

FINAL



WEARE BOARD OF SELECTMEN
MEETING MINUTES
July 18, 2022

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

ABSENT: Kevin J. Cahill, Selectman

TOWN ADMINISTRATOR: Naomi L. Bolton

GUESTS: Nick Fox; Tom Clow; Kristen Lundeen; Chief Chris Moore; Mike Provencher, Weare Athletic Club; Sgt. Brandon Montplaisir; Romeo Dubreuil; Benji Knapp, DPW Director; Bruce Fillmore; Clay Kriese, Library Director; Richard Kaiser, Highland Farms.

CALL TO ORDER:

Chairman Hippler called the meeting to order at 6:30 PM followed by the pledge of allegiance.

MOMENT OF SILENCE: Chairman Hippler ask to observe a moment of silence in remembrance of Rodalyn Knox who recently passed away. Rodalyn and her husband John have been a large part of the community for many, many years. Rodalyn will be missed and our hearts go out to John and the family.

PUBLIC COMMENT: Tom Clow, Concord Stage Road stated that he was not present for the last meeting, but the meeting before there was discussion about the library chimney and he wondered if there was any action taken on that yet. Mr. Clow stated at that meeting he turned to someone sitting next to them and commented to the effect that he hoped a brick doesn't fall on someone's head. Immediately Selectman Van lashed out and asked Mr. Clow to repeat that, which he did. Mr. Clow stated that he would like to repeat it now at the microphone so it's more of a public concern that he has. If the Board is aware a hazard exists there is a responsibility to act and repair it as it opens the Town to a possible exposure. If there truly are loose bricks then a hazard exists. He encouraged the Board not to put this off for another year. If the mortar is truly coming out then the bricks can come loose and they can come off. The other issue goes to what Selectman Cahill brought up and that is preventive maintenance. It would be a lot cheaper now to repoint the chimney now versus taking the bricks down and rebuilding it later. There is a lot of rot or whatever it is called around the base and there is also a lot of shrubbery growing close to the building holding the moisture which doesn't allow any sunlight or air. He felt the shrubs weren't adding any value, so if they were removed it would allow sun and some air circulation which could help.

Bruce Fillmore, 181 Gould Road, stated that this is kind of a delicate subject here and we is trying to approach it as sensitively as possible. He has heard from several people, business owners, landowners, homeowners, and contractors, that the approach that they are experiencing from the Town when it comes to their projects is not as civil and calm as it used to be. A business owner told Mr. Fillmore that he was told that if he didn't address something in less than 24 hours he was going to get a cease and desist order. The business has been active for 30 plus years. Mr. Fillmore stated that he is not sure that is the approach

or road we ought to be going down. As a planning board member, they try to treat people fairly, calmly and work through things and not carry a big hammer and stick.

Romeo Dubreuil, Building Inspector responded to Mr. Fillmore's statement. Mr. Dubreuil explained that he is acutely aware of the application that Mr. Fillmore is talking about. It was a store. Individuals were doing renovation work and when he walked into the building there were basically electrical panel covers off, open to the public, none of it was screened off, it was a life safety issue and he addressed it as quickly and expediently as he possibly could. He tried to make it abundantly clear to the owner of the store that he was putting the people that were coming into the store in danger. He had open junction boxes with wires sticking out. He had 2 x 4's laying on the ground with nails sticking out. There was a 5 year old kid running up and down the aisle. He felt that was inappropriate on so many levels that he could not ignore it.

DEPARTMENT/COMMITTEE ITEMS:

Proposed After The Fact Building Permit Application: Romeo Dubreuil, Building Inspector stated that given the temperature of the building industry and what it is and the flippers, and everybody else that is doing stuff, it's almost impossible to keep up with them. So, if the Board wants to review the proposed application and after review from Counsel, if this is something the Board feels is important, then we can move forward. In the current ordinance it speaks to an "offense" which would have to be cleaned up with this adoption. Town Administrator Bolton stated that she will forward this to Town Counsel for her review and upon favorable review a public hearing would need to be scheduled to make it part of the Building Permit Ordinance. The Board felt this seemed appropriate but doesn't want it in place for the Town to chase people down. Mr. Dubreuil explained it's more the paid contractors that know better.

