



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

---

REGULAR MEETING - JUNE 8, 2015 -7PM  
NORTH HAMPTON TOWN HALL  
231 ATLANTIC AVENUE

---

**1. Call To Order**

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

Chair Maggiore led the Pledge of Allegiance.

Chair Maggiore stated he would be changing the order of the agenda, and that item 6.1 was going to be first.

Members of the New Hampshire Department of Environmental Services introduced were: Rebecca Williams, Ted Diers, John Regan. Also present were Steven Schult, Exeter Environmental, and Matt Davis.

(Secretary's Note: Two individuals introduced themselves but could not be heard from the recording.)

Rebecca Williams stated the NH DES had been invited at the town's request to present the information that they currently know regarding the environmental site conditions at the Hampton Rod and Gun Club.

Ms. Williams stated the environmental site conditions center around the soil, ground water quality, surface water, and sediments in the stream and wetlands.

Ms. Williams stated the NH DES has used a phased approach at the pistol rifle range and the target range at the Gun Club. The steps of the investigation included:

- Site investigation
- Soil
- Groundwater

- Surface water
- Sediment
- Preparation of remedial action plan
- Implementation

Ms. Williams stated as data is collected, it may answer questions on certain areas, and the data itself may lead them to further questions and needed additional data. She further stated this process will continue until they feel that the extent of the contamination and the site is completely characterized.

The NHDES focuses, in respect to lead, on soil and groundwater which the is the primary contaminate at a shooting range. The soil remediation standard for lead is 400 mg/kg which is based on a direct contact risk. The ground water in the State is regulated to a drinking water quality, or GW-1 standard, of 15 ug/L for lead.

Ms. Williams reviewed a copy of the site plan that was provided by Exeter Environmental that showed the work that has been accomplished to date.

The groundwater quality data was discussed, and Ms. Williams stated that four monitoring wells were installed and analyzed. None of the locations that were tested had any concentrations of lead above the standard. The club's drinking water or supply well was also sampled and that also fell below the standard. When the NHDES saw that data collected within the pistol range area showed high concentrations, four additional monitoring wells were installed in that area. One round of sampling to date has been collected came back with a concentration of lead at 21 ug/L which is above the 15.

Ted Diers spoke about the surface water quality and sediment issues related to the gun club. He spoke to how hardness is measured by the amount of calcium and magnesium in the water. At higher hardness levels, lead is less toxic and the standard for lead is adjusted by the hardness of the water. Results of the sampling showed all samples exceed chronic criteria and 17 of 25 exceed acute. Three sediment samples taken in open water show that all three exceed the TEC (threshold effect concentration) and PEC (probable effect concentration).

The site summary showed all investigations are ongoing in the soil above standards, groundwater above standards, surface water impaired and sediment water impaired.

Ms. Williams stated additional data will hopefully help them truly understand the nature and of the extent of the contamination and how the contamination is being transmitted to the surface water.

Selectman Stanton asked how much longer the testing would be done as it has already been 18 months.

Ms. Williams stated she couldn't give a definite answer but it will certainly be over a year.

(Secretary's Note: No sound from the DVD at 0:37:31 through 0:41:33)

A gentleman from Hampton spoke but his name could not be heard from the audio. He asked a question regarding hardness in the water and the way in which it was sampled and reported.

Senator Stiles stated she was very concerned about the comment from the DES that it could take years to come to a conclusion to the study being done. She encouraged them to proceed with the work as quickly as they can.

Chris Sloan, North Hampton resident stated he gets the impression that there is not a lot of data and it seems as though there is some difficulty getting the samples in a timely manner, and asked for an elaboration on why there is not more data over the past 18 months.

Phil Bean, Hampton resident asked the NHDES to discuss their data research upstream.

Glenn Miller, North Hampton resident asked if anyone had thought about trading contaminated land for pristine land to the state or the town.

Chair Maggiore called for a brief recess at 8:00 PM.

Chair Maggiore called the meeting back to order at 8:10 PM.

## **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 during the First Public Comment Session will be given first opportunity to speak during the Second Public Comment Session at the end of the Meeting.

