads. Lee was proposing, based on his current positive experience, that he double the amount purchased and expand the number of roads on which it would be applied in 1993.

Selectman Dodge questioned the cost involved if this substance were applied to all the dirt roads twice during the course of the summer. Lee responded that it would be very expensive stating that he had put out 3,000 gallons in 1992 which he estimated did 50-75% of the homes close to the road, in addition he applied it in areas where stabilizing the road had been a chronic problem, and he was more than satisfied with the results. The cost of the 3,000 gallons he quoted as being \$2,600. Selectman Dodge supported Lee's contention that the liquid calcium chloride was beneficial, stating that it had done a good job on Tucker Mill Road where he lives. He did state that it began to lose its effectiveness as the summer wore on and could have used a second application. He went on to state that he was aware that the claim is that if this substance is applied repeatedly it will build up so that less will be necessary to get the same effects, commenting that maybe less would be needed for a second application.

Dick Moody questioned what adverse effects it might have on wells to which Lee responded that the substance is not considered a hazardous material, it is legal to use, and it is not supposed to move laterally, it rather seep into the road bed. He had been told that it will not

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MSP.*

move laterally more than 1-1 1/2'. Lee continued by stating that he did not believe that the use of this substance would create the issues that the use of winter salt has. Discussion ensued on other methods of dust control that have been used previously with Lee commenting that this has been the most successful to date. Ted stated that he had been told that if its application is kept up for three years, the effects are tremendous and the need for grading reduced greatly. Lee commented that he saw evidence that this could be the case this year. Selectman Dodge asked how much more would be needed to do additional areas. Lee estimated to cover the roads in front of all houses on dirt roads he would need a second full load. Selectman Dodge asked if this would allow for a second application in the areas treated in 1992, suggesting that maybe less would be needed in those areas. Lee stated that consideration should be given that there was more water in the ground this year which may have a bearing on how successful the liquid calcium chloride had been since the moisture helped keep the substance in place. In response to Selectman Dodge's question, Lee stated that a second load would be one application in all areas. He continued by stating that he had used a heavy application this year and those areas may require less in the future. Discussion ensued as to what course of action might result in the quickest payback, with comments being made that the use of this material reduces the gravel lost in the dirt roads where grading is necessary to smooth the ruts. Lee stated that a third load would allow coverage of wet areas and also allow for a second application.

Selectman Johnston suggested that it may be in our best interest to budget for the purchase of three loads. Lee stated that it is his intention to do all the dirt roads in the future siting the savings that would be realized in gravel and grading time. Selectman Dodge commented that three loads would cost approximately \$9,000. contending that this was not too great an amount considering the grader might be used to only touch up areas as opposed to spending a great amount of grader time in the general maintenance of a dirt road. Selectman Pimenta asked if there might be a savings in purchasing three loads as opposed to one, to which Lee responded that he would have to investigate expressing satisfaction at the treatment he has been given by the company to date. Selectman Dodge contended that if three loads were purchased and used it would provide a good indicator as to what would be necessary to maintain the surfaces of these dirt roads in the following years. A consensus was taken as to how many present would support budgeting the necessary monies for the purchase of three loads, the response was unanimous that the necessary amount be budgeted for the purchase of three loads of liquid calcium chloride. The comment was made if this worked well then in future years entire dirt roads could be treated, and if all that has been said is true then lesser amounts of the material would be necessary for future treatment.

Discussion turned to proposed projects for 1993. Dick Moody inquired as to when Old Coach Road had been done, with Lee responding that he had applied a light shim five years ago. Discussion on the road ensued, with Dick asking what had been the outcome with regard to the wells. Lee

stated that he had done some drainage work which should direct the runoff away from the wells. Discussion continued on what the reclamation process involved. The issue of the wells was brought up again with it being stated that the wells had been tested last year with the results being satisfactory and Lee will continue his drainage work since it appears to be working.

In returning to the discussion of reclamation, it was pointed out that the area on Bedford Road on which this process had been utilized had heaved, Lee stated that he had been told to wait to see what might happen this year before considering that the process had failed. George Daniels commented that it was his opinion that too much money was being allocated for a .6 mile stretch of road. The minutes of the meeting sent to the committee members had incorrectly stated that the Old Coach Project would cost \$99,754 when, in fact, this figure represents the total estimated cost of both the Old Coach Road Project and the Francestown Turnpike Project.

When a consensus was called for, all present supported the proposal to reclaim that portion of Old Coach Road from its intersection with Route #13 to the Town Shed.

