

BOARD OF SELECTMEN
Minutes of November 17, 2014

CALL TO ORDER: Chairman Ross McLeod called the meeting to order at 7:00 PM. Selectmen Bruce Breton, Joel Desilets, Al Letizio and Roger Hohenberger were present, as were Town Administrator David Sullivan, Assistant Town Administrator Dana Call and several Department Heads. Mr. McLeod opened with the Pledge of Allegiance.

ANNOUNCEMENTS/LIAISON REPORTS: Mr. Letizio advised that the Economic Development Committee had accepted the resignation of Mr. Jim Coburn from the EDC with regrets; adding he had been a great member and would be missed. Discussion ensued as to advertisement of the vacancy before Mr. Hohenberger moved and Mr. Letizio seconded to accept Mr. Coburn's resignation with regrets and thanks for his service. Passed unanimously.

Mr. Letizio advised that the EDC had made a follow-up presentation to the Planning Board on 11/12 relative to their proposal to establish a Market Square District. He indicated that the EDC had provided answers to questions posed by the Planning Board, and that a few other items remained to be wrapped-up before the EDC returns to the Planning Board for a final workshop in anticipation of a Public Hearing. Brief discussion ensued.

Mr. Desilets reminded all that the Shepherd's Pantry at the Presbyterian Church accepts donations on Monday mornings from 9:30A to 11A; adding it is a great opportunity to help others.

Mr. McLeod noted that the Annual Turkey Trot would take place on Thanksgiving at 9:00 AM; beginning at the Peltz home on Blossom Road. He noted that, thus far, over 900 have signed up with pledges being made in excess of \$19,000. Mr. McLeod extended thanks to the Peltzes and to the neighbors for making this event an annual success.

Mr. McLeod then noted that Mr. Paul Cino, who was instrumental along with Ms. Laura Marks in developing the Town's lacrosse program, had been named to the 2014 Pinkerton Academy Hall of Fame. Mr. McLeod went on to note that Mr. Cino still holds the Army record for assists; and extended congratulations to him.

Community Development Director Laura Scott approached noting that December 6th from 9A to 2P there will be a free business shopping event at the Searles. She noted that the Village Green and Cobbetts Pond Plaza will be hosting events, as well. Finally, Ms. Scott noted that Stars & Stripes, a new business located in the Country Shoppes, will also be holding their Grand Opening on that day.

Mr. Sullivan advised that, due to technical issues involving an audible hum, that evening's meeting was being broadcast on both channels 20 and 21.

Mr. Sullivan then formally introduced Mr. Mike Fedele; recently hired as our new Assessor. Mr. Sullivan indicated that Mr. Fedele had previously served the Town in this same capacity from 1996-1999; just prior to Mr. Norman. Mr. Fedele approached and extended thanks to the Board.

BUDGET KICK-OFF: Mr. Sullivan noted that the formal budget workshops will begin the following Monday, and then presented an overview of the 2015 budget. Highlights of the presentation included:

- Overall, inclusive of all special warrant articles with the exception of re-purposing of the Skate Park and the 275th Celebration, the proposed budget is \$13,815,910. This represents an increase of \$526,599, or 3.96%.
- The proposed increases are split nearly equally between the operating budget (2.04%) and capital improvements (1.91%).
- Capital Improvement funds are being proposed for Road Improvements, replacement of Engine 1, installation of an exhaust system for the Fire Station, the second lease payment on an ambulance, the Greenway Trail, and Spruce Pond.

Mr. Sullivan advised that workshops will take place on each Monday evening, and that the hope is to finalize the budget prior to Christmas. Brief discussion ensued regarding the scheduled dates.