Transfer Station Update: DPW Director Benji Knapp was represent to give the Board an update as he will be heading out to visit his mom and won't be available for the next two Board meetings.

- All the paving is done except for High Rock Road, that has been reclaimed, gravel is being put down, to sit for the summer and then the base coat will be done closer to fall
- The roadside mower has been out working, currently it is in the shop being repaired.
- Mt. Dearborn Road received a layer of chip sealing, last year they did crack sealing.
- The lean-to at the salt shed for the cardboard bales at the transfer station is being worked on with the Building Inspector. They are gathering prices and looking at options. They may use steel beams versus LVL and they may stand the blocks on end as it is far less expensive than pouring new concrete. The cardboard is being stored now in the salt shed but will have to find another place in October.
- The waste oil bay has been cleaned up.
- The trash trailers have been going out between 6,000 – 10,000 pounds heavier now they are no longer putting the furniture in it, saving on the hauls to the incinerator.
- Clear bag decision – Director Knapp was not sure if the Board will be discussing it while he is gone. He is still a little hesitant about the bags, although there has been some good replies but he feels it is going to take some policing and he doesn't have the manpower to police it. Selectman Van stated that he is unsure about the rest of the Board but he would not make a decision without the Director being present. Director Knapp feels that it is a battle that he's not sure he wants to really get into. It is really the Board's decision but his department to oversee. He feels that the numbers are not as off as been mentioned. He stated that we went up 300 tons in trash since 2007, which is not that bad.
- Plastics they are not recycling right now there is no market value for them so they are going in the trash to the incinerator for power and not to a landfill in the ground.

Selectman Van stated that at the Conservation Commission meeting there is a suggestion to take the logs out Pine Hill Road and asked Director Knapp if he had been notified. Director Knapp stated that he has not, but they just newly paved Pine Hill Road and his concern would be the tearing up of the road from the

large log trucks and chip trucks. He would prefer to see them do the project in the winter if they are going to use Pine Hill Road. Chairman Hippler stated that he would like to see the DPW Director involved with that project and that we suggest to the Conservation Commission that they stay off Pine Hill Road for the summer.

- The new 10-Wheel truck is on schedule to be built in the first quarter of 2023.
- The small larger one ton he is unsure of the status as he has not reached out to them as we are waiting to get a wiring harness to fix the one that is being traded in.
- Two Transfer Station Employees recently got their solid waste certification
- The waste oil barrels need to be labeled “waste oil”.
- River Road Bridge is currently being surveyed and next is the wetlands permitting – they actually go hand in hand so the application can be submitted.

Vice Chairman Osborne wanted to thank Director Knapp and his crew for all their help with the Patriotic Celebration, before, during and after. It was greatly appreciated.

Selectman Burdick stated that two residents that live in the Walker Hill Road, Hatfield Road saw her and told her that they couldn’t be any happier with the work that was done. Good work.

Selectman Burdick recently went to the Transfer Station and wanted to thank all the employees and the Director for cleaning it up and keeping it clean it looks great.

Selectman Burdick asked Director Knapp if he had done some work on the old East Weare Road as she had been down it and it looked like some work had been done. Director Knapp stated that he didn’t attend the meeting before so he had zero knowledge that Army Corp. came to the Board. He had cut across from Sugar Hill Road one afternoon and saw first-hand how poor condition it was in. There is a lot of activity out there, so he sent the backhoe out to do some work so that emergency vehicles could get in, in case of emergency.

Status of Radio System Upgrades: Chief Moore and Sgt. Montplaisir were present. Chairman Hippler stated that tonight we will be just discussing voter sites. Sgt. Montplaisir stated that Two Way Communication went up to Mine Hill and we found that we have comparator’s not working properly. They are suggesting a band aid project using the \$30,000 encumbered from 2021. They chose 5 voter sites to get the comparator working, which were Mine Hill, Chase Park, Clough Park, South Weare and East Weare. Two Way’s quote was \$7,228.47 for 5 comparators and the tech team to make it work. There is currently a loaner being used which has made a significant improvement. Chief Moore stated that there is another quote for \$1,600.00 to have someone to go out and give a tune-up to the existing equipment and evaluate the Bartlett Drive and Elanor Way voter sites.

