

Board of Selectmen
Minutes of 01/10/05
Approved 01/24/05

I. Call to Order.

Chairman Don Gould called the meeting to order at 7:03 p.m. There were present, Emily Creighton, Selectwoman, Jon Rineman, Selectman and Michael Pardue, Town Administrator. Mr. Pardue served as the Recording Secretary for this session.

II. Selectmen Items

A. Bond Hearing – To Discuss the Construction of a Public Works Facility and Salt & Sand Storage Structure on Town Owned Land Located on Cedar Rd.

Mr. Gould opened, at 7:04 p.m., the Bond Hearing for the purpose of receiving public comment relative to the proposed construction of a Town of North Hampton Highway Garage and salt and sand storage facility on Town owned land located on Cedar Road.

Mr. Richard Mabey, Town of North Hampton Code Enforcement Officer presented an overview of the proposed project. His presentation included identifying the parcel of land proposed for this effort as well as the proposed location of the structures on said land.

Mr. Mabey further cited that the proposed buildings are planned to be located within the commercial zone of North Hampton. Mr. Mabey continued by informing those in attendance that the proposed use of this facility would have far less impact on neighboring residents than many of the commercial ventures already in operation adjacent to, or within close proximity of, Cedar Rd.

Mr. Mabey provided information related to the research that had been conducted in relation to traffic flow with special attention given to the Cedar Rd. railroad bridge.

Mr. Mabey also stated that the Town plans to be very aggressive in their efforts to buffer the site so as to minimize any visual or sound related impact on the Cedar Rd. neighborhood.

Mr. Gould echoed Mr. Mabey's comments as related to the "buffering" efforts envisioned by the Town.

Mr. Gould addressed the fact that the Town had heard the concerns of the Cedar Rd. residents at a prior public hearing on this topic, referencing that Mr. Mabey had been in contact with Blake Chevrolet and Seacoast Harley concerning the noise being emitted from their businesses outside loudspeaker systems etc.

Mr. Gould also addressed the finances associated with this proposed building effort, citing proposed debt schedules for terms of 10, 15 & 20 years should the project be approved and bonded through the New Hampshire Bond Bank.

Ms. Patty O'Connor of Mill Rd. asked Mr. Mabey to describe envisioned traffic flow both to and from the proposed facility. Mr. Mabey did so, citing the fact that there are only four fulltime employees in the highway department.

Mr. Gould addressed a concern voiced by Cedar Rd. residents at a prior public hearing related to the possible devaluation of property due to a highway garage being built in the area. Mr. Gould explained that the Town had asked its new assessing firm, Municipal Resources, Inc. (MRI) to respond to this concern. He stated that MRI, drawing from their vast experience and New Hampshire based assessing knowledge, cited that there is likely to be little if any impact on property values due to a highway facility being constructed on the commercially zoned property owned by the Town.

Mr. Robert Gross asked how long the Town had owned the parcel of land being discussed. Mr. Mabey advised that the Town had owned the land for 25 +/- years and that the Town had received inquiries from parties interested in purchasing said parcel.

Mr. Robert Landman of Post Rd. spoke of the Cedar Rd. Bridge and the fact that it had been recently reconstructed. He spoke of the need, in his opinion, to eventually replace the bridge if rail service expanded in the future. He further discussed the possibility that the highway garage could become isolated at the end of Cedar Rd. should the bridge become decommissioned.

Mr. Gould addressed Mr. Landman's comments, citing that they included many intangibles and unsupported claims.

Mr. Landman discussed the idea of using the services of an architect.

Mr. Ben Gerkin, 23 Mill Rd. spoke of the time when the bridge was out of service. He expressed concern regarding the signage that has been placed since Home Depot was built.

Mr. Gould stated that the Board has discussed the possibility of placing alternate traffic controls to aid in traffic flow etc. Mr. Gould clarified the Board is focused on safety and aiding local residents.

Mr. Shep Kroner, 5 Cedar Rd. (Planning Board Vice-Chair) stated that he took issue with statements citing that the Municipal Facilities Advisor Subcommittee (MFAS) endorses this plan as the MFAS is a subcommittee of the Planning Board and not a stand-a-lone committee.

Mr. Gould advised those in attendance that the Board had considered three sites in this effort, keeping in mind the desires of the voters as expressed at last year's deliberative

session and annual Town vote. The sites explored included, Cedar Rd., Cherry Rd. and 205 Lafayette Rd. He spoke further about the fact that Cherry Rd. does not meet the mandates imposed by the citizens last year and that the costs associated with 205 Lafayette Rd. are simply prohibitive.

Mr. Gould stated that the Board believes that if Cedar Rd. does not work out for this effort, the Board will move to sell the parcel of land on Cedar Rd. and work toward purchasing a parcel of land on Rt. 1, probably for one million or more dollars.

Mr. Gross inquired about the feasibility of expanding the current municipal building site on Atlantic Ave. so as to accommodate the highway department. Mr. Gould provided an overview of the current highway facility, pointing out that the facility is more than 80 years old and does not have a bathroom. He cited that often times there is standing water on the garage floor where employees are expected to stand or lie while repairing equipment and/or operate tools etc.

