

**FINAL**



**WEARE BOARD OF SELECTMEN  
MEETING MINUTES  
July 13, 2015**

**PRESENT:** KEITH R. LACASSE, CHAIRMAN; TOM CLOW, VICE CHAIRMAN; JAMES LEARY, SELECTMAN; JENNIFER BOHL, SELECTMAN; FREDERICK W. HIPPLER, SELECTMAN

**RECORDING SECRETARY:** Kathleen Humphreys

**TOWN ADMINISTRATOR:** Naomi Bolton

**GUESTS:** Frank Campana, Sherry Burdick, Betty Straw, Tom Jones from PLC, Lori Davis, Richard Butt, Jon Osborne, Donna Osborne and Sharon DeStefano.

**7:00 p.m. Chairman Lacasse called the meeting to order.**

**PUBLIC COMMENT**

Resident Gary Dionne asked about the status of the shooting range. He has tried twice to get a committee together. He also felt the vandalism was a criminal matter.

Town Administrator Naomi Bolton, Primex representatives Phil St. Cyr and former Concord Police Chief Bob Barry, Chief Sean Kelly and Public Works Director Tim Redmond recently met at the range. Due to the low berms it was temporarily closed. There is concern of lead contamination. PRIMEX will be putting together a report and get it to the town administrator. The cost is estimated at \$80,000-\$100,000 to bring the range into compliance.

Resident Frank Campana stated he felt CALEA is another set of eyes and talked about progressive government.

Richard Butt had concerns about a lawsuit by James Carney and a lawsuit that was just settled and was concerned the cases could potentially increase the town's rates with PRIMEX. The Board felt it would increase the rates. Mr. Butt asked if the administrative secretary for the police department is working. He also had concerns about the two police officer positions that have been opened for over a year. He was informed the department is being "highly selective". A new hiring process has the candidate pool down to three candidates. He also asked what the plans were for a third shift for the police department. He debated about the hiring process.

**7:30pm PUBLIC HEARING**

**Expenditure of \$40,000 from the Charles and Ethel Eastman Fund for the purpose of establishing a conservation easement on the Martin property on Mt. Dearborn Road, Tax Map 408, Lot 44-1.**

Tom Jones, Piscataquog Land Conservancy (PLC) was present.

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The easement is for 51.7 acres on the Martin Family Trust Property. The project is part of a long-term effort to create a conservation corridor connecting to the nearby 308 acre Perkins Pond Wildlife Management Area (WMA) owned and managed by New Hampshire Fish & Game Department. This property will add to 146 acres of existing PLC conservation easement; abutting the 114 acre Walker Easement and across Dearborn Road from two PLC easements totaling 32 acres. The property is within 2,300 feet of 221 acres of conservation land owned by the SPNHF. It will protect 1,300 feet of first-order stream to Peacock Brook leading to Perkins Pond. It will maintain highly productive prime forest soils and maintain a high connectivity wildlife corridor.

Emma Sawyer Trust agreed to put up \$45,000  
Charles and Ethel Eastman Fund will contribute \$40,000  
Weare Conservation Commission will donate \$3,500  
PLC and landowner are responsible for the remainder.

**Total cost: estimated \$91,100**

Conservation easement purchase	\$73,500	Appraised
Stewardship contribution	\$10,000	
PLC project management	\$ 3,000	

**Other project costs:**

Baseline document	\$ 750
Appraisal	\$ 800
Legal	\$ 1,300
TITLE opinion	\$ 600
Recording	\$ 300
Environmental assessment	\$ 500
<u>RETT</u>	<u>\$ 350</u>
Total	\$91,100

Matching funds (in-hand or committed)	\$ 2,600
Funds requested from Mildred Hall Trust	\$40,000

Mr. Jones will do an environmental assessment. He was informed tonight that roughly 2/3<sup>rd</sup> of the property is in the Historical Overlay District. Scott Heath did title and deed searches plus the appraisal. It is unclear if the Planning Board has a restriction of "No building lots" on the property as Mr. Jones felt it was removed.

The easement will allow for passive recreation, timbering and agricultural operations and any related structures. It was stated that approval of funding is not approval of actual easement language.

Last meeting the Board asked how much land PLC was involved in Weare. Mr. Jones provided maps but not all the information. He will update.

Betty Straw received a phone call from a snowmobile club member who had concerns about access for snowmobiles. She was informed there are no snowmobile trails on that land or the Walker property. Currently, there is no prohibition on snowmobiles on the property but the landowner has the final say.

