

MINUTES OF THE SELECTMEN'S MEETING - March 28, 1994

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

The deadline for bids to be received for re-roofing the fire station had been 4:00 p.m. this date and were scheduled to be opened at 7:00 p.m. The only bid received was from Warren Houghton and he was the only person present for the opening. His bid was in the amount of \$8,595.00 and it was reviewed and discussed in detail. The money allocated for the project by vote of this past Town Meeting was \$7,000.00, Selectman Johnston stated that the bid would be turned over to the Board of Fire Wards for their review and discussion and likely Warren would be contacted by that Board.

Next in to meet with the Board of Selectmen were Harold (Bo) Strong and Police Chief James McLaughlin to begin discussions as to how the process would be undertaken for construction of the new police facility on Old Coach Road monies for which had been voted at the 1994 Town Meeting.

Selectman Johnston stated his desire to review the site and the proposed plan to then determine how the project would commence. Discussion ensued on the design of the septic system with Bo commenting that the exact location of the building should be sited so that the septic system could be designed as a gravity feed, further commenting, when asked, that the design would likely cost approximately \$450.

Jim expressed satisfaction with the cutting and cleanup operation that had taken place. Selectman Johnston stated that Road Agent Lee Murray had suggested that excavating the stumps could best be done under present weather conditions. There was much discussion with regard to the removal of the stumps, siting elevation levels so that the foundation could be set. Bo commented that the excavator removing the stumps could also dig the test hole for the septic system. It was noted that the stumps would have to be hauled to the Transfer Station since the lay of the building site was not conducive to burial with Bo suggesting that any large rocks could be buried making a more effective fill. Discussion continued with Bo further suggesting that two or three local contractors be contacted and prices be ascertained for the stump removal. This led to discussion as to how the project might be divided and then put out to bid. Again, there was much discussion as to the most advantageous approach. Bo contended that the project should be kept as simple as possible and the first items to deal with would be the removal of the stumps and the design of the septic system.

Discussion turned to what persons might be able to implement various portions of the project, i.e. Lee Murray, site work, Selectman Pimenta design of the heating system, Selectman Johnston design of the electrical system. It was also discussed what benefits might be derived if a general contractor were used for the entire project. Again, it was pointed out that this might be a more costly approach since a percentage would be added to each subcontractor hired; however, if the project were broken into separate bids an overseer would have to be designated to monitor the various phases of the construction. Discussion ensued.

It was also mentioned that Building Inspector Dennis Sarette could provide certain necessary expertise. More general discussion took place favoring coordinating the efforts of many, and not necessarily using a general contractor, recognizing that scheduling conflicts would occur. Discussion continued as to how the project might be broken down and then put out to bid; again, along the lines of the excavation of stumps, the septic design, the footings and foundation, the actual structure, and the plumbing, heating and electrical work. When specifically discussed Selectman Pimenta and Jim agreed that the best heat would likely be forced hot air for varied reasons one of which would be the ease of incorporating central air conditioning.

Selectman Johnston asked Bo to solicit a septic designer and to check with Lee Murray as to whom he uses for excavator work; and further to contact two or three of these operators so that a meeting could be arranged on site, bids could be received and the stump removal could begin. Jim commented that Jon Stout offered to remove any remaining trees that might prove to be in the way.

Discussion turned to who might be invited to bid on the building. Selectman Johnston stated, as had already been previously agreed upon, the designer of the proposed plans and New Boston contractors would be the first option, and if it became necessary to go outside the community the bid process would be strictly invitational.

Next discussed was the number of copies of the plans that might be necessary and to whom they would be made available. It was decided that Thursday morning would be the goal that Bo would strive for to have a meeting with the excavator contractors. Selectman Johnston stated that he would contact Building Inspector Dennis Sarette to ascertain how he might fit into the scope of the project and his willingness to do so.

Selectman Johnston suggested a positive approach to the entire project might be to form a building committee of sorts to include a Selectman, Jim McLaughlin, Dennis Sarette, Bo and a member of the Fire Wards, since part of the construction would be to rough in necessary piping that would eventually accommodate a sprinkler system. Subsequently Fire Chief James Dodge was contacted and he offered to serve on the committee himself.

Next in to meet with the Board of Selectmen was Kris Stewart, landowner on McCollum Road, inquiring as to the process of applying for a permit to excavate gravel from his land.

Selectman Johnston asked Kris to describe the location of his property and what his intentions might be.

Kris described where his property was located and explained that he would like to use the proceeds from the sale of gravel to help with the cost of the taxes on the property. Selectman Johnston inquired as to whether he had dug any test pits to determine the amount and type of material that might be available for excavation. Kris responded that, in fact, he had and it had been determined that there were three eskers, the best one located towards the rear of the property. He went on to state that there were different types

of material contained on the site; and further explained that previous to now he had not been in a financial position to pursue the permitting process.

Selectman Johnston gave Kris a copy of the application form as well as a copy of RSA Chapter 155, and a copy of our local gravel ordinance. Discussion turned to the reclamation requirements and the bonding necessary.

Selectman Johnston stated that engineered drawings as well as reclamation plans would be necessary. Hauling routes were discussed as well as potential issues in this regard which would arise based on the location of the property. Kris expressed concern for one specific corner and expressed a willingness to participate in some reconstruction thereof.

Abutters were discussed both in terms of consenting and nonconsenting, and the impact their views might have on the permitting process. Selectman Johnston stated that the Board would be looking at such factors as overall welfare of the abutting landowners and their property, the impact of noise and the impact of the overall project on the lifestyles of the neighbors, contending there were many things to consider. Kris expressed concern that he would go to the expense involved only to be denied based on abutting owners objections, and he went on to express a willingness to work with everyone.

It was suggested to Kris, and he agreed it might be beneficial, that he contact his abutters and discuss with them his plans.

Fire Chief James Dodge called to state that the Fire Wards had rejected the bid of Warren Houghton with regard to the proposed re-roofing of the Fire Station. It is their intention to ask Warren to come in to discuss how his bid might be reduced as well as the potential reduction of the scope of the project, and further to contact Carter who had given them the original quote to be used for purposes of the warrant article acknowledging they did not submit a bid. The Board of Selectmen agreed with this course of action.

The Board of Selectmen voted unanimously to hire Lorraine Cleveland as Town Administrator after having interviewed her earlier in the evening at a non-public session.

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

Respectfully submitted,



Sandra Gendron
Administrative Assistant