

FINAL



WEARE BOARD OF SELECTMEN
MEETING MINUTES
September 9, 2013

PRESENT: TOM CLOW, CHAIRMAN; RICHARD W. BUTT, VICE CHAIRMAN; JOHN LAWTON, SELECTMAN; JAMES LEARY, SELECTMAN; KEITH R. LACASSE, SELECTMAN

RECORDING SECRETARY: Cherry Palmisano

TOWN ADMINISTRATOR: Naomi Bolton

GUESTS: Cheryl Wrenn, Jill Flanders, Jan Snyder, Tim Redmond, Sharon DeStefano, Tyler DeStefano, Sherry Burdick, Betty Straw, George Merrill, Ian McSweeney, Christine Tuck, Heleen Kurk, April Burnham, Jon Flanders

Chairman Clow moved, Selectman Leary seconded to enter into non public session @ 6:34 p.m. pursuant to the authority granted in RSA 91-A:3II (a&b). A roll call vote was taken, Vice Chairman Butt – yes; Selectman Lawton – yes; Selectman Leary – yes; Chairman Clow – yes. Passed 4-0-0

Chairman Clow moved, Vice Chairman Butt seconded to come out of non public session @ 7:18 p.m. A roll call vote was taken, Vice Chairman Butt – yes; Selectman Lawton – yes; Selectman Leary – yes; Chairman Clow – yes. Passed 4-0-0

Chairman Clow moved, Vice Chairman Butt seconded to seal and restrict the minutes of the non-public session. Passed 4-0-0

7:20 p.m. Chairman Clow called the meeting to order.

PUBLIC COMMENT – Sherry Burdick, Weare Historical Society President, received an estimate from Maskiel Painting to paint the galvanized steel on the Stone Memorial Building. It is believed that a certain amount was approved by the Board years ago. The estimate of \$3,905 is for all labor and materials. Maskiel Painting will try to scrape and prime this year and if they run out of time they will put the finish coat on in the spring. The amount believed to be previously approved was \$3,000. Vice Chairman Butt requested an update on the Government Building and Maintenance Fund. Chairman Clow said that the project is time sensitive. Vice Chairman Butt is concerned with the amount of money remaining in the fund.

Vice Chairman Butt moved, Chairman Clow seconded to approve spending \$3,905 to scrape, sand, and paint the soffit trim on the Stone Memorial Building and award the project to Maskiel Paint Inc with the money to come out of the Government Building and Maintenance Fund. Passed 3-1-0; Selectman Lawton was opposed

Cheryl Wrenn asked if there would be public comment on the LCHIP Grant for Clinton Grove.

It was discussed that the Board gave approval to move forward with the LCHIP Grant and provide a proposal to the Selectmen, but no funds have been approved. Mrs. Burdick told the Board that the LCHIP Grant application was emailed to each of them late this afternoon. Vice Chairman Butt said that it was stated at the last Selectmen's meeting that they would have it in writing for tonight's meeting. Mrs. Burdick explained that they have put in a lot of time on the grant application and just completed it. Vice Chairman Butt stated that he did not care how much time was spent on preparing the grant, but they agreed to see the application before tonight's

FINAL

meeting. He is concerned with not having enough time to review the application and the fact that they don't know the impact on the neighborhood. Mrs. Burdick said that as stated at the last meeting, the LCHIP Grant does not pay for any addition to the building. Vice Chairman Butt said that there needs to be a general discussion on the use of the building and that discussion has not taken place. Chairman Clow said that there are only a few buildings in town that are town treasures such as the Town Hall, Clinton Grove, and the Stone Building and he does not want to miss out on the possibility of receiving funding for that building. Chairman Clow noted that he appreciates the time put in and the purpose behind it and understands that they need to have a discussion on expansion. Mrs. Burdick said that they are not pursuing an addition. Mrs. Burdick was contacted by the state regarding the availability of the LCHIP for Clinton Grove Academy. Vice Chairman Butt said that the Selectmen are responsible for that building and its use and he would like to know the overall plan for the building. Mrs. Burdick said that they have to follow secretarial standards for that building.

Selectman Lacasse entered the meeting at 7:25 p.m.

Cheryl Wrenn told the Board that she lives next door to Clinton Grove Academy and has had the same concerns right along that have never been addressed. There was a neighborhood meeting with the Historical Society and the neighbors were told that if anything else was done for Clinton Grove they would have another meeting. Ms. Wrenn said that she found out about the LCHIP Grant from the Selectmen's meeting minutes. She has concerns with the liability of that building. The taxpayers have to support that building and her tax burden is very heavy. Ms. Wrenn said that she read in the meeting minutes about putting portable toilets next to the building. She has a lot of concerns, such as the historical use which has been for education and she is not convinced the Society will not pursue a function hall. Chairman Clow said that the Board will make the decision on the extent of the use of the building. The primary purpose of the grant is for restoration, but the building will have some use. Ms. Wrenn told the Board that the building is not secure and said that during the winter there is always someone in that building at night. She is concerned with parking. Ms. Wrenn thinks that the Board should take a long look at the proposal. She is very upset that this was done behind their backs after being told that they would be consulted and feels that the Board should talk to a lot of people in town before making a decision.

