



TOWN OF NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • WWW.NL-NH.COM

BOARD OF SELECTMEN MEETING MINUTES June 25, 2012

PRESENT:

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

ALSO PRESENT:

Mark Kaplan, New London Resident
Mike McChesney, New London Resident
Doug MacMichael, New London Resident
Bruce Hudson & Renate Kannler, New London Residents
Merry Armentrout, reporter for the *Intertown Record*
Leigh Bosse, Owner of *The Messenger*

Chair Bianchi called the meeting to order at 6:00pm.

Approval of Minutes

IT WAS MOVED (Tina Helm) AND SECONDED (Janet Kidder) to approve the minutes of June 12, 2012, as amended. THE MOTION WAS APPROVED UNANIMOUSLY.

Amendments were:

Page 3 removes an extra "the".

Page 4 "Ms. Kidder asked if he could improve the condition of the roads."

Page 6 should be "used" instead of "sued."

Page 7 Ms. Kidder said "250 year storm."

Page 7 should be "significant hazard" not "high hazard."

Planning & Zoning Position Update

Ms. Hallquist said that they were ready to set up interviews for the Planning & Zoning Administrator position. They received over 60 applications. She requested two dates on which to hold interviews to start the process, more can be added if needed. Chair Bianchi thought they should review the 14 resumes Ms. Hallquist has selected for possible interviews. Ms. Hallquist said she needs to know how many of them they would like to interview and when. She noted that it will take some coordination to set up interviews including the chairs from the Zoning Board of Adjustment, the Conservation Commission, the Planning Board, and the three selectmen. She noted that the interviews could be held anytime and did not have to be part of a selectmen's meeting. It was determined that July 5th and July 12th would work and the interviews would be held from 9am – 12pm on those dates. Each candidate would be allowed 30 minutes, leaving time for five interviews each day. Ms. Hallquist would assist in coming up with appropriate questions to ask of the candidates. Each select board member agreed to forward the names of his/her top ten candidates to Ms. Hallquist by Thursday, June 27th so she could set up the interviews.

Pathways Engineering

Chair Bianchi said that at the request of Pathways, the meeting to begin negotiations on engineering services needed to be re-scheduled. The Board decided to begin negotiations at their next selectmen's meeting, on July 9 at 8am. Ms. Hallquist said that at the meeting Pathways will be prepared to give the board their proposal on the scope of the project, including the tasks to be completed, how many hours each task will take, the type of engineer to complete the task and a price they feel would be correct for each task. Chair Bianchi asked if they could move on towards a different firm if they decide they don't like Pathway. Ms. Hallquist said that they could but noted that they could not return to this firm later on in the process if they decide to pass them up, unless they go out for proposals all over again. They may, however, negotiate with the firm during this first step to try and get exactly what they want and at the price they wish to pay. This discussion would be held in non-public session to keep the details of the negotiations confidential, in the event they need to move on to the next firm. Ms. Hallquist asked the Board of Selectmen to review the project specifications that were used for the request for qualifications so they will be ready to assess the materials submitted by Pathways at the meeting.

Discuss Quotes on Town Office Building Boiler

Chair Bianchi said that a company called "First Choice" is a subcontracted installer for Irving and Dead River. He thought that Irving would be interested in bidding on the project directly since they are the town's propane suppliers. He suggested that they review the quotes they received and discuss them at the next meeting. Mr. MacMichael suggested getting a quote from Rymes as they are a local company. Ms. Hallquist said that she thought they had been sent a bid request but would check with Linda Jackman to be sure. It was thought that perhaps Irving did not bid on the project because they subcontract this sort of work to "First Choice."

Possible Zoning Violation on Bunker Road

The Board reviewed an anonymous complaint containing pictures of an area on Bunker Road suspected of being in violation of the zoning ordinance for work done on the shoreline of Pleasant Lake. Chair Bianchi said that he would like the board to think about whether the town should accept and respond to anonymous letters, as this complaint was sent to them. Ms. Helm said that in her time on the board there have been only about two letters that have come in like this and they were not given any credence. If a complaint isn't acknowledged and someone doesn't come to defend their concern it is hard for the board to respond.

Mr. Kaplan (former Selectman) said that if a letter is not signed and they don't know how they got the pictures before them, they do not generally involve the town on the matters. They have a very open town office and people can come in and ask for things to be checked out without it being done anonymously. Chair Bianchi agreed. He said that there didn't seem to be any zoning issues with what was being displayed in the photographs provided by the anonymous individual, noting that a building permit was issued for the "walkway" depicted in the photographs. Ms. Helm said that she feels the town and the board are very open. If the people can't affix their name and give responsibility to the complaint, they shouldn't expect the board to react to it.

