



TOWN OF NEW LONDON, NEW HAMPSHIRE

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BOARD OF SELECTMEN MEETING MINUTES

August 5, 2019

6:00 PM

PRESENT:

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

ALSO PRESENT:

John Raby, New London Resident
Tim Paradis, Energy Committee
Jamie Hess, Chair, Energy Committee
Bob Bowers, Buildings & Facilities Committee
John Lewis, Buildings & Facilities Committee

Selectman Rollins called the meeting to order at 6:00 PM.

PUBLIC HEARING

Energy Committee, Jamie Hess, Chair - Consideration of payment in lieu of taxes (PILOT) for solar project on town property.

Jamie Hess attended the meeting to ask the Selectmen to agree to accept a payment in lieu of taxes for the solar project proposed for the town's property at the Public Works Department. The Energy Committee is recommending a payment in lieu of taxes approach because state law mandates that taxes be collected on an arrangement of this type, and the PILOT will allow the project to be attractive to the developers, which is a benefit to the town. This project involves leasing land to a developer to construct a solar array for the purpose of supplying the town with electricity. What the committee is proposing is based on a similar arrangement that the city of Lebanon has done. It would be 5% of the gross revenue generated by the solar array. The committee feels that it would set a good precedent that would be followed by any other projects of this type whether it would benefit the town or private projects on private land. It's important to set a precedent because another provision in the state statute requires us to offer a similar deal in the future. This is the first payment in lieu of taxes agreement that the town of New London has considered. Ms. Hallquist stated that they would look to this agreement in the future should another solar expansion project come into town.

Bob Bowers asked if the agreement had a clause that would allow it to be amended in the future by the town. Jamie Hess stated that generally speaking, an agreement of this type can be amended by both parties so they will look at what that provision is in the model agreement they are using. If it isn't in there, they can add it and it would seem reasonable to do that. The Energy Committee is drafting the agreement but they are following the template that the City of Lebanon is using as much as possible; the committee will look into adding a provision about future amendments. This pilot will then go through town counsel.

John Raby asked if the precedent that is being set applies only to the solar project that is about to be built. Jamie Hess stated that this agreement is precedent setting. State law requires that once there is an agreement like this in place, if another developer comes along to propose a project, they can request the same terms that were in the initial agreement however he noted that given this is on town land to provide electricity for town properties, private projects not on town property will be considered with those factors in mind.

IT WAS MOVED (John Cannon) AND SECONDED (Janet Kidder) to support the payment in lieu of taxes for the solar project on town property and moving forward with it. THE MOTION WAS APPROVED UNANIMOUSLY.

Bob Bowers, Chair, Buildings & Facilities Committee: Update on committee work

Bob Bowers stated there isn't much of an update since the last one almost four weeks ago. They have met with five departments and the committee wanted to pause and discuss what has been done and where to go next. They haven't reached any conclusions but there is a general sense that there may need to be a more formal overview of how the buildings are looked at.

It was also decided that they would review the Buker Building because it has been talked about so much, the committee wants to have some sense of what the issues were about. Police Chief Ed Andersen recently provided a tour for ten committee members and pointed out the issues. He also provided a written report. The Buildings and Committee will review this at the upcoming meeting on August 25, 2019. Chair Rollins asked that they be prepared to submit their report in early September as the budget process begins in the fall; Mr. Bowers agreed to work to meet the Board's deadline.

Public Comment

John Raby requested a moment of silence for the people of Dayton, OH and El Paso, TX in response to the recent shootings. The Board agreed and a moment of silence was observed by those in attendance.

John Lewis suggested that the Board of Selectmen reconsider purchasing the Mormon property that is for sale and/or other properties currently for sale. He stated there are several reasons to purchase land that include the need for a new police station or recreation center and also a town center or lecture hall. Chair Rollins thanked Mr. Lewis for his comments noting that the Board of Selectmen are aware of the properties that are on the market but the Board is not in a position at this point to obtain funding to purchase them. Selectman Kidder stated that an offer has been made on the Mormon property and it has been accepted. The closing is August 26, 2019 so it is no longer available.

New Business

- **Property tax exemption requests as recommended by Norm Bernaiche, Chief Assessor**

The Board reviewed the recommendation prepared by Chief Assessor Norm Bernaiche. Ms. Hallquist noted that Mr. Bernaiche is not recommending any changes to what has been approved in the past.

IT WAS MOVED (John Cannon) AND SECONDED (Janet Kidder) to accept Norm Bernache's recommendations for tax exemption requests. THE MOTION WAS APPROVED UNANIMOUSLY.

- **Request for abatement of sewer fees: N. Springsteen – 79 Hilltop Place**

The Board reviewed a letter requesting an abatement of sewer fees. The property owner stated that the water has been shut off so no wastewater is entering the system, and thus they feel that there should be no bill due. Ms. Hallquist stated that the policy is to charge a minimum fee to all properties connected to the system, even when no wastewater is put into the system. Ms. Hallquist recommended the Board follow the existing policy of charging a minimum fee and deny the request for abatement.

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

Town Administrators Report

Ms. Hallquist provided the following report:

- Hospital Days was successful and all reports from department heads stated it went well.
- Chief Ed Andersen reported that the traffic counter that was deployed on Bunker Road recorded 3,549 cars on the road in a week. The fastest was 48mph and the slowest was 7mph. The counter will be deployed to other areas around town.
- There will be a meeting with North Branch construction on Wednesday to go over the punch list for the Buker Building.