Jill Flanders, abutter of Clinton Grove, said that she previously sent the Board a letter and has some of the same concerns. She spoke with the Historical Society and never heard of this proposal until reading the Selectmen's minutes. Mrs. Flanders said that as abutters and part of the historical district they should be informed. She noted that she did read that Mrs. Burdick stated that the LCHIP Grant will not pay for an addition. Mrs. Flanders feels that the usage of the building needs to be determined before moving forward. She noted that they can apply for the LCHIP grant every year. She is concerned with the adverse affects on Clinton Grove and the beauty of the grounds. Mrs. Flanders asked how the heat, well, and electricity will be paid for. She would like to see their proposal to see the impact as a citizen and as an abutter.

Betty Straw explained that the meeting that a group had was not sponsored by the Historical Society. She and another member of the Historical Society called the group together and she recorded the meeting. One thing that was brought up at the meeting was that they wanted to have ideas of how other buildings in the area coped with not having modern amenities and she heard nothing from anyone. She sent out the minutes to everyone and got a letter back from a member of the group criticizing her minutes, and she did not respond. Ms. Straw said that they are not ignoring them, but have nothing to report, so she did not call another meeting because no one came up with any ideas on how the building could be used. In order to use the building, certain codes need to be met. Ms. Straw thinks that the building could be a wonderful educational source for the schools of Weare. Her dream is to use that building as a field trip for the local schools and also as an educational resource and it could also house a lot of artifacts from the Stone Building, which cannot be shown to the public because there is no room. Small meetings could also be held at Clinton Grove and perhaps they can open the building on a regular basis. The Historical Society would like to see the building used constructively as a benefit to the town. Vice Chairman Butt said that this is the first time he has heard about the use of the building. He agrees with the intent

FINAL

Ms. Straw has described. Ms. Straw said that the building is very dear to her heart; she had family that attended Clinton Grove Academy and would like to see it maintained. Ms. Straw explained that Mr. Flanders purchased the building for \$1 with the intent that he would maintain it, which he did up until the 1980s. Ms. Straw said that it would be nice to have Historical Society meetings at Clinton Grove. The type of event that she envisions would not involve a lot of cars. Ms. Straw noted that there is a lot of history that could be told and Clinton Grove Academy would be a wonderful place to tell it.

Jan Snyder said that when her family moved here in 1978 Harold Flanders owned that property and he used to come to her dinner table and then take her children down to the museum and go through all the contents. It was Harold Flanders dream as well that the building would continue for the Town of Weare

Jon Flanders, 429 Flanders Memorial Road, told the Board that Harold Flanders was his uncle and he would be pleased to know that there is interest in preserving the museum. His uncle was always careful not to overload the facility with a lot of activity. Mr. Flanders thinks that the pristine setting is very sensitive and to do anything in the future to destroy that setting would be detrimental. The facility does not lend itself to large gatherings and parking. Mr. Flanders is concerned with future management, supervision, and oversight of the building. He asked who would be held accountable for what happens at that building and address any concerns, which is important to the abutters. The abutters do feel the building is worthy of preservation and Mr. Flanders asked the Selectmen to proceed with caution and have open and continuous communication.

DEPARTMENT HEADS AND COMMITTEE ITEMS

Trash Truck decision vs. contract – Tim Redmond told the Board that the Transfer Station hauling contract expires at the end of the year.

Option 1; Mr. Redmond consulted with the current vendor who presented him with information that a 3 year contract renewal would represent 3 years of increases and would include fuel surcharges. There would be \$3,000 in extra charges over and above the contract charges. Mr. Redmond said that a continued contract would result in a cost escalation each year for the next three years.

Option 2; Town hauling would involve purchasing two used steel dump trailers for approximately \$20,000. The cost to purchase a used truck would be approx \$60,000 to \$75,000. There is a 3 year lease available and he spoke with the Town Treasurer about available municipal leases.

Mr. Redmond said that at this time the town is spending \$46,000 per year. He proposes a 3 year commitment of the funds to lease purchase. The town's roll off trailers currently need sand blasting and will eventually need to be replaced. In 2012 199 trips for trash and recycling were contracted. Approximately \$11,193 was spent on the fuel, \$3,000-\$4,000 for tires, and \$4,000 for repairs totaling \$19,000. This option represents \$25,000 in savings annually after the equipment is paid for. Mr. Redmond estimates that the trucks and trailers would last for 10 years. There would be a \$46,000 annual commitment for the first 3 years.

There are currently eight employees with Class A licenses, including Mr. Redmond, which could drive the trucks. Mr. Redmond said that as the town grows or policies change there might be a need for a part time or full time employee.

