



TOWN OF NEW LONDON, NEW HAMPSHIRE

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BOARD OF SELECTMEN MEETING MINUTES November 25, 2014

PRESENT:

Nancy Rollins, Selectman
Peter Bianchi, Selectman
Janet Kidder, Selectman
Kimberly Hallquist, Town Administrator
Wendy Johnson, Finance Officer

ALSO PRESENT:

Bill Helm, Planning Board Chair
Phyllis Piotrow, New London Resident
Renate Kannler, New London Resident
Minette Sweeney, *Intertown Record*
Richard Lee, Public Works Director
Ed Andersen, Police Chief

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

Submission of Capital Improvement Program (CIP) – Bill Helm, Planning Board Chair

Bill Helm was present at the meeting to submit the CIP to the Selectmen. He said the Planning Board is reverting back to the CIP being a planning document and not a financial document. They are only making three recommendations this year:

- The Board of Selectmen and Budget Committees should focus on making sure the Public Safety and Public Works Department equipment are planned for in advance.
- The Town fund and implement the tax map project (GIS), as Newbury and Sunapee have done.
- The Town fund the equipment needed to run dispatch if it is decided to keep it in New London. If they decide not to continue with New London Dispatch, this would come off the plan.

Mr. Helm noted that in preparing the CIP this year the Planning Board learned that there is a clear need for file/electronic storage which was brought up by all the departments. The Planning Board feels that the Selectmen should think about this kind of storage as a town and not department by department.

Mr. Helm noted there were some infrastructure and parking issues brought forward, and added that the cemetery will need to expand at some point in the near future. Additionally, the water precinct came forward with some insights for projects coming down the road. Mr. Helm proposed forming a small study group to look at the two issues of infrastructure and storage to try and come up with some solutions.

Mr. Helm said the Planning Board did not see the lagoon closure project as a priority so it wasn't included in the CIP. Additionally, the Fire Chief has some long term items as well but they are outside of the six year window represented in the CIP so they are not included.

Chair Kidder asked about the lagoons and the Planning Board's recommendation that they not be tended to in a timelier manner. Mr. Helm said that Mr. Lee (Public Works Director) didn't think the lagoon

closure was a pressing issue. Chair Kidder noted that she recalled that former Budget Committee Chair Wilson indicated last year that since no one was advocating for the closure of the lagoons, the Budget Committee shouldn't set any money aside for it. Chair Kidder responded that they know that the engineering study on the closure would be \$20,000-\$30,000 and the cost to clean up the lagoons would be substantial. She thinks they should set \$10,000 aside for lagoon closure. Mr. Helm noted that the CIP was not dealing with the funding of projects, and it may well be that money is appropriated for projects outside of the CIP, which is appropriate if so voted by the Selectmen and Budget Committee.

Mr. Helm said in talking with Bob Brown (Chair of the Conservation Commission), he found that the Conservation Commission doesn't feel that they want to put forward any proposals for funding of the Land Acquisition Fund because they don't have any projects going right now and haven't spent money from the fund in a long time. Of course, this may change in the coming years.

Chair Kidder asked Mr. Helm for suggestions for people to serve on subcommittees to study infrastructure and storage issues. Mr. Helm did not have any suggestions at this point but thought they could figure it out after the holidays. He thought smaller groups would be best.

Town Buildings – Richard Lee, Public Works Director

Mr. Lee informed the Board that he placed an ad for two weeks to invite contractors to come look at the bandstand and give proposals for needed repairs. Only one contractor came out and gave a proposal, which seemed very low. He suggested not accepting the bid and instead attempt to get additional quotes. Mr. Lee offered that they have a hard time getting people to come give bids. This could be a sign of a rise in the economy. They could wait until spring and come up with a list of preferred contractors to call to come take a look at the bandstand.

Chair Kidder said reputable builders want to plan ahead and worried that if they wait until spring, those contractors could already be busy. Selectman Bianchi suggested telling the one bidder that their bid has been rejected and they would be going out to bid again and suggested that Mr. Lee should call around to area contractors to see if they would be interested in the work.

Mr. Lee noted that 6 out of 8 of the posts on the bandstand would need to be replaced due to rot. As they have opened up different parts of the bandstand, they are finding more and more rot. Ms. Johnson said there is \$100,000 in the building maintenance fund so this work could be done in the spring and it would not be necessary to wait for approval for funding at Town Meeting. Contractors could be assured that they could start work in the spring and they would be paid in a timely manner.

