

1 **Town of Sandown, NH**
2 **Board of Selectmen**
3 **Minutes**
4

5 Meeting Date: Monday, October 27, 2014

6 Type of Meeting: Regular meeting

7 Method of Notification: Public Posting – Two locations at Town Hall

8 Meeting Location: Sandown Town Hall

9 Present: Selectpersons: Terry Treanor (Treanor), Stephen Brown (Brown), Hans
10 Nicolaisen (Nicolaisen), Cindy Buco (Buco), James Devine (Devine), Lynne Blaisdell,
11 Town Administrator and Cynthia J. Robinson, Recording Secretary

12 Absent:

13 Late to arrive:

14 Departed Meeting:

15 Call to Order: Chairman Nicolaisen called the meeting to order at 7:00 P.M.

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17 Pledge of Allegiance
18

19 **Public Comment**
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- 21 • Chairman Nicolaisen thanked everyone who helped with the bathroom
22 renovations down stairs in the Town Hall. They turned out really nice.
23

24 Chairman Nicolaisen also thanked the Fire Department and Highway Department
25 for their help with the cleaning of the culvert at the Town beach.
26

- 27 • Bruce Cleveland is present representing the Timberlane Region High School
28 Citizen Advisory Committee. Two years ago the School Board appointed this
29 Committee to reach out to the community to obtain feed back from the via a
30 survey that they have put on line (www.timberlane.net). The survey is also
31 available in the Selectmen's Office and at the library. The survey is geared to
32 find out where residents who are engaged with the school think improvements
33 can be made. Mr. Cleveland noted that there are actually two surveys each
34 geared towards the different groups of people (with or without children in the
35 school system).
36

37 Mr. Cleveland asked if the survey can be put on the Town website. Ms. Blaisdell
38 stated that it is not a common practice to post anything other than Town business
39 on the Town's website adding there is a link to the school website on the Town's
40 website. Doug Martin suggested handing the surveys out at the Transfer Station
41 on the week-end. Consensus of the Board is to not place the survey on the
42 Town website. Selectwoman Buco asked if the results would be made public.
43 Mr. Cleveland stated he was not sure. Mr. Cleveland asked the Chairman to
44 announce about the survey at the next few Selectmen's Meeting.

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- Chairman Nicolaisen announced that the Highway Department is seeking applicants for a part-time Highway Department laborer (34 hours/week). Pay starts at \$12.00/hour. Applications are available in the Selectmen’s Office.
- Chairman Nicolaisen announced that the Transfer Station is seeking applicants for a part-time Sanitation Attendant (17 hours/week including week-ends). Applicants must be at least 18 years of age. Applications are available in the Selectmen’s Office.

Mr. Douglas Martin
Discussion regarding railroad explanation

- Douglas Martin is before the Board to give them an update on the proposed new train station that is being discussed for the Town of Plaistow. Mr. Martin attended a public hearing a couple weeks ago and provided the Board with a Power Point presentation that summarizes the extension study performed for this project. Bringing a passenger train to Plaistow has been being discussed since the 1990’s. Beginning with nine possible sites for the train station has now been narrowed down to three. Mr. Martin stated there are two parts to the train station the lay over area (for train cars) and platform (for passengers). Mr. Martin described the proposed sites and what would be located at these sites.

Mr. Martin spoke about the benefits of having a train come in to Plaistow (commerce and employment). Mr. Martin will be attending another public hearing in December and will bring any additional information back to the Board at that time. Selectman Brown asked who has the final say as to whether the train station actually gets built. Mr. Martin stated that decision would be made on a state and federal level.

Review of 2015 Proposed Budget for Library

- Library Acct. 4550.0 – Present for this discussion were: Kirsten Corbett, Peter Stock, Diana True, Tina Owens and Louise Pojack. Budget lines discussed because of an increase were Bks, Mags, Tapes, Videos, Telephone and Mileage. Ms. Blaisdell will look into getting the library on to the Town’s long distance telephone plan. It was noted that the pay increase is set at 2%. Chairman Nicolaisen asked if there is any way to reduce this budget. It was noted that this budget is down from last year by \$7,000.00. Ms. Corbett spoke about all that is being done at the library to benefit the public. Consensus of the Board is to recommend the reduction of the Bks, Mags, Tapes, Videos budget line to \$40,000.00 a \$3,157.00 decrease for a bottom line Gross Expense of \$285,048.00. It was noted that there might be a slight increase in the bottom line

These Minutes are subject to approval at a regularly scheduled Board of Selectmen meeting at which time the above minutes are corrected or accepted and become permanent

89 budget because final numbers are not in on some of the budget line items.
90 **MOTION:** Selectman Brown moved to accept Library Acct. 4550.0 with Gross
91 Expenses of \$285,048.00.00, Revenue of \$0 and Net Expenses of \$285,048.00
92 and be recommended to the Budget Committee. Selectman Treanor seconded.
93 Motion passed unanimously.
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95 **Chief Joseph Gordon**