Next discussed was the proposal to build up a portion of the Francestown Turnpike from the Lyndeboro Line to Dr. Townes' gravel pit which would involve scarifying, the application of 12" of bankrun gravel and 6" of crushed bankrun gravel and pavement. Selectman Johnston questioned height of the road once this was done with Lee contending that it was necessary in order to create a good base which was much needed. Selectman Johnston continued questioning the expense of such a project in terms of its benefit to travelers other than New Boston residents who would be paying the bill. Lee countered contending that the road was in New Boston, and therefore our liability and to spend money only on the top of it would be wasted when it needed repair. Selectman Johnston expressed his opinion that until there was improvement in the economy, the money could be better spent elsewhere. Selectman Dodge supported Lee's theory realizing the project would require vast amounts of gravel; however, he contended that a good base was necessary. Discussion ensued with the plan that Lee was proposing in the area of the intersection with Lyndeboro Road and the area that was swampy. Once again, Lee supported the need for a good base, with Selectman Johnston continuing to contend that it was too much money to spend in 1993. Lee stated that the road would need something in 1993. Selectman Johnston stated that McCurdy Road was still not complete. Lee brought up the subject of the Master Plan and new road construction and where the monies were coming from all leading back to what he contended was an old argument.

Lee was asked if the proposed Francestown Turnpike Project would be put out to bid, to which he responded affirmatively with the gravel likely coming from the Dr. Townes pit which was close to the project site and would likely prove to be the most cost effective. Dick Moody stated that it would be hard to justify the expense due to the limited number of New Boston residents the road served. Lee still contended that what was

proposed needed to be done in order to correct the existing road.

Selectman Dodge asked what might be done to a lesser degree and still improve the road. Lee stated that it had been drag shimmed five years ago, and Selectman Johnston asked at what cost. Lee estimated that to shim the entire length of road under discussion in today's market with 1" would cost \$32,000. Discussion ensued on the cost of the entire project as opposed to a partial solution. At this point Selectman Dodge asked if a consensus should be called for or was more discussion necessary. Selectman Johnston commented that 1" shim costing \$32,000. could last five years. Dick Moody stated that this might be a bandaid treatment now, but maybe in five years we could afford more extensive repair to which Selectman Johnston offered his agreement.

Selectman Dodge called for those in favor of Lee's proposal to which George Daniels responded, Ted Olson responded, Lee Murray responded and Selectman Dodge responded. Those in opposition were Selectman Johnston, Selectman Pimenta, and Dick Moody. The consensus being four to three in favor of the project being done as proposed in 1993. Selectman Dodge pointed out that the Board was not bound by the vote, but would like to support the majority position. Ted questioned as to where the funding was coming, Lee responded that it was his intention to use the 1993 Block Grant Money for the Old Coach Road Project and the Frankestown Turnpike Project which would total to almost the \$100,000. that was anticipated. Any new road money (CIP) would be used on the lower end of McCurdy Road. Lee went on to explain that he tried to accomplish some major road maintenance as opposed to ordinary road maintenance with a portion of his summer budget and his resurfacing money, leaving more complex reconstruction projects to be funded from Block Grant money and any monies realized from special articles in the Town Warrant.

Selectman Johnston inquired as to how much money Lee would be carrying forward in 1993 from 1992 Block Grant, to which Lee responded that there would be some, but not an excessive amount having used some on the Depot Street Bridge replacement project and the majority on Clark Hill Road.

Discussion turned to the third proposed project for 1993 that being the lower end of McCurdy Road from the bottom of Sam Saul Leach Hill to where McCurdy Road intersects with Bedford Road. Selectman Dodge commented that it had been agreed when last discussed that this project would be funded with special article money under the CIP. He asked if anyone had heard any more with regard to how impact fee money might come into play. Lee commented that impact as opposed to off-site improvement money would be less, since, if imposed, impact fees would be distributed among many departments such as school and fire and not strictly applied to the betterment of roads. Lee further stated that it would be his intention to go as far as possible with any monies voted, the biggest issue to be dealt with is the width of the existing road. Lee contended if the road could be widened then existing drainage problems could be better dealt with. Discussion ensued as to problem areas on the remaining dirt section of this road, with Lee commenting that it would be graded once again the following day.