Japanese Knotweed Brochure

Ms. Hallquist indicated that Mr. Anderson of the Conservation Commission has prepared a brochure about the invasive species, Japanese Knotweed. He wasn't looking for approval on what the brochure contains, but wondered if the Board of Selectmen had any problem with displaying this information in the Conservation Commission's website. Ms. Helm said that Emma Crane, also of the Conservation Commission, indicated through an email that there was already information on their website about various invasive species. Ms. Hallquist didn't think that the information (by Mr. Anderson) was duplicative because this brochure addresses only Japanese Knotweed, in more detail. Ms. Hallquist noted that the

Board was not endorsing any one eradication technique over another as discussed in the brochure, only indicating whether they were in agreement with Mr. Anderson's request to post it on the town's website. The Board agreed.

Bandstand Committee Funds

Ms. Hallquist reported that she called Terry Knowles, of the Attorney General's office, to follow-up on two emails that were sent asking for the summary letter on the May 4th meeting in Concord. Ms. Knowles assured Ms. Hallquist that she would be in touch with the Board by letter about this ongoing issue within the next few weeks – the delay has been the result of several workshops the AG's Office has been conducting across the state.

Market on the Green – Electricity Issues

After electrical issues were experienced during the first Market on the Green (overloading circuits) electrician Kevin Hurley was asked to look at the electrical wiring at the Mary Haddad Bandstand on the town common. Mr. Hurley reported that he found that it was fine. A problem stemmed when vendors had overloaded the available electricity at the last Farmer's Market, which resulted in an outage. Mr. Hurley suggested that each vendor be limited to 4 amps each, unless they have special permission from the manager. He noted that in very hot weather the available amps is less, so this should be monitored. He also noted that properly rated and working extension cords must be used, as that will also cause the circuits to trip.

Citizen's Award

Ms. Hallquist asked the Board of Selectmen if they would allow Chief Seastrand to present a citizen with an award at an upcoming meeting. Chief Seastrand and Chief Lyon will also be present. The board was open to having the award be given whenever the citizen could attend a meeting.

Bonin Barn Easement

Chair Bianchi asked if they had come to an agreement on this. Ms. Hallquist said that they are still waiting for the assessor's input but the Bonins understand that the Board of Selectmen already voted to grant the easement. They just need the details of the assessment percentage that the barn will be assessed at, and how long the easement will be in place.

Sewer

Chair Bianchi said that the Board of Selectmen would be attending the quarterly sewer meeting with Sunapee that Thursday. They will discuss the bids they received from a company called "Penta" who came in at \$6.6 million dollars to construct the upgrades to the Sunapee wastewater treatment facility. Chair Bianchi said that there is some confusion about the interpretation of the bid and whether it is good and will result in New London spending less money, or if it is just a bid and they will end up spending up to the \$8.2 million the two towns originally anticipated and got approval from voters to spend.

Mr. Kaplan said that he felt strongly, as an individual, about the fact that they have an opportunity to save money. The difference between having a bid of \$6.6 million dollars and the amount they have been authorized to borrow is significant. He estimated it was a difference of between \$600,000 and \$900,000 between the two towns. He wanted the board's permission and knowledge that he wishes to attend the meeting on Thursday to express this opinion. If the Board of Selectmen does not agree with his thoughts, he won't go. Chair Bianchi said that it is a public meeting and can certainly attend, but his only concern is that they don't want to ruffle too many feathers. It seemed to him that if the bid came in at even \$5.6 million dollars, Sunapee would still want to spend the \$8.2 million. Mr. Kaplan said that Sunapee has a different funding source than New London has. He wanted to express that it was a good time to save

money. Chair Bianchi said that at the bid openings, Neil Cheseldine was happy with the price that came in from Penta and felt it was right on target. That led him to believe that Wright-Pierce was happy with the bid and would spend up to \$8.2 million anyway. This hasn't been verbalized but it was merely his impression.

Mr. Kaplan said he would like to hear what Sunapee has to say on the issue. He would like to try to convince them to not spend the extra money if they don't have to. Chair Bianchi said that they want to have an understanding of how it will work and how much of a voice New London will have on the issue. He had no problem with Mr. Kaplan going to the meeting but felt they should all step lightly. Ms. Helm said she was impressed with how collegial the conversations had been thus far. She and Ms. Kidder encouraged Mr. Kaplan to attend the meeting and say what he wanted to.

Upcoming Meetings

Planning Board - June 26th at 7:00pm.

Zoning Board of Adjustments – June 27th at 7:30pm.

CAC - July 7th at 7:30am. – Ms. Helm said she hoped they would be able to discuss the Master Plan Executive Summary that was being created by the Upper Valley Lake Sunapee Regional Planning Commission. She said that she hoped to be able to forward the draft to Ms. Hallquist following the Planning Board meeting on Tuesday, who would then send it to the CAC members for review.

