



WEARE BOARD OF SELECTMEN
MEETING MINUTES
August 13, 2018

PRESENT: JON OSBORNE, SELECTMAN; JAN SNYDER, SELECTMAN; FREDERICK W HIPPLER, CHAIRMAN; SHERRY BURDICK, SELECTMAN.

RECORDING SECRETARY: Hannah Smith
TOWN ADMINISTRATOR: Naomi L Bolton

GUESTS: Wendy Clark, Matthew Grolljahn, James Allatt, Kimberley Johnson, Craig Francisco, Donna Osborne, Craig Moul, Jennifer Beckley, Timothy L Beckley, Ryan Slantsch, JaNeen L Lentsch, Mignon Delarmente, Lisa Grolljahn, Claire Petrillo, Michael Sullivan, Jay St. Jean, Jim St. Jean

Chairman Hippler called the meeting to order at 6:15 PM before the Board entered into nonpublic session.

NONPUBLIC SESSION:

Chairman Hippler moved, Selectman Burdick seconded to enter into nonpublic session @ 6:15 p.m. pursuant to the authority granted in RSA 91-A:3II (c). A roll call vote was taken, Selectman Osborne – yes; Selectman Snyder – yes; Chairman Hippler – yes; Selectman Burdick – yes. Passed 4-0-0

This nonpublic session was to discuss a payment arrangement with a tax payer.

Chairman Hippler moved, Selectman Burdick seconded to exit this nonpublic session @ 6:45 p.m. A roll call vote was taken, Selectman Osborne – yes; Selectman Snyder – yes; Chairman Hippler – yes; Selectman Burdick – yes. Passed 4-0-0

Chairman Hippler moved, Selectman Burdick seconded to seal and restrict these minutes of this nonpublic session. Passed 4-0-0

At 6:45 PM Chairman Hippler welcomed everyone present and watching. Chairman Hippler stated that we are getting a late start tonight as the Board had a nonpublic session matter. He then asked for those present to join the Board for the Pledge of Allegiance.

PUBLIC COMMENT: Wendy Clark of Bogue Road was present to make two comments. First, the voices of the Board members are too quiet on the recordings so any discussions cannot be heard on the rebroadcasts.

Additionally, Ms. Clark would like the issue of Bogue Road to be added to the next meeting's agenda. As the Public Comment period is not for questions, Ms. Clark overviewed what she would like discussed in the next meeting. Is 25 signatures needed for a warrant change? Where can details regarding this process be found at the Town Clerk? What is the deadline for this process at January 1st? Will it matter that Bogue Road is a private road, as

the unpaved condition is neglectful and a risk to the Town? Has the Board visited Bogue Road recently? Chairman Hippler, Selectman Snyder, and Selectmen Osborne all stated they have and are aware of the road's condition. Why was Bogue Road not put on the Three Year Plan? Are there Town or State grant options available? When was the last time Bogue Road was paved or over 20 years? Ms. Clark compared Bogue Road to other roads in Town, such as River Road, which is given a lot of attention. At a previous Board meeting where Bogue Road was discussed, the Road Agent was present, and Ms. Clark was unclear as to whom the decision-maker is and if it was a formal process. Chairman Hippler explained the decision of which roads are paved is up to the recommendation of the DPW Director, who has been recommending a majority of roads in the Town, as they were initially built in the 1980s and early 1990s and not brought up to road standards. Chairman Hippler also reminded the Board of the estimate of \$450,000 per mile for Bogue Road to be re-dug and paved. Last year the Town warrant article for Road Reconstruction was \$480,000 for the entire town for all road work. He personally agrees it needs to be re-done before a sinkhole forms or more vehicles are ruined or run off the road. Chairman Hippler reminded everyone that each year there is a warrant article on the ballot which is used for all road reconstruction. Last year the amount was \$480,000 which has to be used over the entire Town. Selectman Burdick stated the Board has received several emails regarding Bogue Road, but is concerned about some misinformation, and will review them tomorrow. The DPW Director is not available this week to comment but Selectman Burdick commented perhaps there are available short-term solutions such as grinding the road down and applying a hard pack/ fill and calcium chloride. Ms. Clark expressed concern for a palliative solution. Chairman Hippler estimated that the mile and a half around the loop of Bogue Road would cost \$750,000, but that cost could be split up over several years. Ms. Clark requested an agenda item for residents of Bogue Road to make unified comments. Selectman Snyder agreed a first-hand perspective might benefit the Board. Selectman Osborne suggested requesting the presence of the DPW Director. Other roads that may be of particular interest that need work are Pine Hill Road, High Rock Road, and Lull Road. The next Board meeting is in two weeks on August 27th. The DPW Director will be back and the Bogue Road issue can be addressed directly after the Public Comment period.

