



TOWN OF NORTH HAMPTON, NEW HAMPSHIRE  
**SELECT BOARD**  
**APPROVED MINUTES**

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REGULAR MEETING – AUGUST 27, 2012 –7PM  
NORTH HAMPTON TOWN HALL

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*These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.*

**1. Non-Public Session Pursuant to RSA 91:A-3 II (a,b,c) 6:15 PM– Executive Conference Room**

**2. Call to Order**

Chair Maggiore called the meeting to order at 7:05 PM. Those in attendance were Selectman Wilson, Selectman Miller and Town Administrator Fournier.

Chair Maggiore invited those in attendance to join in the Pledge of Allegiance.

**Motion by Selectman Miller to seal the minutes of the Non-Public Session. Seconded by Selectman Wilson. Motion carries 3-0.**

**3. Approval of Minutes of Previous Meetings**

**3.1 Select Board Minutes of July 23, 2012**

**Motion by Selectman Wilson to approve the minutes of July 23, 2012 with editorial suggestions from the Select Board that may be accepted or rejected at the discretion of the Recording Secretary because none are considered substantive. Seconded by Selectman Miller. Motion carries 3-0.**

**3.2 Select Board Non-Public Minutes of July 26, 2012**

**Motion by Chair Maggiore to accept the minutes of the Non-Public Meeting of July 26, 2012 as written. Seconded by Selectman Miller for discussion.**

**Discussion:**

Selectman Miller noted that the minutes reflect that Selectman Wilson recused himself during the meeting.

**Motion carries 2-0 with Selectman Wilson abstaining.**

**3.3 Select Board Non-Public Minutes of August 9, 2012**

**Motion by Selectman Wilson to approve the Non-Public minutes of August 9, 2012. Seconded by Selectman Miller. Motion carries 3-0.**

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#### 3.4 Select Board Minutes of August 13, 2012

**Motion by Selectman Wilson to accept the minutes of August 13, 2012 with one emendation to line 298 changing the word “having” to “have.” Seconded by Selectman Miller. Motion carries 3-0.**

#### 3.5 Select Board Minutes of August 22, 2012

**Motion by Selectman Miller to accept the minutes of the August 22, 2012 meeting as emended. Seconded by Selectman Wilson. Motion carries 3-0.**

#### **4. Consent Calendar**

Selectman Miller stated that he had questions on items 4 and 5 on the Consent Calendar.

**Motion by Chair Maggiore to remove items 4 and 5 and place them under new business items 7.7 and 7.8. Seconded by Selectman Miller. Motion carries 3-0.**

**Motion by Selectman Wilson to approve items 1, 2 and 3 on the Consent Calendar. Seconded by Selectman Miller. Motion carries 3-0.**

#### **5. Communications to the Select Board**

*No items*

#### **6. Report of the Town Administrator**

Town Administrator Fournier introduced the new Building Inspector and Code Enforcement Officer, Kevin Kelley. Mr. Kelley worked in the towns of Hampton Falls and Epping prior to coming to North Hampton.

Mr. Kelley introduced himself and thanked the Select Board for giving him the opportunity to serve the residents and various boards of North Hampton.

Town Administrator Fournier stated that the West Nile Virus has been found in North Hampton and Dragon Mosquito will be spraying on Wednesday, August 29, 2012 at the Town Common, Knowles Field, Dearborn Park and North Hampton School.

Town Administrator Fournier thanked the Select Board for allowing him the pleasure of serving North Hampton for the past five years. He also thanked the community and stated that his departure was not an easy decision, however he felt it would be a great opportunity for him professionally.

Town Administrator Fournier thanked the staff for their hard work, dedication and professionalism in ensuring the community continues to run smoothly.

Chair Maggiore, Selectman Miller and Selectman Wilson each took a moment to thank Town Administrator Fournier for his service to the town, with Selectman Miller noting that if the Town Administrator was ever “looking for something to do during budget season,” he would be welcome to attend a Budget Committee meeting.

#### **7. New Business**

7.1 Replacement of Town Hall Front Door – Public Works Director Hubbard

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George Chauncey, member of the Town Hall Building Committee thanked other members of the committee, the Select Board, residents, Stephen Fournier, Red Mabey and the North Hampton Public Works department for their contributions in restoring the town hall.

Public Works Director John Hubbard explained to the Select Board that he had received three bids for the replacement of the front door of the town hall. The project would include the removal of the existing door and installation of a new mahogany entry door that is approximately 48" x 96" and would include all of the associated painting and period hardware.

