



TOWN OF NEW LONDON, NEW HAMPSHIRE

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BOARD OF SELECTMEN MEETING MINUTES April 9, 2014

PRESENT:

Tina Helm, Chair
Peter Bianchi, Selectman
Janet Kidder, Selectman
Kim Hallquist, Town Administrator
Wendy Johnson, Finance Officer

ALSO PRESENT:

Linda Rosenthal, New London Agency
Jay Lyon, Fire Chief

Chair Helm opened the meeting at 8:00AM.

After-the-fact building permit: Stuart & Victoria Gulker

Linda Rosenthal who asked the Board to consider approving an after-the-fact building permit Stuart & Victoria Gulker of 606 Wilmot Center Road. Ms. Rosenthal is the real estate agents representing the Gulker's who are selling their property. During the process of preparing to close on the sale, it was determined that no building permit had been issued to allow the garage to be converted to a kitchen. The work was done in 2006 and the improvements have been taxed since that time. Ms. Rosenthal suggested that not securing a building permit was likely an oversight since there were several buildings permits out for the property at that time, and the owners likely thought they had one for the kitchen. She noted that the property owners informed her that they spoke with the former zoning administrator several times at the property about the kitchen project, so they were under the impression that all permits were in order. Ms. Rosenthal noted that the property sale closes in 21 days and getting the after-the-fact building permit is required in order for the sale to go through. Ms. Rosenthal submitted the permit application with the necessary fees, including the \$200 after-the-fact fee.

The Board noted that given that the improvements have been assessed for taxation purposes as required, and if the work has been done according to the town's ordinances and can be approved by the Planning and Zoning Administration, the Board will issue the permit. The Board will take up this issue again after the Planning & Zoning Administrator has an opportunity to review the permit application.

New London-Springfield Water Precinct

The Board noted receipt of a letter from Ken Jacques, Precinct Commissioner, to the New Hampshire Department of Revenue Administration (DRA) that outlines the Precinct's problems with cash flow since New London went to quarterly tax billing. Instead of getting their money by December 31, the Precinct must now wait until January and March to receive the 3rd and 4th installments of tax payments. The town is paying in a timely fashion, however, since the town is on quarterly tax billing, the payments to the Precinct are later than when it was semi-annual payments.

Ms. Hallquist noted that on March 25th she met with DRA representatives and Wendy Johnson and Linda Hardy to discuss how the Precinct's cash flow issue could be resolved. It was noted that last year the

DRA attempted to fix this problem by ordering additional monies to be collected (\$98,456) however it then credited that amount when setting the 2013 tax rate, so the final two payments (January & March) were lower than expected. Ms. Hallquist noted that the issue is in the hands of the DRA as the town only collects what is ordered by the DRA. It was noted that this issue appears to be an unexpected consequence of going to quarterly billing.

Proposal by Frank Anzalone for Whipple Hall Evaluation

Ms. Hallquist asked if the Selectmen wanted to go out for proposal or to give the job to Mr. Anzalone. The minutes of a past meeting reflected the Selectmen directing the Building Committee to find an architect. Going out to bid after Mr. Anzalone gave his estimate at a meeting would make it difficult. Selectman Kidder said Mr. Anzalone has a bid out and they spent a lot of time on this together and it would be wrong not to award him the work. Going forward they need a better method of studying the buildings and putting things out to bid. In this case, however, with the time spent by Mr. Anzalone, the job should be awarded to him. Selectman Bianchi said the current way of doing this could appear to be unethical. They need to come up with a policy to make the bidding process part of this without asking a volunteer, who also is in that line of work, to participate. If a volunteer who is also in that kind of business wants to participate in a study, they should be advised that they would not be allowed to bid on the work.

IT WAS MOVED (Peter Bianchi) AND SECONDED (Janet Kidder) to seek requests for proposals for the investigative work to be done at Whipple Hall in order to award the work. THE MOTION WAS APPROVED UNANIMOUSLY.

Warrant Article – Console for Dispatch

Selectman Bianchi questioned why the article does not include information on the potential grant. Ms. Hallquist noted that she felt that it was better to make it clear that the console will be purchased with or without a grant. If a grant is awarded, the Board will hold a public hearing to accept it. If it is a 50-50 grant, the town's 50% will be paid with the console funds being appropriated in the warrant article. If it is a 100% grant, the money appropriated in the article will not be spent. At this point, they don't know if they are getting one or two consoles; that will depend on the grant that may be awarded some months from now, but no matter what, they will have money appropriated to purchase at least one. Ms. Hallquist suggested not muddying the waters of the article language by mentioning the grant since we don't know if we will be awarded one. Chair Helm agreed.

Chair Helm asked if there was a resale value for the current consoles. Chief Lyon said there was and that is how they are currently getting their parts when their console is broken; they are purchasing used parts from eBay. Others who are retiring these consoles are putting them on eBay for parts. Chief Lyon explained the process by which grants are submitted. He noted that complete applications are important and those which are incomplete are not considered.

Town Administrator's Report

Ms. Hallquist said the report from Douglas Wait for the HVAC study of Whipple Hall came in and she offered it for review. Selectman Bianchi said he wanted to be sure efforts weren't duplicated between the two engineering studies that are being conducted at Whipple Hall.

Ms. Hallquist said she has not heard back from the insurance company from the flood in the basement of the Academy Building. She added that the work in Ms. Hardy's office had not yet been completed. She added that the search for a Deputy Town Clerk/Tax Collector is on-going. Candidates for the position must be a New London resident and the position is part-time.