Town Administrator Bolton commented regarding the scheduling and agendas of Board meetings – they are emailed out, they are available on the Town website, and they may be posted on the Town/ Library Facebook page.

DEPARTMENT HEAD/COMMITTEE ITEMS:

Age-Friendly Committee Representative: Mike Sullivan was present to discuss the Age-Friendly Committee (Master Plan Update Committee) grant application being applied for through the SNHPC. There currently are twelve members of the Age-Friendly Committee (Master Plan Update Committee) as passed per warrant 27 in 2018. The Board needs to appoint Mike Sullivan as a committee member on behalf of the Town. **Selectman Burdick motioned to appoint Mike Sullivan as the Age-Friendly Committee Chairman, Selectman Snyder seconded; passed 4-0-0.**

Master Plan Update Committee - Grant Application: Craig Francisco is the Chairman of the Planning Board and he was recognized for input on the Master Plan Update. Mr. Francisco stated that the Planning Board had discussed a master plan update approximately 2 years ago. They met with SNHPC for assistance. SNHPC informed the Planning Board that they could provide assistance for an update that abides by SNHPC guidelines, and will require \$30,000 to \$40,000 of funding which is broken down into chapters (transportation, recreation, etc). The Planning Board missed the warrant for last year. Mr. Francisco supports the grant personally, but the Planning Board has not voted yet. As Selectmen Snyder is a member of the Master Plan Update Committee, she would like to commend the well-put together and

enthusiastic group of volunteers. Mr. Sullivan is collecting information in tandem with the Planning Board, and clarified the grant would not be financial but the administrative expertise of the SNHPC. The Master Plan Update Committee is only charged through February of 2019. **Selectman Snyder moved to accept grant application, Selectman Burdick seconded; passed 4-0-0. Selectman Snyder moved for the Chairman to sign the application. Selectman Burdick seconded; passed 3-0-1 with Chairman Hippler abstaining.** Town Administrator Bolton will prepare the application on Town letterhead.

Stone Wall Removal & Work on Class VI Road: Craig Francisco, Jim Allatt, and Kimberley Johnson were present to discuss the partial stone wall removal and work on class VI road as pertains to their driveway adjacent to Horse Spring Hill Road and River Road. Mr. Francisco provided a packet of information with tax map 409-168, a sketch of driveway plans, and pictures of existing stone wall (noting the big gaps and deteriorating condition). The driveway is a 10% grade. Town Administrator Bolton requested clarification regarding faint line on driveway sketch. Mr. Francisco is requesting permission for 90 feet of stone wall removal due to awkward turn; stone wall will be replaced farther up. Chairman Hippler requested information regarding the final intention of the property. Mr. Francisco clarified that dividing the property into more than one or two lots would require different variances, which would need to be renewed every two years. **Chairman Hippler entertained combined motion. Selectman Osborne moved to allow 90 feet of stone wall to be removed and replaced further up property, Burdick seconded; passed 4-0-0.** Mr. Francisco noted the class VI road is a private road that meets fire conditions. **Selectman Osborne moved to allow the building of dwellings off the class VI road subject to approval of Zoning Board, Selectman Burdick seconded; passed 4-0-0.**

CHASE PARK DISCUSSION:

JaNeen Lentsch of 412 Flanders Memorial Road was present to read a letter to the Board discussing overcrowding of Chase Park, which only has staffing and parking proportional to residents of Town. Many surrounding Towns have resident-only parks. There are over 22 comparable state parks with water frontage, which have staffing and parking proportional to actual traffic. In a previous Board of Selectman meeting, the Board compared the Chase Park fee to other state parks, and found it a little more inexpensive. In the PARC meeting of July 11th, 2017, concern was expressed that the deed has a “public park” requirement. The Town will need to define “public” – a community, a geographical area, the “public of Weare”? The PARC meeting also made clear the logistical challenge of enforcement. Ms. Lentsch suggested a starting point for the conversation could be Weare residents and permitted users (such as renters) and presented a petition with over 100 signatures to the Board. Over half of the public present came in support of this issue. The Board began to respond.