96 **Discussion regarding police station reconstruction project**
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- 98 • This discussion did not take place tonight.
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100 **Mr. William Dow**

101 **Discussion regarding dispute with location of electric service**
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- 103 • William Dow came before the Board because of a power line going across his
104 deck and driveway that only benefits his neighbor. The electrical line does not
105 meet the electrical code, which requires 12 feet of clearance and all he has is 10
106 feet. Mr. Dow feels the Town's former building inspector should have noticed
107 that the line does not meet code and made sure that it did. Mr. Dow stated he
108 has had Public Service of NH (PSNH) and the Town's Electrical Inspector and
109 Building Inspector out to look at the situation. The Town officials stated there
110 wasn't anything they could do and PSNH stated they could put an additional pole
111 on Mr. Dow's property to fix the problem. Mr. Dow does not want a pole on his
112 property.
113

114 Robert Bogosh, Building Inspector joined the discussion at this time. Mr. Bogosh
115 stated the Electrical Inspector spoke with PSNH and the resolution is to place a
116 pole on Mr. Dow's property. Mr. Dow described the changes that took place
117 around 2006, which resulted in this problem. Selectman Brown asked about the
118 PSNH right of way that is on the Dow property. Paula Gulla, Selectmen's
119 Assistant joined the discussion at this time. Ms. Gulla stated that in talking with
120 PSNH they have found a blanket power easement on Trues Parkway that she
121 said would allow them to put up the pole and if Mr. Dow does not want the pole
122 on his property they will have to do more research to see if there is another place
123 they could put the pole. It was recommended that Mr. Dow keep after PSNH.
124

125 **Mr. James George, Infill Development Partners, Inc.**

126 **Further discussion regarding proposed cell tower**
127

- 128 • James George was before the Board to follow up on the task of determining the
129 chain of title to the property on Snow Lane. Mr. George stated the title for the
130 access parcel is clear. The title for the back parcel on which the tower would be
131 placed is less clear. Mr. George gave the history of his research on the back
132 parcel. Mr. George gave the Board copies of his title research for legal counsel.

133 Mr. George stated that he was not able to find where the title to the property was
134 turned over to the Town. Mr. George stated the Town could now take the land by
135 a proper tax title or somehow obtain a title by warranty deed. Mr. George would
136 like a warranty deed.

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138 Mr. George provided the Board with a draft warrant article. Mr. George is willing
139 to continue to work with the Town on a draft lease and terms agreement that can
140 be discussed with the voters at Deliberative Session or at a public hearing. Mr.
141 George reminded everyone that he cannot execute a valid lease “without the will
142 of the voters” but he can discuss terms and numbers.

143
144 Chairman Nicolaisen stated that the information provided tonight would have to
145 be reviewed by legal counsel. Mr. George has been before the Planning Board
146 and is comfortable with what the Planning Board is asking of him relative to the
147 regulations for a telecommunication tower. Ms. Blaisdell stated her biggest
148 concern at this time is how to get a clear title and the time constraints that exist.
149 Mr. George discussed the ways his legal counsel stated the title could be
150 cleared. Mr. George would like to continue with the steps needed to bring this
151 before the voters. Consensus of the Board is to send the information to legal
152 counsel for review.

153

154 **New Business**

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156 **Discussion regarding quote from White Column Office Solutions for** 157 **electric supply**

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- 159 • Ms. Blaisdell spoke with Ted Dziemian of White Column Solutions regarding the
160 upcoming contract renewal for the Town’s electric needs. Ms. Blaisdell noted
161 that the Town has saved approximately \$5,000.00 by going with White Column
162 Solutions and Mr. Dziemian’s recommendations. The Town’s current contract is
163 going to expire on November 29, 2014. Mr. Dziemian provided the Board with
164 proposed options available to the Town. Mr. Dziemian is recommending the
165 Town let their contract expire in November, go with the utility company rates for
166 the months of December, January and February without any savings then in
167 March 2015 go back to White Column for a term of 8 or 20 months at a lower
168 rate. Ms. Blaisdell pointed out that the rates for December, January and
169 February are much higher. It is Mr. Dziemian’s opinion the Town would still save
170 by doing this over the long haul. Chairman Nicolaisen stated he feels White
171 Column has done well by the Town and recommends going with the 20 month
172 term. Ms. Blaisdell provided the Board with a Notice of Termination letter that
173 needs to be signed in order to meet the required 30 day notice. Selectman
174 Devine suggested looking into what other companies have to offer. Selectman
175 Brown feels it is too late to start looking for other sources. **MOTION:** Selectman
176 Brown moved to enter into an agreement with White Column Solutions from

