

**Board of Selectmen
June 27, 2007**

Present: Paul S. Morrill, Chairperson; Mark P. Duffy; John J. Blackwood; and Toni Bodah, Secretary.

The posted meeting was called to order at 6:20 p.m. by Mr. Morrill. **Mr. Morrill moved to enter Non Public Session under RSA 91-A:3, II (b) & (d). 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 6:20p.m.**

The Board returned to public session at 7 p.m., at which time Mr. Morrill led those present in the Pledge of Allegiance. Those present at this time included: Bruce Rich, Don Chapman, Robert Barnes, and several other residents of the Belleau Lake area; David Stevens; Al Mayranen; Ken Fogg; and Kevin Crossan, *The Granite State News*.

1. Appointments

a) Bruce Rich, BLPOA – Mr. Rich presented a map of the Belleau Lake area and referred to the drainage problem on Robinhood Road. According to Mr. Rich, part of the road is actual in the shape of a bowl, which fills with water during heavy rainstorms. He then presented a hand-drawn plan for alleviating this problem and advised they are seeking an easement from the Town to create a detention pond on Map 43, Lot 73 (owned by the Town of Wakefield). Mr. Rich advised that some measurements were taken and calculations made as to the pit size necessary to accommodate the diverted water. According to Mr. Rich, this process would not affect the adjoining lots as there is a 10-12’ hill on the subject property that would prevent run-off to those lots.

Mr. Morrill complimented the work done on this proposal and indicated that the Board will need to investigate the issue further with various Town personnel and, possibly, other professionals. Mr. Blackwood noted that there may be another solution rather than having to create a pond on the subject parcel.

Mr. Chapman stressed that we should not necessarily remove the water from this area. Mr. Blackwood noted that there is a lot of sand in this area, which would not allow for the creation on an actual pond. Mr. Chapman agreed, noting that the area would likely be dry 4-5 days following a heavy rain. However, he believes this proposal would be the avenue preferred by DES. Mr. Morrill stressed that in order to make a decision, the Board must be sure this is the best solution. Mr. Blackwood would like the Board to view the site. Mr. Rich stated that he believes the subject property would still be a buildable lot, even with a detention pond. Mr. Chapman has estimated the pond would hold 210 cubic yards of water. Mr. Rich advised that the BLPOA would appreciate any assistance that the Town can provide. Mr. Morrill stated that contact with the BLPOA will be made via the Town Administrator.

b) Al Mayranen, Cemetery Trustee – Mr. Mayranen advised the Board that an individual fell at Lovell Lake Cemetery going down a set of stairs that had no handrail. A relative of David Stevens' is willing to pay to have 2 handrails installed. Mr. Mayranen noted that there is a second set of stairs at that cemetery without railings, which the Town may wish to address. Mr. Mayranen questioned whether the bill for the first set of railings should be paid by the Town, with reimbursement from the private individual, or whether the bill should go directly to that individual. Mr. Morrill stressed that it would be helpful to have all necessary information prior to an appointment with the Board, especially when an immediate decision is expected. Mr. Morrill advised that we will need to check with the Finance Clerk to be sure the correct accounting procedures are followed. He added that no one has an issue with accepting generous donations from private individuals. It was agreed that Mr. Mayranen would submit his questions in writing to the Town Administrator, to include his recommendation for railings for the second set of steps.

Mr. Mayranen then referred to the deteriorating condition of the hinges of the vault at the Lovell Lake Cemetery. He had understood that the Town crew would address this issue; however, they have not had time to do so. Mr. Morrill suggested that in such cases, it is best to approach the Town Administrator, who in turn would direct the Highway Department to accomplish what is necessary.

