



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

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MONDAY, OCTOBER 6, 2014 7PM  
NORTH HAMPTON TOWN HALL  
231 ATLANTIC AVENUE

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**1. Call to Order**

Chair Maggiore called the meeting to order at 7:00 PM. Those in attendance were Selectman Miller, Selectman Stanton, Town Administrator Apple, Victoria Kilroy, James Sununu, Tamara Le, David Sarazen, Henry Marsh, Bill Hickey, and Richard Boardman.

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.

Casey O’Kane, 47 Atlantic Avenue asked the Select Board if anyone had reviewed the easement for the “Lamprey Property” across the street from him, as he feels that the easement restrictions have not been followed.

Town Administrator Apple stated a building permit was issued to move the barn on that property and was reviewed with Chris Ganotis, Chair of the Conservation Commission as well as the Building Inspector. Town Administrator Apple stated that Mr. O’Kane should contact Mr. Ganotis as he would be the appropriate person with the knowledge and understanding of the easement.

Mr. O’Kane stated he had tried to get in touch with Mr. Ganotis but had not heard back from him. Chair Maggiore offered to take his questions to the next Planning Board meeting to see if he could find answers for him.

**3.1 Joint Meeting with North Hampton School Board**

Chair Maggiore stated the intent of the joint meeting was to go over important issues that involve not only the town and the school, but the entire community.

**3.1.1 Gas Line**

Chair Maggiore spoke about the potential of switching the school from oil to natural gas, and the proposed gas line that would come off of Route 1 and go east on Atlantic Avenue. He further spoke about the initial costs and the potential of hooking the proposed town campus into the line. A discussion on cost savings to both the town and school from switching over to gas was discussed.

Ms. Kilroy stated a Warrant Article was created last year for a non lapsing fund for the gas line, with an initial amount of \$25,000.

### 3.1.2 Cell Tower

Town Administrator Apple stated Brian Orlandi of Varsity Communications, cell tower consultant, is of the opinion after a site walk on the proposed location of a tower at the school, falls within the FAA cone. A 45 to 60 foot tower could possibly be constructed on the property, but it would not address the public safety concerns that have been raised in terms of being able to get the signal all the way to the beach.

Town Administrator Apple stated he, Chief Page, Deputy Chief Maddocks and Brian Orlandi of Varsity Communications also visited another potential site for a cell tower located at 168 Mill Road, but there are access issues through the land owned by Lori and Ronald Cotter. Mr. Orlandi has agreed to review the site and determine the ideal point of access.

### 3.1.3 School Resource Officer

Richard Boardman, Vice Principal of North Hampton School spoke of the benefits of having a School Resource Officer (SRO). He stated he has worked in schools before North Hampton where they did have a SRO, and it helps with relationship building and communication. When looking at what the school wants to provide in the future for the children in the community having a SRO provides somebody in which kids can begin to develop relationship with the lasts long after the kids leave North Hampton School. He further stated if a significant crisis were to occur in the school, it would be a benefit to have a SRO who can be a liaison in the school between the police department and the town adds instant value to the position.

Chief Page stated one of the difficulties he has is what he believes the role of the SRO should be, and what Mr. Boardman, the School Board and everyone else envisions the role to be.

Chief Page stated it is important to note that this is not just a police officer that can be pulled off of the street and put into the school to walk through the hallways during school hours. He further stated he wanted to design the position in the same way as the last SRO, and he feels this is moving in a positive direction.

Chief Page stated his philosophy for the SRO would be one that is taken from a friendly approach with the children, and not one of discipline. He further discussed the training required for the SRO as well as an oral board he/she would undergo before becoming a DARE Officer.

Chief Page stated it is important to note that the SRO must be certified and work under the Police Department policies, and the importance of his control over those policies.

Chief Page spoke about the duties involved, as well as budgeting and funding of the position. He stated he would like to start at a 20 hour per week program at the school and ease into a 40 hour a week program.

Chief Page stated at one point in time the police department had a pay scale that held onto police officers, but that is not the case any longer. Employees are now signing a three year contract and then leaving to go to another agency where the pay is better.

The School Board discussed a time frame for having a SRO in place and Chief Page stated it would probably be sometime toward midsummer for the next school year.

Discussion ensued regarding grants that have or could be applied for, and the status of a current DARE officer.