FORMER SKATE PARK: Recreation Coordinator Cheryl Haas approached; noting that Committee members Fred Connarn and Mark Lucas were also present. She gave a brief history of events to date regarding the former skate park before presenting a conceptual plan as attached for passive recreation in the area. Highlights of the discussion ensued:

- Ms. Haas clarified that as it pertained to cost estimates she had not, as yet, factored in any possible donations.
- The lack of a shuffleboard area as was previously discussed. Ms. Haas advised it had not been included as it was cost prohibitive and would involve providing/storing of necessary equipment.
- The need to resurface the area, which is currently the same material as the tennis courts, and to ensure proper drainage exists/occurs. Mr. Letizio suggested that stamped asphalt be explored, and a discussion ensued regarding the various options, including mixed areas, and costs. Mr. Connarn approached and noted that pavers would be ideal.
- Mr. Desilets noted he had envisioned areas of raised plantings and their use as possible shared adopt-a-spot areas. Mr. Connarn noted the Committee had spoken to a landscaper regarding turning the retaining wall into planter walls with built in benches.
- Ms. Haas advised the total estimated cost was \$72,000 as presented. There was some discussion regarding larger shade trees/more shade areas, as well as the possibility of raising funds via memorial bricks or pavers.
- Mr. Hohenberger noted he would like the Committee to return with more refined costs inclusive of any possible donations, so that the Board may discuss possibly including funding in the budget. Discussion ensued regarding the need to establish the surfacing before anything, and that the project should not be piecemealed.
- Mr. McLeod noted that for the next discussion he would like to see the interior area of the plan and surface area tightened up. Mr. Desilets inquired whether any resurfacing would be required if pavers were used. Mr. Connarn noted that pavers could be laid over the existing material, which may result in uneven surfaces, or the existing surface could be removed prior. Further discussion ensued regarding drainage. Mr. Breton noted that underneath the existing surface is a base similar to that used for roads; adding that the as-built should be checked, as he believed that not only is the area properly pitched but there is also a drainage plan for same.

Further discussion ensued, and the Board extended thanks to the Committee and Ms. Haas.

SCHOOL DISTRICT: Mr. McLeod noted that this is a continuation of the Board's discussion on the 3rd relative to the District's request to make improvements in the Town's right-of-way; this in order to improve the emergency access to the Middle School. Mr. McLeod noted that the Board had several options, in that they could: do nothing; grant the District permission to use the area which a future Board could revoke; grant the District a permanent easement; go to Town meeting to deed the land to the District; or, give them permission to use the area and then go to Town Meeting.

Mr. Adam Steel, Business Administrator, approached noting that the District has always assumed that the first access, which is the area in question, would be utilized as an actual access to the School. He noted there is significantly more traffic in the area today, and while the District has no pending plans at this time they do want to hear from the Board of Selectmen and the residents. Mr. Steel then reviewed with the Board a map of the area.

Mr. Letizio noted that, to his recollection as a School Board member, there had never been any intent to improve this area as an access beyond that of one with gates/bars for fire vehicles. He indicated he was very concerned regarding impacts to homes in the area. Discussion ensued regarding improvements to the School site and development along Heritage Hill Road.

Mr. Hohenberger noted that traffic at the school is out of control, and that he sees no reason why the Town needs to hold on to the property in question. He noted much work would be involved in improving the access, including conversations with the neighbors. Mr. Breton concurred, and inquired whether Town Meeting would need to approve transfer to the District.

Mr. Sullivan replied in the affirmative; adding that the area would need to be subdivided off the road. Mr. Breton inquired as to the width of the area, and Chief McPherson replied it was approximately 8'-10'; adding that the Middle School is not the only one which poses a safety issue to the Department. He indicated that all have issues save for the High School; adding that the Heritage Hill Road access is important to public safety. Brief discussion ensued, and Mr. Desilets noted that he saw the merits of both sides; adding that if the Board were able to grant an easement to the District he did not see the need to do anything permanent.

Mr. McLeod noted that he was fully in favor of giving that portion to the District; adding that it has no value to the Town. He went on to note that it could also serve to keep walking/biking children off of Lowell Road. Discussion ensued as to other options available, such as purchasing of the O'Hare property, and connectivity in the area.

Mr. Breton moved to allow the School District to work within the unpaved right of way between parcels 24-F-1605 and 1607 and that the Board will, after further investigation by the District, determine whether to go to Town Meeting. Mr. Hohenberger seconded on the provision that Mr. Breton amend his motion to note that the work will be under the control of the Town. Discussion ensued, and Mr. Desilets noted he would like to see a plan for the work first.

