



TOWN OF NEW LONDON, NEW HAMPSHIRE

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BOARD OF SELECTMEN MEETING MINUTES January 27, 2020 6:00 PM

PRESENT:

Nancy Rollins, Chairman
Janet Kidder, Selectman
John Cannon, Selectman
Kim Hallquist, Town Administrator
Wendy Johnson, Finance Officer

ALSO PRESENT:

Bill Helm, New London Resident
Tina Helm, Inspector of Elections
Doug MacMichael, New London Resident
Fritz Hunting, New London Resident
Jerry Coogan, Budget Committee member
Bob Bowers, Chair, Buildings & Facilities Com.
Peter Bianchi, Buildings & Facilities Com. member
Rip Cross, Buildings & Facilities Com. member
Phil Sherman, Buildings & Facilities Com. member
Michael Todd, Moderator

Janet Haines, New London Resident
John Wilson, New London Resident
Rob Prohl, Chair, Budget Committee
Minette McQueeney, *Intertown Record*
Joe Cardillo, Budget Committee member

Selectman Rollins called the meeting to order at 6:01 PM.

Buker Study Recommendation – Bob Bowers, Chair, Buildings & Facilities Committee

Bob Bowers, Chair of the Building and Facilities Committee attended the meeting to present the committee's recommendation for the next Buker study. Mr. Bowers stated that previous to the meeting, he sent in a memo recommending that the Selectmen retain Dennis Miers, PA as the Architect to look at the schematic design plans for the Police Department using the Buker Building.

Mr. Bowers stated that the committee reached out to 12-15 people asking them to submit a bid and Kim Hallquist put it on the Town's website letting people know there is a proposal available if they wanted to submit a bid; the State of New Hampshire also put it on their website. There were five people that toured the police station and submitted bids. At that point, the Building and Facilities subcommittee began the process in which a selection recommendation was made.

Phil Sherman is the Building and Facilities subcommittee chair. He stated that they interviewed three parties and each came with two or more people. They are recommending Mr. Miers stating that he has an orderly process to keep track of a lot of details which will be important for this project and has experience with the construction of Police Stations and has conducted a survey of other police stations in New Hampshire which will be helpful in understanding the needs. There are also benefits to be gained from his experience of surveying this building several years ago. His fee of \$25,500 is the highest of the three interviewed but included everything they need done. References were checked and were fine. They would need to finalize scope, schedule and terms of the contract.

Selectman Kidder stated that in 2016 the town voted to have an engineering study done. Harriman was chosen to do the study and she has not heard any explanations as to why this study wasn't sufficient and asked for the rationale for doing another study. Mr. Bowers commented that this time they will be doing a schematic design plan. Harriman did an architectural overview of what they believed would be the square footage required for a particular project. Harriman concluded that there wasn't enough square footage to accomplish what was required. Harriman also pointed out there were a lot of issues related to the building itself including HVAC and mold. The Selectmen got a bond approved from the town in the amount of \$600,000 and hired North Branch Construction. It is his understanding that North Branch resolved most, if not all the physical issues with the building that Harriman had pointed out. Mr. Bowers also pointed out that despite the report that Harriman gave based on national standards for square footage; there actually aren't any national standards. Mr. Bowers noted that it was stated several times that the square footage isn't the issue, it is the layout of the building. The project under consideration now will provide information on what they can do with what they have. It will provide a design that shows how it would work. The Miers report may come back and say it can't be done and a new building is the way to go but it will provide a comparison for them. It will also measure what the cost will be.

Selectman Kidder stated that it was voted on by the town to have a study done and \$27,500 was spent for Harriman to do it. The town has not voted to spend \$25,000 more on another study. It was noted that the cost of the new study will come from the Town Buildings Capital Reserve Fund. Mr. Bowers stated the Committee's conclusion was that it would be cheaper to keep the Police Department where it is rather than building a new building.

It was requested that the Building and Facilities subcommittee remain involved in this process moving forward. The Police Chief also needs to remain involved so any concerns are addressed.

