

SUNAPEE BOARD OF SELECTMEN  
6:30PM Town Meeting Room  
Monday, December 15, 2014

Present: Frederick Gallup, Chairman and Suzanne Gottling, Vice-Chairman, Shane Hastings, Joshua Trow, Emma Smith and Donna Nashawaty, Town Manager

Also Present: See Sign-in Sheet

Chairman Gallup opened the meeting at 6:30PM

**REVIEW OF ITEMS FOR SIGNATURE:**

**Motion to approve the following CZC:**

**Parcel ID: 0104-0022-0000 27 Prospect Hill Rd. Gene Hayes**

**Parcel ID: 0102-0002-0002 128 Palazzi Pond Rd. Toni Berns**

**Parcel ID: 0136-0062-0000 38 Birch Point Negin & Oliver Ewald**

**Parcel ID: 0118-0048-0000 104 Burma Rd. Stephen & Macey Mietelski**

**By Selectman Gottling, seconded by Selectman Hastings. Unanimous**

**Motion to approve the following LAND DISTURBANCE BONDS:**

**Parcel ID: 0118-0048-0000 104 Burma Rd. Stephen & Macey Mietelski**

**Parcel ID: 0102-0002-0002 128 Palazzi Pond Rd. Toni Berns**

**By Selectman Hastings, seconded by Selectman Trow. Unanimous**

**Motion to approve the following PROPERTY TAX ADDED:**

**Parcel ID: 0118-0044-0000 Burma Rd. Michael Notkin**

**By Selectman Trow, seconded by Selectman Gotting. Unanimous**

**Chairman Gallup opened the public hearing to accept unanticipated moneys at 7:00PM. Scott Hazelton stated that this was the last FEMA disbursement for last year's storm. The amount of the disbursement is \$12, 838.65, which Scott Hazelton would like to use to purchase gravel and road salt. Chairman Gallup closed the public hearing at 7:05PM. Motion to accept the \$12,838.65 from FEMA and use it to purchase gravel and road salt by Selectman Hastings, seconded By Selectman Trow. Unanimous.**

**APPOINTMENTS**

7:10PM-Better Future Alliance Quarterly Update

Stuart Arnett gave a quick update on the four issues;

PEOPLE: This second stage we have entered with the Town has focused on developing the local community inputs and support, to ensure that this effort reflects the interests and vision of the greater Sunapee community. We are pleased to report that community support -and help- has been forthcoming. Key community leaders have come together and are regularly meeting with BFA relative to next steps and better defining the project. They have provided valuable insights and suggestions.

These individuals include individuals connected with the following groups - Project Sunapee, the Historic Harbor Riverway Corporation, and the HHL Committee.

They have subsequently reached out to their networks and are providing us an invaluable communications network. On November 20, we collectively hosted a community listening session, where we shared information and preliminary plans for the Music Life Village, as well as why such a project complemented the efforts and work by the community in recent years. This session was extremely well attended and discussions were overall positive and supportive. Also, this past October, the HHL committee included information about the Music Life Village in its Open House, which was also well received and prompted a great deal of discussion from interested citizens.

PLACE: Minor revisions have been made to the preliminary designs to better reflect ownership and possible phasing. It is our intent to approach the Sunapee Planning Board for conceptual review in the near future and to begin to address any issues as the site plans are further developed. The Riverway Corporation has agreed to work with BFA on the concept of the Music-Life Village, as their properties would be an essential support to activities in the HHL.

MONEY: A source of financing at this early stage remains a question. We have contacted grant and foundation sources and have been encouraged to continue to further develop local support. The agencies fund-raising is complicated by the September deadline, agencies may have infrequent annual application filing deadlines. Our local support team is helping us establish a fund raising strategy. We are seeking to better define the costs per phase and per site. A preliminary financing plan is being used based off industry averages, but it will need to be further developed with detail before any investment commitments are made.