Mr. Gross inquired as to the value of all public works related equipment. Mr. Robert Strout, Road Agent, responded approximately \$290,000 or more.

Mr. Landman, Post Rd. further discussed the traffic flow in relation to the Cedar Rd. Bridge. He stated that he believes that one-way at a time travel across the bridge would be effective.

Mr. J.D. Fosberg, 27 Cedar Rd. asked if the Town would be changing the oil of vehicles on the Cedar Rd. site. Mr. Strout replied, "yes". Mr. Fosberg asked about bonding, inquiring as to why the Town is seeking bonding information now, citing that the "process seems out of sync". Mr. Gould advised all in attendance that the hearings being conducted by the Town are requirements of the RSA's and are not to be considered presumptuous.

Mr. Gould explained the many issues facing the Board as they work to find the best possible site for locating the highway garage.

Mr. Shep Kroner asked if the project would be brought before the Planning Board. Mr. Gould responded in the affirmative.

Mr. Forsberg advised that he will do all he can to prevent this project from going forward.

Ms. Jean Robinson, Atlantic Ave., inquired about sight lines and related distances in relation to the projects proposed driveway and its relationship to the Cedar Rd. Bridge.

Mr. Jonathan Kimball, 25 Cedar Rd. asked about construction and the use of a crane while considering the projects proximity to the airfield. Mr. Gould stated that the Town would be working closely with the airfield, the FAA and the New Hampshire Department of Transportation, Department of Aeronautics.

Mr. Kimball asked about the amount of asphalt that will be used on the proposed site, expressing his concern related to “runoff” that might impact wetlands.

Mr. Kimball expressed concern related to the runoff of salt that might infiltrate local wells.

Mr. Strout explained that the salt and sand storage facility would be constructed in accordance with EPA guidelines, guidelines that address runoff containment.

Mr. Kroner asked about insuring employees that would be working in the flight path of planes flying in and out of the airport.

Ms. O'Connor inquired about other possible properties for this effort. In turn, Ms. O'Connor stated that she did not believe that Cedar Rd. is the best site for this project but acknowledged the great amount of due diligence performed by the Board and Town officials et al.

Mr. Rineman inquired of Mr. Landman as to ownership of the Cedar Rd. Bridge. Mr. Landman stated that the State owns the bridge and that it was recently repaired for the duration of 15-20 years. Mr. Rineman asked if the bridge could be outfitted with “outriggers”, a device installed for pedestrian traffic. Mr. Landman replied “yes”. Mr. Rineman asked if the bridge could be widened to better accommodate traffic. Mr. Landman replied that it probably could but at a great expense to the Town. Mr. Rineman suggested that as the State owns the bridge, the State should pay to widen it.

Ms. Rita Dow of 104 Woodland Rd. asked Mr. Strout about the pricing of the proposed new building. Mr. Strout outlined the building costs, including anticipated work related to site development, water line extension and oil & water separators equipment etc.

With no other questions or comments to come forward, Mr. Gould closed the bond hearing at 8:03 p.m.

The Board engaged in discussion concerning the proposed project.

Motion / Vote: Mr. Rineman made a motion to propose a warrant article to read,

To see if the municipality will vote to raise and appropriate the sum of nine hundred fifty thousand dollars (\$950,000) for the construction of a new highway garage and maintenance facility of approximately 8,000 square feet, and a salt and storage shed to be located on Town owned property on the east side of Cedar Road known as Tax Map 007, Lot 048, and to authorize the issuance of not more than \$950,000 of bonds or notes in accordance with provisions of the Municipal Finance Act (RSA 33) and to authorize the Selectmen to issue and negotiate such bonds or notes and to determine the rate of interest thereon; furthermore, to raise and appropriate \$27,000 for the first interest payment. 3/5 vote required for passage of this article. Ms. Creighton seconded the motion.

The vote was unanimous and so moved. 3-0.

B. Country Club Estates (CCE) Homeowners Association – Mr. Gerry Billadeau Presenting

Mr. Billadeau provided an overview of the to-date work performed by the Town last summer. He cited that he believes the entrance to his development still appears “shabby” despite the efforts of the Town and the residents of CCE.

Mr. Billadeau requested the Board consider budgeting between \$5,000 and \$10,000 to improve the entrance to CCE. Mr. Gould advised Mr. Billadeau that this request would require a warrant article. Mr. Billadeau stated that he feels a bit “mislead”, believing that the Town could designate money for this effort. Mr. Strout advised the Board that he has performed considerable amounts of work in an effort to assist Mr. Billadeau and the residents of CCE.

Both Mr. Strout and Mr. Pardue provided their recollection of the conversations between them and Mr. Billadeau. Mr. Pardue also thanked Mr. Billadeau for his public compliments concerning Mr. Strout’s efforts to improve the aesthetics of CCE.