Selectman Dodge asked if anyone present disagreed with the major project being this above mentioned section of McCurdy Road. George Daniels expressed disagreement based on the amount of money spent on McCurdy Road last year but stated he would support the project if the majority agreed. Ted Olson contended that the road needed addressing with Dick Moody in agreement. Selectman Dodge asked if everyone was in favor of seeking the money to do the entire remaining dirt section of the road. Lee commented that this approach would be trying to get back on track with new road construction that had been sacrificed for the last couple of years due to the poor economy. Selectman Johnston commented that he was of the opinion that \$100,000. could conceivably clear and grub the area as well as gravel. Ted asked how much the Selectmen would anticipate asking for with Selectman Johnston commenting that this was not another good year to be asking for large appropriations. Ted then wondered if the entire sum should be asked for, suggesting that possibly it should be cut back to do only a portion of the road in 1993, or should the entire amount be placed in the Warrant and let the Town Meeting do the cutting. Selectman Johnston offered the opinion that if a major portion of the project could be done in the vicinity of \$80,000. then that amount of money should be in the warrant article. Selectman Pimenta stated the amount requested should be sufficient to do the widening and graveling. George Daniels suggested that it might become a two year project with the amount of the appropriation being made accordingly. George's suggestion received a positive response. Selectman Dodge questioned in terms of what was required to do the project and how might it be divided as to what would be done when i.e. cutting, widening, graveling in one year, paving the next, or the amount necessary for the entire project all at once. Lee stated in keeping with the intent of the CIP \$100,000 - \$150,000. the monies would be asked for in one year and the project would advance as far as the funds would allow. Selectman Dodge interpreted Lee's statement to mean that \$150,000. should be appropriated and if voted fine or, if reduced, use whatever is voted to go as far as possible. Dick Moody agreed with this interpretation contending that the project may take three years, but ultimately it should be done right. Selectman Dodge suggested that \$100,000. be used as a basis for new road construction for 1993, this was agreed to by Selectmen Johnston and Pimenta, Road Agent Lee Murray, and by the Road Committee when polled. Lee will get figures together as to the costs involved in the McCurdy Road project discussed. Everyone agreed that there would most likely be a serious issue when it came time to deal with the existing stonewalls towards the end of McCurdy Road before it intersects with Bedford Road since it would be necessary to remove one side or the other to attain the needed width.

Selectman Dodge asked if there were any other areas for discussion. Dick Moody mentioned the condition of Bedford Road and some of the existing ruts especially as they appear on the eastbound side. Lee commented that he had planned to shim portions of Bedford Road but ran out of time, he would be using resurfacing money in 1993 to do as he had intended; however, he cautioned everyone to be aware that the road base in sections is mostly sand which is the primary cause of the problem. Dick also

mentioned the area of Bedford Road known as Gerry Hill as needing attention. Lee responded with the same answer shimming is only a bandaid, the base is inadequate. Dick stated he would rather spend money on Bedford Road than Francestown Turnpike. Lee contended that Bedford Road is not in danger of being lost and the section of Francestown Turnpike that is being proposed for reconstruction is in danger of being lost, further commenting that he is only trying to prioritize the roads according to need.

Selectman Dodge asked Lee if he had gotten to the culverts at the end of Bog and Christy Road to which Lee responded that he had not, but would look at in 1993. The final issue discussed were the costs related to the reclamation of Clark Hill which had come in higher than originally anticipated since a large amount of ledge had to be dealt with.

Next in to meet with the Board of Selectmen was Bruce Davenport who along with David Wilson, Laurel Lane, had submitted a bid for the replacement of the first floor windows in the Town Office Building in the amount of \$8,575. Bruce had brought along a demo window that he and David were proposing be used. It was a vinyl window reinforced with aluminum made by Harvey Industries. It was 7/8" thermo glass with a full screen and four grids designed to look like the windows now in place. He explained the double locking system and showed how they tilted out with for easy cleaning. Bruce showed the Board how they would be mounted and Selectman Dodge asked if they would be insulating the area where the weights now hang, Bruce responded that they would try to get some fiberglass in, the cost of which was included in the bid. Bruce also stated that the window comes with a lifetime guarantee from Harvey Industries which Bruce contended was a very reputable local company.

Selectman Dodge pointed out that each bidder had proposed a different type of window, and he asked Bruce why he proposed this one. Bruce responded that the largest reason was the window required virtually no maintenance considering this fact to be its biggest selling feature. He also noted the ease with which it could be cleaned.

Selectman Johnston questioned that portion of the bid which dealt with the removal of the existing storm windows, paint and repair as necessary for the sum of \$200. Bruce described what was intended using the same words as above. Bruce also described that this was more of a commercial type replacement window and reinforced with aluminum due to the size requirements. Selectman Dodge asked if he had ever had issues with discoloration or staining, Bruce responded that he never had, and according to the Harvey Engineers even exposure to ultra violet rays over long periods of time have not caused problems. Bruce went on to state that his experience has been should any problems arise Harvey would replace the unit. Bruce also pointed out before leaving that the windows can be adjusted for air filtration should there ever be an issue with the building settling which all agreed would be a strange phenomena.

