

**Board of Selectmen
November 22, 2005**

Present: Paul S. Morrill, Chairperson; Mark P. Duffy; John J. Blackwood (joined the meeting at 7:08 p.m.); Robin L. Frost, Town Administrator; and Toni Bodah, Secretary.

Also present were Harold Parker, Senator Sununu's office; Don and John Jenkins; Bruce Seguin; and Larissa Mulkern, *The Granite State News*.

The posted meeting was called to order at 7:03 p.m. by Mr. Morrill, who led those present in the Pledge of Allegiance.

1. Appointments

a) Harold Parker, Senator Sununu's Outreach Program – Mr. Parker asked whether there were any issues the Board would like him to bring to the Senator's attention. Mr. Morrill referred to many residents requiring assistance with the increased cost of heating fuel. Discussion then turned to Turntable Park. Mr. Morrill reviewed the developments related to the Town's desire to purchase the State's property on which Turntable Park is partially located. The State has advised their appraiser has valued the property at \$110,000. Mr. Morrill stressed there is no intention of private development; rather the intent is to further develop a cultural, historic-based attraction that could benefit not only the Town of Wakefield, but also the State of NH. Perhaps Senator Sununu could assist with getting the State to reduce the selling price of the property to the Town. Ms. Frost will provide Mr. Parker with copies of various documents, and the Senator's office will make inquiries.

Mr. Duffy referred to the increasing difficulty in providing health insurance. Mr. Parker agreed that there are many difficulties; however, he noted that is a state issue and the Town would be better served by bringing their concerns to the State representatives.

Mr. Blackwood referred to the cost of diesel being so much higher than the cost of gasoline—for no apparent reason.

Mr. Parker was then advised of the historical renovation of Town Hall. The Town will eventually be seeking funds/grants. Mr. Parker will have the Senator's grant researcher provide us with potential funding sources.

b) John Jenkins – John is working toward the rank of Eagle Scout and is seeking a project as part of this effort. Various ideas were discussed, including working on the cemetery in Union or the Union Grange Hall. Mr. Duffy suggested the Jenkins contact the Heritage Commission or some other Town organization, adding he could obtain contact information on the Town's web site.

c) Bruce Seguin re: Copp Hill Road – Mr. Seguin explained that he is considering the purchase of property on Copp Hill Road.

In order to build on the property he will need to do some work on the road and asked exactly what the Town will allow him to do. Mr. Morrill noted that the road was discontinued in 1933 and that Town Counsel advises it is a Class VI Town road. Therefore, a bond would be required of Mr. Seguin prior to any work being done. Mr. Morrill suggested the Road Agent view the road. The Board will require a written outline of plans for the road for their review and approval. Mr. Morrill does not expect any problem; however, the Board must be sure of the work Mr. Seguin intends to do and whether there will be any impact to other property owners. Mr. Morrill again stressed the bond requirement and added that Mr. Seguin will need to execute a waiver in order to obtain a building permit. This waiver will release the Town from any liability in the event that an emergency vehicle is unable to travel the road. Mr. Seguin will develop a plan and contact Ms. Frost.

2. Old Business

a) Town Hall Project – Reference was made to information provided by the estimator, with Mr. Duffy concerned that any necessary roof work be accomplished prior to commencing inside work. Mr. Morrill believes that roof work relates to reinforcing rafters. Ms. Frost added that some brick would be re-pointed, which should not be invasive. She added that the entire project will be kept in mind during all phases of the project. Mr. Morrill suggested meeting with the architects to decide how to proceed and whether it will be necessary to move the Town offices out of the building for any length of time. Discussed logistics of the project and the anticipated disruption of the work flow. Ms. Frost will arrange for Salmon Falls Architects to attend a meeting in the near future.

Salmon Falls has submitted a contract in the amount of \$97,500. Town Counsel has reviewed the proposed contract. Although the Board members expressed no issues with the proposed contract, it was agreed it will not be executed until the Board has had an opportunity to meet with Salmon Falls. It is important to obtain their input in order to determine how to proceed with the project and how best to approach financing same.

b) Strafford Regional Planning Commission Planner Proposal – Ms. Frost and Joe Fluet met with Cynthia Copeland of SRPC, who will return with a proposal for SRPC to provide the Town of Wakefield with a mentoring program for the planner that the Town will hire. Ms. Copeland agreed it would be best if the Town hires its own employee, with resources available through SRPC. Ms. Frost will so advise the Budget Committee.