The Town would need to seek legal counsel to define “public.” State law requires any park over ten acres to be public. The Reservoir/ Horace Lake has ten RSAs (such as regarding public utilities, against dredging, protecting shoreline, and moderating boat access). Police Chief Kelly may have specific information regarding the number of parking tickets distributed on River Road and other indents police have had to report to. Compromises may be made, such as a fee adjustment, resident-only parking (indicated by dump sticker, as is in Goffstown), and a more stringently enforced first-come-first-serve daily policy. Other logistical concerns not addressed by Ms. Lentsch include the qualification of a person or a vehicle as pass holder, policies regarding walk-ins, physical capacity of beach, and if a warrant is even the appropriate vehicle. Chairman Hippler asked if a petition article on the 2019 ballot would be appropriate

given the 99-year Town lease of Chase Park. Selectman Osborne expressed concern about logistics of campground visitors. Chairman Hippler responded that the discussion of specifics should be undertaken at the PARC level. The Board will seek advice of Town legal counsel from Attorney Laura Spector-Morgan when she returns from vacation on the 20th of August. Ms. Lentsch explained that over half of pass holders are non-residents. The Board discussed residency requirements for the Town; i.e., landowner taxes. A member of the public commented in regards to the first-come-first-serve daily capacity policy. At a previous meeting, Vice Chairman Meany had attributed this to understaffing – age/ authority of current staff. Selectmen Snyder inquired as to the determination of the physical capacity of Chase Park – parking spots, square footage? The Board agreed to consult legal counsel and review the options.

TAX-DEEDED PROPERTY PROCESS DISCUSSION:

Jim St Jean and Jay St Jean of Epping were present to discuss the process of an auction of tax-deeded property. They would need property cards, appropriate maps, and copies of the tax deeds. Important considerations include the feasibility of construction on a property as well as abutters, who may be given special consideration. Town Administrator Bolton confirmed this auction would include up to 22 properties that are largely 3 years past due (those that are 2 years past due were given a 90-day notice in July and would be evicted before process began). The auction is planned for October 27th. The Board would determine, along with municipal attorney Mitchell Municipal Group which properties would be auctioned. The Board expressed interest in visiting properties in person to assess value before auction. Mr. St. Jean explained timeline and logistics. The St. Jeans are typically hired by a Board of Selectmen to advertise and auction off properties. There is the option of an absolute auction (more common) or a reserve auction. There are typically 3-4 bidders per property, most often abutters or other interested persons in town. They typically manage 15-20 properties through the auction process. The auction is typically on a Saturday morning in a public location (not on-site). Special consideration is often required for banks or mortgage bids. There is the option for auction results to be subject to Town confirmation. Mr. St. Jean plans to review relevant GIS or tax maps (available from Wendy Rice, Assessing Department) and present estimates to the Board in 2 weeks. A member of the public commented regarding taxation structure in regards to foreclosure. Selectman Snyder inquired regarding lienholders. Town Administrator Bolton commented regarding the Buzzell Hill property – bridge is impacting inclusion in auction.

MEETING MINUTES:

July 16, 2018 Minutes: Selectman Snyder moved to approve the July 16, 2018 minutes as amended, Selectman Osborne seconded. Passed 4-0-0

July 30, 2018 Minutes: The Board tabled discussion to next week.

MANIFESTS:

Chairman Hippler moved, Selectman Snyder seconded:

To order the Treasurer to sign the payroll and accounts payables checks dated August 16, 2018 as included in the following manifests:

<i>Payroll Manifest</i>	\$ 53,878.71 (Weekly payroll)
<i>Accounts Payable Manifest</i>	\$ 31,582.34
<i>John Stark Regional Accounts Payable Manifest</i>	\$ 250,000.00
<i>Total</i>	<div style="border: 1px solid black; padding: 2px;">\$ 335,461.05</div>

for bell tower.