c) Pam Judge re: Union Station – Ms. Judge referred to the Heritage Commission's solicitation of bids for replacement of the roof on the Union Station. She presented the lowest qualified bid (at \$5200) and requested that Board authorize this expenditure (in accordance with the Town's purchasing policy). In addition to the referenced \$5200, the bid references another \$800 for removal/replacement of all trim boards. The Commission does not want this included; however, they do expect that some of the boards will need to be replaced at an additional cost. Ms. Judge confirmed that this will be paid through the Heritage Fund. She suggested that the Board approve the proposal at a total not to exceed \$6000. **Mr. Duffy moved to approve the proposal of Thomas Damon Roofing at a cost not to exceed \$6000.** Mr. Blackwood expressed concern that the cost could exceed \$6000 if many boards must be replaced. Mr. Morrill suggested that the Board accept the bid of the individual without reference to a 'not to exceed' cost. **Mr. Duffy amended his motion as follows: To authorize the Heritage Commission to accept the bid of Thomas Damon Roofing for replacement of the roof at the Union Station. Mr. Blackwood seconded the motion.** Ms. Judge noted that a dumpster will be required. She will confer with the Town Administrator as to the availability/cost of a dumpster. **The motion then passed 3-0.**

Ms. Judge then referred to the Commission's plan to develop a park area at the Union Station, to be known as Heritage Park. They hope to have a dedication ceremony on August 12 at 1 p.m. The Commission is requesting that the Board designate the second Saturday in August of each year as 'Heritage Day'. Every year on that day, the Commission will host something for the community. In order to proceed with these plans, it will be necessary to remove the large willow tree on the property. The Commission is seeking assistance from the Town in this effort, either financial or in the form of labor. Mr. Blackwood noted that the Highway Department is 'stretched thin' right now. Mr. Morrill referred to the estimate from Royle Tree Service, noting that such an expenditure was not included in the Town's budget. The Board will discuss this issue with the Town Administrator. Ms. Judge confirmed that she has not found any historical value in the tree.

Mr. Morrill referred to this property being listed on the Town-maintained property list. Ms. Judge advised that she spoke with the Town Administrator regarding clean-up work to be done at the Union Station. She added that they have a volunteer for mowing the property. Discussion followed regarding whether the Town should continue to mow the grass around the Garvin Building. Ms. Judge noted that most of the land (grass) around the building is Town-owned and should be kept on the maintenance list.

The Board will have the Town Administrator prepare a proclamation regarding the establishment of 'Heritage Day'.

2. Old Business

a) All Ways Accessible – Ms. Frost has advised that there is no difference in cost to upgrade to a 3-phase LULA. **Mr. Duffy moved to authorize Paul Morrill to execute the contract with All Ways Accessible, in the amount of \$50,190.85, for the purpose of installing a LULA at the Public Safety Building. Mr. Blackwood seconded the motion, which passed 3-0.**

b) Town Property Maintenance Contract – Mr. Duffy shared his belief that Green Monster was going to honor the contract amount of All Land for the first year. Mr. Morrill advised that is not the case, rather Green Monster has submitted a proposal that reflects his original bid. Mr. Morrill suggested that Green Monster's contract should be reduced by the amount paid to All Land for work done in April and May. This proposal will be tabled until the first year of the contract is renegotiated.

c) CMA Transfer Station – A breakdown of costs for Amendment #1 has been provided by CMA. **Mr. Blackwood moved to authorize Paul Morrill to execute Amendment #1 with CMA for work at the Transfer Station in the amount of \$8000. Mr. Duffy seconded the motion, which passed 3-0.**

d) CMA Septage Solids Management – This amendment was previously authorized; however it required DES’s approval prior to the Town’s approval. DES has now approved the amendment, which reflects an increase of \$5000 over the original contract. **Mr. Duffy moved to authorize Paul Morrill to execute Amendment #1 with CMA for work at the Wastewater Treatment Facility in the amount of \$5000. Mr. Blackwood seconded the motion, which passed 3-0.**

3. New Business

a) Commissioner to Strafford Regional Planning Commission – The Planning Board had previously recommended the appointment of John Ciardi as a Wakefield Commissioner to SRPC. **Mr. Morrill moved to appoint John Ciardi as a Wakefield Commissioner to SRPC, for an indefinite term. Mr. Blackwood seconded the motion, which passed 3-0.**

4. Correspondence

a) Travis Wallace – Mr. Wallace has offered to conduct a one-man show in the Opera House, the proceeds of which would be split with the renovation fund for the Opera House. The Board agreed by consensus, assuming that WPI is willing to coordinate this effort.

b) NH Division of Historical Resources – The Town Hall has been approved for placement on the National Register of Historic Places. This will cause the renovation project to be eligible for various funding opportunities.

c) Towle Farm Community Corp – TFCC advises that they have formed an association, which has authorized a yearly assessment for each property within its bounds. The Town of Wakefield owns one parcel on Bonnyman Road, for which it is expected to pay \$100 per year.

