

**Board of Selectmen
May 26, 2010**

Present: Kenneth S. Paul, Chairperson; Mark P. Duffy; Peter M. Kasprzyk; and Toni Bodah, Secretary. Also present at this time was Arthur Capello.

The posted meeting was called to order at 6:33 p.m. by Mr. Paul. **Mr. Duffy moved to enter Non Public Session under RSA 91-A:3, II (a) and (c). Mr. Kasprzyk seconded the motion. Roll call vote: Mr. Kasprzyk – ‘aye’; Mr. Duffy – ‘aye’; Mr. Paul – ‘aye’. The motion passed unanimously, and the Board entered Non Public Session.**

The Board returned to public session at 7:00 p.m. Those present at this time included: Arthur Capello; Daymond Steer, *Carroll County Independent*; Dave Lee; Dick & Margaret Wessell; Kim Mendell; Mark LaRoche; Rick Healey; Bill Slater; Phil Twombly; and Steven Brown.

Mr. Paul led those present in the Pledge of Allegiance.

1. Appointments

a) Liz Bedard & Jim Presher, Concord Solid Waste Cooperative – Unable to attend.

b) Arthur Capello

--Repair to Staff Car: Mr. Capello has received an estimate of \$360.49 to address a new thermostat and new evap canister vent valve for the staff car, determined to be the cause of the “check engine” light. The Police Department had warned him about an issue with the thermostat. Mr. Paul suggested deferring the expenditure until after July 1, as it does not appear to be critical. Mr. Capello confirmed that Crowell’s has indicated the vehicle is safe to drive. The Board agreed by consensus to reconsider the expenditure after July 1.

--Union Schoolhouse: As a result of his site visit, Mr. Capello estimates \$25,000 to \$30,000 in necessary repairs to the building, without consideration of renovations. New regulations regarding lead paint may affect the cost of any renovations. Mr. Capello noted his estimate does not include addressing potential plumbing or roof issues. The plumbing cannot be checked without turning on the water, and although the roof was recently replaced, the workmanship was very poor.

Phil Twombly also viewed the site as a Heritage Commission representative. He stated the Commission only viewed the building to see if it is a viable building. Mr. Twombly noted that the Commission does not have funds for the necessary maintenance. They would expect to rent each of the 2 spaces for \$400 to \$500 per month. Mr. Kasprzyk noted that the Town would not be able to purchase a similar property for \$30,000. Mr. Twombly believes the Commission would accept responsibility for the building as long as the Town would support the maintenance and renovations. Mr. Duffy suggested the possibility of accepting the property and closing it down until funds were available for maintenance.

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Mr. Twombly indicated that the Hazel MacBrien Nursery School is interested in utilizing one side of the building. Mr. Capello referred to mold in the basement, which would require replacement of the affected sheetrock. Mr. Twombly stated that the existing paint would need to be tested and, possibly, removed. Mr. Paul does not believe the location is great for flow of public traffic. He stated it will be necessary to determine whether the Town has a use for the building, and added that the Town already has a building in Union that requires work. Mr. Twombly indicated the most viable situation is to accept the building, fix it up, then sell it. He noted that the playground area is a separate parcel, which may already be owned by the Town.

Discussion followed regarding whether the property has value for a future project of the Town, its lack of parking, out-of-the-way location and size. Without a viable plan for the property, Mr. Paul would prefer to see it back on the tax rolls. Mr. Duffy wondered what the cost would be to insure the building as a vacant structure. Mr. Paul noted that the owner could work directly with the Nursery School; however, he anticipates that the mold and lead paint will be an issue for a school. The Board agreed by consensus to table this issue until the June 9 meeting, which gives the Heritage Commission opportunity for further discussion.