Vice Chairman Butt asked for plans for the recycling revolving fund. Mr. Redmond said that they currently use the recycling revolving fund to pay for hauling trash, co-mingled metal, and newspaper. They are planning on using the same as what they use now which is about \$9,000 per year. Fee based items costs vary depending on the item. Revenue from the Transfer Station goes into the general fund, revenue from fee based items go into the revolving fund. Vice Chairman Butt said that the revolving fund should be break even. He is concerned that if they use that fund to cover operational costs they have a problem. Mr. Redmond said that he might have to revisit the revolving fund and the fees charged. If the revolving fund is used to fill holes in the hauling budget it is a misuse of the fund. Anything spent from the revolving fund needs to be spent on the disposal of fee based items.

FINAL

To purchase additional equipment needs to go on the warrant. Mr. Redmond said that they need to award the contract or haul it themselves and they need to decide by January 1. Selectman Lacasse asked if Sizemore would be willing to extend their contract for one year to give them time to put it on the warrant. Mr. Redmond said it is possible and he will discuss it with him. The guidance from the Board would be to pursue a one year extension on the hauling contract.

Reclassify position – Mr. Redmond is asking to reclassify a truck driver position to assistant mechanics when an employee retires. The town needs to address this position to keep the town fleet up and running. The mechanic would also have a plow route. The pay that is presently being paid to the current employee would cover this new position and use the existing payroll. Mr. Redmond is looking to hire a third mechanic and he hopes the Board supports his request; he is not creating a new position. The Board discussed that Mr. Redmond has the authority to do this, it is not an increase in pay, and he does not need a formal motion from the Board.

Mr. Redmond reported that the major road project on the back side of Flanders Memorial Road is complete and the top coat on Old Francestown Road is complete. It was discussed that the culvert at the end of Lufkin Road is in the state right away and Mr. Redmond informed the state that the culvert is rotted and needs to be changed. The state told Mr. Redmond that they don't have any money. The state will be doing a guardrail project on Boyce Road and requested \$2,800 from the town. Mr. Redmond negotiated with the state; the town will do the culvert on Lufkin Road if the state pays for the guardrail on Boyce Rd. The state sent Mr. Redmond a form from DES for a wetlands permit to change the culvert. If Mr. Redmond can get an answer from DES he will change the culvert, which would allow him to get it paved by October.

Cable Committee Volunteer Appointment of April Burnham

Vice Chairman Butt moved, Selectman Lacasse seconded to appoint April Burnham to the Cable Committee as an alternate. Passed 5-0-0

Conservation Commission Volunteer Appointment of Lisa Purington-Grolljahn

Chairman Clow asked Mrs. Purington-Grolljahn what made her want to volunteer for the Conservation Commission. Mrs. Purington-Grolljahn said that she was raised in the Town of Weare and is 4th or 5th generation in Weare family. She is interested in the conservation of the town, but waited for her parents to complete their land project so there would not be a conflict of interest.

Selectman Lacasse moved, Selectman Leary seconded to appoint Lisa Purington-Grolljahn as a Conservation Commission member with a term expiring in 2015. Passed 5-0-0

Chairman Clow moved, Selectman Lacasse seconded to enter into non public session @ 8:35 p.m. pursuant to the authority granted in RSA 91-A:3II (c). A roll call vote was taken, Vice Chairman Butt – yes; Selectman Lawton – yes; Selectman Leary – yes; Selectman Lacasse – yes; Chairman Clow – yes. Passed 5-0-0

The Board privately interviewed a potential Conservation Commission volunteer

Chairman Clow moved, Vice Chairman Butt seconded to come out of non public session @ 8:48 p.m. A roll call vote was taken, Vice Chairman Butt – yes; Selectman Lawton – yes; Selectman Leary – yes; Selectman Lacasse – yes; Chairman Clow – yes. Passed 5-0-0

Conservation Commission Volunteer Appointment of Christine Tuck

Chairman Clow asked Ms. Tuck what raised her interest in the Conservation Commission and what she has to offer. Ms. Tuck said that she has an interest in conservation and would like to see a balance of the land. She would also take into consideration that the needs of everyone in the town are met. She has a background that involves geography, cultures, forest service, timber cruising, and reforestation of land, including wildlife.