3. New Business – None forthcoming.

4. Correspondence

a) Heritage Commission re: Grange Hall – The Commission has voted to accept the Grange Hall. Mr. Morrill expressed concern regarding the stipulation that the Grange is willing to sell the building to the Commission for \$1, as long as the building is not sold for profit. Otherwise, Mr. Morrill has no objection, nor did the other Board members.

5. Unscheduled Matters/Public Comment

--Ms. Mulkern received clarification regarding the Town Hall project and the proposed contract with Salmon Falls Architects.

--Solid Waste Hauling Contracts for 2006: Ms. Frost advised the final figures are as follows: Casella - \$291,000 (based upon a two-year contract), and Waste Management - \$266,352 (based upon a three-year contract). Ms. Frost confirmed to Mr. Blackwood that it is possible for the Town to haul the containers itself. She advised that if the Town stays with Casella, it would actually be dealing with a subsidiary. Ms. Frost has discussed these contracts in detail with Warren Winn, and both recommend the Board accept the proposal of Waste Management. Town Counsel has already reviewed their proposed contract and has made minor changes, to which Waste Management has no objections. **Mr. Morrill moved to accept the proposal of Waste Management for hauling of municipal waste, for a term of 3 years, with the cost to be adjusted annually according to the New England CPI released each September. Mr. Blackwood seconded the motion, which passed unanimously.**

6. Administrative Matters

a) Liaison Reports – Mr. Blackwood: Planning Board has continued the tower application re: property owned by Jerry O'Connor; approved the Home Occupation Application for Cynthia Crawley; and continued discussion of Chuck Robbins' application, for which Mr. Robbins will not need to do an economic market analysis. The Highway Department is addressing culvert issues on Ballards Ridge Road.

Mr. Duffy: Referred to the draft Policy & Procedures for use of the PEG Channel. Mr. Morrill indicated that actual approval of the Policies & Procedures should be the responsibility of the Board of Selectmen, although the Board may consider recommendations made by the Cable Committee. Discussion followed regarding the possibility of allowing election campaign videos and the extent to which the Board can regulate these videos. The Board will continue to review the draft and share comments.

Mr. Duffy referred to the recent request of Community Legal Services for an appropriation in the 2006 municipal budget, noting that he does not support the request. He believes legal needs for those unwilling to pay can be addressed through the Welfare office. Ms. Frost has advised Tim Hall of her expectation that the Board would not support that request.

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Mr. Duffy asked about the status of the Conservation Commission's appropriation for the purchase of development rights. Ms. Frost expects they will request \$600,000; however, she has advised the Commission that the Board will not support the request without additional information.

Mr. Morrill: Attended an open house regarding the Literacy Program.

b) Administrator's Update

--Ms. Frost provided the Board with a copy of a letter she sent to a resident regarding his demeanor when communicating with Town Hall employees.

--Turntable Park: Ms. Frost will provide information to Harold Parker. She has received an e-mail from Land Tech, who estimates the cost of a survey to be \$2900 - \$4300. Ms. Frost will obtain other estimates.

--Brief discussion re: 2006 agreement for services with Town of Brookfield.

--Bonnyman Road—need to address issue of road being undermined.

--Forest Street—Highway Department needs to address a blocked culvert.

Mr. Morrill moved to enter Non Public Session under RSA 91-A:3, II (a). Mr. Duffy seconded the motion. Roll call vote: Mr. Blackwood – ‘aye’; Mr. Duffy – ‘aye’; Mr. Morrill – ‘aye’. Motion passed unanimously and the Board entered Non Public Session at 10 p.m.

The Board returned to public session at 10:10 p.m. Ms. Frost advised the Board of an upcoming class in which she is enrolled. With respect to ownership of Lord Road, Town Counsel will communicate with TWT LLC that we must go through the court to clarify this issue.

c) Building Permit Releases – Mr. Morrill moved to authorize building permit releases for Humerian on Clover Drive, Twardosky on Elliot Drive, White on Lake Road, Kelly on Rocky Point Road and O'Brien on Lexington Drive. Mr. Duffy seconded the motion, which passed unanimously.

d) Minutes – Mr. Morrill moved to approve the minutes of November 9, 2005, with a spelling correction. Mr. Duffy seconded the motion, which passed unanimously.

There being no further business, the meeting adjourned at 10:20 p.m.

Respectfully submitted,
Toni Bodah, Secretary

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Approval of Minutes:

Paul S. Morrill, Chairperson

Mark P. Duffy

John J. Blackwood