MARKET: We have had several conversations with people interested in the concept who have music and music-industry experience. We anticipate a more extensive outreach to this community within the next quarter. We have not yet sought any possible operator - such as an existing music school or program - until we have more progress with funding. The next quarterly update will be in April of 2015.

7:50PM-Scott Blewitt-Various Items

- Dewey Gift Acceptance- Scott Blewitt would like the Board to accept the donation that the Recreation Department received from the Morgan and Loretta Dewey for \$500. Scott Blewitt will be purchasing a snow blower for the skating rink. **Motion to accept the donation for \$500 from the Deweys and to use said money to go towards a snow blower for the skating rink by Selectman Trow, seconded by Selectman Hastings. Unanimous.**

- Revolving Fund Transfer- Scott Blewitt would like authorization to transfer \$12,361.99 from the special rec fund to the general fund for special rec expenditures through December 15<sup>th</sup>. **Motion to transfer \$12,361.99 from the special rec revolving fund to the general fund by Selectman Trow, seconded by Selectman Gottling. Unanimous**

- Turkey Trot Update-There was 600 paid participants, despite a foot of snow, there were 300-400 people who actually ran the race. The Looney Lunge had 8 people participate.

8:00PM-Scott Hazelton-Various Items

- Sander-Scott Hazelton would like permission to withdraw \$2,000 from the Used Equipment Capital Reserve Fund to purchase a used stainless steel sander that a man in town is willing to sell to the Highway Department for \$1,000.

Roughly \$1000 in repairs that need to be done. **Motion to approve the expenditure of \$2,000 from the Used Equipment Fund for the purchase of a used sander and repairs by Selectman Gottling, seconded by Selectman Hastings. Unanimous.**

- Old Abbott Library Oil Tank-Scott Hazelton gave an informational update regarding the oil tank at the old Abbott Library. Upon inspection, it was noticed that the bottom of the tank had a considerable amount of rusting and approximately 200 gallons of oil in it. Two estimates were received; one from Irving Oil Company for \$2,000 to \$2,200 and the other from Goodrich Oil, who did the project for \$1,747.81. Craig Heino, from building and maintenance had Goodrich Oil remove the oil from the existing tank, installed a new tank, put the oil back in the new tank, and reconnect everything. Donna Nashawaty stated that this was an emergency repair, but falls under a maintenance item. Terri Jillson stated that the Trustees will be discussing this at their meeting tomorrow night and do have the funds in their budget, which could pay the bill.

- Thrift Shop Furnace-During an inspection of the Harbor House Livery furnace by Irving Oil Company, it was discovered that there was significant cracking in the firebox of the furnace. This has the potential to emit carbon monoxide up through the vent and into the Thrift Shop. There are some options and decisions to make and Scott Hazelton is looking for some guidance from the Board. There are 3 options; replace the oil furnace, replace the furnace with 2 wall-mounted gas furnaces, and the third option would be to shut down the Thrift Shop until the spring. The furnace is still running, but because of air quality issues Donna Nashawaty does not want workers or the public in the building and stated that the Thrift Shop is temporarily closed. The Harbor House Livery Committee has not had a meeting to discuss this, but there is some funding in the Harbor House Livery fund from the original renovations. Chairman Gallup asked if the furnace could be repaired. The Technician could not see all the down the firebox and assumed that what he could not see was just as bad. In addition, with the age of the furnace it might be cheaper to replace the furnace than just the firebox.