IT WAS MOVED (John Cannon) AND SECONDED (Janet Kidder) to accept the recommendation of the Building and Facilities Committee to proceed with negotiating a contract with Dennis Miers, PA.

Nancy Rollins: YES, John Cannon: YES, Janet Kidder: NO

Selectman Kidder is opposed noting that the voters of this community did not vote to approve \$25,000 for another engineering study.

THE MOTION CARRIES.

Building Inspector Research

Bob Bowers stated the Building and Facilities Committee will be turning their attention to the Building Inspector issue. Mr. Bowers asked if there was something driving this other than that other towns have Building Inspectors and it is a good idea; he asked if there are there problems they should be aware of.

Chair Rollins stated this issue has come up in several meetings and has most recently come up related to the large New London Place project. Chair Rollins wanted the Building and Facilities committee to look at this to see if there is any efficacy for the town to proceed with one or not. Rip Cross commented that projects that big would have electrical inspectors, fire safety inspectors and, plumbing inspectors, not just a Building Inspector noting that large projects would have multiple inspectors from multiple disciplines.

Primary Election Prep – Michael Todd

Chair Rollins stated there is a primary election coming up on February 11, 2020. Michael Todd

responded that he and Tina Helm have created a schedule for coverage of the election and there are 32 volunteers to staff and manage it.

Mr. Todd provided a list of six people that he would like the Selectmen to appoint as additional inspectors: Susan Eslick, Christina McKee, Patricia Rodgers, Rose Bernard, Katharine Fischer, Janet Miller Haines. Training will be provided on February 8, 2020.

Chair Rollins recommended having more handicap sit down stations. Mr. Todd will work with the public works department on modifying the layout of the hall. Chair Rollins also asked about providing additional outside lighting. Kim Hallquist responded that Bob Harrington is aware and will work on this. Tina Helm noted that there was a request to Chief Ed Andersen to provide security coverage during the election and he has agreed.

IT WAS MOVED (John Cannon) AND SECONDED (Janet Kidder) to accept the list of candidates to be appointed as inspectors. THE MOTION WAS APPROVED UNANIMOUSLY.

Public Comment - None

Finalize Town Report Dedication

Kim Hallquist stated that as a rule of thumb in the past, the town report was “dedicated” to people that had participated on committees or held significant roles in the town. To recognize “in memorium” it could be people that were involved in the community in other various ways. The Board of Selectmen can decide to do whatever they would like as they deem appropriate.

Chair Rollins feels that moving forward, the criteria should be clear so people don’t feel slighted if they weren’t chosen.

The Board of Selectmen decided on a group of eight individuals to recognize in memorium.

IT WAS MOVED (Janet Kidder) AND SECONDED (John Cannon) to accept the list of eight individuals to be recognized In Memorium in the town report. THE MOTION WAS APPROVED UNANIMOUSLY.

New Business

Vacancy in Board of Cemetery Trustees

Thomas Ginter, a member of the Cemetery Board of Trustees recently passed away. Nancy Kingsley expressed interest in being appointed to the position. The vacancy is filled by the Selectmen until Mr. Ginter’s term expires in 2021.

IT WAS MOVED (Nancy Rollins) AND SECONDED (John Cannon) to appoint Nancy Kingsley to fill the vacancy on the Board of Cemetery trustee, term to expire in 2021. THE MOTION WAS APPROVED UNANIMOUSLY.

Application for abatement of property taxes: house total loss from fire – Page Road

IT WAS MOVED (John Cannon) AND SECONDED (Janet Kidder) to accept the recommendation of Norm Bernaiche regarding the abatement of property taxes due to the total loss of a house on Page Road due to fire. THE MOTION WAS APPROVED UNANIMOUSLY.

Land Use Change Tax - \$19,000 Property on Pond’s Edge Lane

Chief Assessor Norm Bernaiche recommends the 10% penalty for the land that no longer qualifies for Current Use at \$19,000; the value of the land was set at \$190,000. Current use penalty funds go into the general fund to be used to reduce taxes.