Next in to meet with the Selectmen was Mitch LaRochelle, McCurdy Road accompanied by Larry Pothier who had also submitted a bid to replace the same windows in the amount of \$6,555. Selectman Johnston asked that Mitch explain why he was proposing an aluminum replacement window. Mitch responded that the lack of maintenance was a large factor as well as the structural strength that aluminum provided; and, he contended, was necessary due to the size of the windows to be replaced. Mitch explained that there was a thermal break which prevents the accumulation of frost and the thickness of glass was 7/8". Mr. Pothier stated, when asked, that the finish was baked enamel which was corrosive resistant as well as chip resistant. He went on to state that vinyl over a period of time would become brittle. Selectman Johnston asked what kind of a guarantee was offered, and although they were unsure they felt at least one year on the mechanics of the window and longer on the glass. The grid work was between the layers of glass, which was consistent with most of the windows being presented. The window was further described as single hung with the top portion stationary, there would be half screens in the bottom. When asked with regard to insulation, Mitch explained that it had not been figured into the bid, but he would put together a figure which would encompass blowing in the required insulation and get it to Sandra Gendron within a day or two as well as try to bring in a demo window for all to see. He intended to leave the existing combination windows in place, and estimated that the installation project would take approximately one week, and there would be a four week order period. Mitch did not figure on replacing the small window in the rear entry, the price of which he would include when submitting the cost for insulation.

The next bidder in to meet with the Board was Frank McGurk, Butterfield Mill Road, who had submitted a bid to replace the windows in the amount of \$9,114. He also was proposing the Harvey window; however his proposal was with a half screen. Selectman Dodge asked why vinyl clad as opposed to aluminum or wood. Frank responded that they represented the least amount of disruption, that the window was aluminum reinforced necessary due to the size of the existing window. He contended that the vinyl window was a better looking unit and would stand up longer since, unlike aluminum, it would not scratch. Frank also stated that it would work better over a longer period of time since there is no oxidation, and that vinyl has better weatherstripping. He described the window as double hung, tilts out and has double locks.

Selectman Johnston inquired as to how he planned to insulate, the price for which had been included in his bid, the cavity left once the weights from the existing windows were dropped. Frank stated that he intended to blow in cellulose since he was of the opinion that a good seal could not be attained by trying to stuff in insulation.

Frank stated that the glass thickness was 5/8" with the grid work between the layers of glass, and that there were very few problems and should any develop Harvey would stand by their product. There was discussion of installing the air conditioning units, with Frank stating that he saw no reason why they could not be screwed into the bottom sash. Selectman

Pimenta questioned whether the guarantee would be altered if this were done; and, again, Frank expressed confidence that there would be no issue. Frank stated that there would be a two-three week order period, and once received, the units would take approximately four-five days. Frank offered to work weekends and evenings to minimize the disruption to the office staff.

The last contractor to meet with the Board of Selectmen was Frank Fillmore, Jessica Lane, who had submitted a bid to replace the windows in the amount of \$10,186. Frank proposed that a wood Rivco window be installed. Selectman Johnston asked why he had chosen this type to which Frank responded that it would be in keeping with the history of the building contending that the existing windows had worn well as evidenced by the age of the structure. He had priced vinyl windows which would be less money, but had not received the quote in time. The windows, unlike the others proposed, would have the grid work on the interior held by plastic clips. Frank had not included the price of the screens in the bid and quoted 1/2 screens installed would be \$28. each, \$32.70 for a screen for the small window in the back entry, and 1/2 wooden screens would be \$42.50 each. Selectman Johnston asked Frank if he had figured in the cost of insulating the area where the window weights now hung, and he responded that he had and he intended to hand stuff fiberglass contending that blown in insulation settles. He estimated the installation time would be approximately one week, and there would be an order time of eight-ten weeks. He would also work during non-working hours as a convenience to the office staff. He quoted a price of \$400. to stain the interior of the windows and apply two coats of urethane. When Selectman Johnston asked about a guarantee, Frank stated that he was not sure but assumed there would be at least one year on the mechanics.

The Board added Frank's extras to the bid bringing the price to \$11,174. with the outside of the units only primed. Selectman Pimenta supported the use of wood units for the reasons Frank gave; however, he had been told that there was no such thing as wooden replacement windows, which prompted the Board to try to reach Frank to ask more questions. Frank was unavailable, but Sandra Gendron will contact him over the next couple of days with the questions that were raised.

David Poole will be scheduled in next week to discuss his bid related to the installation of a sprinkler system at the Transfer Station in the amount of \$3,211.

Graham Pendlebury will meet with contractor August Gomes at the site of the Depot Street Bridge replacement to determine if he is interested in replacing the stonework on the bridge abutments which will need to be done prior to backfilling and will be an extra expense to the project.

Checks were signed and mail was reviewed, the meeting was adjourned at approximately 10:30 p.m.

Respectfully submitted,  
Sandra Gendron, Administrative Assistant

