

MINUTES OF THE SELECTMEN'S MEETING - November 16, 1992

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

Manager of the Transfer Station Bonnie Bethune was in for her regular monthly with the Selectmen. She described to the Board a problem she had been having with the compactor for a few months that will require the repacking of the pistons and an oil change. The estimated cost of the immediate and necessary work is \$3,300. which is chiefly labor costs. The cost of the oil per gallon was quoted at \$5.00, which would add up to a major expense based on the number of gallons that the compactor holds; however, after checking with Bill Dodge at the NAPA Store, a price of \$2.78 per gallon was quoted and the oil will be ordered through Bill.

Bonnie pointed out to the Board that this unanticipated expense would likely overdraft her budget. Discussion ensued as to what conditions may have caused the repair to become necessary. Bonnie stated there was some disagreement as to the cause, but she is of the opinion that the ice build up was a contributing cause since it interfered with the normal operation of the compactor. It was mentioned by the company that the oil should have been changed; however Selectman Dodge disagreed based on the present condition of the oil and the fact that it was not broken down agreeing that the ice build up was the probable cause. It was later alluded to by the company that the condition of the oil in the machine was satisfactory.

Bonnie stated that she has cleaned the oil that had spilled, but it was suggested to her that the compactor be steam cleaned and she will check prices to have this done.

Selectman Johnston inquired as to whether there were other companies who might do the same work suggesting that a price comparison could be made. Selectman Dodge noted the specialized equipment necessary to do the proposed work supporting that the company Bonnie had contacted was properly equipped and should do the work since they were familiar with the piece of equipment. Discussion ensued on other issues that had recently been dealt with regarding the compactor, specifically an adjustment to the pump which Selectman Dodge had been given instructions to reverse by the company since it did not operate correctly. Selectman Dodge alluded to the company having changed ownership since the town purchased the compactor.

Ultimately the Board approved the expense necessary to have the compactor repaired as described above.

Next in to see the Board of Selectmen was Bill Ingram, Frankestown Turnpike. The Conservation Commission having submitted his name as a potential candidate for an alternate position which was open on the Commission.

Bill stated that he was interested in what happens to land, continuing by stating that he had raised vegetables organically for the past three years, realizing the importance of what goes into the land. He commented that he had gone to three Conservation Com-

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mission meetings, and that time to continue to do so was not an issue.

When asked by Selectman Dodge if he spent time out-of-doors, Bill responded that he had served on the Conservation Commission in Hollis for three or four years where he worked with young people, and he went on to describe some of the projects which had been undertaken.

Selectman Johnston asked Bill what he perceived the use of town-owned land should be with regard to hunting, fishing, hiking and the like. Bill commented that he would like to see town-owned land used more, not for hunting, since he would like to see these lands maintained as animal refuges. He went on to state that he realized not all hunting could be prevented, but he would like to see it discouraged. He does not support motorized vehicles being used on town-owned property. Selectman Johnston stated that at times the commission is involved in the site plan review process, and because of such he asked if Bill could accept a parcel being used for business purposes as well dealing with issues of conservation. Bill responded that he could look at both sides fairly with Selectman Dodge commenting that there has to be a balance, and continued by stating that everyone is entitled to their own opinions; however, there is the need to recognize that a balance be maintained. Bill agreed with Selectman Dodge's assessment.

Selectman Johnston asked Bill if he were to be on the losing side of an issue, would he be able to continue with the issue until its conclusion. Again, Bill realized this could take place, and expressed confidence that he would be able to support the majority so that the work of the commission could continue. At this time Bill stated he would like to see more support for the working of the Conservation Commission, and discussion ensued as to the general maintenance of town-owned lands with Bill supporting the need to harvest timber as it matures. Selectman Dodge commented that the present Forestry Committee is comprised of all new members who share the same view with regard to maintaining the town-owned land.

On a motion made and duly seconded, the Board of Selectmen voted unanimously to appoint Bill Ingram to serve as an alternate on the Conservation Commission.

Selectman Johnston reported to the Board that he had met with members of the Recreation Commission and representatives from the state division of Parks and Recreation to review the grant application that New Boston had submitted with regard to the construction of the proposed gazebo on the Town Common. He stated that New Boston met the grant qualifications, and no decision would be forthcoming until December. He went on to state that many applications had been submitted and that New Boston's was noted as being exemplary. There was discussion on the fact that the town had received a grant many years ago when the tennis courts had been constructed in the vicinity of the elementary school, Selectman Johnston did not feel that receipt would adversely affect our current application.

On another matter Selectman Dodge proposed that the Board make a

decision as to whether the town would participate in a proposal presented by the Goffstown Town Administrator whereby the two towns would share the services of one building inspector, commenting that he was of the opinion that the disadvantages outweigh the advantages. Selectman Johnston agreed with Selectman Dodge's assessment further commenting that our requirements are certain to increase which would complicate pooling the two towns needs creating a workload that would be too much for one individual. Selectman Pimenta agreeing with the thoughts expressed made the decision unanimous and the Goffstown Town Administrator would be notified of such.