5. Unscheduled Matters/Public Comment

---Kevin Crossan received clarification on several items previously discussed.

6. Administrative Matters

a) Liaison Reports – **Mr. Blackwood:** The cell tower is ready to go up on Jerry O’Connor’s property. Planning Board heard a major subdivision application for Mike Hickey for 2 3-acre lots, which property needs to be checked for endangered species. Planning Board will conduct a public hearing for an increase to the application fee schedule. Mr. Blackwood referred to a complaint of an individual who has been told he would have to pay a fine for not having a building permit. Discussion followed regarding the letters being sent by the Code Department. The Planning Board agreed to accept the State’s plan for the present regarding gravel pit excavation plans. That Board also decided that no golden arches will be allowed in the Town of Wakefield.

Planning Board discussed a property on Thornhill Road, debating as to whether DES should be called in. Mr. Blackwood suggested this not happen. Mr. Blackwood and Mr. Ciardi will walk the Frohlich property to view the run-off problem. Planning Board is attempting to work out the situation with Lake Forest.

Mr. Morrill: The Budget Committee met regarding the \$250,000 appropriation for modulars that was disallowed by DRA, based on the fact that there was no money in the line into which this appropriation was placed. The School Board has voted to encumber the necessary funds from surplus. Bob Moholland has resigned from the Budget Committee (he has moved out of town), and Judy Nason has been appointed to fill that vacancy until March 2008.

b) Administrator's Update

--Ms. Frost left word that the Lovell Lake Host Program is requesting \$500 from the Invasive Species Fund. A public hearing will be posted for the July 25 meeting. This group has also asked about the possibility of the Town supplying a dumpster and trash pick up for the boat launch area. The Selectmen were not in favor of this.

--When the camp counselors were hired, the wrong rate of pay was listed. The budgeted rate is \$7.13 per hour. **Mr. Morrill moved that the pay rate for Amanda Hook and Alyssa Hall be changed to \$7.13 per hour, retroactive to their hire date. Mr. Blackwood seconded the motion, which passed 3-0.**

--Mr. Robinson would like to change the rate of pay for Daniele Bardsley. She is currently working as a camp counselor; however, she has more experience in this area than the other counselors. The Board will require additional information from Mr. Robinson.

--TPD has agreed to the Town's proposal regarding the rewiring for the alarm system in the basement. Change Orders #7 and #8 will be issued, the Town's share of which will be \$7300.

--Dan Davis has received 3 bids for paving repairs as a result of the spring floods. He recommends that the Board accept the bid of Haylex in the amount of \$91,400. **Mr. Duffy moved to authorize Paul Morrill to execute the Haylex proposal in the amount of \$91,400. Mr. Blackwood seconded the motion, which passed 3-0.**

c) Building Permit Releases – Mr. Morrill moved to approve building permit releases as follows: Morgan on North Desmond Drive; Hendrick on Mallard Lane; Paradis on Juniper Ridge Road; Atkinson on Burley Park Drive; Gray on Wilderness Loop; and Emmons on Hanson Road. **Mr. Duffy seconded the motion, which passed 3-0.**

d) Conservation Commission Membership – The Commission has recommended that Marge Kimball move from a 'member' to an 'alternate' and that Stan Lombara move from 'alternate' to 'member'. Both individuals are agreeable to this change.

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Mr. Morrill moved to appoint Marge Kimball as an alternate to the Conservation Commission, with a term through March 2010; and to appoint Stan Lombara as a member to the Conservation Commission, with a term through March 2009. Mr. Blackwood seconded the motion, which passed 3-0.

e) Minutes – Mr. Morrill moved to approve the minutes of June 6, 2007, as presented. Mr. Duffy seconded the motion, which passed 3-0.

The Board executed a warrant for unlicensed dogs, as well as a pole license agreement from PSNH.

There being no further business, the meeting adjourned at 9:10 p.m.

Respectfully submitted,
Toni Bodah, Secretary

Approval of Minutes:

Paul S. Morrill, Chairperson

Mark P. Duffy

John J. Blackwood