### 3.1.4 Municipal Project

Chair Maggiore gave a brief overview on the proposed town campus project which will include a new police and fire safety center, a new library, and renovated town offices. The project did not pass last year as it received 51% of the vote whereby 60% was needed.

Chair Maggiore stated that through a survey that was put out by the Library Trustees, it was clear that the voters wanted to have a choice of choosing between the safety complex or a new library or for both. Residents felt last year that they weren't given choices.

Proposals that were sent out this year, are the same that were presented last year with the public safety complex being built on the "Homestead Property" on one warrant article, and the library being built where the current fire station is on a second warrant article.

The Select Board spoke about the structural report of the fire department, and although it cost money to have done, they now know for certain just how unsafe the building is.

Ms. Kilroy stated she is concerned there may be voters that did support the entire project on one warrant article last year, that may not approve of splitting the project into two warrants because they supported a unified approach, and the potential of losing "yes" votes.

Selectman Miller stated it is important to note that the Select Board want both warrant articles to pass and will work very hard to make that happen.

Questions regarding two warrant articles, guaranteed maximum price, bonding, terms of bonding, and integrating a technology center into the library.

### 3.1.5 Budget Process

Ms. Kilroy stated that the North Hampton School Board has not yet received the budget from SAU #21. They are expected to be available by the end of the week. The School Board will then initiate their meeting schedule.

Selectman Stanton stated the importance of open communications amongst the boards and budget committee, as well as everyone being open to ideas.

Chair Maggiore asked Chief Page to give an update on the recent school evacuation drill.

Chief Page stated for the first time conducting this type of offsite evacuation, it went very well. He stated the total time for the evacuation was 24 minutes for the entire school to walk from the school to the fire station.

Mr. Boardman thanked Chief Page and his staff for their support and guidance throughout the drill as it was in invaluable experience. He further stated he was pleased to see that the entire school and staff only took up 2/3 of the space in the fire station, as there had been a question as to whether or not there would be enough room or if they would have to use both the fire station and the town hall. He stated the students ranged in age from 3 years old to 14 years old, and they did a fantastic job.

Chair Maggiore adjourned the meeting for a brief recess at 8:15PM.

Chair Maggiore reconvened the meeting at 8:20PM.

### 3.2 Open and Discuss Bids for Construction Manager

Chair Maggiore stated the town had received four bids for construction manager. The firms that submitted proposals were: Bonnett, Page and Stone; Milestone Engineering and Construction, Bauen Corporation and Ricci Construction.

Town Administrator Apple prepared a spreadsheet comparing the companies proposals and the Select Board reviewed.

Selectman Miller stated that BPS and Ricci are closer to the price that they want to be at compared to the price of Milestone and Bauen.

Selectman Stanton stated that in terms of cost, he would narrow it down between BPS and Ricci. He stated that he did have a problem with the fact that Ricci would be both the project manager and the superintendant as well as the fact that he is president of the company. In the BPS proposal, they have broken out the project manager and superintendant separately. Therefore Selectman Stanton stated he would be in favor of BPS over Ricci because of project management.

Chair Maggiore stated there is consistency with all of the company's proposals in the quality of their work. He stated that he would not be able to vote on Bauen or Milestone based on their costs compared to that of BPS and Ricci.

Chair Maggiore asked Town Administrator Apple for an update on the Route 1 options for a public safety department.

Town Administrator Apple stated there were three sites being looked at on Route 1. The first potential site was Town owned land near the Acura dealership, but will not work because it is conservation land and it is wet.

A second parcel of land on Route 1 located at Christine's Crossing doesn't appear that the town would be able to come to terms with the owners because it wouldn't be fair to the taxpayers in terms of an abatement and relating that abatement to the value of the land. The value of the land does not support the abatement measure, and the landowners of that property have stated they would like a full abatement despite the value of the land, and would be a requirement for going forward. Town Administrator Apple stated he felt there is little left to recommend.

A third piece of property north of Rite Aid is residential property that totals five acres. The town offered an amount for two of the acres and it was declined. He further stated his recommendation to the Select Board regarding an additional \$500,000 to \$700,000 cost is that it is too significant to the cost of the project and is much more than what had been envisioned. He further stated it also brings land off of the tax rolls and the board has heard much criticism of doing that. The Harvey property on Route 1 was discussed with the owners, and the offered price was quickly rejected by the owners.