Meeting Reports

Planning Board

Selectman Bianchi said they continued the public hearing relative to zoning amendments. It went quick and there were no comments requiring changes in the wording. There was a conceptual review for the land abutting Seamans Road, Hall Farm Road, and Blueberry Lane. The developer and engineer came in, as well as several abutters. Selectman Bianchi felt it was a good discussion but there were some issues that needed to be addressed, mostly those having to do with drainage and traffic flow. Richard Lee (Public Works Director) had commented to the developer that they should try not to have a lot of driveways on Seamans Road. Selectman Bianchi opined that traffic would increase on Seamans Road, nonetheless.

Selectman Kidder, who was also at the meeting, felt that between the Planning Board meeting and another meeting at the Country Club earlier on, the builder got the message about the drainage issues in that area. She said they still have to map the property for wetlands and there is still a lot of work to do. Ms. Hallquist said this may be an opportunity for the Planning Board to hire their own expert, at the applicant's expense, to study the feasibility of the subdivision.

Tri-Town Assessor's Meeting

Selectman Kidder reported that she and Ms. Hallquist attended the Tri-Town Assessor's Meeting. The assessors have used 25% of their budget to date. She noted that Fairpoint has requested a rebate and Norm Bernaiche, Chief Assessor, will let them know how that pans out. Additionally, the ratio system being used by the Assessors has been approved.

Selectman Kidder said she inquired about the raises the Newbury and Sunapee representatives gave their employees. Newbury, which has 19 employees, gave 2.5%, and Sunapee, with 37 employees, gave between 2.5% and 4% raises this year.

It was noted that the Selectmen must appoint a citizen to serve on the Tri-Town Assessing Board. The next meeting of the Tri-town Board is in June, so the appointment should be made prior to that meeting. The Board will consider this issue at a later meeting.

Recreation Meeting

Selectman Kidder noted that the indoor/outdoor sound system has arrived. The \$2,912 cost will be paid by the Recreation Department and the other half was to be paid for by the Selectmen's Office, as the Town will use the speakers for meetings from time to time. She indicated that Mr. Blewitt got an estimate from Patten's Auto Body for body work to be done on the van. The van is fine mechanically. Mr. Blewitt will have the van inspected and the logo added after the work is done. The Recreation Commission asked Mr. Blewitt to get more quotes from other body shops. It was noted that Mr. Blewitt consulted with Pete Lauridsen but found he doesn't do that kind of work. Ed Andersen will also be consulted.

Selectman Kidder said upcoming classes include Karate, Archery, Art Classes and Self Defense. The Easter Egg Hunt will happen on April 12th on the common. The Easter Bunny will be there and the Recreation Commission and helpers will be at the common at 8am to put out eggs. A Father/Daughter dance will be held on June 14th.

Paula Schoemaker, who is the head of the Boy Scouts in the area, will renovate the warming hut. Kara Kidder and Kim Lloyd have agreed to be waterfront directors again this year. The Recreation Department has a full staff for the waterfront and the day camp. Many camps and lessons are planned. Lake Sunapee Savings Bank donated \$500 for the day camp shirts. The Sunshine Fund has provided \$375 for three youngsters to attend camp who could not otherwise do so. The Recreation Department will have more

involvement in Hospital Days this year. Lastly, Mr. Blewitt reorganized the Recreation portion of the website by season instead of age, which made it easier to navigate.

Chair Helm said she and Ms. Hallquist, Jay Lyon, Richard Lee, Lucy St. John, along with Todd Emmons and Doug Atkins from Colby-Sawyer College met to talk about sidewalks on Seamans Road. The consensus is that installing a sidewalk from Cottage Lane to Gould Road is advisable from a safety standpoint. Chair Helm noted that she emphasized that the Town felt the college should be part of paying for this project. The estimate given by a Colby-Sawyer engineer was \$42,000, but Mr. Lee has agreed to see if the Highway Department could do the work for less. More discussion on this topic will be held prior to a decision being made.

Approval of Minutes

IT WAS MOVED (Janet Kidder) AND SECONDED (Peter Bianchi) to approve the minutes of March 24, 2014, as amended. THE MOTION WAS APPROVED UNANIMOUSLY.

IT WAS MOVED (Peter Bianchi) AND SECONDED (Janet Kidder) to approve the minutes of April 3, 2014, as circulated. THE MOTION WAS APPROVED UNANIMOUSLY.

Upcoming Meetings

For approval of the warrant, the Selectmen need to meet. It was decided to meet Monday morning the 14th at 8:00am. In the meantime they would get changes to her. They were also asked to consider the order of the articles, including the petitions.

April 21 – Selectmen’s Meeting at 6:00pm

April 28 – Candidate’s Night at Whipple Hall

May 3 – Citizens Advisory Committee at 7:30am

May 5 – Selectmen’s Meeting at 6:00pm *note the change in time

May 12 – Board of Selectmen’s Meeting at 8:00am *note the change in time

Selectman Kidder noted that Mr. Blewitt found there needed to be some screen replacements at Whipple Hall. She wondered if this was something Mr. Granger could help with.

IT WAS MOVED (Janet Kidder) AND SECONDED (Peter Bianchi) to adjourn the meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 9:58am.

Respectfully submitted,

Kristy Heath, Recording Secretary
Town of New London