Mr. Steel noted that if the District cannot improve the access road then the Middle School will, effectively, be landlocked; noting that the access is needed in order to detail options for site improvements. Discussion ensued regarding the Facility Committee, and the need for the plan to come to the Board to be vetted by them and the public.

Mr. Hohenberger suggested that perhaps a motion was in order to draft a warrant article to give the area to the School District. After brief discussion, Mr. Breton withdrew his motion and Mr. Hohenberger his second.

Mr. Hohenberger then moved and Mr. Breton seconded that staff draft a warrant article to transfer the land in question to the School District. Passed 3-2, with Mr. Desilets and Mr. Letizio opposed.

Mr. John Derek, Heritage Hill Road, approached noting that he believed the Board's motion was contrary to their fiduciary responsibility without knowing the School District's intent. He inquired whether, if the access were open to both bus and other traffic, it could impact safety access; to which Chief McPherson replied it could. Lengthy discussion then ensued relative to the process the School District will follow, the lack of value to the Town of the parcel, and the School District's property. There were no further decisions made.

TOWN PROPERTY REVIEW: Mr. Sullivan reviewed with the Board those parcels which had previously been determined should be kept and/or designated, as attached. Throughout the course of the discussion, the Board determined the following:

- Mr. Hohenberger moved and Mr. Letizio seconded to draft a warrant article to designate parcel #95 as Conservation land. Passed 4-1, with Mr. Desilets opposed.
- Mr. Letizio moved and Mr. Hohenberger seconded to draft a warrant article to designate parcel #98 as Conservation land. Passed unanimously.
- Mr. Breton then moved and Mr. Hohenberger seconded to reconsider the previous motions relative to parcel #95 and 98. Passed unanimously. This was in response to discussion regarding the designation as conservation versus that of forest; the benefits of designation, if any, beyond control of the parcels, and whether input should be sought from the Forestry Committee. Mr. Sullivan advised that designation as conservation protects the land in the future, short of another Town Meeting vote.
- Mr. Letizio moved and Mr. Breton seconded to take no action on parcel #113. Passed unanimously.
- Mr. Letizio moved and Mr. Desilets seconded to send parcels #114, 115, and 116 to Town Meeting for designation as Conservation. Passed unanimously.

- Mr. Desilets moved and Mr. Breton seconded that parcel #138 not be designated as Conservation. Passed unanimously.
- Mr. Breton moved and Mr. Letizio seconded that parcel #144 not be designated as Conservation. Passed unanimously. Brief discussion ensued.
- Mr. Letizio moved and Mr. Breton seconded to sell parcel #117. Passed 4-1, with Mr. Hohenberger opposed.
- Mr. Desilets moved and Mr. Letizio seconded to send parcel #146 to Town Meeting for designation as Conservation. Passed unanimously.
- Mr. Breton moved and Mr. Letizio seconded to sell parcel #121. Passed 3-2, with Mr. Hohenberger and Mr. McLeod opposed.
- Mr. Desilets moved and Mr. Letizio seconded to sell parcel #95. Passed 3-2, with Mr. McLeod and Mr. Hohenberger opposed.
- Mr. Letizio moved and Mr. Desilets seconded to send parcels #98 and 102 to the Forestry Committee for comments. Passed unanimously.

Mr. Sullivan advised that he will return to the Board in the future to discuss those remaining parcels which the Board had previously determined should be placed out for sale.

MINUTES: Mr. Letizio requested paragraph four (4) of page one (1) of the November 3rd minutes be amended as it pertained to "...with the potential for \$1.6M in tax income annually..."; noting it should have reflected "net tax income annually." Mr. Breton moved and Mr. Desilets seconded to approve the 11/3 minutes as amended. Passed unanimously.

CORRESPONDENCE: None.

OLD/NEW BUSINESS: Mr. Sullivan advised that the discussion as posted relative to the potential regional impacts of a proposed project in Pelham was no longer necessary. This due to withdrawal of the project in question.