Selectman Lacasse moved, Selectman Leary seconded to appointment Christine Tuck as a full member of the Conservation Commission with a term to expire in 2014. Passed 5-0-0

FINAL

Eagle Scout Project – Tyler DeStefano’s Eagle Scout project involves replacing the flag pole in front of the Town Hall. Mr. DeStefano told the Board that he will be getting rid of a bush that is in front of the sign and would like permission to relocate the bush to the end of the current shrubbery. He would also remove both the small bushes that are no longer alive and would preserve the bulbs. The flagpole will be secured with concrete and an area of 4ft x 12ft of engraved cobblestones will be put around the flagpole. The flagpole will be lighted. Mr. DeStefano will be building up the low part to make it level and will use landscaping blocks. Chairman Clow noted that the flagpole location is very important for the building being photogenic. Vice Chairman Butt thinks that it adds to the building. It was discussed that it would be best not to transplant the mature bush and just to remove it completely. The members of the Board think it is a good spot for the flagpole. Mr. DeStefano told the Board that the flagpole will be 33 ft tall with 3 ft put into the ground and has an internal pulley. Mr. DeStefano spoke with Chuck Metcalf, who told him that the light would be fine if it would be facing the Legion. Currently there is no power in the island. The Board feels that ground lighting would be best. If the project is approved by the Board, Mr. DeStefano will start the project in a couple of weeks and hopes to have it completed by the end of October. The Board gave approval to remove the bush, start working on the base, and install the flagpole. The Board will coordinate the electricity installation.

Shmid/Banks Project Purchase – Ian McSweeney, Russell Foundation, said that the Mildred Hall Committee approved \$130,000 which the Board approved, the Conservation Commission incrementally approved a total of \$180,000, and the warrant article was for \$200,000. The purchase price agreement is \$600,000, which is a bargain sale. Mr. McSweeney told the Board that he spoke with Ray Banks and he is willing to go below the \$600,000 if the funding can’t be secured. Mr. McSweeney still has two other funding sources to go to. The largest project cost is the survey, which Ray Banks paid for. The outstanding item in the survey is the survey of the additional 12 acres and determining where those 12 acres will be and then survey them out. The additional 12 acres plus the 8 acres when the gravel pit is expended of gravel would be for recreational use. The Board will decide where the ball fields would be located. Mr. McSweeney said that it would make sense to combine the 12 acres with the current 8 because there is already an access road. The bulk of the property is forested land. The extensive amount of the property is south of the gravel pit and north of the gravel pit there is a pond. The remainder of the survey is complete. The other project costs such as title and environmental costs have been done along the way. Mr. McSweeney told the Board that the Forest Society will come to them to discuss the easement. The Russell Foundation will cover the costs of the baseline report. The seller incurs the real estate transfer tax. The Forest Society stewardship costs are still remaining. Mr. McSweeney told the Board that he tried to secure federal and state funding without luck. He will pursue funding from Fish and Game within the next month and the Forest Society will go to their members to ask for funding. Mr. McSweeney has assurance from Mr. Banks that the sale will precede.

Mr. McSweeney would be willing to coordinate the surveyor. Chairman Clow said that they would probably need to have someone who is knowledgeable of the geography of the land. Mr. McSweeney suggested talking with Tim Redmond, who has done test pits on the land. Mike Dauhberg is doing the survey. The easement will be on the total parcel except for the 20 acres. The easement will restrict building and will be town land for passive agriculture, recreation, foresting to extract value, town events, hunting and fishing. The easement will cover the front fields. If the Board wishes to widen the entrance in the future it should be spelled out in the easement. Mr. McSweeney suggested accounting for the 12 acres separate from the 8 acres, but plan on future use together, which will need to be spelled out in the easement document. All the Selectmen would like to go on a site walk. Town Administrator Bolton will call Mike Dahlberg for availability. Town Administrator Bolton asked about the snow mobile trail that lies between the Brown and Bolton property and Mr. McSweeney said it would remain. It would need to be specified in the easement to utilize parking for trailers for ATVs. Vice Chairman Butt said that PARC needs to consider this project as part of their Capital Reserve. Mr. McSweeney noted that it would make sense in the easement to reserve the right for municipal water in the future. Chairman Clow said that he appreciates Mr. McSweeney’s effort in the project.

FINAL

Driveway Access – Town Administrator Bolton noted that they have received an email regarding Attorney Drescher's opinion. George Merrill bought a building lot off of River Road and has been working on it, but there is an issue with driveway access. Mr. Merrill said that it was deeded with shared access, but it was never approved by the town as a shared driveway, but it is deeded as such. The property has been sold with the access in the deed. There is sufficient frontage, but he would have to go across the brook on the upper end of the property. When Mr. Merrill bought the property he was unaware that the deeded access was not approved by the Board. He explained that someone vandalized the fire pond and when he went to Board of Fire Wards they told him that it was a stipulation of the subdivision to have a functioning fire pond. There was an issue with the steepness of the driveway, which he made presentable, but was beyond the 10% grade. Mr. Merrill explained that he has put extensive work into the driveway and then now found out that the shared driveway was never approved. He does have an approved septic plan, which was expired and he renewed it, and he had the Building Inspector inspect the bed bottom so he could fill it. Mr. Merrill would like to know what process to take to get approval for the shared access. He has been to several Boards several times and keeps getting sent to a different Board. He is under the impression that the Selectmen can approve the driveway in excess of 10%.