Mr. Hubbard stated that over the past six months, a grant had been applied for to cover the cost of the new door, but they were unsuccessful in securing it.

Three proposals were received as follows:

➤ Robert J. LaCivita LLC	\$8,050
➤ Langley Construction Company	\$9,950
➤ Gray Construction, LLC	\$9,965

Mr. Hubbard stated that his recommendation would be to hire Gray Construction to complete the door as they have been working on the front of the building, and has great confidence that they will complete the job swiftly and efficiently.

Selectman Miller confirmed with Mr. Hubbard that the Historical Society was in favor of a mahogany door.

Selectman Wilson asked Mr. Hubbard if he knew of the reason why there was a \$1,600 difference in price between LaCivita and Gray, and asked why he would chose Gray over LaCivita.

Mr. Hubbard stated that he spoke with Mr. LaCivita briefly. Mr. LaCivita stated that he was out of the area at the time of the phone call, and would call Mr. Hubbard back when he returned. Mr. Hubbard stated that Mr. LaCivita did not return his phone calls, and he did not have the answer to the large difference in pricing.

Mr. Hubbard stated that the work that Gray Construction did on the front of the town hall was top notch quality work.

Selectman Wilson stated that the bid from Gray Construction was much more detailed and referenced repairing or replacing the casing on the door. The bid from LaCivita did not address this issue.

Mr. Chauncey stated that members of the Building Committee all agreed on Gray Construction, as they were very pleased with the work they have done thus far. Mr. Chauncey further stated that Langley Construction is not available for a long time, whereas Gray can begin the project immediately.

Mr. Chauncey stated that LaCivita did not return phone calls so they were unable to ask questions regarding whether or not he had included sill work in his bid.

Chair Maggiore stated because the town hall has historical significance, a "regular" door cannot be installed. The door has to be correct for the period, painted appropriately, and a lot of work must go into building the door so that the building maintains its historical integrity.

**Motion by Selectman Wilson to accept the terms of the proposal with Gray Construction, and to authorize the Town Administrator to execute a change order to proceed with the associated door replacement work. Seconded by Selectman Miller. Motion carries 3-0.**

7.2 2012 Paving Program Proposals – Public Works Director Hubbard

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Public Works Director John Hubbard stated that a warrant article was passed at the May 2012 Town Meeting that allowed for reconstruction and paving of North, Fern, Rockrimmon and South Roads. He outlined where the monies would be taken from in order to pay for the projects.

Mr. Hubbard stated that bids were received from Bourassa, Pike and Bell & Flynn, with Bourassa coming in with the lowest bid. Bids were as follows:

- Bourassa Construction, LLC \$342,480
- Pike Industries, Inc. \$344,940
- Bell & Flynn, Inc. \$346,500

Mr. Hubbard stated that he recommended authorizing Bourassa Construction, LLC.

**Motion by Selectman Miller to accept the terms of the paving proposal with Bourassa Construction and to authorize the Town Administrator to execute the agreement and proceed with the associated road work. Seconded by Selectman Wilson. Motion carries 3-0.**

#### 7.3 Truck Lease/Purchase for Public Works Department – Public Works Director Hubbard

Public Works Director John Hubbard distributed copies of an actual picture of the Ford F650 plow truck that is being proposed for purchase to the Select Board. He stated that the F650 has been difficult to locate as most dealerships in New Hampshire are no longer servicing or selling them. A bid went out and two were received with Ipswich Ford coming in lower over Minuteman Trucks. Ipswich Ford has the exact vehicle that the town is looking for in stock and on their premises.

Chair Maggiore asked about maintenance on the new vehicle, and Mr. Hubbard stated that there is a two year warranty.

**Motion by Selectman Wilson to accept the terms of the lease/purchase worksheet with Ipswich Ford/Key Government Finance, Inc., and to authorize either the Town Administrator or the Chair of the Select Board to execute the lease/purchase agreement for that purpose. Seconded by Selectman Miller. Motion carries 3-0.**

#### 7.4 Large Assembly Permit Application for LOCO Sports Marathon – Michael St. Laurent

Town Administrator Fournier stated that Mr. St. Laurent had come before the Select Board on March 26, 2012 and was granted approval to hold the marathon pending compliance with the Large Assembly Permit Application, should it pass at the May 2012 Town Meeting.

Mr. St. Laurent had submitted the application, and Town Administrator Fournier asked the Select Board to sign.

No further votes or action were taken.