Mr. Sullivan then advised that historically, as it pertained to holiday closings in which staff utilized earned time (eg. the day after Christmas), either all or no offices would be open. He indicated that, this year however, Ms. Scott desired to have Community Development open on that Friday and inquired what the Board's preference would be. Discussion ensued, before Mr. Hohenberger moved and Mr. Letizio seconded to allow Mr. Sullivan to set the Holiday hours and/or close the offices. Passed 4-1, with Mr. Breton opposed.

NON-PUBLIC SESSION: Mr. Desilets moved and Mr. Hohenberger seconded to enter into a nonpublic session in accordance with RSA 91-A:3 II c. Roll call vote - all members "yes". The topic of discussion was reputations.

The Board, Chief Lewis, Mr. Sullivan, and Ms. Devlin were present in the first session. The Chief updated the Board on a reputations matter. No decisions were made.

The Board, Mr. Sullivan, and Ms. Devlin were in attendance in the final session. Mr. Hohenberger moved and Mr. Breton seconded to appoint Ms. Lisa Walker to fill the current vacancy on the Economic Development Committee. Passed unanimously.

Mr. Breton moved and Mr. Desilets seconded to adjourn. Passed unanimously.

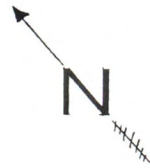
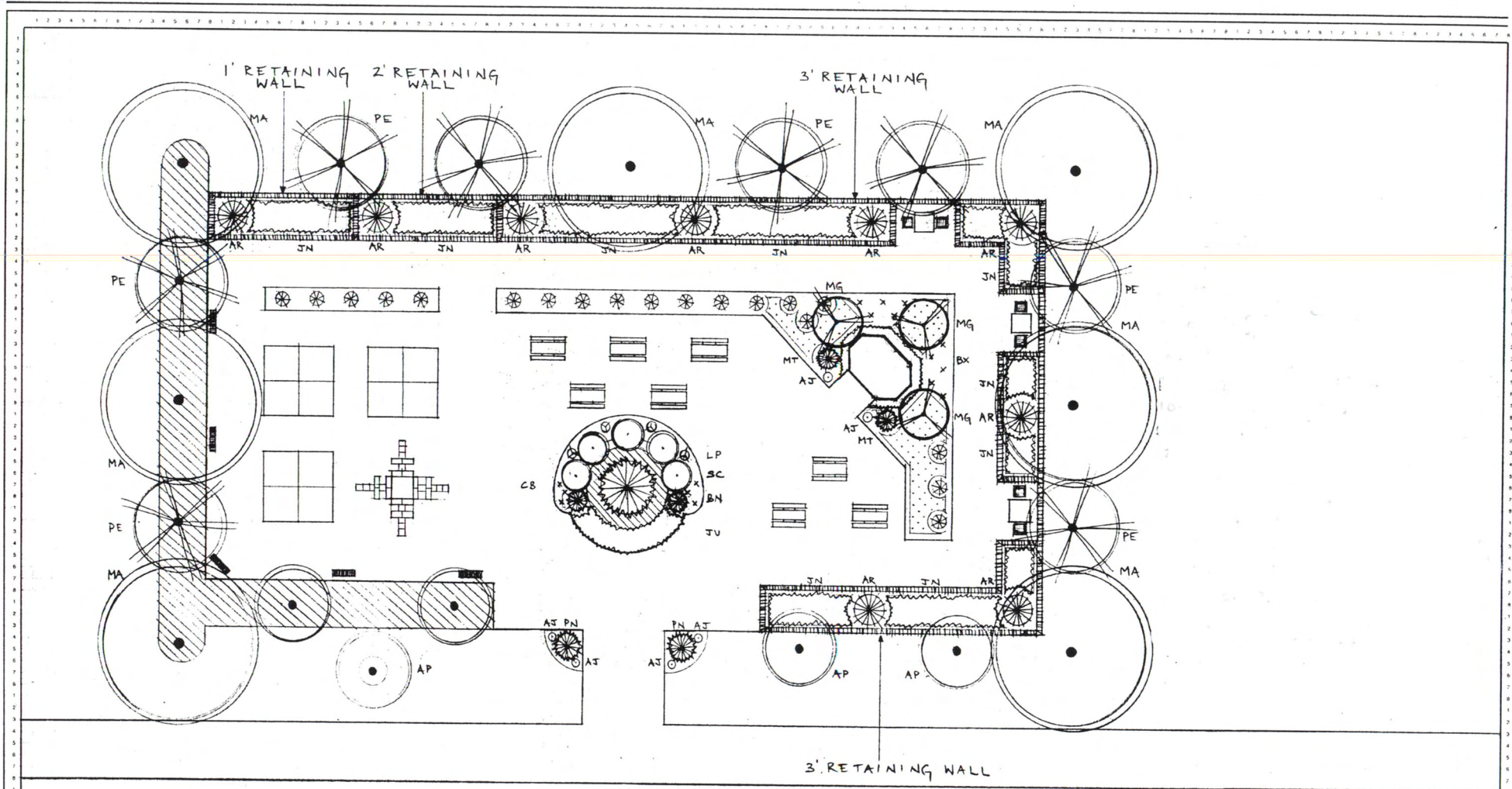
Meeting was adjourned at 10:05 PM.