Town Administrator Bolton said that the original plan was done in 1989 showing the proposed roadway with 5 lots and it sat for a long time. In 1989 the grade was more than 12% and was not allowed. In 2001 the owner at that time scraped the road and took frontage and extended the lot line. The entire frontage that the driveway is on is owned by 1015 River Road. The owner registered an agreement of the shared driveway on his own free will. There was a discussion that went back and forth and it was discussed that shared driveways have to go before the Planning Board. Attorney Drescher addresses the fact that the Board could allow a waiver and require the applicant to file a document identifying the road in question. Currently Mr. Merrill's lot does not comply with State Statute 674:41 due to the fact that there is not a plan for a roadway. Town Administrator Bolton is not sure that the Board can exercise State Statute 674:41 because the Board does not have a plan for the road. The Planning Board minutes indicate something to do with access and propose to eliminate the road and annex the road to have access on River Road. It is a Class V roach, which requires 200 ft frontage. Mr. Merrill said that the plan shows the access. Vice Chairman Butt asked Mr. Merrill why his issue isn't with the person that sold him the property. Mr. Merrill said that if he can't get approval for the driveway that will be his next step. Town Administrator Bolton noted that the owner of 1015 River Road is not happy with sharing the driveway. Mr. Merrill said that when that owner purchased the property he was aware that it was a shared driveway. Prior to buying it Mr. Merrill went to the Board of Fire Wards to see what he had to do for access and they suggested replacing the sand pipe to the fire pond. There is nothing that the Board can do until after a road plan is done and recorded. Mr. Merrill could come back to the Board to discuss the issue after it is recorded, but the Board can give no guarantee because they do not have the right to override. It was discussed that the issue lies with the person that sold Mr. Merrill the property.

Tax Payment/Deeding Procedure – The Board reviewed the letter that will be sent to taxpayers who are in danger of being deeded. The letter explains what needs to be done to keep their property from being deeded and will be updated each year with current dates. If the taxpayer asks the town for assistance, a list of assets would need to be listed on the form. Chairman Clow said that they have a number of people on monthly tax plans and the Board is trying to formalize the process of what a taxpayer needs to do to keep their property from being deeded. Taxpayers that still owe on their 2010 taxes will be sent the letter to see what their options are. The oldest tax bills get paid first.

The Board discussed that they will start the process clean in 2014, but need to do something now to bring in some of what is owed to the town. It was discussed that most of the people that owe on their 2010 taxes are currently paying. The Board would like the taxpayers that will not have their payments complete by December to be brought in and set them up on a 16 month schedule to combine their 2010 and 2011 taxes. The Board discussed that they can not legally enter into a payment agreement with a taxpayer that is not in danger of being

FINAL

deeded, but can inform them that they could be in danger of deeding. Going forward those owing taxes and in danger of deeding will be sent a letter in January informing them that they are in danger of deeding.

LCHIP Grant – Mrs. Burdick presented a copy of the LCHIP Grant to each Selectman for their review. The LCHIP Grant is a matching grant of up to \$87,000 in cash and in kind and Mrs. Burdick said that they already have \$87,000 secured. Vice Chairman Butt does not understand how they have \$87,000. Mrs. Burdick said that there was money left that was intended for the building. Vice Chairman Butt said that some of that money should be for maintenance as well. Vice Chairman Butt said that at the last meeting they talked about \$300,000 and the Historical Society would contribute. Mrs. Burdick said that the estimates she received came in less than expected. Vice Chairman Butt does not see how they can commit the money from the Mildred Hall Fund without coming to the Board. Mrs. Kurk explained that they hope to get the rest of the estimates tomorrow and once they have those they will know what the total cost is. The \$87,000 that is secured came from the Betty Simons Fund, the Weare Historical Society, and the Mildred Hall Fund.

Mrs. Burdick hopes to get Clinton Grove Academy on the National Register, which opens the building up for more funds.

Selectman Lacasse said that the report by Richard Monahan is referenced in the application and the report is attached to the application. Mrs. Kurk said that the addition is not included at all, period, at all in the application. At some point they will need to think about handicap accessibility, therefore this phase is part of a future phase, which would be the handicapped issue. The first phase was the roof and bell tower and phase two is what they are doing now.

Mr. Flanders noted that in the Monahan Report there was a drawing to include a kitchen and an addition of a large size. Chairman Clow said that when the proposal came forth, the committee stepped back because they did not have the acceptance of the Board, and now the addition is off the table. Mr. Flanders said that he is concerned that it is still referenced. Mrs. Kurk told the Board that she called LCHIP because they had some concern with submitting the Monahan Report in the application and they were told to provide one complete copy of the report and the other seven copies only include what they are doing.

The internal bathroom will go where the original indoor outhouse was. Basically what is currently there was a two stall indoor outhouse. Mrs. Burdick said that they can do it and still be on the National Register List although they would have liked to leave it, but it is the only way to get a functional bathroom. It is unknown if there was a well. Mr. Flanders said that there is a circular area that looks like a cistern of some sort.