Discussion turned to the hiring of a Building Inspector based on the interviews that had been previously conducted. Applicant Dennis Sarette received the unanimous support of the Board and Sandra Gendron would notify him of the decision. Selectman Pimenta questioned whether the proposals of Fire Chief James Dodge with regard to the duties of the inspector would be discussed. Selectman Dodge stated that he had had the opportunity to discuss with Dennis added duties, and Dennis had no issue with the idea. Selectman Dodge went on to state that he accepted Jim's assessment that there were necessary inspections that were not being done regularly due to the time involved. Selectman Johnston supported the idea of the two departments working together, and suggested that a meeting of department heads be called to get the responsibilities of the inspector/code enforcement officer in order. Selectman Pimenta agreed with the thoughts expressed by the other two Selectmen, and asked what situation might be created should the inspector disagree with the Fire Department, would the inspector have the final word. Selectman Dodge stated that this would have to be ironed out, with Selectman Pimenta suggesting that the inspector would be taking power from the Fire Department. Selectman Johnston commented that the department was looking for a town employee (as opposed to their volunteer members) to enforce some of their rules and regulations. Selectman Dodge stated that once the inspector was hired some of these issues would need to be worked out. Discussion turned to the inspector spot checking various areas making certain compliance was being met, and the issue of an inspector dropping in on a job site was briefly debated.

Next in to meet with the Board of Selectmen was Ray Burgess, Bedford Road and Engineer Steve Keach to present a proposal for the subdivision of Mr. Burgess' land which involved a Class VI roadway. A portion of Old County Road would need to be ungraded to Class V, which would require Selectmen approval before the subdivision could be granted. Mr. Keach stated that a study conducted by town hired engineers Dufresne and Henry in 1989 concluded that the circulation of town roads would be better served if this cross-sectioning road were upgraded. Mr. Keach contended that this subdivision proposal, if approved, would upgrade a large portion of this road at no expense to the taxpayer, and further it would grant the necessary right-of-way for construction of the remainder of the road. Discussion ensued as to how the improved section of road would relate to the completion of the entire length of road bearing in mind there would be steep grades to contend with. Mr. Keach stated that the vertical curves and grades could be designed so that when the road was continued the preliminary work would be completed.

Discussion continued around the fact that this proposal was for a "cluster" subdivision and the particulars that were involved in such.

Selectman Johnston pointed out that ultimately someone would be left to cross a wetlands area, Mr. Keach responded that the proposal would give the necessary 50' right of way through this area. Selectman Dodge asked if this wetland could be crossed based on current state requirements. Mr. Keach's response was in the affirmative, stating if the Town applied it would be granted. Discussion ensued as to how the wetlands area in this vicinity has increased in size.

Mr. Keach once again expressed agreement with the recommendation of Dufresne and Henry, reiterating that the proposed section of roadway for upgrading could be done reasonably at no cost to the town. Selectman Dodge asked if Mr. Keach was aware of all the ingredients for a road reclassification. Mr. Keach answered that it would be brought to town specifications to pavement, further commenting that the construction of roads as per subdivision regulations in New Boston were reasonable and construction could be completed within, what he termed, reasonable limits.

Selectman Dodge stated that it would be the decision of the Board of Selectmen as to whether the road would be upgraded, and to what point the upgrade would be considered complete, that this would include pavement; once accepted the project would be implemented by the Planning Board.

Mr. Keach commented that there were other good sized land parcels in this area and as other proposals were presented for subdivision further upgrades of area roads would take place. Discussion continued on this particular proposal which would be for ten lots subject to change based on the cluster formula. Mr. Keach complimented New Boston's Cluster Ordinance as being one of the better ones written, further stating that this would be its first test. Mr. Keach stated that the road reclassification was the reason for this meeting, and he would like the Selectmen to proceed as necessary.

Selectman Dodge asked what the overall distance of the roadway involved was, he was told that 3/4 of a mile, it being 1100' to the proposed cul-de-sac. The remainder of the road on Burgess land estimated to be 500-600'. It was further commented that 1/3 the distance of the road would be involved in this proposal. Also involved would be the granting of an easement to the back of the Burgess property.

Selectman Dodge was of the opinion that the area should be seen before a decision was made by the Board. Selectman Johnston being familiar with the area felt comfortable with the potential reclassification, and Selectman Pimenta stated he would like to walk the area. Selectman Dodge ended the meeting by stating that he tended to go along with the proposal; however, he would like to visit the area, and a on-site inspection would be scheduled.

Fire Chief James Dodge was in to discuss the installation of the

sprinkler system at the Transfer Station. He stated that John Carter Co., installers of the system, wanted to know who would be doing the welding and other particulars related to the installation of the system, further commenting that Carter Co. wanted to get the project underway. Discussion ensued to how the project would proceed, the fact the Carter Co. could get started and work around other portions of the job, and that Dan Teague would do the welding. Further discussion took place on arranging the logistics for getting the tank to the station and its installation.

Checks were signed, mail was reviewed and the meeting was adjourned at approximately 11:00 p.m.

Respectfully submitted,



Sandra Bendro
Administrative Assistant