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Richard Butt asked how this project benefits the community and if hunting will be allowed. He also wishes the Board would go to probate court about Mildred Hall's will and their interpretation. He feels, except for the Historical Society building, the funds are only used for land purchases.

Mrs. Straws says it fulfilling the 2005 master plan. She provided a handout that stated:

Fulfilling language of the Mildred Hall Trust Will to improve and assist the town of Weare, the Town of Weare's 2005 Master Plan includes a vision of self for the future and a natural resource goal:

Vision statement:

- A rural but vibrant community with open space, natural beauty, country atmosphere and small town character.
- A town that values its environment, open space, clean water and natural beauty and seeks to protect these resources through managed growth and land use planning.

"We felt conservation of land was a top priority but we do consider other things. I would admit everything has been pretty much conservation land. Land is disappearing fast and they are not making much anymore. Down the road we may wish we had some of that farmland and woods to help keep the atmosphere clear," commented Mrs. Straw.

Frank Campana inquired about the balance of the two funds mentioned. The Emma Sawyer Trust Fund has \$580,959.30 and the Charles and Ethel Eastman Fund has \$740,746.

Mr. Campana asked the names of Mildred Hall Advisory Committee members. Members include: Ruth Jones, Terry Knowles, Heleen Kurt, Sherry Burdick, Betty Straw and Terry Knowles is an alternate member.

**VOTE: Selectman Clow moved and Selectman Bohl seconded to approve expenditure of \$40,000 from the Charles and Ethel Eastman Fund to establish an easement on the Martin property on Mt. Dearborn Road.**

**Add "conditional on the terms of the final easement being reviewed and accepted by this Board".**

**Motion failed 3-2. Yes votes: Jennifer Bohl, Tom Clow. No votes: Ricky Hippler, Keith Lacasse and Jim Leary.**

The Board is waiting for additional information that could change member's votes.

*A second public hearing will be scheduled.*

**8:00 Public Hearing: To hear public testimony and comment on increasing the disposal fees at the Transfer Station.**

Tim Redmond, Weare DPW Director was present. Details of proposed fees are available at [www.weare.nh.gov](http://www.weare.nh.gov).

Fees were last increased in 2011. Costs have increased. The transfer station employees estimate yardage without use of a scale.

For construction debris there is a proposed \$5 increase on clean demo, carpet, sheetrock plus contaminated demo. There is \$30 increase on asphalt shingles. 4,200 pounds is 4x4x4 cubic yard.

Town policy is to only accept from residents. It was noted the town of Dunbarton uses a building permit form that shows the materials are being generated from a job site in town. Weare homeowners don't need a building

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permit for a roof. "I don't want to encourage people from other towns to bring stuff here. We are on a break even policy," said Mr. Redmond.

Frank Campana has concerns about the rate increases. Jon Osborne said, "Every contractor I deal with wants scales, it's fair and equitable."

Mr. Campana wanted to know what will happen with extra revenue. The Board informed him the surplus stays in that fund. It does not get used to offset taxes. The station has been operating at a loss the last two years and rates can increase. If it starts creating a surplus then fees could go down. It's a revolving fund. Money can't be used to spend on anything else or give back to taxpayers. Fees are adjusted accordingly. The fund is losing money.

Mr. Campana loudly voiced his concerns "with one department in general."

In 2014 the Revenue taken in was \$20,871, a shortfall of \$11,368; lost money on shingles and clean demo.

#2 Tires: No changes vendor stayed the same.

#3 Fluorescent Bulbs: A nickel increase was added.

#4 Electronics: All categories are proposed to be 15 cents per pound. CRT, TVs, computers and monitors are costing the town. Costs increased from \$635 to \$735 now \$825 per container. The town is sending around 6,000 pounds per container.

#5 Freon Excavation and #6 Propane Tanks stayed the same.

### #7 Bulky Items

These are not municipal solid waste. Mr. Redmond explained these are bulky weights and take up space where the municipal solid waste is, which results in more trucking fees and surcharge for fuel. It was noted other towns charge for bulky items. Sherry Burdick questioned when the bulky items get wet, do they cost more because the water increases the weight plus mentioned other towns remove the metal from box spring mattresses. Water weighs 8 pounds a gallon. Mr. Redmond explained the containers sit open to rain and ice and don't have a roof over them and are at the mercy of the weather.

Richard Butt stated that he would not like to see these rates increase and feels homeowners are being hit with additional fees.

Donna Osborne suggested the Board visit the transfer station on a Saturday and see how it operates.

