



**TOWN OF NORTH HAMPTON  
SELECT BOARD APPROVED MINUTES**

---

SPECIAL MEETING – 19 MARCH 2015 – NOON  
NORTH HAMPTON TOWN HALL  
231 ATLANTIC AVENUE  
NORTH HAMPTON, NEW HAMPSHIRE

---

Purpose: The purpose of the Special Meeting is to discuss a survey regarding failure of the facilities warrant article and to discuss the water damage to the Library.

**1. Non-Public Session, Pursuant to RSA 91-A:3, II (d) – 1:00 PM**

**2. The Call to Order by the Chair**

Chair Maggiore called the meeting to order at 12:10 PM. Those in attendance were Selectman Miller, Selectman Stanton and Town Administrator Apple.

Chair Maggiore stated the Select Board had not had their organizational meeting yet, therefore he would remain Chair and Selectman Miller, Vice Chair.

Chair Maggiore stated Library Trustee Kelly Parrott was joining the meeting via teleconference.

Chair Maggiore led the Pledge of Allegiance.

Chair Maggiore stated the March 10 election had over 1,200 residents that voted, with all of the ballot issues passing except the town campus. He stated one of the reasons for the special meeting was to discuss several issues with the library building due to water leaking into the building.

Chair Maggiore asked to have Agenda item 4 moved to the first item on the agenda. All Select Board members agreed.

Town Administrator Apple stated the library has had significant leaking from approximately  $\frac{3}{4}$  of the circumference of the roof. He stated after the leaking began, Servpro came in to clean the library and installed plastic sheeting to isolate the worst areas to try and make sure to prevent mold growth.

Town Administrator Apple stated the most significant issue aside from the structural issue is the potential for mold growth. In January, 2014 the library commissioned a company to test for mold and it was determined there was no overall threat or unacceptable levels.

Town Administrator Apple stated it is his recommendation to the Select Board to retain that same company to do an additional study.

The next issue Town Administrator Apple discussed was the issue with the library's roof. The roof is prone to ice damming and a proposal was distributed to the Select Board regarding the replacement of the roof. He further discussed the replacement of the roof versus a redesign of the roof, and whether or not the library would have to close or located temporarily to another space.

Selectman Stanton suggested repairing the leaks rather than the replacement of the roof, and suggested obtaining a proposal to fix the leak.

Kelly Parrott stated some of the insulation was wet, and wanted to know if that would be part of the initial assessment.

Public Works Director John Hubbard suggested having a professional look at, and give an assessment of the roof.

Building Inspectors Kelley and Bosworth gave their opinions on what that felt should be done. An estimate given to them regarding a test for mold at the library was \$400 to \$700 with both inspectors recommending having this done. Mr. Bosworth stated insulation and proper venting need to be corrected, as he felt this was the primary reason for the ice dams. Inspector Kelley stated the shingles have outlived their life expectancy and they were the improper type of shingles to begin with.

The Select Board discussed where the money would come from to make the necessary repairs. Town Administrator Apple noted there is currently less than \$40,000 in the Building Maintenance Fund. He further suggested that the Building Inspector and Public Works Director create a Request for Proposal that would fix water from entering the building, and then contract with REW to ensure there is not a mold problem.

Kelly Parrott stated she would like to move forward immediately with the air quality testing for mold. She further stated library monies are earmarked for major renovations or construction of a new library and could not be used for repairs such as the ones discussed.

**Motion by Selectman Stanton to empower the Town Administrator to enter into a contract with REW Environmental to test the air quality in the North Hampton Public Library. Seconded by Selectman Miller. Motion carries 3-0.**

**Motion by Selectman Stanton to have the Director of Public Works and the Building Inspector draft a proposal for a RFP designed to ensure that water does not enter the building with whatever available commercial guarantees are available on the market. Seconded by Selectman Miller.**

**Discussion:**

**Public Works Director Hubbard stated before a RFP is produced, a few different contractors should be contacted to look at the roof and tell them what needs to be done.**

**The Select Board agreed.**

**Motion carries 3-0.**

Kelly Parrott stated to the Select Board there is also another important issue and that is the holes and cracks in the library parking lot that need to be fixed as they are a liability for the town.

Town Administrator Apple stated at the last Select Board meeting there was some consensus to have a meeting and devote a significant amount of time discussing the situation at the Hampton Rod and Gun Club. The consensus of the Select Board was to get all of the parties involved at the meeting. He further stated he spoke with the Department of Environmental Services and they would not be able to have someone from their offices attend the meeting on March 23, and asked the Select Board if they would still like to have this as an agenda item.

Selectman Stanton stated he would like to have all of the "players" in the room at the same time.

Selectman Miller disagreed, and stated the town's interests may not be the same as the DES, and he would like to see a professional interpret what is going on.

Chair Maggiore asked the other members if they could move this discussion to the end of the discussion in order to discuss the draft survey, as there were most likely people in attendance to discuss that rather, than listen to them discussion the gun club.

**3. Discuss Survey Draft**

Chair Maggiore stated Selectman Stanton had drafted a possible survey and had distributed it to the board members.

Selectman Stanton stated the thought was to ask people why they voted no in order to find out what needs to be done in the future.

Chair Maggiore spoke to the draft survey and the last question on it, and thought it would be a good idea to have a meeting, or form a committee and ask why the resident had voted no, and if they voted no, could they give suggestions or ideas on what they felt be done to move the project forward.

Selectman Stanton read his proposed questions on the survey.

Kathleen Kilgore stated she disagreed with distributing another survey that would be the same as last year, and the way in which it is to be distributed. She stated there are many residents who do not have internet access and would not be able to respond. She further suggested having a town forum where everybody be allowed to speak regardless of his or her opinion and perhaps even invite the Town Moderator to keep things in order.

Wally Kilgore stated he agreed that there must be other options and there must be room for compromise on the Select Board. He further stated he is very much in favor of a new library. Mr. Kilgore asked the Select Board to consider compromise on such an expensive project and be willing to listen to the residents that voted no.

Donna Etela stated within the 40% to 50% of residents that voted no, there are probably many variations on why they voted no, and just as many variations on the people that voted yes. She further stated there should be a conversation to listen to the voters and let them tell the board how they feel, rather than asking those questions through a survey.

John Savastano stated he felt it was insulting to ask someone why or why not they voted a certain way, and maybe the focus should be on the 2,200 residents that did not vote, and to ask them why they didn't. He further suggested planning a phased approach.

**4. Discuss Water Damage to Library**

*(This item was moved to item 1 on the agenda.)*

**5. Any other item that may legally come before the Board**

Selectman Stanton stated that Ryan Cornwell had done a superb job on the internal controls policy and asked if it would be on the agenda Monday evening, March 23.

Selectman Stanton stated one of the policy decisions contained in the internal control talks about allowing elected or appointed officials to participate in the town's health and dental insurance, and asked the question of whether or not that effects the town's rates.

Discussion ensued regarding the March 23 agenda items and whether or not the Hampton Rod and Gun Club would be on the agenda, with Selectman Miller stating he would like to move forward in hiring an expert to advise the Select Board on this issue, and Selectman Stanton stating he would like to wait for a report from the DES.

Chair Maggiore stated the Hampton Rod and Gun Club would be on Monday evening's agenda.

**6. Adjournment**

Meeting adjourned at 2:00 PM

Respectfully submitted,

Janet L. Facella