Respectfully submitted,

Wendi Devlin, Administrative Assistant

Note: These minutes are in draft form and have not been submitted to the Board for approval.

Conceptual



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JOB GRIFFIN PARK
 SHEET NO. 1 OF 1
 CALCULATED BY P. TOPOROWSKI DATE 11/14
 CHECKED BY _____ DATE _____
 SCALE 1"=20'

Proposed Passive Recreation Area at Griffin Park

<u>Item</u>	<u>Price</u>	<u>Total Estimated</u>
6 picnic tables		
3 of the 48" square	\$1,000/each plus s/h	\$3,000
2 of the 46" round	\$900-\$1,100/each plus s/h	\$2,200
1 ADA table	\$900/plus s/h	\$900
2 chess/checker tables (46")	\$1,500/each plus s/h	\$3,000
1 ADA chess/checker table	\$1,500/plus s/h	\$1,500
1 Bike Rack	\$500	\$500
Resurfacing	\$9,500	\$9,500
Gazebo (11x15; vinyl oval w/benches)	\$9,000	\$9,000
Paintings:	\$300	\$300
4 square		
Hopscotch		
Landscaping:		
Sitting/Retaining Walls	\$50,000	\$30,000-50,000*
Shade trees and bushes etc	\$8,000	\$8,000
Plantings, mulch, etc	\$1,500	\$1,500
Preparation/materials gazebo base	\$1,500	\$1,500
Yearly Maintenance	\$750	\$750
Landscape Architect Design fees	\$1,000	\$1,000
(Will have 3-D capability in a few months)		
Total Estimated Cost (without donations)		\$72,650**

*cost dependent upon materials, length, and quantity of walls, etc.