Committee Meetings & Reports - None

Meeting Minutes

IT WAS MOVED (Janet Kidder) AND SECONDED (Nancy Rollins) to approve the minutes from the July 22, 2019 meeting. THE MINUTES WERE APPROVED.

Upcoming Meetings & Special Events

- Next Regular Selectmen's Meeting – Monday, August 19th – 6:00 PM
- Recreation Commission – Wednesday, August 7th – 5:00 PM @ Whipple Hall
- Buildings & Facilities Committee – Thursday, August 8th – 6:30 PM
- Citizens Advisory Committee – Saturday, August 10th – 7:30 AM
- Planning Board – Tuesday, August 13th – 6:00 PM
- Conservation Commission – Wednesday, August 21st – 8:30 AM

Other Business

The Board of Selectmen reviewed their calendars for the upcoming months to determine when the Board of Selectmen meetings would be held:

September 9, 23

October 7, 21

November 4, 18

Ms. Hallquist commented that Celeste Cook is working on the agenda for the upcoming Citizen's Advisory Committee meeting that will be held on August 10, 2019. They have had some difficulty coming up with agenda items and may recommend to the group that the meetings be held quarterly. On August 10, 2019 the committee will be discussing workforce housing. Chair Rollins asked if Kim Hallquist could provide the report that was done by the Upper Valley on workforce housing from Adam Ricker and send it out to the group for the meeting.

IT WAS MOVED (Janet Kidder) AND SECONDED (John Cannon) to enter into a nonpublic session pursuant to RSA 91-A:3, II (a): the dismissal, promotion, or compensation of any public employee or the disciplining of such employee.

Roll call vote: Rollins: Yes; Cannon: Yes; Kidder: Yes

The Board entered nonpublic session at 6:34 PM.

The Board reentered the public session at 6:52 PM.

IT WAS MOVED (John Cannon) AND SECONDED (Janet Kidder) to seal the nonpublic session meeting minutes. THE MOTION WAS APPROVED UNANIMOUSLY.

Other Business

Ms. Hallquist noted that she received a volunteer interest form from Steve Root for appointment to the Zoning Board of Adjustment; she has forwarded it to the ZBA Chair for review and comment. The Board noted that the volunteer interest form from Lauren Snow Chadwick is also with the ZBA Chair awaiting comment.

Selectman Kidder suggested that the Board establish a site selection committee to search for a future police station. Selectman Cannon suggested waiting until the Buildings and Facilities Committee submits its report to the Board. The Board will revisit the issue in September.

Items to be signed

- Accounts Payable Voucher
- Payroll Authorization Voucher
- Tax Exempt Properties Requests
- Warrant to seize any unlicensed dogs &/or issue Court Summons
- Birthday cards
- Raffle Permit by Lake Sunapee Region Chamber of Commerce to the New England Healing Sports Association and the Chamber of Commerce to be held at 328 Main Street held after first inch of natural snow falls.
- Applications To Use Town Property
 - ✓ Town Common & Bandstand – On Sunday, September 15th from 1:45 am – 4:00 pm for the Cub Scout Round-up Recruiting Event by the Cub Scouts Pack 71.

Applications Approved &/or Denied

Temporary Event/Sale Permits – all approved

- Summer Party at the NL Historical Society, Old Village Road, Tuesday, August 27 from 5:30-8:00 pm.
- Food Truck Festival on the Town Green, Main Street on Sunday, September 15th from Noon - 4:00 pm.

Sign Permits – all approved

- Temporary Sign – By the Lake Sunapee Rowing Club for a 2'x3' A-frame sign at the Information Booth for club from July 29th to September 30th.
- Temporary Sign – By NL Lions Club for a 60 sq. ft. A-frame sign at the Information Booth for the Rib Dinner on the Green from July 29th to August 2nd.

- Temporary Sign – By James Bednor for a 2'x3' A-frame sign at the Information Booth for the Springfield 250th Celebration, Stroll thru the Dahlias from August 1st to August 26th.

Building Permits

- Douglas Carroll Et Al, 490 Route 103A, TM 091-031-000. Replace decking & railings to existing deck. BP 19-083 APPROVED
- Frank & Donna Anzalone, 583 Forest Acres Road, TM 119-021-000. Roof mount solar array 7.15kw. BP 19-085 APPROVED
- Cynthia Bolduc Family Trust, Route 103A, TM 136-00-000. 5 Bay garage with single family dwelling with two bedrooms and a treehouse. BP 19-086 APPROVED
- Lambert Family Trust, 1667 King Hill Road, TM 128-002-000. Kitchen renovations. BP 19-087 APPROVED
- Jennifer & Charles Giles, 131 Job Seamans Acres, TM 060-009-000. Roof mount solar array 10.78kw. BP 19-092 APPROVED
- Arthur & Mary Scutro, 75 Westside Drive, TM 055-012-013. Add 3rd bay garage & finish 50% of basement. BP-19-097 APPROVED
- Kozikowski Family Trust, 445 County Road, TM 072-009-000. Build 17'x22' deck. BP-19-098 APPROVED
- Nick Baer & Kristin Smith, 84 Forty Acres Road, TM 039-004-000. Replace a section of stone foundation with concrete foundation. BP 19-100 APPROVED
- Scott Brown Trust, 515 Wilmot Center Road, TM 052-013-000. 10x20 Storage container. BP 19-101 DENIED

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

The meeting adjourn at 7:03 PM.

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London