Selectman Bianchi wondered if it would be possible to shore up parts of the bandstand until it could be fixed. Mr. Lee didn't think this would help. Chair Kidder said if people saw the rot in the bandstand they wouldn't feel comfortable using it. She stressed that it needed to be fixed sooner than later. Mr. Lee said he envisions the roof and the floor remaining, and the rest needing to be replaced. He explained some design changes that would keep the renovated portions from rotting.

Ms. Hallquist informed the Board that during the Budget Subcommittee meeting on Town Buildings, the issue was raised concerning the Steve Mendelson Trust as a possible funding source for the bandstand repairs.

Mr. Lee said they are considering how to fix the siding on the Academy Building. They have an estimate to put on all new clapboards for \$160,000 or to scrape and paint and repair some of the siding for \$60,000. In 2008 the town paid \$27,640 to have the building scraped and painted and by 2010 the building needed another paint job as the paint was peeling and blistering (note: the building has not been

painted since 2008). He said many clapboards on the building can be pulled off by hand because they are so rotten. Patching the clapboards seems to be an ongoing project. Chair Kidder thought they should do it right this time with insulation and new clapboards.

Selectman Bianchi wondered if using Tyvek was a good thing to use on an older building as he had heard it wasn't. Mr. Lee said this was the recommendation he was given. The siding would be made of Hemlock, not Cedar (cedar would be much more expensive). The Hemlock clapboards would be pre-primed and a coat of finish paint is included in the estimate. A second coat of paint would need to be done at some point, presumably up to a year later.

Selectman Bianchi wondered if there was an inherent problem with the building that makes it unable to hold paint for more than a couple years. Selectman Rollins and Chair Kidder thought more quotes should be given for stripping. It was noted that the people who put the siding on the Baptist Church were asked several times to submit an estimate but they have not done so.

Chair Kidder thought they should put the money in the capital reserve fund to strip the building and do the job right. In the spring, if the voters approve it, they can get some more estimates. She thought whatever company strips the Academy Building should also re-do the cupola at Whipple Hall. They will have the correct equipment to be able to handle both jobs.

Mr. Lee said he also got a price to paint Whipple Hall, the Elkins Post Office and the Wastewater Pump station and those figures will be submitted with his budget. He noted that the Georges Mills Pump Station was completed and officially back online as of that day. They had recently moved the controls from underground to above ground for safety reasons.

Town Administrator's Report – Kim Hallquist, Town Administrator

Ms. Hallquist said that the issue regarding the access road to Clark Lookout appears to be resolved as the property owner has removed the signs barring access to the road to Clark Lookout. That day was the deadline for the owner to take the "No Trespassing" signs down, which were prohibiting people from gaining access to the lookout.

Ms. Hallquist noted that the old Police Department cruiser was sold for \$2,600 via bid during their surplus sale. This was an all-time high price for a used cruiser.

Ms. Hallquist reported that the Sunapee Wastewater Treatment Plant proposed budget is up 4.23%. The warrant for the sewer bills to be signed by the Selectmen will reflect this increase.

Ms. Hallquist pointed out a draft of a new Town Use Permit Application for the Selectmen to review. It is an attempt made by Kristy Heath (Office Assistant) to simplify the process of reserving Town properties, such as conference rooms, the Town Green, and Whipple Hall by using one form instead of a different form for each location.

Ms. Hallquist noted the receipt of information forwarded to the Selectmen from the Planning Board regarding a property on Pike Brook Road owned by Dan Schimberg. Mr. Schimberg apparently cut some trees within the 50' setback which permission had not been granted and the Planning Board was forwarding the case to the Board of Selectmen for enforcement. The case will be on the agenda of the next Selectmen's meeting.

It was noted by Ms. Hallquist that there was currently an easement violation at the Phillips Memorial Preserve. The town has an easement to use the property to get to the back end of the Phillips Memorial

Preserve property for logging or other maintenance needs. Someone has set up a travel trailer in the road and is camping, blocking the town's use of the easement. Police Officers have been contacted and the owner of the land will be contacted to see if they would like to have the person ejected from the property.

Ms. Hallquist said the Employee Committee will come and make a presentation to the Board of Selectmen at their next meeting, scheduled for December 8, 2014 at 4:00pm.