Mr. Flanders said that to him the purpose is to maintain history as it was as a school. From 1940 to now the building was never used for anything other than a museum. The last sentence implies that they are expanding the building, change of use, and he does not know how they will accommodate it as it was a school.

Mrs. Kurk said that the building was used for more than just the school. When the town received the building in 1994 there was a warrant article which stated that the town accepts it with the expectation to use it for non-profit, historic, civic, and conservation purposes, so at that time the town saw other uses. Mrs. Kurk mentioned that there were church services, a women's club, and scouts so the building was not just strictly a school. The hope and the intent is that part of the building will be used as a museum. Sometime after 1939 Clark Poulin preached at Clinton Grove Academy and there were summer church services. Ms. Straw said that the Women's Circle met at Clinton Grove and the community used the Academy as a meeting place, before regulations of use. Vice Chairman Butt asked how those programs would be accommodated. Mrs. Kurk said that first they need heat and bathroom facilities. Vice Chairman Butt asked if there is any thought on what portion will be preserved as a museum. The downstairs has the school desks and they recently found out that the blackboards are not really blackboards, but are painted directly onto the plaster. Mrs. Kurk said that they do intend to use both the upstairs and downstairs. Paul Morin had a suggestion on how to make the upstairs accessible, but not ADA accessible. Mrs. Kurk said that the upstairs is a marvelous open space with a stage and lends itself to wonderful activities.

FINAL

Selectman Lawton noted that Ms. Straw commented that artifacts from the Stone Memorial Building could be moved to Clinton Grove. He asked how those artifacts could be accessible to all. Ms. Straw said that there are a number of ways to arrange items on the periphery. She noted that the Stone Building bursting at the seams with stuff. She would envision that the Historical Society will take an active part in helping the town manage and maintain the building.

It is unknown how much will be awarded through the LCHIP grant, but stabilizing the foundation is the largest expense. It's possible that they are not going to give them \$87,000, so depending on what they get they will go down the list because the importance is to preserve the building. Mrs. Kurk said that they will keep trying to make it a great place as it once was. The primary idea for Clinton Grove would be a museum. The concern of when the Academy would be open to the public was discussed. Ms. Burdick said that it could be open by appointment and once they have more things out to display it could be opened once a month. They are hoping to have the Humanities Counsel come and give a presentation on Quakers. They will try to manage the building, but need the authority from the Board to do so.

There is \$57,000 left from Mildred Hall for Clinton Grove Academy and the Selectmen are responsible for it. Vice Chairman Butt said that this is the first time they are hearing about using these funds. He heard that the Historical Society has \$300,000 for the project. Ms. Burdick said that the architect thought \$300,000 would be needed, but the estimates they have are much less. Vice Chairman Butt said that the statement was made that the Historical Society has the money. Mrs. Kurk asked what the intent of the Mildred Hall money for Clinton Grove was. Vice Chairman Butt thinks that they should have been given notice. Chairman Clow noted that he hadn't heard about it either, but it should not be a deal breaker. Vice Chairman Butt thinks it is. Chairman Clow said that in looking at the list and the order of importance he has a problem with the sequence, but not the spending of the money. Mrs. Kurk said that they want to use the money, manage the building, and hold Historical Society meetings once a month for Board members and membership meetings three times a year. Vice Chairman Butt mentioned that the use of the second floor should maybe be the primary space for the use they have planned. Ms. Burdick discussed with the Fire Chief that there are regulations for historic buildings that are different for regular buildings. Capacity quotas would have to apply for the second floor. It was indicated that Paul Morin has an idea for the second floor. Ms. Burdick is not expecting to have a problem, from what she has read about historical buildings and what she has been told. Vice Chairman Butt is concerned with liability because the town owns that building. Part of the plan is to use the second floor and use the first floor as a learning tool for children. Vice Chairman Butt agrees with the uses identified by Ms. Straw and feels everyone will be relieved with those uses.

On page 9, question 11 regarding planning and community support states there is no opposition, which is not a true statement. Vice Chairman Butt said that the opposition is to something proposed two years ago and opposition to very little communication as to what the plan was. There is a potential change of use, at least since 1940, yet people were not notified. The discussion was not on the agenda previously and not on the agenda tonight. Mrs. Kurk said that they came to Board to see if they could apply for the LCHIP Grant and told the Board that there was a very short window. It was suggested to them to apply for the grant. Chairman Clow said that Ms. Burdick call him saying that she got a call and was told that only those that attended a certain meeting would be eligible to apply and she asked him if she should go. This happened the week before she came before the Board with the proposal to write the grant. Vice Chairman Butt said that the people that live down there have an expectation and now they are changing their expectations to a certain extent. He feels they deserve to be heard as well. The building belongs to the town and Vice Chairman Butt feels that the Selectmen probably should have notified the abutters. Ms. Burdick said that it is not true that the abutters only knew from reading the Selectmen's minutes because most are members of the Historical Society and receive the minutes from the Historical Society.