c) Seven Lakes Trailblazers – Kim Mendell, Mark LaRoche, Rick Healey and Bill Slater – At the previous meeting, the Board of Selectmen had requested more information in considering the request for use of Town property to establish an ATV trail. Mr. LaRoche provided photographs of the trail in Somersworth (which also parallels a superfund). The photos included the product used on hills to prevent erosion, as well as the signage displayed along the trail. Mr. Healey noted that the superfund site was a challenge as it was necessary to find a way to direct traffic. The actual road is used by the Somersworth DPW. The trail is placed away from the wells (monitored by the DPW) and is 6' to 8' away from the road. The fence directs the trail traffic. Prior to establishment of the trail, ATV's were all over the place. Maintenance is minimal once the trail is established. The trail does not open until mid-May each year.

Mr. Slater referred to a photo album of trails in Dover and Rollinsford. Mr. Kasprzyk noted he was hoping to see letters of recommendation from other communities. Several names were mentioned. Mr. Paul requested that letters be obtained for the Town's files. Mr. Kasprzyk noted that it would also be beneficial to hear from the landowners. In response to Mr. Paul, Mr. LaRoche stated that NH DOT is requiring that landowners' permission is in place prior to its granting permission (with respect to crossing Route 16 and Route 109). Mr. Kasprzyk noted that ATV's earned a bad reputation in the 1980's. He asked where the trail would go after Miss Wakefield Diner. Mr. LaRoche presented a map of the entire proposed trail, for some of which they have received permission. The NH Bureau of Trails is contacting the railroad, PSNH and DOT.

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Mr. LaRoche is obtaining landowners' permission on both sides of the highway. He is meeting with the School Board next week regarding their concerns about wetlands on the Rines Road property. He noted that the Club hopes to work with the snowmobile club for use of their trails.

Mr. Lee stated that he anticipates the ATV club will have difficulty receiving permission from some of the landowners. Mr. Kasprzyk questioned whether there would be issues between the two clubs regarding winter use of the trails. Mr. LaRoche stated that the ATV trails close as of December 15 (or at the time of the first winter grooming). Mr. Slater advised they have a 3-year trial period at Moose Mountain. Mr. Duffy believes the proposal is a good idea, adding that there have been issues at the Transfer Station with ATV's and the measures presented will direct the traffic. Ms. Mendell added that the trails could be used for walking as well. Mr. Duffy received clarification regarding the reference to the annual recording with the Bureau of Trails. Mr. Healey stated that grants are more forthcoming for multi-use trails.

Discussion followed regarding the noise level of the ATV's. Mr. LaRoche noted that the loud engines are being phased out. He also noted that the ATV traffic is only 1/3 of the snowmobile traffic. Some landowners do have issues with the potential noise level.

Mr. LaRoche advised that trailhead parking could be at the Raise-A-Dock property, as well as at Moose Mountain. Mr. Paul has no issue with the trail running under the power lines. He likes the idea of self-policing the trail and agrees the ATV traffic could help the local economy. He stressed that the ATV club must work with the snowmobile club. Mr. Paul is interested in seeing letters from the Tri-City area, as well as from Fish & Game and the Wakefield Police Department. He stressed that permission would be immediately withdrawn if any damage occurs at the Transfer Station.

Mr. Duffy questioned the timeline involved in establishing a trail. Mr. LaRoche estimated one year. Mr. Kasprzyk questioned whether permission has been obtained from PSNH. Mr. Slater indicated that no permission is necessary. Mr. LaRoche presented a color-coded map, showing the proposed trail and the related property owners.

2. Unscheduled Matters/Public – None forthcoming.

3. Unfinished Business

a) Lovell Lake Association Expenditure Request – Mr. Duffy stated that he could not vote on this request as he is a member of the Lovell Lake Association. Mr. Wessell referred to the Town denying a request from the Belleau Lake Property Owners' Association 10-15 years ago. Thereafter, the Town was put under pressure to establish the Invasive Species CRF. Mr. Wessell has conducted an informal poll of 14-15 lake-front property owners from Pine River Pond and Great East Lake.