New Business

Receipt of Resignation

Chair Kidder noted the receipt of resignation of Thelma Kaplan from the Zoning Board of Appeals. Ms. Hallquist said the two individuals who had applied to be members of the Zoning Board last spring were Sue Andrews and Katharine Fischer. Selectman Rollins suggested checking with Bill Green to see if he had any suggestions one way or another.

Receipt of Letter from Richard Cross Re: Voting

Chair Kidder noted receipt of a letter from Rip Cross regarding voting at Whipple Hall. Apparently it is dark in the hall and the ballot clerks have to use flashlights, which may increase the chances of error. Ms. Hallquist said she would speak with Michael Todd (Town Moderator) to see how they should address the issues that Mr. Cross brought forward. Mr. Cross would be contacted to let him know how they will proceed.

Old Business

Energy Committee Sign

Ms. Hallquist said the sign the Energy Committee would like to have to show their fundraising accomplishments would be approximately 2' x 5' and they would like to have it posted in front of the Town Office Building until the end of January. They don't have a design as yet but it would likely be a handmade sign similar to the examples Ms. Hallquist had shown the Selectmen at their last meeting. The Selectmen thought this would be fine although the sign may need to be moved for Winter Carnival.

Committee Meetings and reports

Planning Board

Selectman Bianchi reported that at the last Planning Board meeting they talked about changes to zoning, including definitions of "family", and signage. There was a postponed hearing for New London Wood Products because they were on the agenda for the Zoning Board of Appeals the next evening (November 20th). They will go to the Planning Board next.

Mr. Schimberg presented his recent tree cutting of his property. Since the Planning Board does not enforce the zoning ordinance, they decided to forward the issue to the Board of Selectmen. Additionally, the owner of "Colonial Armory" came forward with a Home Business Application to sell firearms from his home. He will have very few guns on the property and he is more of a broker than a retailer. The majority of his work is done online. The Planning Board approved this request.

Meeting Minutes of November 10, 2014

IT WAS MOVED (Peter Bianchi) AND SECONDED (Nancy Rollins) to approve the minutes of November 10, 2014, as amended. THE MOTION WAS APPROVED UNANIMOUSLY.

Upcoming Meetings and Special Events

Budget Committee Meeting: Wednesday, December 3rd at 7:00pm

Selectmen's Meeting: Monday, December 8th at 4:00pm

Planning Board Meeting: Tuesday, December 9th at 7:00pm

CIP Committee Subcommittee: Wednesday, December 17th at 6:00pm
Joint Sewer Meeting: Thursday, December 18th at 5:30pm

Application for Building Permit:

- Colby-Sawyer College (085-033-000) Relocate nursing lab in Colgate to 3rd floor – APPROVED
- Don Eberly (145-001-000) 44 Highland Ridge – install venting for gas stove in fireplace – APPROVED
- Nathan Walker (117-001-000) 1167 County Road – install solar array on roof – APPROVED
- John Filbin (035-030-000) 137 Knollwood Road – make interior bathroom renovations – APPROVED
- Suzanne Hammond (144-001-000) 100 Hilltop Place – install venting for gas stove in fireplace – APPROVED
- Elizabeth C. Kent (049-015-000) 101 Lamson Lane – Demo house and build on same footprint – APPROVED
- David & Karen Demers (076-032-000) 586 Bunker Road – Renovate and addition – APPROVED
- Matthew & Kathryn Bemis (111-032-000) 10 Buker Way – Install two temporary tarp garages off of Shaker Street - APPROVED

Application for Temporary Signs:

- Kathryn Sonderegger (c/o Colby-Sawyer College) – Holiday Fair Signs at Info Booth and one on campus the day of the event ASAP until 12/6/14 – APPROVED
- New London Historical Society – Holiday Open House Sign at Chamber Info Booth ASAP until 12/8 – APPROVED
- Wilmot Community Association – Holiday Craft Fair at the OCIC – 12/1 – 12/5 – APPROVED

Other Items to be Signed:

- Intent to Cut – Hall Farm Road (086-022-000) – Christopher Gronoin, owner.
- Warrant for Wastewater Charges

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

The meeting adjourned at 7:05pm.

Respectfully submitted,

Kristy Heath, Recording Secretary
Town of New London