



**WEARE BOARD OF SELECTMEN  
MEETING MINUTES  
April 22, 2019**

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

**RECORDING SECRETARY:** Hannah Smith

**TOWN ADMINISTRATOR:** Naomi L Bolton

**GUESTS:** John Zioze, Michelle Morley, Peter Morley, Donna James, Neal Kurk, Jason Burdick

**NONPUBLIC**

**Chairman Hippler moved, Selectman Osborne seconded to enter into nonpublic session @ 6:01 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**

**Chairman Hippler moved, Selectman Burdick seconded to exit this nonpublic session @ 6:16 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 Snyder seconded to seal and restrict these minutes of this nonpublic session. Passed 4-0-0**

At 6:30 PM Chairman Hippler opened the meeting and requested those present join the Board in the Pledge of Allegiance.

**PUBLIC COMMENT:** Donna James was present to suggest a weekly expense reduction: palliative temporary patch material every week on the New Boston end of River Road.

Neal Kurk was present to request an update on police chief search and inquire regarding a rumor. Chairman Hippler confirmed the rumor was a false statement. Town Administrator Bolton informed Mr. Kurk that the Board has given a conditional offer to a candidate. Chairman Hippler informed Mr. Kurk the background check is the next step and the Board cannot share any specific information about the candidate. Selectman Burdick informed Mr. Kurk the candidate selected had met most of the criteria suggested by the public.

**UPDATE ON THE SECURITY CAMERA PROJECT:** As there were no department head/committee items, Jason Burdick was present to discuss the quote received from Pasek. Mr. Burdick had suggested a modulator but Pasek wouldn't warranty or support it as they couldn't get it through their vendor. Mr. Burdick advised the distribution modulator listed on the Pasek quote would be unnecessary and complicate installation – Mr. Burdick suggested Pasek requite.

Town Administrator Bolton has not heard from Pasek since the meeting Thursday with Mr. Burdick. Chairman Hippler requested Town Administrator Bolton reach out to Pasek to clarify and request a quote for the modulator and rack-mounted shelf, which should be under \$1000. Mr. Burdick clarified the original RFP did not address distribution to the 8 monitors, which is where the confusion in December may have stemmed from. The Board thanked Mr. Burdick for all of his help with resolving this project.

**PUBLIC HEARING At 6:44 PM, Chairman Hippler opened the public hearing regarding 2 requests for discretionary preservation easements (RSA 79-D:3).** The Board has previously approved 3 structures in 2013 and in 2014.

John Zioze was present to discuss a preservation easement for his barn (1 of 2 barns located at 15 Deering Center Rd, #408-178). Town Administrator Bolton had received the application a year ago and unfortunately it had fallen between the cracks. Mr. Zioze inquired regarding assessment of barn and requirements. The barn used to be chicken coop, a car company with an apartment (1970s), and is the only structure of its kind on Route 114. Selectman Snyder inquired regarding the age; Mr. Zioze not sure. Selectman Burdick suggested 1930s or 1940s due to timeline of chicken industry in the area. Selectman Burdick suggested reviewing tax documents to determine age. Selectman Snyder suggested reviewing registry of deeds to determine age. Selectman Burdick inquired regarding work done on the building; Mr. Zioze confirmed very little. Selectman Osborne inquired regarding apartment and potential deferment; Mr. Zioze clarified the apartment was part of the barn when he purchased it. Selectman Burdick commented regarding change-of-use (non-agricultural). Town Administrator Bolton commented regarding 75-year threshold. Selectman Osborne reminded Mr. Zioze he would have to present a refurbishment plan over 10-year timeframe. Mr. Zioze inquired regarding selling the property; Selectman Osborne confirmed easement stays with building for up to 10 years. Selectman Osborne gave Mr. Zioze information regarding application, RSA 79-D:3, upgrade and upkeep obligation, and percentage of building assessment. Town Administrator Bolton has the full application but the Board should have reviewed it within 60 days of receiving it; Mr. Zioze should submit a new application. Selectman Snyder requested photos be included in that application.

Michelle and Peter Morley were present to discuss a preservation easement for their barn (152 Mt Dearborn Rd, #408-45). The property had previously belonged to Alicia Walker and was used for agricultural purposes (chickens, lambs, goats, horses). Ms. Morley commented regarding the historical records left behind by Alicia to stay with the house. The Morley's have already shored up the barn foundation. Selectman Burdick inquired regarding the date; Ms. Morley confirmed barn was rebuilt in 1914 after fire, originally built in 1700s. Town Administrator Bolton has the full application – if approved the percentage must be determined by the Board and assessor documents must be signed.

Neal Kurk was present to express his support for a discretionary preservation easement to be granted to the Morley's. He lives close to the Morley's and thinks their barn is a classic example of the building designed to be helped by this statute and thinks it fits with the Town's master plan. Mr. Kurk inquired regarding abatement: entire value or just increase in value due to reconstruction; Town Administrator Bolton confirmed full assessed value. Town Administrator Bolton also commented regarding 10 foot buffer.

**At 7:08 PM, the Board closed the public hearing. Selectman Burdick moved to approve the Morley barn preservation easement of 75%, Selectman Snyder seconded. Passed 4-0-0.** Town Administrator Bolton will follow up with Assessing Assistant Wendy Rice and then reach

back out to the Morley's. Selectman Snyder inquired regarding signatures; Town Administrator Bolton confirmed form for State and back page of easement. Selectman Burdick requested a copy of the documents for the Historic Society file pertaining to the Morley barn.