**Motion by Selectman Stanton to drop Track II, and proceed with Track I. Seconded by Selectman Miller. Motion carries 3-0.**

Lauri Etela, Exeter Road stated a standard construction management contract would involve a principle of the company as being in charge. The job during construction should have a full time superintendent. He further stated it is not unusual for a smaller company such as Ricci to have the owner as project executive and the estimator.

**Motion by Selectman Miller to appoint John Ricci, Ricci Construction as Construction Manager for the North Hampton Town Campus project which includes all of the campus design. Seconded by Chair Maggiore. Motion carries 3-0.**

### 3.3 Discuss Recommendation from Heritage Commission Regarding Discretionary Easement Policy

The Select Board spoke at length with Donna Etela and Cynthia Swank about a policy they have been working on for a Discretionary Easement Policy.

Selectman Stanton asked if the Heritage Commission could take the Select Board's draft policy and make whatever changes are necessary.

Donna Etela stated that the New Hampshire Preservation Alliance is in the process of developing policies and procedures for all towns in New Hampshire to use that all towns could adapt to their needs. She further stated

instead of spending all kinds of time rewriting a new policy, she would like the Select Board and the Heritage Commission to sit down with the copy from the New Hampshire Preservation Alliance and review and adopt that.

**Motion by Selectman Stanton to adopt the Heritage Commission recommendations from their minutes of September 25, 2014. Seconded by Selectman Miller. Motion carries 3-0.**

### 3.4 Discuss Charge of Rails to Trails Delegation to Rockingham Planning Commission

Chair Maggiore stated he had been approached by Paul Cuetara regarding the formation of a Rails to Trails committee. Mr. Cuetara stated Lee Brooks, Jeff Hillier and Chris Ganotis are very interested in serving on the committee.

Chair Maggiore stated the charge of the committee would be to represent the Town of North Hampton at the state level and at the Rockingham Planning Commission meetings in the Rails to Trails Scenic Byway initiatives currently being investigated for the Pan Am rail line running from Seabrook to Portsmouth.

*(Secretary's Note: Cynthia Swank and Donna Etela were giving advice from the audience, but could not be heard as they did not go to the microphone to speak.)*

Selectman Stanton asked who the committee would report to, and Chair Maggiore stated they would report to the Select Board.

**Motion by Selectman Stanton to establish a Rails to Trails subcommittee with the charge as previously quoted by the Chair, effective immediately. Seconded by Selectman Miller. Motion carries 3-0.**

**Motion by Selectman Stanton to nominate Paul Cuetara for a term of three years from 2014 to 2017; Chris Ganotis for a term of two years from 2014 to 2016; Lee Brooks for a term of one year from 2014 to 2015; and Jeff Hillier for one year from 2014 to 2015. Openings will be made available for other people if they volunteer. Seconded by Selectman Miller. Motion carries 3-0.**

### 3. 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

Selectman Stanton stated that the Finance Director had prepared a spreadsheet as to the status of the overlay funds and the accrued time. Selectman Stanton suggested passing this information on to the Budget Committee.

### 4. Consent Calendar

- 5.1 Accounts Payable Manifest for 09/25/2014 in the amount of \$1,040,005.07
- 5.2 Accounts Payable Manifest for 10/02/2014 in the amount of \$75.00
- 5.3 Payroll Manifest for 09/25/2014 in the amount of \$85,573.64
- 5.4 Payroll Manifest for 10/02/2014 in the amount of \$63,070.53
- 5.4 Abatement Approvals for Map 002, Lot 041 For 2010, 2011 and 2012

**Motion by Selectman Stanton to approve the Consent Calendar as presented. Seconded by Selectman Miller. Motion carries 3-0.**

### 5. Town Administrator's Report

Town Administrator Apple briefed the Select Board on the status of the Stone Building and stated there has been a change order in the amount of \$1,049 as a result of rot underneath the existing back door.

The Carbon Monoxide system will be installed and operational at the Department of Public Works by October 20, 2014.

All submissions of invoices from the lightning strike of July 3, 2014 have been submitted to the adjuster and the adjuster has recommended payment to Primex.

The Select Board spoke about the presentation they will be giving on the proposed town campus to the North Hampton Business Association as well as PAL.

**6. Second Public Comment Session**

*None*

**7. Adjournment**

Chair Maggiore adjourned the meeting at 10:00 PM.

Respectfully submitted,

Janet L. Facella  
Administrative Assistant