

Final



WEARE BOARD OF SELECTMEN
MEETING MINUTES
October 18, 2021

PRESENT: FREDERICK W. HIPPLER, CHAIRMAN; JOHN (JACK) MEANEY, VICE CHAIRMAN; JONATHAN H. OSBORNE, SELECTMAN; SHERRY M. BURDICK, SELECTMAN; JOHN VAN LOENDERSLOOT, SELECTMAN

ABSENT: none

TOWN ADMINISTRATOR: Naomi L. Bolton

GUESTS: Police Chief Chris Moore, Fire Chief Robert Vezina, Conservation Chairman Andy Fulton, Conservation Vice Chairman Steve Najjar, Ken Bednars, WMS Principal Shawne Hilliard, Tom Carr, Tom Clow, Leigh Bossee, Paul Lewis, Frank Campana, Heleen & Neal Kurk

Chairman Hippler called the meeting to order at 6:45pm.

NONPUBLIC SESSION: Chairman Hippler moved, Vice Chairman Meaney seconded to enter into nonpublic session @ 6:45 p.m. pursuant to the authority granted in RSA 91-A: 3II (c). A roll call vote was taken, Chairman Hippler - yes; Vice Chairman Meaney – yes; Selectman Burdick - yes; Selectman Osborne – yes; Selectman Van - yes. Passed 5-0-0

Chairman Hippler moved, Vice Chairman Meaney seconded to exit this nonpublic session @ 6:59 p.m. A roll call vote was taken, Chairman Hippler - yes; Vice Chairman Meaney – yes; Selectman Osborne – yes; Selectman Burdick - yes; Selectman Van - yes. Passed 5-0-0

Chairman Hippler moved, Vice Chairman Meaney seconded to seal and restrict these nonpublic session minutes. Passed 5-0-0

The Board had a discussion with a retired employee.

Chairman Hippler opened the meeting at 7:00 pm., welcomed those present to the October 18, 2021 meeting of the Weare Board of Selectmen and proceeded with the pledge of allegiance.

PUBLIC COMMENT:

1.) Shawne Hilliard, WMS Principal, brought to the forefront two sinkholes in the sidewalk area in front of the Middle School. She stated Tom Weston, Maintenance Supervisor, reached out to the State and the Town. The State responded it is a Town issue and the Town responded it is the responsibility of the State. She also contacted the State; they told her they are responsible for a 15 ft setback from the center of Route 114. The holes are under the sidewalk and expanding in the direction of where the buses run on the driveway. It is a safety issue.

Selectman Van asked if the buses were still utilizing the driveway. Principal Hilliard responded they must, as it is the only room she has for buses. She respectfully asked for it to be taken care of.

2.) Frank Campana, Quaker Street, addressed the night's agenda, item for discussion an appointment to the Conservation Commission. He reminded the Board decisions are to be made faithfully and impartially. If not, tender your resignation.

3.) Ken Bednars, North Stark Highway, stated he supports the purchase of the 80 acre Nelson Barden parcel. He has lived there for thirty-five years. Invaluable variety of wildlife habitat. He listed several animal species that frequent the area.

4.) Tom Clow:

(A.) Town Hall Grounds Project Update, just about completed, required an additional row of blocks, \$1000.00 increase in cost, to report to the Trustees of the Trust Funds.

(B.) Code of Ethics, reinstate the committee by warrant article

DEPARTMENT HEAD/COMMITTEE ITEMS:

1. Fire Chief Robert Vezina - last meeting it was mentioned the FD was holding up the process for radio communications. Chief Vezina stated not true, he has been waiting ~ ten months for data from Motorola. His intent is to renew their contract with Goffstown Dispatch. Service is needed by January 1, 2022. Strongly suggested by Capital Area to be a warrant article for membership approval by the voters in March. Following Jack Dearborn's plan, one of the three sites to be a Simulcast site as part of Capital Area's Radio System. FD to bear the cost of construction, Capital bears the cost to maintain. If not approved, infrastructure would need to be maintained to continue to be dispatched by Goffstown. FD does not go digital because of the two-tone paging system. Equipment purchased in 2000 is digital capable and any equipment required going forward would all need to be reprogrammed.

