



TOWN OF NORTH HAMPTON, NEW HAMPSHIRE

MEETING OF THE SELECT BOARD
APPROVED MINUTES

WORKSHOP – THURSDAY, 19 JUNE 2014 – NOON
TOWN HALL, 231 ATLANTIC AVENUE
NORTH HAMPTON, NEW HAMPSHIRE

Purpose: The purpose of this meeting is to discuss next steps for the Town Campus project.

1. Call to Order by the Chair, Mr. Maggiore.

Chair Maggiore called the meeting to order at 12:00 PM. Those in attendance were Selectman Miller, Selectman Stanton and Town Administrator Apple.

Chair Maggiore led the Pledge of Allegiance.

2. First Public Comment Session

Public Comment is an opportunity for residents to ask questions, request information and make comments on issues facing the Town. Individuals ordinarily will be given not more than three (3) minutes to speak, and people who have already spoken will be asked to wait until everyone has had the chance to speak once. The total time devoted to this agenda item is fifteen (15) minutes. Individuals who are not able to speak will be given first opportunity to speak during the Second Public Comment Session at the end of the Meeting.

3. New Business

3.1. Discuss next steps in the Town Campus process

Selectman Stanton reviewed the pros and cons of building new versus renovating. He stated the prudent thing to do would be to build a new public safety building on the Homestead Property. He further stated once the public safety complex is completed, the next project should be the library.

Selectman Stanton stated now that the Board is aware of the structural limitations with the fire station, they have an obligation to move forward.

Selectman Miller stated the exercise in reviewing renovation versus new has been worth it, and was very important.

Selectman Stanton stated modifications to the new building could be made at this point, and he would like to see the size of the building reduced, with one less bay for the fire department.

Chair Maggiore asked the Board how they would now like to proceed with the town campus process.

Motion by Selectman Stanton to propose the Town of North Hampton build a new Public Safety Complex on the property location known as the Homestead Property.

Selectman Stanton withdrew his motion.

Motion by Selectman Stanton to enter into Non-Public Session pursuant to RSA 91-A:3 (d). Seconded by Selectman Miller. Roll call vote: Maggiore – Aye, Miller – Aye, Stanton – Aye. Motion carries 3-0.

Motion by Selectman Stanton to come out of Non-Public session. Seconded by Selectman Miller. Roll call vote: Maggiore – Aye, Miller – Aye, Stanton – Aye. Motion carries 3-0.

Motion by Selectman Stanton to seal the minutes of the Non-Public session. Seconded by Selectman Miller. Motion carries 3-0.

The Select Board reconvened the public session at 1:00 PM.

Chair Maggiore asked Town Administrator Apple to read the motion made in the Non Public Session.

“Motion made by Selectman Stanton and seconded by Selectman Miller to authorize the Chair and the Town Administrator to continue discussions on the subject raised in Non-Public with an understanding that discussions should result in a proposal for the Board to consider by August 1, 2014.”

Motion by Selectman Stanton to go with a new Public Safety Complex and base it on the Homestead Property. Seconded by Selectman Miller. Motion carries 3-0.

Selectman Stanton offered the following proposals:

- Downsize from 4 bays to 3 bays;
- Reduction in the number of bathrooms from 2 to 1 gender non specific, handicap accessible in the public entry way;
- Move the mechanical room to where the proposed fitness room is, and locate the fitness room over the bay;
- Changing the outside façade of the complex to be more in line and attractive with the neighborhood

Selectman Miller stated he would like to involve others such as the police and fire chiefs as well as the architect before making any changes.

The Select Board discussed getting an estimate on the changes suggested by Selectman Stanton from Ron Lamarre, and what the proposed savings would be. The Select Board stated that Mr. Lamarre, as well as the two chiefs, should be invited to the June 30 Select Board meeting to discuss.

Discussion ensued regarding putting a cell tower on top of the public safety complex.

Selectman Stanton suggested having a backup plan should the warrant article not succeed.

Selectman Stanton suggested having only the Public Safety Complex on the warrant and then the next year have the library and town administration, because having everything done at once can sometimes lead to something falling by the wayside.

Chair Maggiore asked how the residents would feel if the project were bifurcated.

Susan Grant, Library Director stated she is concerned with splitting up the project, and feels that it shouldn't be an either/or scenario.