Chairman Clow said that the Board will be the gate keepers as to what can and cannot be done there and the Historical Society does not have the right to decide on usage. Chairman Clow said that this would be a gift if

FINAL

they were awarded the grant to be able to preserve the building. He said who ever sits at the Selectmen table in the future can say no to any certain usages. They would be missing a huge opportunity to not go forward with the LCHIP Grant.

Selectman Lawton said that back in the minutes it was stated that the Historical Society has \$100,000 to dedicate. Ms. Burdick said that they have up to \$100,000 and if they wish they could spend it all. Chairman Clow noted that if they submit the grant, at some point the Boards approval will be needed for funding. They are bound by the amount, but not bound by where the money comes from. They can apply for more money than they have and then would have two years to find the funding. Ms. Burdick noted that when they decide to proceed with the Town Hall they will need seed money for the Town Hall to apply for LCHIP money. Mrs. Kurk said that they could pull in another \$20,000-\$25,000 from the Historical Society. Vice Chairman Butt hates to see all that money go away, because it will be needed for future maintenance. He said that it is fair to say that the Historical Society would be managing the building. Mrs. Kurk said that if they get the grant, they may need to ask the Board for \$30,000 from Mildred Hall.

Mrs. Kurk told Mr. Flanders that they heard the rumbles loud and clear and made changes; that there be no addition and that everything would be toned down. Mr. Flanders said that he appreciates that, but has other concerns. Mrs. Kurk found a letter that Mr. Flanders wrote in favor of the preservation of Clinton Grove. Mr. Flanders said that he has wrote several letters, as requested by Betty Straw, who asked him to put together a vision of uses for Clinton Grove (museum or community art gallery or classes) but there a lot of other things that he would like to address.

Mr. Flanders said preserving the building would be a wonderful thing, but with not having a lot of time to read the application itself, it is vague, thin, and somewhat incomplete. He thinks that the Board should be concerned about specifying which uses would be acceptable and which would not. He is concerned with not seeing anything for operation of the building such as heat and electricity and not identifying how these uses would be covered. Mr. Flanders noted that if there are operating costs, revenue would need to be generated. He feels that there is vagueness around the uses and is concerned with the need for big programming to support the uses. The statement made in the application that there is no opposition is not accurate. He thinks that the Board should consider independent construction oversight to ensure best practice. Mr. Flanders did see in the application that there is a lot of homage to the green space and lawn, but there is no commitment to preserve it, which would be important. He agrees that it feels like a change of use, if it goes beyond a museum or small scale art classes. He thinks the Board should be concerned with having all the money in and ensure that there is enough money to finish what gets started. It was discussed that if the Board chooses to move forward and endorse the application it does not commit in any way to a future phase. Mr. Flanders thinks that they can all agree with the objective.

Selectman Lacasse said that he would reprioritize some items on the list. Selectman Leary commented on the electricity, which is somewhat of a renovation to make it a useful building, as compared to restoration which would be back to its original state. Selectman Lacasse said that no one is questioning the uses of the building as described tonight. Ms. Burdick noted that they not planning on heating the building in the dead of winter.

Chairman Clow mentioned looking at another location within the building for the bathroom facilities instead of using the indoor outhouse area, which is a significant piece of the use of building.

Vice Chairman Butt mentioned the possibility of having a use committee for Clinton Grove Academy. Selectman Leary asked about having one for the Town Hall as well.

Mr. Flanders said that the uses cited do contain a lot of vagueness and concerns. He feels that since the application does speak so eloquently about the setting and the lawn, he would like to see it written in the application to preserve it. Parking needs also need to be addressed.

If they don't get all the funding, they will have to determine what items can be done on the list.

The Board agreed to include the \$39,000 from the Weare Historical Society.

FINAL

Vice Chairman Butt moved, Selectman Lawton seconded to authorize the Chairman to sign the LCHIP Proposal for Grant Round #12 for Clinton Grove Academy to be amended by Thursday, September 12, 2013. Passed 5-0-0

MANIFESTS

Checks dated: August 29, 2013

Accounts Payable	\$23,595.05
Weekly Payroll	<u>\$42,291.41</u>
Total	\$65,886.46

Checks dated: September 5, 2013

Weekly Payroll	\$42,501.85	
	\$7,227.90	(EMT/Fire)
	<u>\$5,565.34</u>	(Fire Monthly)
Total	\$55,295.09	

Chairman Clow moved, Selectman Leary seconded to authorize the Board of Selectmen to sign manifests and order the Treasurer to sign checks dated September 12, 2013. Passed 4-0-0; Selectman Lacasse abstained.