Lori Davis said, "I understand people have concerns. Unfortunately, waste cost. We have to look at what it costs and what is reasonable."

It was discussed to have a different mattress prices possibly; \$5 for twin or smaller and \$10 for queen size or larger. Mr. Redmond will rework the numbers and present at a future meeting.

*Public hearing closed at 8:44pm.*

## DEPARTMENT HEAD AND COMMITTEE ITEMS

### Award Trash Trailer Bid

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DPW Director Tim Redmond reviewed the two bids. One major difference was the warranty. Photos were shown of two trailers which look almost identical. Mr. Redmond would like to visit the factory during construction of the trailer.

**VOTE: Selectman Clow moved, and Selectman Leary seconded to accept the bid for Spector Manufacturing for \$77,303.00 from transfer station equipment. Motion passed 5-0-0.**

**Tax Deed Discussion for unpaid 2012 taxes.** This will be held until later in the evening as a nonpublic item.

**Highway Department Promotion**

An equipment operator position was posted for 10 days and received four applicants. DPW Director Redmond recommended Richard Gunn for the equipment operator position.

**VOTE: Selectman Leary made a motion, Selectman Bohl seconded to promote Richard Gunn as equipment operator at a probation rate of \$17.40 per hour. Motion passed 4-0-1. Selectman Hippler abstained.**

**Mt. Dearborn Road Construction**

Weare contractors Peter Rice, Elite Excavation and William Boisvert & Sons bid the job. William Boisvert & Sons was recommended.

Certified letters were sent to all affected homeowners and a meeting was well attended.

The width of the pavement has not been determined. A resident came up with the average width of 17.2 feet while the town's measurements they took every 100 feet had the average width of 18.2 feet but they were chasing old pavement with shovels. There are standards for a road designed with speed 15-40mph, under 400 trips per day it is recommended at 18 feet minimum. Future discussions are expected.

**Town Owned Building Maintenance Project Update**

Lost Lake Mechanical, the low bidder, was given the opportunity to review their bid and the bid remained the same. The Building Inspector looked into it also.

**VOTE: Vice Chair Clow moved, Selectman Leary seconded to approve the bid of Lost Lake Mechanical Contractor of Weare for \$8,937.09 for installation of new gas burner with the money to come from the Government Building and Maintenance Fund. Motion passed 4-1-0. Selectman Bohl voted no.**

**Town Office Attic Insulation:**

Energy Improvements, Concord	\$3,462.00
Warchal Insulation, Weare	\$4,222.50

The Board wanted to make sure to not compound the problem of ice damage by installing insulation and to ensure proper airflow. More information is needed and the project should be documented with photographs.

**Clinton Grove Academy Painting**

Maskiell Painting, Inc., Weare, NH	\$17,700.00
JD Demolition & Asbestos Services, Warner, NH	\$26,000.00
New Era Professional Painting, Inc., Weare, NH	\$27,000.00
Mark Reade, Weare, NH	\$33,660.00

**VOTE: Vice Chair Clow moved and Selectman Leary seconded to approve the bid of Maskiell Painting, Inc of Weare to paint Clinton Grove Academy according to spec on scope of work to come from Clinton Grove, Mildred Hall Fund. Motion passed 5-0-0.**

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-Town Hall sign. Tom Clow spent \$57 for plastic channels and the town ordered higher quality letters. With Board's permission, Tom Clow will be the contractor at no cost. The sign will be repaired and painted between July 25, 2015 to August 7, 2015.

**MEETING MINUTES**

Selectman Hippler moved, Selectman Bohl seconded to approve the minutes of June 22, 2015 as amended. Passed 5-0-0

**MANIFESTS**

Chairman Lacasse moved, Selectman Leary seconded to sign accounts payable and payroll checks dated July 13, 2015 as included in the following manifests:

Accounts Payable Manifest	\$	657,417.15
Gross Payrolls	\$	46,025.45 (Weekly payroll including payroll taxes)
John Stark Reg. Payable Manifest	\$	900,000.00 (July 2015 Appropriation)
Supplemental Accounts Payable Manifest	\$	28,097.00
<b>TOTAL</b>	<b>\$</b>	<b>1,613,540.07</b>

*The following manifests were previously ordered to sign at the June 22, 2015 Board of Selectmen Meeting.*