Board of Selectmen - July 9th at 8:00am.

Other Business

Ms. Helm said she felt that the Board of Selectmen's meetings have dragged on awfully long and wondered how they could make them more concise and consolidated. She wondered how others felt about it. If she was the only one who had a problem with it, she would be fine to continue as is. Ms. Hallquist was asked for suggestions on this issue. She noted that some boards limit the meetings to a set time, such as two hours, and reserve citizen comments for the end and for a certain set period of time. She observed that keeping time limits for citizens to speak is very difficult and may make people angry, however. She also suggested that if the meeting is nearing the time limit, the Board can either decide to continue past the set time or items on the agenda not yet discussed can usually be held-over until the next meeting. Just because something is on the agenda, doesn't mean they have to discuss it that night if things are going long.

Ms. Helm said that they could allocate an amount of time for each agenda item to help keep them on track. Chair Bianchi said that he understands that some citizens may repeat what others have said but he doesn't like to stifle people who come in and make an effort to get involved. He said that when they meet every other week things get piled up and meetings can go long. Ms. Helm said that after discussion from the public has gone on a while and people are commenting similarly, the Chair should indicate that other comments can be addressed as long as they are regarding a new issue.

Chair Bianchi said he wasn't concerned with some meetings taking longer than others. Ms. Helm said they need to stay on task and stay focused. Besides the actual time spent in the meetings, they all spend a lot of time in preparation for them. After a certain number of hours, the conversation becomes counter-productive. Chair Bianchi understood where Ms. Helm was coming from but didn't feel that they should stop people from talking about the issues they come to discuss.

Ms. Kidder felt that everyone who appears before them should be able to speak but should be aware that they will be allowed to speak once on an issue and should gather their thoughts before speaking.

Heating Prices

Ms. Johnson said that Gary Markoff has been very helpful in this project. On June 26 she got four quotes for propane from Irving, Rymes, Dead River and Huckleberry. She has been told that they are not seeing the prices drop very much more than they already have and they should lock the price in soon. Irving gave a price of \$1.55/gallon. After another call to them, they ended up matching what Dead River was going to give them, which is \$1.51. With regards to fuel oil Ms. Johnson was advised to wait a bit longer as many felt the price would continue to drop.

Ms. Johnson suggested locking in the propane price and waiting on the oil price. She indicated that during the budget process she added 10% to what they had been paying previously for propane, so with this price drop, they expect to experience a good savings over what was budgeted.

**IT WAS MOVED (Janet Kidder) AND SECONDED (Tina Helm) to contract with Irving for propane at a cost of \$1.517 for 25,000 gallons.
THE MOTION WAS APPROVED UNANIMOUSLY.**

Encumbrances

Chair Bianchi asked if a purchase order was the same as a bill for purposes of encumbrances. Ms. Hallquist said that it could be if the purchase order represented an obligation the town has – if the item is already ordered. The auditors will want to see that something was ordered prior to June 30th. Chair Bianchi asked if by August 1st they should have a good idea of what they can use from surplus to offset the tax rate. Ms. Johnson affirmed this notion.

Application for Building Permit:

- Gary Anderson & Cornelia Boyle, 750 Little Sunapee Road (Map & Lot 021-001-000) complete boathouse & piers – Permit #12-054 – Approved.
- Laura & William Shucart, 58 Little Cove Road (Map & Lot 105-004-000) replace existing deck – Permit #12-055 – Approved.
- Michael C. Hansen, Tracy & County Road (Map & Lot 117-005-000) build new 4 bedroom home – Permit #12-056 – Approved.
- Judith H. Schluter, 83 Hilltop Place (Map & Lot 144-001-083) renovate bathroom for handicap accessibility – Permit #12-058 – Approved.
- Colby Sawyer College, 541 Main St (Map & Lot 085-033-000) build 2 interior walls in existing office space = Permit #12-057 – Approved.

Application for Temporary & Permanent Sign Permits:

- Temporary: Ladies Benevolent Society of Elkins – sign at Elkins Chapel on day of event for Bake sale – July 21, 2012 – Approved.
- Permanent: Active Nature Gear & Recreation Hub – 464 Elkins Road (Map & Lot 077-027-000) sign on building Kayak Rentals – Approved.

Application for use of the Town Common & Bandstand:

- Colby Sawyer College – Friday Oct. 12, 2012 – to celebrate their 175 anniversary – approved.

Other Items to be signed:

Disbursement voucher

**IT WAS MOVED (Tina Helm) AND SECONDED (Janet Kidder) to adjourn the meeting.
THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting adjourned at 7:30pm.

Respectfully submitted,

Kristy Heath, Recording Secretary
Town of New London