#### 7.5 Abatement Recommendation for Property Located at Map 005, Lot 002 – Joseph Lessard

Joseph Lessard stated that an abatement application had been filed every year since the 2008 revaluation for the property located at 25 Willow Avenue. No relief has been granted at the local level, or from the Board of Tax and Land Appeals.

Mr. Lessard stated that in 2011 the applicant filed an appeal on the assessed value of \$3.9 million, and the taxpayer stated that he would not file an appeal in Superior Court if the town agreed to reducing the assessment of his property to \$3.4 million. If the town agrees to accept the offer, it would result in an abatement in the amount of \$8,171.64, plus interest because the tax bill has been paid.

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Selectman Wilson stated that the town has no data to indicate the assessed value should be \$3.4 million other than the appraisal done by the homeowners.

Chair Maggiore stated that the town does not have an appraisal to support the argument other than Mr. Lessard's suggestion.

Selectman Wilson asked Mr. Lessard if he had confidence in the relevance of comparable sales that were presented from the homeowner's appraiser.

Mr. Lessard stated he felt the sales that presented were not comparable. He further stated that the issue is the homeowner has not provided any separate evidence of its value as of April 1, 2011; they have only provided evidence of the value as of April 1, 2008.

Selectman Wilson stated on the basis of what has been presented, he did not feel that an abatement should be granted by the Select Board.

**Motion by Selectman Wilson to deny the Abatement request of Patrick and Karen Walsh for their property located at 25 Willow Avenue, Tax Map 005, Lot 002. Seconded by Selectman Miller. Motion carries 3-0.**

#### 7.6 Award of Oil/Propane/Sulfur Bids for 2012/2013

Chair Maggiore recused himself from this agenda item as one of the companies that have placed a bid, donates money to the softball team that he coaches.

Town Administrator Fournier stated that bids were received from five fuel oil companies for #2 fuel oil, Propane gas, and ultra low sulfur diesel fuel.

The bids were as follows:

	#2 Fuel	Propane	Sulfur
D.F. Richard	\$3.28/gal	\$1.68/gal +.38 over Plains Mktg.	No bid
Lamprey Energy	\$3.19/gal	No bid	Price @Irving Term +.20
Hartmann	\$3.15/gal	\$1.80/gal	.18 over daily rate
Irving	\$3.62/gal	\$1.93.6/gal	\$3.81/gal
Weber	\$3.51/gal	\$1.75.9/gal	\$3.72/gal

**Motion by Selectman Miller to award the bid for #2 Fuel Oil to Lamprey Energy at \$3.19 per gallon; the Low Sulfur bid to Weber at \$3.72 per gallon, the Propane bid to D.F. Richard at the lower of \$1.68 per gallon or .38 cents per gallon over Plains Marketing, and further to authorize the Town Administrator or the Chair of the Select Board to sign the documents. Seconded by Selectman Wilson. Motion carries 2-0.**

#### 7.7 Approval of Land Use Change Tax, Map 013, Lot 009\*

Selectman Miller asked for clarification on items 7.7 and 7.8.

Selectman Wilson stated the reason for Land Use Change Tax on Map 013, Lot 009 was because of a lot line adjustment that was recorded when the property was sold, and disqualified 14,329 square feet from current use classification.

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Selectman Miller stated that he now understood.

7.8 Approval of Notice of Intent to Cut Wood or Timber, Map 019, Lot 045\*

Town Administrator Fournier explained that the owner would be cutting approximately 2 acres of the 33.7 acres owned , and would be chipping all of the trees that are cut.

Selectman Miller stated that he understood, and wondered if there would be any clear cutting involved.

Town Administrator Fournier stated that he did not believe any clear cutting would be involved, and that it would be selective cutting which will help to minimize chances of forest fire.

**Motion by Selectman Wilson to approve item 7.7, Approval of Land Use Change Tax for Map 013, Lot 009, and to approve item 7.8 Approval of Notice of Intent to Cut Wood or Timber, Map 019, Lot 045. Seconded by Selectman Miller. Motion carries 3-0.**

*(Recording Secretary note: Items 7.7 and 7.8 were removed from the Consent Calendar and placed under New Business.)*

**8. Closing Comments**

8.1. Closing Comments by Visitors

8.2. Closing Comments by Select Board Member

The Select Board wished Town Administrator well in his new position in Newmarket, and thanked him for his service to the Town of North Hampton.

**9. Adjournment**

Chair Maggiore adjourned the meeting at 9:30 PM.

Respectfully submitted,

*Janet L. Facella*

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