177 March 15, 2015 to October 15, 2016 at a guaranteed rate of \$.0946 for electricity.
178 Selectman Treanor seconded. Selectman Devine asked about looking at a
179 contract that begins earlier in the year. Motion passed unanimously.
180

181 **Review tax rate setting documents from Department of Revenue**
182 **Administration to set 2014 tax rate**
183

- 184 • Ms. Blaisdell provided the Board with the unofficial tax rate for 2014 from the
185 Department of Revenue Administration. Ms. Blaisdell stated the Board has two
186 decisions to make, how much money they want to put into the overlay and what
187 the Board is looking to retain for fund balance. With what has been presented as
188 of today with a \$30,000.00 overlay the new tax rate is \$27.59 for 2014 a .51 cent
189 increase from 2013 whose rate was \$27.08.
190

191 Ms. Blaisdell explained the numbers in the Input Area of the document and
192 recommended the Board not change anything right now because of a current
193 funding situation having to do with the new police station fund. Selectman Brown
194 asked if there is any way to keep the tax rate at \$27.08. Ms. Blaisdell will look
195 into this. Ms. Blaisdell suggested meeting next Monday (off due to election) with
196 the Finance Director who could better explain the fund balance questions.
197 Consensus of the Board is to meet next Monday at 6:30 P.M.
198

199 **Review of memo from Keach Nordstrom & Associates regarding**
200 **2015 road improvement plan**
201

- 202 • Board members reviewed the memo from Keach Nordstrom for the second
203 section of Fremont Road from Odell Road to Sargent Road intersection. Keach
204 Nordstrom recommends a total budget of \$417,500.00, which includes
205 reconstruction of the Fremont Road, Alternates A and B and those bridge repairs
206 recommended by others. The Board discussed how funding road improvement
207 projects relate to the Highway budget and warrant article. Consensus of the
208 Board is to move forward with the warrant article as is.
209

210 **Other**
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- 212 • Ms. Blaisdell reminded Board members that she needs a selectmen present at all
213 times during the election on Tuesday. Selectman Treanor will cover 8:00 A.M. to
214 noon, Selectman Brown will cover 5:00 P.M. on, Chairman Nicolaisen will cover
215 from noon on and Selectwoman Buco will come in around 4:00 P.M. Ms.
216 Blaisdell spoke to the Moderator about the new identification law that requires a
217 photo ID adding that no one can be turned away if they don't have a photo ID so
218 a no photo ID table will be set up. At this table individuals will have to sign an
219 affidavit (created by the Secretary of States Office) stating they are who they are
220 attesting to be. In the past this has been assumed to be the duty of the

221 Supervisors of the Checklist but in reading the law it is the duty of the Board of
222 Selectmen. The Moderator is asking the selectmen to take a more active role in
223 the election process and Ms. Blaisdell went over those duties. Selectman Devine
224 would like to see what identification is acceptable. Ms. Blaisdell added that
225 community organizations would not be using the upstairs of Town Hall this
226 election.

227

228 **Old Business**

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- There was no Old Business tonight.

231

232 **Correspondence**

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- Letter from Property Liability Trust (PTL) regarding general information on PTL rates.

236

237 **Department Liaison Report**

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- Selectman Devine noted that the Fire Department has been training for ebola and other infectious diseases.

241

242 The Conservation Commission did not meet.

243

- Selectwoman Bucu stated the Planning Board continues to work on fire safety regulations. Chief Tapley will be reviewing them.

246

247 The Zoning Board of Adjustment will have to review the Mencis property for a cell
248 tower.

249

- Chairman Nicolaisen stated there is a Cable meeting tomorrow night.

251

252 Thanks again went out to the Fire Department and Highway Department for their
253 help with the culvert at the Town beach.

254

255 Thanks again to those who helped with the renovations to the bathrooms in the
256 lower level of Town Hall.

257

- Selectman Brown noted that the Budget Committee would not be meeting for the next two weeks.

259

- Selectman Treanor had nothing on the police station.

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263 **MOTION:** Selectman Brown moved to go into non-public session under RSA 91A:3 II
264 (c) Reputation. Selectman Devine seconded. Roll call: Treanor – aye, Brown – aye,
265 Nicolaisen – aye, Bucu – aye and Devine – aye. Motion passed unanimously.

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267 **MOTION:** Selectman Brown moved to come out of non-public session. Selectman
268 Devine seconded. Motion passed unanimously.

269
270 Chairman Nicolaisen announced while in non-public session the Board voted to seal the
271 minutes of this non-public session.

272
273 Next week’s Selectmen’s Meeting will be held downstairs due to the upper hall being set
274 up for Election Day.

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276 Chairman Nicolaisen adjourned the meeting at 9:40 P.M.

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Respectfully Submitted,

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Cynthia J. Robinson
Recording Secretary

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