Chair Maggiore suggested having the Library Trustees attend the June 30 meeting.

Donna Etela stated she is also concerned with splitting the project in two and being stuck with dilapidated buildings that still must be maintained to some extent and going “to the well for a drink” twice instead of once. She further stated it would be far better for everyone involved to get on the same page and work together.

3.2. Discuss Assessor's Memorandum

The Select Board discussed an outstanding appeal that is pending on Map 002, Lot 036, and the request from the Contracted Assessor to perform an appraisal for 2012 and 2013.

Motion by Selectman Miller to authorize the Assessing contractor to perform the 2012 and 2013 appraisals in the case related to Map 002, Lot 036. Seconded by Selectman Stanton. Motion carries 3-0.

3.3. Appointment of Blasting Administrator, pursuant to Planning Board Blasting Regulation, Section III.C

Chair Maggiore stated that per Planning Board blasting regulations, the town must appoint a Blasting Administrator. Selectman Stanton stated he had done research and the Building Inspector was used 30% to 40% of the time in towns throughout the state. He further stated it was his opinion it was more amendable to the Building Inspector than the Fire Chief

in that there is a procedure that certifies there would be no other way other than to blast, and he felt the building inspector would know if something could be done in a different way.

Town Administrator Apple stated he would be hesitant to add any more duties to the building inspector's plate, and that the town has had the fire chief doing the administration for a period of time and is accustomed to doing it. He further stated the administrator is not someone that makes the decision on whether to blast or not, he or she is someone that administers or enforces the blasting regulations.

Motion by Selectman Stanton to appoint Fire Chief Dennis Cote as the Blasting Administrator. Seconded by Selectman Miller. Motion carries 3-0.

Motion by Selectman Stanton that the Blasting Administrator consult with the Building Inspector as necessary during the course of his duties. Seconded by Selectman Miller. Motion carries 3-0.

- 3.4. Non-Public Session I: Pursuant to RSA 91-A:3, II(d)(consideration of the acquisition, sale, or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community). Note: The Board will proceed with all public items on its agenda, and then recess to the Executive Conference Room to conduct the non-public session. If there is no other public business, the meeting will be adjourned at the Executive Conference Room and the Board will not return to the Town Hall.

(This item was moved up on the agenda under Item 3.1)

4. Any Other Item that may legally come before the Board

The Board reserves the right to take action on any item relative to the prudential administration of the Town's affairs which circumstances may require.

Town Administrator Apple presented the Select Board with two abatement items that came in after the agenda had been posted.

Motion by Selectman Stanton to accept the abatement recommendation for Map 013, Lot 071-005C as presented. Seconded by Selectman Miller. Motion carries 3-0.

Motion by Selectman Stanton to approve the abatement of \$1,170.48 for tax Map 005, Lot 025 as presented. Seconded by Selectman Miller. Motion carries 3-0.

Motion by Selectman Stanton to authorize the Town Administrator to sign the audit contract agreement with Melanson Heath. Seconded by Selectman Miller. Motion carries 3-0.

The Town Administrator discussed renovations of the Town Administration offices. Ross Bisplinghoff has submitted a proposal to do the work in the amount of \$5,250. He also stated another option would be to allocate the executive conference room as the finance office, and have meetings in the Mary B. Herbert Conference Room.

Motion by Selectman Miller to approve the work proposal submitted by Ross Bisplinghoff of \$5,250 for materials and labor to construct walls inside the existing offices. Seconded by Selectman Stanton. Motion carries 3-0.

Town Administrator Apple discussed the merit pool and the COLA for non represented employees.

Motion by Selectman Miller to raise the present wage study by the amount of inflation of 1.56%. Seconded by Selectman Stanton. Motion carries 3-0.

Chair Maggiore apologized to Selectman Miller if he miss communicated or wrongly accused him of giving the impression of potentially taking the prior Select Board meeting "down the wrong road," and that he knows Selectman Miller only acts in the town's best interest.

5. Second Public Comment Session

See Item 2, above.

6. Recess to Executive Conference Room for Non-Public Session I

7. Adjournment

Chair Maggiore adjourned the meeting at 2:30 PM.

Respectfully submitted,

Janet L. Facella
Administrative Assistant