Chairman Gallup asked what the total amount of funds in that account was in the Harbor House Livery fund. Donna Nashawaty replied \$28,800. Donna Nashawaty did not want to venture a suggestion before the committee got a chance to discuss at their next meeting. Chairman Gallup suggested asking Goodrich Oil for a quote, since they did such a good job on the Abbott Library job. Chairman Gallup hates the thought of replacing the furnace with all that is going on with Better Future Alliance. Michael Durfor stated that he would be happy to schedule a meeting with the committee to discuss what they would like to do with the furnace. Spec Bowers asked if the Thrift Shop could use the Old Abbott Library, Donna Nashawaty replied that it could only be used as a library. Jan Bettencourt asked what the size of the room is. Donna Nashawaty replied about 2200 sq. ft. Jan Bettencourt asked what the annual cost for electricity and oil to heat the building was. Donna Nashawaty replied about \$3,000 to \$4,000 a year. Jan Bettencourt asked if there was an opportunity to combine with another town, therefore, the service would not disappear, but the cost more productive. Donna Nashawaty stated that volunteers, who donate their time and offer scholarships, run the shop. It is truly a Thrift Shop, not a consignment shop. Jan Bettencourt asked what the monetary value of scholarships was. Donna Nashawaty replied around \$8,000, distributed in small increments to the school, the seniors, the food pantry, and the Recreation Department. Chairman Gallup stated that at this point the Board would wait for more information from Scott Hazelton on other possibilities and the Harbor

House Livery Committee. Teri White asked if there was any thought in getting a different vendor in the town besides Irving Oil Company. Irving Oil Company gave the Town the best price on oil and propane, but that does not mean they have to be use for service calls.

### **PUBLIC COMMENTS**

- Minnette Sweeny found out today that the Wendell Marsh Project got the LCHIP grant. Donna Nashawaty replied that they got a \$70,000 LCHIP grant, which will be used to reduce the warrant article.
- John Augustine asked if there was going to be a warrant article associated with the old Abbott Library on the ballot in March. Chairman Gallup said he would expect one, but there is not one yet. Donna Nashawaty stated that it was in the hands of the Attorneys, who are working on it. Chairman Gallup suggested sending an email to get some information to continue with the Board's part of it. Peter Urbach stated that the Attorneys are finish; it is now in the hands of the Attorney General and the Charitable Trust Group.

### **SELECTMEN ACTION**

**•Motion to approve Furry Scurry 5K Run/Walk to be held on May 17<sup>th</sup> in Sunapee Harbor, with the contingency the Police and Fire Chief sign off on the application by Selectman Gottling, seconded by Selectman Hastings. Unanimous**

- The Board approved the Town Manager to send a letter to the Governor regarding the Mount Sunapee Expansion, with Chairman Gallup abstaining.
- Donna Nashawaty updated the Board on the septic inspection at Mount Royal Academy. Beaver Tracks, who is the septic evaluator, did the inspection on December 2<sup>nd</sup> and 3<sup>rd</sup>. The certified evolution program has four conditions; good, fair, poor and failing. This septic system got a "good" rating. Inspection poles were installed and the water usage will be recorded once a month. The Health Officer sent a letter to Mount Royal stating that the current system is for 90 students and 8 teachers and the school has 90 days to submitted a septic design to DES for the 240 students and staff.

It was decided that after the holidays, the Health Officer, Roger Landry, the School Headmaster, the Police Chief, the Highway Director and Donna Nashawaty will meet to talk about the traffic patterns, etc.

Wildwood Smokehouse Entertainment License-**Motion to approve the Entertainment License for Wildwood Smokehouse by Selectman Hastings, seconded by Selectman Trow. Unanimous**

### **TOWN MANAGER REPORTS**

- Donna Nashawaty went over the additions and deletions to the 2015 Town Warrant Articles Summary and the 2015 Tax Rate Estimated Computation. .
- The Town Office will be closing on Friday, December 26<sup>th</sup>
- The January 12<sup>th</sup> Board of Selectmen Meeting, will be held, as scheduled.

**Meeting adjourned at**

**Submitted by,**

**Barbara Vaughn, Administrative Assistant**

**Approved:** \_\_\_\_\_

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**Frederick Gallup, Chairman**

**Suzanne Gottling, Vice Chairman**

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**Shane Hastings**

**Joshua Trow**

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**Emma Smith**