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Only 1 individual was in favor of this request, while the rest believed the effort should be done through a volunteer base or via a property assessment. Mr. Wessell is concerned about the potential expenditure if all the lakes request funds. He suggested that the Board discuss this issue with the presidents of the various lake associations. Mr. Wessell added that no one has been checking boats/trailers at the Lovell Lake launch site since the last Selectmen's meeting. Mr. Duffy referred to the amount of traffic on Lovell Lake due to the public launch site. He added that a monitor was at the launch this past week. Mr. Duffy also stressed that Lovell Lake has volunteer monitors.

Mr. Lee referred to the property across from his on Pine River Pond, which is used all day long for boat access. He does not believe Lovell Lake is any different than the other lakes in town. Mr. Lee stated his belief that the CRF was established to fund eradication. Mr. Kasprzyk noted that invasive species exist in the forests, as well as the lakes. The fund is to be used to fight the existence of exotic species, as has been done on Belleau Lake. Mr. Kasprzyk, referring to the Lovell Lake Host Program, noted that local youth get an education, as well as some money, and do something productive. He also stressed that the program generated at least one "hit", which may have saved the Town thousands of dollars. He noted that Lovell Lake is a shallow lake. Mr. Kasprzyk believes the program is a worthy cause. He admits there is no guarantee, but the program is productive and positive.

Mr. Duffy stated that if all the lakes came in requesting funds, he would support the requests. He noted that the Board may have to consider more appropriations for this CRF. Mr. Wessell spoke to the importance of volunteerism, adding that Wakefield is a small town facing financial difficulties. Mr. Duffy stressed that Lovell Lake does have volunteerism, adding it is now asking the Town to assist with its prevention efforts. Mr. Kasprzyk suggested the Town consider imposing a user fee in the future to offset costs. Mr. Duffy stated that the purpose of the CRF is to protect the lakes. **Mr. Kasprzyk moved to approve the request of the Lovell Lake Host Program for a \$2500 expenditure from the Invasive Species Control CRF. Mr. Paul seconded the motion, which passed 2-0-1.**

b) 7 Lakes Roadhouse Event Permit Request – The State Liquor Commission requires the Town's permission for such an event prior to authorization of same. **Mr. Duffy moved to approve the request of 7 Lakes Roadhouse to host a one day event as a fundraiser, as presented. Mr. Paul seconded the motion.** The Police Department needs to be informed as to the date, time, etc. **The motion then passed 2-0-1.**

c) Street Lights – Mr. Duffy spoke with Judy Nason regarding the rationale used to reduce this line in the 2010 budget. At the time of the original discussion, 10 lights were out, 5 were missing and 3 were unnecessary. Ms. Nason averaged the monthly cost at \$15, times 18 lights, times 12 months = \$3240 per year. Mr. Duffy suggested discontinuing those lights that were either out, missing or unnecessary. The Board agreed by consensus.

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d) Fire/EMS Personnel Pay Policy – Mr. Paul noted that the proposed change includes use of comp time, with approval by the Fire Chief, to be used as an exception, and to be used within the 2-week pay period. Discussion followed regarding the accrual of sick, vacation and personal time. Mr. Duffy would like more specific information as to how comp time is to be used. Chief Nason will be invited to the next meeting.

4. New Business – None forthcoming.

5. Proposed CRF Expenditures

a) Town Hall Improvement – Meridian has submitted its final invoice in the amount of \$15,626.50. Discussion followed regarding some missing shingles on the clock tower, which will require use of a crane to repair. The issue was tabled in order to allow Mr. Paul to contact Meridian for discussion. Mr. Brown questioned the type of shingle used. Mr. Paul advised it is a 40-year shingle with a larger tab. It was used in an effort to make it look like a slate roof, as was originally on the building. These shingles had to be specially manufactured.

b) Technology Fund - \$64.99 is being requested to pay for the renewal of the anti-virus package for the Parks & Rec computer. **Mr. Duffy moved to approve the request for \$64.99 to renew the anti-virus software for the Parks & Rec computer. Mr. Kasprzyk seconded the motion, which passed 3-0.**

6. Correspondence

--Strafford Regional Planning Commission is seeking the appointment of a representative to the SMPO TAC committee. Tom Dube has advised he is not interested in being reappointed. Volunteers will be sought via the web site and the PEG channel.

