

MINUTES OF THE SELECT BOARD MEETING
THURSDAY, FEBRUARY 5, 2015 – 9am

1. Present: Chairwoman Patricia Cohen, Selectmen David McGuckin, Lorn Buxton and Secretary Pamela Cullen

Guests: Rodney Roland, Marcia Cutting and friend

2. Selectman Buxton made a motion to approve minutes of January 20, 2015 as amended. Selectman McGuckin seconded the motion. Motion carried.

3. Old business

a. 53-B update: withdrawal agreement/hazardous waste disposal - Selectman McGuckin said that at the Dec. 17, 2014 meeting of the Southeast Regional Refuse Disposal District 53-B, their board moved and approved the request from New Castle to withdraw from the district. The Board agreed to sign the official withdrawal agreement with 53-B. The withdrawal will require a warrant article for the voters at the May 2015 town meeting. Selectman Buxton said the town could use similar wording from Hampton's warrant article, and then have DRA review the warrant article.

Chairwoman Cohen said that the town has allocated \$1500 in budget to be put towards a hazardous waste collection but still needs a discussion about how to use this amount. Selectman McGuckin said that he spoke with the City of Portsmouth and asked if New Castle could be afforded the opportunity to be part of their hazardous waste disposal. The Board then discussed the proposed costs that Portsmouth would charge. McGuckin said that the town can still participate in 53-B's May 2015 disposal as our contract doesn't expire until July 1, 2015. He said that the town would be looking to offer a substitution for the normal fall collection but will talk to Portsmouth again. Chairwoman Cohen said that the town might possibly link with another municipality such as Exeter.

b. Wentworth Bridge – Selectman McGuckin said that there will be a public information meeting of the bridge project on Thursday, February 5th and at that time the NHDOT will be proposing a fixed bridge to replace the existing bascule bridge. McGuckin said that the fixed bridge is in the town's best interest and at a recent Select Board meeting there was a vote to favor the fixed bridge. The vote was a 2 to 1 in favor of the fixed bridge.

4. New business

a. Town hall warrant articles – Chairwoman Cohen decided to have the town hall warrant articles for the first order of business. Selectman Buxton explained the warrant articles for the May 2015 town meeting. If the article to raise and appropriate money for the renovation of the town hall doesn't pass, there is another article for the purpose of continuing the development of the town hall for \$15,000. The articles are as follows: \$1.8 million article but may be reduced to \$1.5 for the renovation of the town hall with grants. The next article for the town hall for \$15K will continue the project and allow for achieving and the removal of hazardous materials and allow to keep the architect. Chairwoman Cohen said that she will be meeting with Sherm Pridham to get a solid estimate on the archiving. Ray Desmarais of Desmarais Environmental will be doing environmental testing on the town hall and has provided an estimate.

Rodney Rowland questioned the two warrant articles coming before the town, one for the school addition in March and one for the town hall renovation in May, and that they might be detrimental to each other. He then went on to explain that a delay could increase the costs and explained why it might be advantageous to go forward with both projects. Chairman Cohen said that we will know the voter outcome by March 10th regarding the school, and would give us time to strategize for the town hall. Selectman McGuckin had some concerns on the tax rate. Selectman Buxton explained how the payments are done and that if the town hall passed, the first bond payment would be in August of 2016.

Rowland talked about the timing of LCHIP (Land & Community Heritage Investment Program) and explained how that worked. Rowland said that the town might want to apply for this grant right away for the town hall renovation. LCHIP would be for the exterior of the building and pay for the restoring of the Knights of Pythias Room. Chairwoman Cohen said the town should mention the project in the upcoming Island Items. After a brief discussion about who should write an article, the Board came up with the possibility of having Jeff Hughes, as the CIP chair, write something.

Chairwoman Cohen then talked about the police department's evidence room. She explained that the police chief will use a room on his side of the municipal complex for that purpose. White will still need a locked closet in the mezzanine, all total costs not to exceed \$10k.

b. Involuntary merged lots at 79 Wentworth Road – Property owner Marcia Cutting and guest came to speak about the letter she wrote on January 23, 2014 that requested the restoration of two involuntary merged lots pursuant to RSA 674:39-aa. Secretary Cullen explained the process of unmerging the lots and that currently this is being reviewed by Avitar Associates, the town's assessing company. Avitar's president, Gary Roberge, had some questions for clarification on the property. Roberge wanted to know what calculation was used for the new construction, the one large lot or the two lots. Secretary Cullen asked this question of the building inspector who confirmed that the new construction met all zoning for the one lot that the house is currently on. There has not been any research done to determine if these two lots were requested that they be merged. Cutting and her guest appreciate the Board's time and wanted to know a time frame for an answer. Secretary Cullen said that an answer should be given before April 1st so that the assessor can properly account for one or two lots for taxation purposes.

c. Avitar software - Selectman Buxton explained the proposed estimate from Avitar Associates for utilizing the Building Permit application, and that the assessing database must also be present in some configuration. Avitar presented two options and quotes. This building permit application would be useful for the building inspector's department. Buxton said that the two proposals were roughly about the same amount of money and explained how the ongoing cost is higher than we pay currently. Buxton said that this would be useful and nice to have but not an economic argument to purchase it. After a brief discussion of the pros and cons the Board decided to possibly rethink the proposal.

d. Abatement Map 18 Lot 26 - The Board signed the abatement for James Sullivan of 22 Piscataqua Street for the 2014 taxes in the amount of \$109.97. The Board also approved the 2013 abatement that was filed with the NH Board and Tax Appeal. The town was sent a report of

Settlement Meeting and Order to approve that needs to be filed back to the NHBTA by February 9th. The owner and assessor already had signed off on the agreement. The settlement/abatement for the 2013 taxes was \$111.89, both amounts include interest.

e. Appointment to ZBA - Selectman Buxton moved to appoint John Fitzpatrick as a member of the Zoning Board of Adjustment as a full member for three years. Selectman McGuckin seconded the motion. Motion carried. The Board signed the appointment form.

f. Scheduling of rec center – Secretary Cullen explained the situation where the Recreation Building was referenced for a meeting but there was failure to secure the building and to manage the setting up for a school meeting. Cullen said that the school board will take responsibility for setting up for their meetings and calling in to reserve the building.

g. Select Board Meeting conflict - The Select Board discussed the next meeting which falls on a holiday (Monday, February 16). After a brief discussion, the Board agreed upon meeting Tuesday, February 17, 2015 at 10am.

Chairwoman Cohen asked for any other business to come before the Select Board, and there being no further business Cohen asked for a motion to adjourn. Selectman Buxton made a motion to adjourn. Selectman McGuckin seconded the motion. Motion carried. The meeting adjourned at 10:23am.