Selectman Van moved, Chairman Hippler seconded to accept the proposal #47978 from Two Way to purchase 5 voter modules and installation for a total of \$7,228.47 to come from the \$30,000 encumbered money set aside in 2021. Vote: 4-0-0

Selectman Van moved, Chairman Hippler seconded to accept the proposal #47979 from Two Way in the amount of \$1,600.00 for the tech team to perform a tune up and evaluate the two sited and the funds to come from the encumbered funds from 2021.

Selectman Van moved to authorize Vice Chairman Osborne to sign the proposals from Two-Way, #57978 and #47979. Vote: 3-0-1

Chief Moore provided the Board with handouts regarding the Range information for consideration on another evening. It explains how they would notify everyone that they are ready to use the range and what

protocols that will have in place. They would only be using a third of the area of the original range. In using google maps he measured off the closest house which is over 2,400 feet away and they only need 300 feet so there is plenty. Director Knapp is willing to build the berm up and place a red flag near the front of the transfer station. This range will not be for public use.

Lawn Care at Library: Clay Kriese, Library Director was present. Town Administrator Bolton stated that this topic was initiated by her. Back when Brenda Cannon was the Chairman of the Trustees there was a discussion about moving the library lawn care into the municipal contract when we put it out to bid. Well that was forgotten and it did not get into the new contract for the municipal contract. Stockhaus Enterprises has always provided lawn care for the library and the annual cost for the mowing and fall and spring cleanup is \$2,000. The beds around the building were a different cost. According to Mr. Stockhaus the beds were stopped being done during Mike Sullivan's tenure due to budget restraints, so it has been a while. There is a lot of overgrowth and it will be fairly expensive to get them in shape. Town Administrator Bolton asked Mr. Kriese if there were funds in the budget due to being on a default for the last 3 years. Mr. Kriese said he did have money in the building maintenance prior to pay him. Selectman Burdick stated that the Garden Club did work several years ago. Selectman Burdick stated that all the big shrubs are all overgrown and could probably get the highway to come over and spend a couple to 3 hours and remove all the stuff. The Board suggested getting a quote to redo the beds for next year as a possible add on to the contract. Town Administrator Bolton stated that she can ask the DPW to put it on their list, but the Board needs to keep in mind that it will get done when they have time. We continue to get the DPW to do all these tasks for various departments, all the while they have their own work to do. They never say no, but everyone will have to be patient. The lawn care contract amount is straightforward. The Board agreed to pay the \$2,000 for the mowing but the beds will have to be put on hold. Mr. Kriese would like to see the trimming done sooner than later versus ripping everything out. The Board felt that having things moved out of the way of chimney should be done sooner than later. Dig safe would also need to be called before the shrubs and trees start getting removed.

WEARE ATHLETIC CLUB (WAC) CONCESSION TRAILER: Mike Provencher, President of the Weare Athletic Club and Kristen Lundeen, Vice President of the Weare Athletic Club were present. Mr. Provencher stated that they have a 16-foot trailer in which the goal of it is eventually it will be a sort of mobile food service for concessions at games. Right now it is temporarily being stored at Ineson Field right by the big shed. They would like to make that its permanent home and are here to seek that permission. WAC would make sure it has insurance and is registered and provide copies to the Town. Mr. Provencher stated that if there needs to be some form indicating that if a tree was to fall on it the Town would not be responsible. It would be kept as close as they can to the building and out of the way. Chairman Hippler asked what the long term goal was, to be a permanent concession there. Mr. Provencher stated no it wouldn't be permanent there it would travel to the various fields. It would be stored at Ineson when not in use, but would travel during the seasons as needed. Chairman Hippler asked the time line on the traveling concession ability. Mr. Provencher replied that at this time it is undetermined they are still working out those details. They only got it a year ago and they haven't had time to look into making it ready for concessions. Chairman Hippler's concern is that we continually say we are going to get to it and 5 years pass and it's still sitting in the corner. Mr. Provencher stated that was a valid concern and that he hopes it won't be 5 years because it is not making them any money if it is just sitting there. Town Administrator Bolton stated that Town Counsel stated that we need to do a lease for 1 year because anything longer than 1 year has to go to Town meeting. Chairman Hippler agreed, as much as he supports the cause (WAC) it is still a non-Town entity, 501, parking on Town property. He would feel better with a one year lease. The Board agreed along with proof of insurance, registration of trailer, etc. Mr. Provencher agreed. The Board asked Town Administrator Bolton to ask Town Counsel to draw up a very generic one year lease for WAC to be reconsidered at the August 1st meeting. Mr. Provencher will be away for the August 1st meeting, but Vice Chairman Kristen Lundeen will be available. Mr. Provencher will also get proof of insurance and a copy of the registration to the Board before that.