--Raymond Pike owns property adjacent to Pine Gardens. This was formerly an "Owner Unknown" property. Mr. Pike is not interested in retaining ownership. No action was taken at this time.

7. Unscheduled Matters/Public Comment #2

--Mr. Steer received clarification regarding the Invasive Species CRF. Discussion followed regarding the importance of preserving our lakes.

8. Administrative Matters

a) Liaison Reports – **Mr. Duffy:** CAB held a public meeting regarding contract renegotiations, and the Board will hold the ascertainment hearing on June 23. The CAB secretary will contact DTC regarding the letter to be sent to Time Warner. Ed Morrison addressed CAB regarding Opera House projects on the PEG channel. The CAB discussed the alpha gen, which John Kenney is scoping. They may request an expenditure from the Technology Fund.

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The CAB also discussed possible use of the Union Schoolhouse, which Mr. Duffy does not believe is an appropriate use. Rather, he believes that the cable facility should eventually be located at a school. The Town Administrator Search Committee has met and organized. Chief Fifield will chair the committee. It is hoped to narrow the search to 5-6 applicants for interviews. In response to an email, Mr. Duffy advised Mr. Lee that the fireworks display is funded through donations. Mr. Duffy has spoken to Dan Davis regarding Perkins Hill Road. The Highway crew will clean the culvert. Mr. Duffy asked Mr. Davis for a maintenance plan for all the inventoried culverts.

Mr. Kasprzyk: The Conservation Commission has 19 youths applying to the conservation camp. Cost is \$450 per camper. Volunteers are attempting to raise funds. The Heritage Commission has viewed the Union Schoolhouse. Planning Board held a site walk.

Mr. Paul: The new issue of *Knowing the Territory* is now available. Mr. Kasprzyk has one, and another will be ordered for Mr. Duffy. Towle Farm Community has reminded us that they own their roads and will be maintaining them. The Police Department has been approved for the sobriety checkpoint grant. The Census has thanked us yet again for allowing them use of Town Hall space. NH DOT has sent a letter addressing several questions raised at the May 12 Selectmen's meeting. DES has granted an extension for submission of a plan to address Bonnyman Road. A purchase order has been submitted to replace air conditioners at the Public Safety Building. Apparently, the unit has been repaired several times, and it now requires \$1800 worth of work. This was not a budgeted expense, and money is tight until mid-June. The Board took no action on the purchase order at this time.

Mr. Paul referred to Town Counsel's retainer and the itemization of that retainer for the months of January, February and March. The retainer is \$750 each month. In January the itemization totaled \$998; in February it was \$462, and in March \$173. Mr. Kasprzyk spoke in favor of continuing with the retainer. This matter will be discussed with Town Counsel further.

b) Selectmen's Letter of Appreciation – The Board agreed to send this month's letter to Police Chief Ken Fifield.

c) Building Permit Releases – Mr. Duffy moved to approve building permit releases for Roach on Bragdon Farm Road, Wall on Pickerel Point Road, and Pawluk on Village Valley Drive. Mr. Paul seconded the motion, which passed 3-0.

d) Minutes – Mr. Duffy moved to approve the minutes of May 12, 2010, as presented. Mr. Kasprzyk seconded the motion, which passed 2-0-1.

There being no further business, the meeting adjourned at 9:21 p.m.

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Respectfully submitted,
Toni Bodah, Secretary

Approval of Minutes:

Kenneth S. Paul, Chairperson

Mark P. Duffy

Peter M. Kasprzyk