<i>Payrolls Manifest</i>	<i>\$</i>	<i>43,046.03</i> <i>(Weekly payroll check date 07/02/15)</i>
<i>Fire Dept. Payroll Manifest</i>	<i>\$</i>	<i>16,003.30</i> <i>(June 2015 Monthly payroll check date 07/02/2015)</i>
<i>Accounts Payable Manifest</i>	<i>\$</i>	<i>29,777.38</i> <i>(Check dated 07/02/15)</i>
<i>Accounts Payable Manifest</i>	<i>\$</i>	<i>2,000.00</i> <i>(Check dated 07/08/15)</i>
<i>Payroll Manifest</i>	<i>\$</i>	<i>42,848.28</i> <i>(Weekly payroll check date 07/0/15)</i>
<i>Forest Fire Payroll Manifest</i>	<i>\$</i>	<i>1,639.53</i> <i>(Check date 07/09/15)</i>

There is no Selectmen's Meeting scheduled for Monday, July 20, 2015.

**Please vote:**

To order the Treasurer to sign payroll checks dated July 23, 2015 estimated to be about \$40,000.00. Actual check amounts and reports will be reported to the Board of Selectmen by inclusion on the Manifest Memo at the next scheduled meeting.

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### ADMINISTRATIVE REPORT

-PRIMEXø Phil St. Cyr scheduled harassment training for Sept. 14, 2015 from 6:30-8:00 p.m. The Selectmenø public session will start until 8:00 p.m. There will be three shifts for all employees and every employee must attend one.

-Hometown Hero. The Board needs to nominate a deserving individual or organization. The Open House is scheduled for Saturday, Sept. 9, 2015.

-The ðNo through trucking: will be discussed on July 27, 2015. More than one public hearing is required. Attorney Dresher will provide a comment. Information was handed out.

-Welfare Guidelines. A welfare client complained to the state that the town was not following proper guidelines. The town does not have guidelines therefore will adopt welfare guidelines. A model from Local Government Center was used as part of the agreement. Applicants are entitled to a decision within seven days.

**VOTE: Vice Chair Clow moved for adopting at the next meeting. Selectman Bohl seconded the motion. Motion passed 5-0-0.**

### PUBLIC COMMENT

None

### CORRESPONDENCE

None

### OTHER BUSINESS

**Chairman Lacasse moved, Selectman Hippler seconded to enter into nonpublic session @ 10:08 p.m. pursuant to the authority granted in RSA 91-A3:II (a & c). A roll call vote was taken, Selectman Bohl – yes; Selectman Leary – yes; Selectman Hippler – yes; Vice Chairman Clow – yes; Chairman Lacasse – yes. Passed 5-0-0**

The Board discussed potential properties to be deeded for unpaid taxes.

**Chairman Lacasse moved, Selectman Leary seconded to come out of nonpublic session @ 10:33 p.m. A roll call vote was taken, Selectman Bohl – yes; Selectman Leary – yes; Selectman Hippler – yes; Vice Chairman Clow – yes; Chairman Lacasse – yes. Passed 5-0-0**

**Chairman Lacasse moved, Selectman Leary seconded to enter into nonpublic session @ 10:34 p.m. pursuant to the authority granted in RSA 91-A3:II (a&c). A roll call vote was taken, Selectman Bohl – yes; Selectman Leary – yes; Selectman Hippler – yes; Vice Chairman Clow – yes; Chairman Lacasse – yes. Passed 5-0-0**

The Board discussed a personnel matter regarding the Fire Department.

**Chairman Lacasse moved, Selectman Hippler seconded to come out of nonpublic session @ 11:15 p.m. A roll call vote was taken, Selectman Bohl – yes; Selectman Leary – yes; Selectman Hippler – yes; Vice Chairman Clow – yes; Chairman Lacasse – yes. Passed 5-0-0**

**Chairman Lacasse moved, Selectman Hippler seconded to enter into nonpublic session @ 11:16 p.m. pursuant to the authority granted in RSA 91-A3:II (e). A roll call vote was taken, Selectman Bohl – yes; Selectman Leary – yes; Selectman Hippler – yes; Vice Chairman Clow – yes; Chairman Lacasse – yes. Passed 5-0-0**

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The Board discussed a new lawsuit that was served to the Chairman earlier this evening.

**Chairman Lacasse moved, Selectman Hippler seconded to come out of nonpublic session @ 11:45 p.m. A roll call vote was taken, Selectman Bohl – yes; Selectman Leary – yes; Selectman Hippler – yes; Vice Chairman Clow – yes; Chairman Lacasse – yes. Passed 5-0-0**

**ADJOURNMENT**

A True Record.

Kathleen Humphreys, Recording Secretary