Accounts Payable	\$529,216.12	(John Stark \$250,000)
Gross Payrolls	<u>\$42,779.17</u>	(Includes taxes, credit union, police detail)
TOTAL	\$571,995.29	

Also, to order the Treasurer to sign payroll checks dated September 19, 2013, that will include payment for weekly wages and matching taxes. Actual amounts paid and reports backing up the numbers will be disclosed at the next scheduled Board meeting.

MEETING MINUTES

Chairman Clow moved, Selectman Lawton seconded to approve the minutes of August 19, 2013 as amended. Passed 5-0-0

Chairman Clow moved, Selectman Leary seconded to approve the minutes of August 20, 2013 as printed. Passed 5-0-0

ADMINISTRATIVE REPORT

Town Hall Doors – Chip Meany has been trying to get quotes and they now have two quotes. The first quote for \$12,825 does not include hardware and the other quote for \$17,800 did include hardware that they would not be happy with. The first step was to see what the doors would be. The sill work would be bid out and the doors installed separately. Mr. Meany is willing to serve as the Clerk of the Works. The doors will not be prepped for hardware. Chairman Clow said that Mr. Meany suggests that they now go back to the original people that attended the meeting and ask them to bid on the sill work and the door installation.

The Board will meet on Thursday, September 19th to interview police candidates. Alan Gould from MRI will also attend the meeting.

Chairman Clow moved, Selectman Lacasse seconded to enter into non public session @ 12:26 a.m. pursuant to the authority granted in RSA 91-A:3II (a&c). A roll call vote was taken, Vice Chairman Butt – yes; Selectman Lawton – yes; Selectman Leary – yes; Selectman Lacasse – yes; Chairman Clow – yes. Passed 5-0-0

Selectman Lacasse moved, Selectman Lawton seconded to come out of non public session @ 1:28 a.m. A roll call vote was taken, Vice Chairman Butt – yes; Selectman Lawton – yes; Selectman Leary – yes; Selectman Lacasse – yes. Passed 4-0-0

FINAL

Selectman Lawton moved, Selectman Lacasse seconded to seal and restrict the minutes of the non-public session. Passed 4-0-0

ADJOURNMENT

A True Record.

Cherry Palmisano, Recording Secretary

***Nonpublic Meeting Minutes
Board of Selectmen***

Date	September 9, 2013
Subject	Police & Taxes
Time Entered	12:26 AM
RSA 91-A:3 II	a & c

FINAL

Selectmen Present	Butt; Lawton; Clow; Leary; Lacasse
Recorder	Naomi L. Bolton, Town Administrator

Chairman Clow moved to go into non-public session under RSA 91-A: 3 II (a & c) at 12:26 AM. Selectman Lacasse seconded the motion. A roll call vote was taken: Vice Chairman Butt – yes; Selectman Lawton – yes; Chairman Clow – yes; Selectman Leary – yes; Selectman Lacasse – yes.



3. Selectman Lacasse discussed the Board entering into an agreement and a separate purchase order with a company called Greystone International. The purchase order explained that Greystone would provide two (2) qualified Police Officer Consultants to assess survey and draft an assessment of the Weare Police Department operational activities/capabilities and will also outline the plan to restructure the Weare PD. After some lengthy discussion, Selectman Lacasse moved to authorize the Chairman to sign Purchase Order No. 1 dated September 9, 2013 for a service agreement for \$9,348.00 and to have it come from legal expenses; Selectman Leary seconded the motion. Discussion: Vice Chairman Butt stated that this is the worst possible time for this. We are ready to interview potential police chief candidates and with this agreement, no one would want to come here. Timing is poor and officers will probably leave. Not disclosing this to the potential applicants would be dishonest. Vote: 3 in favor (Lawton, Leary, Lacasse) and 2 opposed (Butt, Clow).

Chairman Clow left the meeting at 1:15 AM.

Selectman Lacasse moved to have the Vice Chairman sign purchase order #1 and the master service agreement; Selectman Leary seconded the motion. Vote: 4-0-0.

Vice Chairman Butt stated that he has not read the agreement in full and doesn't feel comfortable signing it now, so he stated that he would not be signing the agreements.

Vice Chairman Butt moved to have Selectman Lacasse sign the purchase order #1 and service agreement; Selectman Leary seconded the motion. Vote: 4-0-0.

Selectman Lacasse signed both documents and stated that he would scan them and send Town Administrator Bolton a signed copy.

Selectmen Lacasse moved to come out of the non-public session at 1:28 AM. Selectman Lawton seconded the motion. A roll call vote was taken: Vice Chairman Butt – yes; Selectman Lawton – yes; Selectman Leary – yes; Selectman Lacasse – yes.

FINAL

Selectman Lawton moved to seal and restrict the minutes of the non-public session pursuant to the authority granted in RSA 91-A:3 III; Selectman Lacasse seconded the motion. A roll call vote was taken: Vice Chairman Butt – yes; Selectman Lawton – yes; Selectman Leary – yes; Selectman Lacasse - yes.