## **3. Consent Calendar**

- 3.1 Accounts Payable of 05/21/2015 in the amount of \$758,856.48
- 3.2 Payroll Manifest of 06/04/2015 in the amount of \$78,136.43
- 3.3 Payroll Manifest of 05/28/2015 in the amount of \$62,389.20
- 3.4 Approval of Denial of Veteran's Credit for Map 021, Lot 001-050
- 3.5 Approval of Elderly Exemption for Map 022, Lot 023

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

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

- 4.1 Letter from Casey O'Kane to Office of the Attorney General

Town Administrator Apple gave an overview of both the letter written by Mr. O'Kane and a letter received from the Office of the Attorney General in response to Mr. O'Kane.

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

- 5.1 Report of the Director of Public Safety regarding 2015 Emergency Preparedness Meeting

Director Page stated that he had attended a Unitil sponsored Emergency Preparedness meeting at the Exeter Inn.

Director Page updated the Select Board on current Incident Command plans to meet with members of the school to train them on this so they can run their own Incident Command System.

He further spoke about the training the state will be providing as well as reimbursement for overtime and meals for the exercise.

Director Page spoke about another evacuation exercise with the North Hampton School that is on the top of the list of emergency preparedness exercises to hold.

## 5.2 Report of the Director of Public Safety regarding status of RFP for Emergency Generator acquisition

Director Page stated the Emergency Generator is an absolute necessity as the town found out during the lightening strike last year. The current generator in the fire station was installed in 1975, which is said to have a lifespan of 25 years. The generator located behind the public safety building was installed in 2001, and is not large enough to run the complete public safety complex. Director Page state his goal is to get the Town Hall onto the circuit for the emergency generator in order to allow Channel 22 to broadcast during emergencies.

Town Administrator Apple stated as of approximately one week prior to this meeting, 91% of the budget is expended. An estimated gross surplus this year will be \$92,000. The final reimbursement check in the amount of \$47,000 for the lightening strike of July 2014 had been received. He further stated there are deficits in all three public safety overtime budgets; however their bottom line budgets will not be over spent.

Town Administrator Apple updated the Select Board on projects underway including document management, i.d. badges for staff and electronic purchase orders.

## 6. New Business

6.1 Presentation by NH DES regarding status of investigation at Hampton Rod and Gun Club;  
(This item was taken up earlier in the agenda)

6.2 Discussion between NH DES, Hampton Rod and Gun Club, Water Commission, Conservation Commission and Select Board regarding next steps, communication with the public regarding the site, etc.

(This item was taken up earlier in the agenda)

6.3 Presentation by Chief Tully regarding estimates for repair of furnace and apron at the Fire Station;

Chief Tully provided the Select Board with cost estimates to repair the hose tower, furnace and apron in front of the fire station. Chief Tully stated Ross Bisplinghoff gave an estimate to repair the hose tower that includes labor and materials in the area of \$2,000.

There was a consensus of the Select Board for Chief Tully to move forward with the project and proceed with putting the project out to bid.

Chief Tully stated he looked at a heating system for the fire station that could be portable if moved into a new facility. He stated that Lamprey Energy came in with a proposal for a boiler and a gas system that would originally start out as propane and then switch to natural gas if and when the pipeline were to come down Atlantic Avenue. He further stated the quote for an installed boiler came to an amount of \$41,000.

Chief Tully discussed repairs that are needed to the apron of the fire station. The cost estimate received from CCI Building Restoration to saw cut the perimeter of the area of concrete to be removed; remove the concrete slab to a depth of 3"; install Ardex TRM transportation repair mortar to a depth of 3" at the rear; tapering down to 1 ½" in the front, and installation of an expansion joint on the perimeter where the new repair mortar meets the old concrete would be \$5,700.

The Select Board tabled this item until further information is received.

#### 6.4 Discussion about bidding process for Town Counsel;

Town Administrator Apple stated that Matt Serge is leaving Upton and Hatfield and going to Drummond and Woodsum in Manchester. The Select Board discussed whether to keep Matt Serge on the active cases currently ongoing, but all new cases would go to Upton and Hatfield for the time being. Town Administrator Apple will provide a RFP to go out to bid for legal services.