The Board discussed the need to stabilize gazebo before October 1st. Due to liability concerns, it must be shored up for winter, and may even need to be demolished or replaced. The Board discussed the option of a replacement purchased from Amish Country Gazebos ó options are available under \$10,000. Gazebo is sentimental, as it was given to the Town in 1989 to commemorate the 225th anniversary. The Board discussed the option of Public Works Director Benjamin Knapp assisting with cement/ rebar and slab foundation. Additional funding could be discussed during budget season.

Town Administrator Bolton was unable to contact Dave Hewey regarding the dog house at the Town Office to see if he might be interested in working on a couple of the smaller projects here at the Town Office.

Town Administrator Bolton commented on the good job the DPW did on the stone building walkway.

The food pantry was closed last week, as they are still working to move into new location, although potential landlord is very flexible.

CORRESPONDENCE/OTHER BUSINESS:

The Board has received 4 emails regarding Bogue Road, some with misinformation that needs to be responded to. While Bogue Road needs repairs, the Town may not be able to immediately finance them, and the Board agreed to visit the location. Much of the road development from the 1980s and 1990s has a bad base. Chairman Hippler agreed with Selectman Burdick's previous comment regarding an interim solution of gravel, hard pack/ fill, and calcium chloride. The Board determined there is no tax difference, as road is still maintained by Town ó the surface is only relevant in regards to subdivisions/ development. The Board noted the attention of the DPW in regards to the guardrail, sinkhole, and ditches. The Board plans to address the larger issue more thoroughly during budget season. As the DPW Garage is still being paid off, a new bond for roads/ infrastructure may be considered next, and the impact of initial capital vs capital to maintain can be examined. Another comparable issue is the River Road Bridge. Both Chairman Hippler and Selectman Burdick agreed that road infrastructure is the primary issue for the Town, and Selectman Snyder mentioned the 3 Year Plan, 5 Year Plan, and CIP.

An upcoming issue of the Police Chief position will need to be addressed before December 2019 vacancy. Town requires an 8-month notice ó this will be April of 2019, after budget season but before the Town Meeting. Selectman Burdick suggested posting the position in January of 2019, just to be safe.

Building Inspector/ Land Use Coordinator Chip Meany will be retiring in the spring of 2019. Town Administrator Bolton suggested an adjustment of positions to part-time building inspector and full-time land use coordinator ó to be discussed during budget season. Assessing Department Wendy Rice has been requiring more administrative support in regards to permits and mapping.

Selectman Burdick commented regarding the lack of update from the State on B&B Lane. Chairman Hippler mentioned the DES visit in South Weare as subsequent remedial action.

Regarding the new development on Eastman Way/ Cortland Avenue, 16 houses are planned over a span of 3 year. This is a Planning Board matter. Selectman Burdick

inquired regarding pesticide use in area in 2006, as residents' wells had to be replaced due to contaminants.

NONPUBLIC SESSION:

Chairman Hippler moved, Selectman Burdick seconded to enter into nonpublic session @ 8:45 p.m. pursuant to the authority granted in RSA 91-A:3II (a & c). A roll call vote was taken, Selectman Osborne – yes; Selectman Snyder – yes; Chairman Hippler – yes; Selectman Burdick – yes. Passed 4-0-0

This nonpublic session was to discuss a personnel matter.

Chairman Hippler moved, Selectman Osborne seconded to exit this nonpublic session @ 9:12 p.m. A roll call vote was taken, Selectman Osborne – yes; Selectman Snyder – yes; Chairman Hippler – yes; Selectman Burdick – yes. Passed 4-0-0

Selectman Burdick moved, Chairman Hippler seconded to seal and restrict these minutes of this nonpublic session. Passed 4-0-0

Being there was no further business to come before the Board, Selectman Osborne moved, Selectman Burdick seconded to adjourn at 9:13 PM. Passed 4-0-0

ADJOURNMENT

A True Record.

Hannah Smith

Hannah Smith
Recording Secretary