Selectman Burdick asked Mr. Provencher if WAC still has used equipment down in Bolton field. Parks and Recreation came to the Board about equipment that was not being used anymore and should be removed, soccer net frames, etc. Mr. Provencher replied that he has checked and those are not being used, so this weekend he is going to go down there with Joe Bell and a generator and cut them up with a sawzall because that is the only that it's coming out, so that will be out on Saturday.

LAKEVIEW DRIVE DISCUSSION: Rick Kaiser, owner of Highland Farm and Forest was present. They have two building lots that they are in the process of moving through the program that has been set for by the Town. They have been approved by the ZBA. They spent some time with the Building Inspector Romeo and they have a verbal okay from him for a building permit. They went to the Conservation Commission last Wednesday and he believes he is all set with them. Then last Thursday they went to the Planning Board and he believes that is all set too. Town Administrator Bolton stated that no permission was granted at the Planning Board level they listened to the presentation and then before providing any comments they wanted to schedule a site walk. The last step is the Board of Selectmen. Chairman Hippler stated that he has heard that there are some issues with the direction of drainage issues that have been brought up. The residents want to and need to be able to access all the property that they have so he wants to make sure that has been rectified. Mr. Kaiser stated that Tom Carr, a wetlands scientist was at the Conservation Commission meeting. The Conservation Commission wanted the wetlands buffers and setback shown and that the plans get signed off on by Mr. Carr. Mr. Kaiser stated Mr. Carr has signed off on the plans as requested. It's all been approved by the State. Chairman Hippler asked that the road is called Lakeview Drive and it is a private road? Mr. Kaiser stated that in talking with Michael Colburn there is better 20-30 homes on that road. He believes that Michael Colburn is the person that manages the road and takes care of the road. He's not sure that he actually has a contract with every homeowner. It's been passed down to him from Chet Colburn (his father). Town Administrator Bolton suggested that a joint site walk with the Planning Board was scheduled for Wednesday, July 27th @ 6 PM. Then on Thursday, July 28th the Planning Board would reconvene, make a recommendation to the Board of Selectmen. The next Board of Selectmen's meeting is August 1st where the decision will be made.

MANIFEST:

Chairman Hippler moved, Selectman Van seconded **to order the Treasurer to sign the payroll and accounts payables checks dated July 21, 2022 as included in the following manifests:**

Payroll Manifest	\$	72,515.00 (<i>Weekly payroll</i>)
Accounts Payable Manifest	\$	309,498.46
TOTAL:	\$	382,013.46

The following manifests were previously ordered to sign at the June 20, 2022 Board of Selectmen meeting:

<i>Payroll Manifest</i>	<i>\$ 72,261.62 (Weekly dated 07/07/22)</i>
<i>Payroll Manifest</i>	<i>\$ 80,148.75 (Weekly dated 07/14/22)</i>
<i>Accounts Payable Manifest</i>	<i>\$ 24,117.10 (Checks dated 07/07/22)</i>
<i>Accounts Payable Manifest</i>	<i>\$ 38,815.76 (Checks dated 07/14/22)</i>

As there is no Selectmen meeting scheduled for Monday, July 25, 2022

Please vote:

To order the Treasurer to sign payrolls checks dated July 28, 2022 estimated to be about \$80,000.00. 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.