#### **MEETING MINUTES:**

Meeting Minutes of April 1, 2019: **Chairman Hippler moved to accept the minutes of April 1<sup>st</sup> as amended, Selectman Burdick seconded; passed 4-0-0.**

Meeting Minutes of April 8, 2019: **Chairman Hippler moved to accept the minutes of April 8<sup>th</sup> as amended, Selectman Osborne seconded; passed 4-0-0.**

Meeting Minutes of April 19, 2019: **Chairman Hippler moved to accept the minutes of April 19<sup>th</sup> as written, Selectman Snyder seconded; passed 4-0-0.**

**MANIFEST: Chairman Hippler moved to accept the manifest as follows, Selectman Burdick seconded; passed 4-0-0.**

*To order the Treasurer to sign the payroll and accounts payables checks dated April 25, 2019 as included in the following manifests:*

<i>Payroll Manifest</i>	\$	<b>60,169.31</b> (Weekly, monthly & on call payout payroll)
<i>Accounts Payable Manifest</i>	\$	<b>60,899.36</b>
<i>Fire Department Accounts Payable Manifest</i>	\$	<b>22,683.02</b> (BOFW pre-approved)
<i>John Stark School Accounts Payable Manifest</i>	\$	<b>176,279.00</b>
<b>Total</b>	<b>\$</b>	<b>320,030.69</b>

Gazebo: The cost of electrical totals \$2,199.18 and is currently anticipated to be funded by the Capital Reserve Fund. Selectman Burdick asked for a breakdown of materials and labor; Town Administrator Bolton clarified the materials were ~\$1200 and the labor was ~\$975 (4 days). Town Administrator Bolton suggested the electrical be funded by the Government Building & Maintenance Fund, as there are additional costs for demolition and removal. Town Administrator Bolton stated that up to \$20,000 had been approved for the gazebo project and the structure will cost ~\$18,000. The DPW took down the structure and took it to the transfer station, but the cost for demolition should be billed as part of the project and come from the Charles and Ethel Eastman Fund as part of the total project. The Board agreed. Town Administrator Bolton will have Finance Administrator Beth Rouse create an invoice for the demolition costs. **Selectman Osborne moved to approve \$2,199.18 for the electrical work for the gazebo with the funds to come from the Government Building & Maintenance Capital Reserve Fund, Selectman Snyder seconded: passed 4-0-0.**

#### **ADMINISTRATOR'S REPORT:**

ACO Position: Town Administrator Bolton has reached out to the applicant to explain the restructuring of the position – the applicant is interested in continuing to be considered as the position is advertised again with the updated rates.

Mildred Hall for PLC Expenditure: There has yet to be any follow-up from Tom Jones regarding the potential PLC expenditure.

Chief of Police Search: The Chief of the Police search is still in progress and was addressed during public comment.

Staffing Changes/ Discussion: Fire Chief Bob Vezina has been following up with the Code Enforcement and Fire Department personnel in other Towns with regard to inspection services. Town Administrator Bolton has been following up with other Towns regarding the structure of positions and seeking sample job descriptions.

### **GOVERNMENT BUILDING & MAINTENANCE PROJECTS:**

Walker Roofing: On Wednesday April 17<sup>th</sup>, Town Administrator Bolton met with Walker Roofing at the Town Hall: the spires and fencing were put on the stage and the lift is anticipated to arrive on May 1<sup>st</sup>. Town Administrator Bolton still needs to take Tom Walker to see the Gordon Brown buildings and the bell tower. Town Administrator Bolton distributed the Walker Roofing color samples to the Board to review. Selectman Burdick suggested black or dark bronze to match the existing roof. Chairman Hippler confirmed matte black; Town Administrator Bolton will follow up.

Gazebo: Construction is on hold until June 7<sup>th</sup>. The Board was happy the apple trees were left undisturbed.

Security Camera Project at the Safety Complex: After Jason Burdick's update tonight, the Board will follow up on the security camera project next week.

Safety Complex Roof Replacement: The RFP for the Safety Complex roof replacement was put in the newspaper on Friday April 19<sup>th</sup> after review by the Board. Bids are due next Monday April 29<sup>th</sup> at 4:00 PM to be opened and reviewed by the Board at the meeting that evening.

### **CORRESPONDENCE:**

Keith Lacasse, president of the Weare Athletic Club, wrote a letter thanking DPW Director Benji Knapp and the entire DPW for their work at the Purington Memorial Field sports complex after the recent wind damage. Town Administrator Bolton commented regarding timing of paving bids. Selectman Burdick commented regarding cost-effectiveness of DPW against an outside company.

Town Administrator Bolton requested the Boards opinion regarding the typical summer schedule (every other week off starting May 27<sup>th</sup> and going until September 2<sup>nd</sup>). Chairman Hippler expressed concern with the number of projects currently being worked on and would like to hold off for now.

Selectman Burdick inquired regarding the trees that are dead near the Library and tennis court. DPW Director Knapp looked at removing the trees by the Town Hall, possibly he could take these down at the same time. The Library is closed on Friday's so that might be the right day, but Librarian Mike Sullivan needs to be kept in the loop on this. Selectman Burdick also would like to have the DPW Director look at the trees around the barn on East Street.

Chairman Hippler has received an email from a resident on Riverdale Road expressing concern with truck presence at 4:30 AM.

### **NONPUBLIC**

**Chairman Hippler moved, Selectman Burdick seconded to enter into nonpublic session @ 7:45 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**

**Chairman Hippler moved, Selectman Burdick seconded to exit this nonpublic session @ 8:11 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 Snyder 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, Chairman Hippler moved to adjourn at 8:12 PM, Selectman Osborne seconded; passed 4-0-0.**

#### **ADJOURNMENT**

A True Record.

*Hannah Smith*

Hannah Smith  
Recording Secretary