Chairman Hippler explained the last meeting was the first they heard of FD moving to Capital Area. The Board was just stating they need to get a hold of the Board of Fire Wards or the Chief to see how it was moving forward.

Chief Vezina responded they were waiting to see what the rebuilding cost would be. Economically, two very different costs, one to stay in Goffstown the other to go to Capital. Many moving pieces, headed in the right direction.

2. Conservation Commission Chairman Andy Fulton and Vice Chairman Steve Najjar - handed out maps for the purchase of 487 North Stark Highway parcel and approving letter from Paul Doscher, Conservation Advisor, Windcrest Farm, Poor Farm Road. Steve asked the Board to consider the acquisition of the 85 acre property. State Archive 1970 survey depicts the acreage.

Tom Carr, Meridian Land Services, former CC Chairman, stated he compared surrounding plans, matching common boundaries, inferring the acreage is to be pretty close to 85 acres.

Chairman Hippler asked the Board if they had any questions. Selectman Van stated this seems to answer our request, not necessarily the Title Company.

Vice Chairman Najjar responded after checking with the Town Attorney, the title is legal, valid and marketable conveyed as a warranty deed.

Chairman Hippler asked the Board for more comments. Selectman Burdick stated it is pretty clear-cut.

Chairman Hippler stated the State holds the older survey as valid.

Selectman Osborne reiterated what Selectman Van stated, though it satisfies the Board, what about the Tile Company.

Chairman Hippler asked Vice Chairman Najjar if the Title Company was contacted. Vice Chairman Najjar replied the Title Company issued their report, their suggestion only confused things. Legally, it is a marketable Title.

Chairman Hippler stated the consensus of the Board was to heed the suggestion from the Title Company.

Vice Chairman Najjar emphatically stated all plats correspond precisely, property surrounded by a rock wall. The evaluation piece, NH appraisers are backed up for months. No extension for P & S. With the amount of frontage on Route 114, and as of last weekend a developer is interested, 15 house lots easily. Better land than the recent Poor Farm purchase, cost less, more timber on it. This parcel has not been harvested in ages, 40 to \$50,000.00 in standing timber. He urged the Board to waive the appraisal as it is a good deal at \$300,000.00. Public hearing scheduled for November 3rd.

Chairman Hippler asked who would pay to demolish the current building on the premise, disposal costs with asphalt shingles and permitting. Vice Chairman Najjar responded Conservation.

Selectman Burdick moved, Chairman Hippler seconded to move forward with this even though the appraisal is on the lower side, approve the project, waive the appraisal and accept the survey provided. Deadlock: Chairman Hippler and Selectman Burdick voted yes; Selectman Van and Selectman Osborne voted no, Vice Chairman Meaney abstained, 2-2-1.

Discussion: Vice Chairman Meaney explained the market value, based on Avitar's land assessment of \$229,000.00 combined with the purchase price of \$300,000.00. There is a \$71,000.00 difference.

Selectman Burdick stated it is crazy not to move forward with this.

Chairman Fulton stated the total parcel assessment is \$272,800.00.

Selectman Van commented the Commission would be casting aside \$43,400.00 in demolishing the building and feature values.

Chairman Fulton stated as a point of reference in history it has been assessed at over \$300,000.00. He understands the Board's concerns, but a lot of documentation has been provided, suggesting the property is valued at more than the purchase price. He urged the Board to honor the Town's intent with the warrant articles 2/3rd's vote for purchasing forestland for the Town.

Selectman Van asked if Vice Chairman Meaney would change his vote. He declined.

Vice Chairman Najjar offered to get a real estate appraisal.