**total based on lower cost of sitting/retaining walls

**ALL TOWN OWNED PROPERTIES
SHOWING ONLY "UNDESIGNATED" LANDS
AS OF NOVEMBER 2014**

Map	Block	Lot	Suffix	Street Name or Closest Street	Acres	Comment	MAP ID	Acquired Through Tax Deeding?	Selectmen Overall (as of 1/17/14)
3	B	290	A	FLAT ROCK RD	8	Landlocked wetland between RR ROW and Hadley Woods Condo	95	No	Sell
6	C	200		PINE HILL RD	13	Wetland off of Pine Hill Road (Class VI Road)	98	No	keep* - request input from Forest Committee
8	A	9010		SEAVEY RD	0.6	LL Uplands next to Seavey Pond - has waterfront - near Lamplighter Village and two other small town lots	102	Yes	keep* - request input from Forest Committee
11	C	1700		SHEFFIELD ST	13.57	Off of Sheffield Road - limited due to wetlands	113	No	keep (remove from any designation) Submit Warrant Article to designate as Conservation
11	C	1800		SHEFFIELD ST	4.75	Long wetlands in area of Sheffield and Camelot Roads	114	No	Submit Warrant Article to designate as Conservation
11	C	1801		CAMELOT RD	4.83	Long wetlands in area of Sheffield and Camelot Roads	115	No	Submit Warrant Article to designate as Conservation
11	C	1802		CAMELOT RD	1.5	Long wetlands in area of Sheffield and Camelot Roads	116	No	Submit Warrant Article to designate as Conservation
11	C	3400		NO LOWELL RD	0.81	Vacant land between Camelot and N. Lowell	117	No	Sell
14	A	230		HAVERHILL RD	3.9	WWPD abuts Beaver Brook	121	No	Sell
20	D	1550		LONDON BRIDGE RD	14.5	Land near High School and Gage Lands	138	No	keep (remove from any designation)
21	W	2		GOBBETS POND RD	6.4	Land next to Roger's Field - very wet	144	No	keep (remove from any designation) Submit Warrant Article to designate as Conservation
22	R	250		SETTLERS RIDGE	0.7	Triangle piece of land between Bayberry and Settlers Ridge Road	146	No	Submit Warrant Article to designate as Conservation
# of Parcels									12
8	B	850		ROCKINGHAM RD	4	Land off of Rte 28 - near Seavey Road - other town land abuts property - previously look at as possible Fire Substation location.	103	Yes	hold
8	B	900		ROCKINGHAM RD	3.3	Land off of Rte 28 - near Seavey Road - other town land abuts property - previously look at as possible Fire Substation location.	104	Yes	hold
8	B	4401		ROCKINGHAM RD	1	Land between Rte 28 and Libbey Road	106	No	hold (discontinue road?)
# of Parcels									3
1	B	1022		BLUEBERRY RD	0.97	Wetlands and WWPD Impacts (#5 Blueberry)	90	Yes	sell
1	B	1025		BLUEBERRY RD	1.01	Wetlands and WWPD Impacts (#10 Blueberry)	91	Yes	Sell (merge #91, 92, 93)
1	B	1026		BLUEBERRY RD	0.92	Wetlands and WWPD Impacts (#8 Blueberry)	92	Yes	Sell (merge #91, 92, 93)
1	B	1027		BLUEBERRY RD	0.96	Wetlands and WWPD Impacts (#6 Blueberry)	93	Yes	Sell (merge #91, 92, 93)
3	B	680		ROCKINGHAM RD	1.28	On Derry Town Line between Rte 28 and Nathan Road - landlocked piece	96	Yes	sell
3	B	850	L2	BUCKLAND RD	0.03	Fractional Parcel - Land on Derry Town Line off of Buckland Road	97	Yes	sell
7	A	625		MOCKINGBIRD HILL R	3.1	Near Mockingbird Hill Rd - landlocked by Rte 93	99	Yes	sell
16	C	5		GAUMONT RD	0.3	Land appears to have some utility	123	Yes	sell
16	P	510		FOURTH ST	0.22	Abuts other town land	126	Yes	Sell (merge #126, 127, 128, and 130)
16	P	520		FOURTH ST	0.18	Abuts other town land	127	Yes	Sell (merge #126, 127, 128, and 130)
16	P	540		FOURTH ST	0.14	Abuts other town land	128	Yes	Sell (merge #126, 127, 128, and 130)
16	P	560		THIRD ST	0.27	Triangle shaped lot - other town lots in area	129	Yes	sell
16	P	1010		FOURTH ST	0.14	AKA #10 Fourth Street - abuts 3 other town lots	130	No	Sell (merge #126, 127, 128, and 130)
17	L	65	A	FARMER RD	0.11	AKA #14 Farmer Road	133	Yes	sell
19	B	701		GLANCE RD	1.78	Located at corner of Mammoth and Glance Rds with Power Easement over parcel	135	Yes	sell
19	B	715		GLANCE RD	2.4	Corner of Mammoth Rd - w/ power easement	136	No	sell
20	D	2500		LONDONBRIDGE RD	4.1	Off Londonbridge Road - potential developable site	139	Yes	sell
21	V	243	J	CHIPMUNK RD	0.25	Located off Chipmuck Road in the area of Fish and Ash Streets	142	Yes	sell
# of Parcels									18
									* parcels to keep but consider for designation (ie Conservation)