Mr. Gould suggested that Mr. Billadeau consider bringing forward warrant article language for this effort. Mr. Billadeau stated that he is not “interested” in this approach at this time.

C. Dedication of Annual Report

Mr. Gould stated that he feels the Town should honor Ms. Beverly Frenette as it considers dedicating the 2004 Annual Report.

Mr. Rineman and Ms. Creighton echoed Mr. Gould’s comments.

Motion / Vote: Mr. Gould made a motion to dedicate the 2004 Annual Report to Ms. Beverly Frenette. Ms. Creighton seconded the motion. The vote was unanimous and so moved. 3-0.

D. Discussion of Reverting to “Traditional” Town Meeting

Mr. Gould stated that since the Board had voiced an interest to move from the current SB-2 meeting style to the “traditional style” of meeting, the Board had received a communiqué signed by the Chief of Police, Fire Chief and Road Agent asking the Board to reconsider such a change. The Board acknowledged that the department heads had made some very good points in their memorandum, citing the SB-2 provisions affords many more voters the opportunity to vote as opposed to the reduced number of voters that attend a “Traditional” style meeting.

Mr. Rineman pointed out the advantages associated with each style of meeting.

Mr. R. Robinson, Chair of the Budget Committee, spoke in favor of maintaining the SB-2 meeting style.

Mr. Gould suggested the Board withdraw their consideration for supporting a move to the "Traditional" meeting style.

Ms. Creighton stated her support for maintaining the SB-2 meeting style, citing that in her opinion it reflects the best democratic approach available to voters.

The Board discussed the importance of using technology to keep voters increasingly informed.

Motion / Vote: Mr. Gould made a motion to reconsider the Board's earlier discussion to move from the current SB-2 style of meeting to a traditional style of town meeting. Ms. Creighton seconded the motion. The vote was unanimous and so moved. 3-0.

E. Review and Adoption of 2005-2006 Default Budget

Mr. Gould read aloud the figures associated with the proposed budget and those associated with the default budget.

Board proposed budget:	\$4,395,472
Default budget:	<u>\$4,353,277</u>

Motion / Vote: Mr. Rineman made a motion to adopt the default budget as presented. Ms. Creighton seconded the motion. The vote was unanimous and so moved. 3-0.

I. Questions and Comments Related to Above Topic Areas

Ms. Pat Dodge, Chair of the Mosquito Commission, stated that she will be presenting a warrant article for \$55,000 to provide mosquito control without street spraying.

Ms. Dodge stated that the Committee has been investigating the work of the two contractors in the area that provide mosquito control. She states she feels the Commission is in an excellent position to make a determination on which contractor to use for such service.

Mr. Robbie Robinson presented the Board with a citizen's petition that seeks to move the responsibility of developing the default budget from the Board of Selectmen to the Budget Committee.

IV. Administrators/Business

A. Town Administrator's Report

1. TA – Budgets and warrant articles.
2. TA – The Town Hall will be winterized as soon as possible.
3. TA – Experienced an accounting system software failure last week – had to have a Novell Network specialist fix failure – dodged a major loss of data.
4. Rec - Fifteen participants in the Bradford Ski Area program.
5. FD – New ambulance “punch list” being addressed this week – old ambulance to leave this week too due to it having been traded-in to aid in reducing the price of the new ambulance.
6. PWD – Mr. Dick Robinson, landlord of 205 Lafayette Rd. met with Road Agent Strout to voice his concern over the PWD trucks tracking sand and salt into the garage bays of said facility.

B. Correspondence

Mr. Pardue distributed to the Board a letter received at the Town Office from Robert and Laura Milliken citing the Williams' “opposition to the proposed cell tower on Chapel Road”.

The Board received the letter.

The Board received a letter from Barrymore Designs complimenting the efforts of CEO Richard Mabey and Planning Board Administrator Krystina Arrain. The letter served to commend both employees for their efforts in assisting Barrymore Designs in the Planning Board review process.

The Board asked Mr. Pardue to express their appreciation to Mr. Mabey and Ms. Arrain for a job well done.

C. Approval of Minutes

December 20, 2004 – AM Public Session
December 20, 2004 – PM Public Session

Motion / Vote: Ms. Creighton made a motion to accept the meeting minutes of 12/20/04 AM public session and 12/20/04 PM public session as written. Mr. Rineman seconded the motion. The vote was unanimous and so moved. 3-0.

December 27, 2004 - Public Session

Motion / Vote: Mr. Gould made a motion to accept the meeting minutes of 12/27/04 as written. Ms. Creighton seconded the motion. The vote was unanimous and so moved. 2-0.

D. Payroll

The Board signed off on payroll forms.

E. Manifest

The Board reviewed and signed off on manifest forms.

F. Other Business

Mr. Rineman advised the Board of the proposed street names for Greystone Village.

IV. Adjournment

Being no further business to come before the Board, Mr. Rineman made a motion to adjourn at 9:27 p.m. Ms. Creighton seconded the motion. The vote was unanimous and so moved. 3-0.

Respectfully submitted,

Michael Pardue
Town Administrator