#### 6.5 Appointment of Building Committee and finalization of Committee's charge;

**Motion by Selectman Stanton to accept the recommendation of the Municipal Advisory Committee as presented to the Select Board on May 11, 2015 for the purpose of obtaining a cost estimate for the fire station, police station and town administrative offices on or before September 14, 2015.**

Discussion ensued without a second to the motion.

The Select Board discussed the language of the motion with Selectman Stanton stating the motion made was to allow the committee to move forward with their proposal as far as costing things out. The motion does not indicate the Select Board agrees with the proposal, it is just allowing them to move forward.

After much discussion, the motion was **seconded by Selectman Miller. Motion carries 3-0.**

**Motion by Selectman Stanton to create a Select Board Advisory Committee to be entitled the "5<sup>th</sup> Municipal Facilities Advisory Committee" and consisting of the following individuals: Michael Castagna; Wally Kilgore; Lauri Etela, Josh Jeffreys, Brian Page, Peter Robie, and David Richard. Seconded by Selectman Miller. Motion carries 3-0.**

**Motion by Selectman Stanton that the charge of the 5<sup>th</sup> Municipal Facilities Advisory Committee shall be to answer the following questions: 1. Shall the fire station be renovated or reconstructed? 2. What is the cost of constructing and or renovating the police, fire and administrative buildings on the May 11, 2015 recommendation of the "Chauncey Committee," including temporary quarters if necessary, and 3. What is the proposed construction schedule and to report to the Select Board on or before September 14, 2015. Seconded by Selectman Miller for discussion. Chair Maggiore stated the reason for the September 14 deadline was to allow time to present to the Budget Committee and have it ready to go onto the warrant for March 2106. Motion carries 3-0.**

Selectman Miller stated he is interested in knowing what the cost would be to build the fire and police safety complex on the homestead. He further stated he would like a comparison, in real dollars next year should something pass as a comparison to know the choice. He further suggested asking the architect who designed it, if a public safety building were to be built by itself there with nothing else, what it would cost next year. Discussion ensued.

**Motion by Selectman Miller to ask the Town Administrator to contact the town's architect to come up with a construction price in 2016 dollars to build the already designed public safety building on the homestead property, leaving the library in place and tearing down the fire station, leaving the town administration building. No second. Motion fails.**

6.6 Appointment of Tree Warden;

**Motion by Selectman Stanton to nominate John J. Caferella as Tree Warden. No seconded needed. Motion carries 3-0.**

6.7 Presentation by John Savastano regarding equipment needs for Ch. 22;

Town Administrator Apple stated the town receives part of the franchise fee from Comcast with funds deposited into a revolving account that runs Channel 22.

John Savastano reviewed the upgrade capabilities for Channel 22 as follows:

- Replacement of current acquisition and production equipment at Town Hall
- Scope for Replacement includes cameras, production stack that includes audio, video, wiring, recording, storage and signal distribution
- State of the art hi-definition products
- Increase in quality of broadcasts online and to cable channel at hi-definition level, despite Comcast feed at lower resolution
- Ability of live streaming Town Hall events
- Ability for live broadcasts on Channel 22

**Motion by Selectman Stanton to waive the three bid policy with respect to bids for this equipment. Seconded by Selectman Miller. Motion carries 3-0.**

**Motion by Selectman Stanton to support John Savastano's recommendation of Access A/V in an amount not to exceed \$47,000. Seconded by Selectman Miller. Motion carries 3-0.**

6.8 Approval of Dog Warrant.

Town Administrator Apple reminded residents if they have a dog, it needs to be licensed.

**Motion by Chair Maggiore to approve the Dog Warrant as presented. Seconded by Selectman Stanton. Motion carries 3-0.**

**7. 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.

**8. Second Public Comment Session**

See Item 2, above.

**9. Approval of Minutes of Previous Meetings**

9.1 Approval of Minutes of May 11, 2015

**Motion by Selectman Stanton to approve the minutes of May 11, 2015 as emended. Seconded by Selectman Miller. Motion carries 3-0.**

9.2 Approval of Minutes of May 27, 2015

**Motion by Selectman Stanton to approve the minutes of May 27, 2015 as presented.  
Seconded by Selectman Miller. Motion carries 3-0.**

**10. Adjournment**

Meeting adjourned at 10:30 PM.