Selectman Van stated that would not change his vote. He is against the purchase as it is prime property for development. CC would harvest the timber, re-harvest in years to come, how does that benefit the Town? Trails are not installed.

Vice Chairman Najjar stated trail systems cost money and manpower. This is not a shortcoming of the Conservation Commission. It takes funding and people to link parcels together in support of a trail system. The land is wildlife habitat and a watershed protection area, close to the high school. Zoned residential, at

Please vote:

To order the Treasurer to sign payroll checks dated October 28, 2021 estimated to be about \$75,000.00. Furthermore, to order the Treasurer to sign up to the amount of \$90,000.00 for accounts payables that cannot wait until the next scheduled meeting. Reports and actual check amounts will be reported to the Board of Selectmen by inclusion on the Manifest Memo at the next scheduled meeting.

Chairman Hippler moved, Vice Chairman Meaney seconded to accept the manifest as follows, which passed. Passed 5-0-0

MINUTES:

October 4, 2021 Minutes: Vice Chairman Meaney moved, Chairman Hippler seconded to accept the minutes of October 4th as written, passed 5-0-0.

ADMINISTRATOR'S REPORT:

General items:

1. Radio Communication - moving forward, more information coming, ARPA
2. Forestry Contract - CC approved at October 13th meeting, BOS to review
3. Tennis Court - spring start date
4. CIP schedule - 10/28 PB; 11/1 BOS; 11/10 to Finance Committee
5. ARPA Expenditures - quotes forth coming
6. Collins Cemetery - open - abandonment action to be taken per RSA
7. Cemetery Trustees - Chairman hospitalized, BOS wish him the best
8. Administrative Assistant Land Use - position posted, applications coming in
9. 2022 Budget Presentations - 11/1 PD; 11/15 FD; LIB & PARC; 12/6 DPW; 12/20 the rest
10. Temporary Town Land access for Weare Winter Wanderers: The Weare Winter Wanderers were seeking temporary permission to use an existing roadway on town property off of Duck Pond Road, Map 405, Lot 62. The club has lost use of the adjacent landowner Luke Drake and as such will lose approximately 1/3 of their trail system. The Conservation Commission reviewed this request on October 13th and was in favor and informed the Club that the Board of Selectmen will be the ones to grant permission. The Board reviewed the same materials presented to the Conservation Commission.

Vice Chairman Meaney moved, Selectman Burdick seconded to allow Weare Winter Wanderers permission to use the existing roadway, Town property on Duck Pond Road, Map 405, Lot 062 as part of their trail system to start immediately with an expiration on April 30, 2022.

Discussion: clarification for which roadway. Passed 5-0-0.

Building & Maintenance Projects:

1. Town Administration Office and Upstairs ceiling/walls - open, ceiling shedding
2. East Street Barn & East Weare Fire Station - Sentry Roofing to reschedule

CORRESPONDENCE

- At 55 Winter Road residence, Cease & Desist still in effect, Certified Letter was signed, new complaint: Building Inspector Romeo Dubreuil to investigate, if work being done, next step is legal.
- Off of Concord Stage Road, send letter to owners.
- At 47 Pondview Road, excavation work close to the water.
- Gettings Road, Selectman Osborne went to the property, four or five vehicles parked beside the road; two inside the fence all have 2022 registration stickers.
- Assessing Administrative Assistant Wendy Rice gave her notice of resignation as she plans to retire. The Board thanked her for her dedicated years of service.

- Sinkholes - DPW to fix, keep buses close to the curb, decipher whose responsibility.
- BOS schedule to stay 1st and 3rd Mondays every month.

Being there was no further business to come before the Board, Chairman Hippler made a motion, Vice Chairman Meaney seconded to adjourn at 9:04 pm. Passed 5-0-0

ADJOURNMENT

A True Record.

Karen Nelson

Karen Nelson transcribed from

TA Bolton notes & You Tube recording