

MINUTES OF THE MARCH 18, 2013 BOARD OF SELECTMEN'S MEETING

MEMBERS PRESENT: Chairman David Canada, Selectmen Bruno Federico and Tim Copeland, and Town Administrator Paul Deschaine

At 7:32 pm, the Chair opened the general meeting of the Board of Selectmen.

SECRETARY'S REPORT: Mr. Copeland moved to approve the minutes as amended from the regular meeting on 3/11/13. Mr. Federico seconded the motion, which passed unanimously.

CHAIRMAN'S REPORT: Mr. Canada welcomed Senator Nancy Stiles to the meeting.

TREASURER'S REPORT: Kevin Peck reported that he had \$5,087,148.20 in the general checking account.

NEW BUSINESS: Mr. Copeland moved to continue with the order of the Board of Selectmen as is with David Canada being the Chairman, Bruno Federico being the Vice-Chair, and Tim Copeland being the third seat. Mr. Federico seconded the motion, which passed unanimously.

Mr. Canada thanked the public for attending Town Meeting last Friday night and the support that they have given to the Town.

Highway Agent Colin Laverty, Town Planner Lincoln Daley, and Building Inspector Terry Barnes were present at the meeting to discuss the plans for the Stratham Plaza easement with the Board. Mr. Laverty will meet with Altus Engineering to discuss the amount of loam to be used and the slopes/grades. Mr. Copeland stated he would like a minimum of 12" of loam installed to make the field sustainable long term and to avoid any problems in the future; the Board concurred. The group discussed what would happen if the septic system failed. They also discussed what steps could be taken if there appeared to be a likely failure soon. Mr. Canada stated that if Mr. Barnes identifies something that he feels indicates impending failure, then he can recommend to the Board of Selectmen that a hip pocket design be ordered to be developed by the Plaza and approved by the NHDES. The Board will have oversight as to what businesses go into the Stratham Plaza to insure that there is no unreasonable increase in quantity or decrease in the quality of effluent going into the system. Mr. Laverty will talk with the owners of the Stratham Plaza to coordinate efforts and scheduling. Mr. Canada stated that once they receive the final plans from Altus Engineering, they will forward them to Civilworks and also to Town Counsel for their review.

DEPARTMENT REPORTS:

BUILDING/CODE ENFORCEMENT: Building Inspector Terry Barnes was present at the meeting and briefed the Board on a recent visit from ISO (a company which is the leading source of information about property/casualty insurance risk) that came in to evaluate the Town, including the Building Department. Through the Building Code Effectiveness Grading Schedule (BCEGS®) program, the ISO assesses the building codes in individual communities and how those building codes are enforced. This includes looking at building inspections and the use of

third party personnel. Mr. Barnes has to provide them with Beverly Kowalik's and Jim Maxfield's (two third party contractors used by the Town) qualifications, which he will do within the next two weeks.

Mr. Barnes then updated the Board on the current status of ongoing building inspections/issues.

PLANNING: Town Planner Lincoln Daley updated the Board on current and future Planning Board applications and projects.

Mr. Daley stated the Town Center Revitalization Committee (TCRC) is looking into replacing the existing Town Center signs with new signs. They are also looking into various economic tools to provide incentives for further development. Mr. Daley stated that with the approval of the CIP, the Committee will move forward with their banner program for businesses in the Town Center area, along with event planning. The TCRC is waiting to hear back on the two Community Planning Grant applications that were submitted. These grants would assist with hiring an outside source to write form-based code for the Town Center.

Mr. Daley stated the Economic Development Committee has scheduled another forum for March 21st with property owners in the Town Center. The EDC feels there is a need to communicate with property owners in that area to get a better idea if they want to move forward with recommendations from the Plan NH plan or look to expand water and sewer to the area.

Mr. Daley stated the Planning Board Stormwater Subcommittee continues to review the Town's Land Use Regulations and Zoning Ordinance for amendments for the 2014 Town Meeting.

Mr. Daley stated the third party review process for the Building Department fee structure is still ongoing. Mr. Daley stated the Building Inspector's Association is working on interviewing people around the state on obtaining information that will pertain to this study.

Mr. Daley stated his report on Offsite Improvement Funds and Performance Bonds is complete and he will come before the Board next month to give his final report.

Mr. Federico asked if Mr. Daley has used an intern from UNH to assist with the mapping process of all the drainage. Mr. Daley stated he has been working with Mr. Laverty on that process.

Mr. Daley stated he will be working on incorporating the recently passed warrant articles into the new Zoning Ordinance.

Mr. Daley stated they will be advertising for the part time assistant position very soon.

Mr. Daley stated the current Assistant's new desk is being delivered and installed this week.

Mr. Daley stated that within the first small roundabout on Tansy Ave., there are two "one way" signs in the inner circle where the association has done some plantings. The association would like to remove those signs. Mr. Daley will follow up on this matter.

Mr. Barnes was still present at the meeting and suggested installing a "Municipal Center" sign in front of the Cushman property.

Mr. Copeland stated he received a complaint from residents about the flashers going off at the Nissan dealership. Mr. Barnes stated he did talk with the dealership about this. Mr. Daley stated that anything flashing is not allowed.

MEETINGS: The Chair then reviewed the meetings scheduled for the coming week and reviewed the meetings held this past week.

PARK PERMITS/MUNICIPAL CENTER RENTALS:

The following Park permits and Municipal Center rentals were discussed and acted upon:

Matt Larrabee requested the use of the Firehouse on May 26, 2013 for a bridal shower. Mr. Copeland moved to allow the use and to waive the fee. Mr. Federico seconded the motion, which passed unanimously.

Matt Larrabee requested the use of the Firehouse on June 30, 2013 for a baby shower. Mr. Copeland moved to approve the use and to waive the fee. Mr. Federico seconded the motion, which passed unanimously.

Kathy Lohndorf requested the use of the Park on March 31, 2013 for a family Easter egg hunt. The request was approved.

ADMINISTRATION:

Mr. Deschaine reported that the majority of the I-9 filings have been made.

The group then discussed the financing for the Cushman property. Approved at Town Meeting was the Warrant Article stating the Town would purchase the property through bonds and notes for the sum of \$500,000. Mr. Deschaine stated the Board does have the freedom to choose what type of financing arrangements are in the best interest of the Town. The Board agreed to have Mr. Deschaine send out an RFP to area banks for rates on a five-year note.

Mr. Canada stated the Heritage Commission suggested renting out the Cushman property to an office group of start-up entrepreneurs that would come in on a short term basis for four or six months. Mr. Canada will contact them and look into this further. The Board had no objection.

The group then had a brief discussion with Senator Stiles regarding various bills and how they are progressing.

Mr. Deschaine presented a raffle permit request from the Exeter Band Boosters to hold a "50/50 Raffle" on March 21st to raise money for new marching band uniforms. Mr. Copeland moved to approve the request. Mr. Federico seconded the motion, which passed unanimously.

At 8:58 pm, Mr. Canada moved to go into non-public session to discuss a contract issue and potential litigation. Mr. Copeland seconded the motion, which passed unanimously.

At 9:26 pm, Mr. Canada moved to come out of non-public session and to seal the minutes due to the nature of the matters discussed. Mr. Copeland seconded the motion, which passed unanimously.

Mr. Canada moved that the Board allow him to negotiate and sign the agreement with the Foss' within the parameters discussed in the non-public session so that can move forward. Mr. Copeland seconded the motion, which passed unanimously.

At 9:28 pm, Mr. Canada moved to adjourn. Mr. Federico seconded the motion, which passed unanimously.

Respectfully submitted,

Stacey J. Grella
Executive Assistant