IT WAS MOVED (John Cannon) AND SECONDED (Janet Kidder) to accept the land use change tax in the amount of \$19,000. THE MOTION WAS APPROVED UNANIMOUSLY.

Land Use Change Tax: \$7,000 – Property on Tracey Road

IT WAS MOVED (John Cannon) AND SECONDED (Janet Kidder) to accept the land use change tax in the amount of \$7,000. THE MOTION WAS APPROVED UNANIMOUSLY.

Town Administrators Report

Ms. Hallquist provided the following report:

- Tomorrow, Ms. Hallquist and members of the Police Department will join members of Buildings and Facilities committee to tour police departments in Newport, Claremont and Sunapee. This is in preparation for the work that Dennis Miers will be doing.
- Lake Sunapee Protective Association is having a public meeting tomorrow night at the Newbury Town Hall regarding the 2020 ten-year watershed plan.
- Mike Williams met today with Emergency Management Director Lou Botta to understand what is needed for communication and computers for the EOC.
- A draft of all the warrant articles was distributed to the Selectmen on Sunday; today two petitions were submitted related to single use plastic bags and carbon emissions – the petitions are with the Town Clerk for certification of the signatures.

Committee Meetings & Reports - None

Meeting Minutes

IT WAS MOVED (Janet Kidder) AND SECONDED (John Cannon) to approve the minutes of January 6th and 15th meetings. THE MINUTES WERE APPROVED.

Upcoming Meetings & Special Events

- Next Selectmen's Meeting – Monday, February 3rd – 6:00 PM
- Master Plan Committee – Thursday, January 30th – 8:30 AM
- Joint NL-Sunapee Sewer Committee – Thursday, January 30th – 5:30 PM @ Sunapee Town Ofc.
- Buildings & Facilities Committee – Thursday, January 30th – 6:30 PM
- Citizen's Advisory Committee – Saturday, February 1st – 7:30 AM
- Recreation Commission – Wednesday, February 5th – 5:00 PM @ Whipple Hall
- **PUBLIC HEARING** Budget Committee FY2021 Budget – Wednesday, February 5th – 7:00 PM

Items to be signed

- Accounts Payable Voucher
- Warrants – Wastewater Tax Abatements
- Property Tax Abatement request for tax map: 103-25-0-0-0
- Warrant – Land Use Change Tax – Current Use for tax maps 106-18-0-0-0 & 117-8-0-0-0.
- Employee birthday cards
- Applications To Use Town Property

- ✓ Whipple Hall – On Tuesday, March 3rd, 6:00pm - 9:00pm for a candidate forum – town offices hosted by League of Women Voters.
- ✓ Whipple Hall – On Tuesday, March 17th, 8:00am - 1:00pm for a Green Real Estate Crash Course hosted by Vital Communities.

Applications Approved &/or Denied

Sign Permits – all approved

- Temporary Sign – By Department of Commerce for 2’x3’ sign at the Information Booth for the 2020 Census from January 22nd – February 22nd.

Building Permits

- Theodore & Betsy Cetron, 175 Pleasant Street, TM 74-1-0-0-0. Kitchen renovations and add bedroom, bath & closet. BP 19-173 APPROVED
- Craig & Gail Williamson, 873 Lakeshore Drive, TM 51-8-0-0-0. Finishing 2nd floor, additional 1,323 SF. BP 20-001 APPROVED
- Town of New London, 64 Frothingham Rd, TM 95-12-0-0-0. Ground solar array 149.0 kW. BP 20-003 APPROVED
- Town of New London, 186 South Pleasant Street, TM 95-49-0-0-0. Roof mount solar 7.35 kW. BP 20-004 APPROVED
- Sally Keating Revocable Trust, 485 Burpee Hill Road, TM 70-13-0-0-0. Roof mount solar 7.8 kW. BP 20-005 APPROVED

IT WAS MOVED (Janet Kidder) AND SECONDED (John Cannon) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 7:03 PM.

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London