Vote: 4-0-0

MINUTES:

May 23, 2022 Minutes: Selectman Van moved, Chairman Hippler seconded to approve the May 23, 2022 minutes as written. Vote: 4-0-0

June 14, 2022 Minutes: Chairman Hippler moved, Selectman Van seconded to approve the June 14, 2022 minutes as written. Vote: 4-0-0

ADMINISTRATOR'S REPORT:

1. Joint Loss Management Committee: the next meeting will be July 19, 2022 @ 9:30 AM
2. Radio Communication: A meeting with 2-Way for an update has been scheduled for Wednesday, July 27th @ 7:30 PM.
3. Asbestos Testing on 487 North Stark Highway (Barden): will bring back on August 1st in hopes of getting the final price for testing on the Buzzell Hill Road property
4. River Road Bridge: the surveying is currently being done
5. Rental Ordinance DRAFT: finalize to schedule public hearing – tentatively set for Monday, August 8th – need to confirm with Town Counsel and the school for availability
6. Weare Representatives Meeting: Town Administrator Bolton has had a conversation with one representative who indicated they would be willing to come in. Will reach out to see if August 15th will work for them.
7. Boiler Inspections: Town Office and Library came back with some minor fixes needed. Town Administrator Bolton will work on getting those fixed.
8. Parks & Recreation additional meeting: Town Administrator Bolton stated that an earlier meeting needing to have the Bolton access road graded and more/better material will need to be put down on the hill to keep it. DPW will be asked to do this and it can be put on the schedule in time.
9. Town of Weare Flyer/Handout: Town Administrator Bolton asked if it was okay to print but would like to add “Thank You – Town of Weare” on the bottom right. The flyer provided the sticker location, the hours, the fees, etc. The location of the sticker is to be the upper left hand corner of the windshield, where garages up the oil change stickers. Selectman Van stated that is going to be hard to see because the window tint on the factory vehicles is hard to see up there from the outside. Chairman Hippler stated that is illegal, you can't have anything on the top of your windshield per state inspection guidelines. Selectman Burdick stated that they used to go on the back window, not the back, back but on the side of the window. Chairman Hippler stated it can be on the passenger side bottom window. Selectman Van stated then Parks and Rec in in violation too as they putting their seasonal stickers just above the inspection stickers. Chairman Hippler stated that he thinks that is okay. The banners that people put on the top of the windshields are illegal. He has not seen the sticker but he doesn't want to be inviting an issue back to this board.

EXOFFICIO UPDATES:

None since last meeting.

CORRESPONDENCE/OTHER BUSINESS:

Keno Letter: The Town received a letter from the NH Lottery indicating that there have been some recent changes to KENO 603. The Governor recently signed HB 355 into law, which expands the sale of KENO 603 beyond taverns and restaurants. Under the change, any location that sells lottery tickets in the cities

and town that voted to approve KENO 603 may choose to sell the game. The Town of Weare did vote at Town meeting to approve KENO so this change means that every store that sells lottery tickets are entitled to sell KENO now.

Selectman Osborne wanted to thank everyone for coming out for this past weekend's Patriotic Celebration. Everything went well and it was successful.

Selectman Van wanted to thank the Patriotic Celebration Committee for a great job, well done.

NONPUBLIC SESSION:

Chairman Hippler moved; Selectman Van seconded to enter into nonpublic session @ 8:06 p.m. pursuant to the authority granted in RSA 91-A: 3II (c). A roll call vote was taken, Vice Chairman Osborne – yes; Chairman Hippler – yes; Selectman Burdick – yes; Selectman Van - yes. Passed 4-0-0

Selectman Van moved; Chairman Hippler seconded to exit this nonpublic session @ 8:41 p.m. A roll call vote was taken, Vice Chairman Osborne – yes; Chairman Hippler – yes; Selectman Burdick – yes; Selectman Van – yes. Passed 4-0-0

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

Being there was no further business to come before the Board, Selectman Van made a motion, Selectman Burdick seconded to adjourn at 8:42 pm. Passed 4-0-0

ADJOURNMENT

A True Record.

Naomi L. Bolton

Naomi L. Bolton, Town Administrator

From notes and YouTube Video