

MINUTES

**SELECTMEN'S MEETING
TOWN HALL**

**December 5, 2022
6:30 PM**

ATTENDEES:

Selectman Shane Beattie Selectman Troy Merner Selectman Leon Rideout
Town Manager Benjamin Gaetjens-Oleson Charity Baker Michael Nadeau
Department Heads Members of the Public Phlume Media

The meeting was called to order at 6:30 p.m. by Selectman Shane Beattie.

PLEDGE OF ALLEGIANCE

DEPARTMENT HEAD UPDATES:

Water/Waste Water Supervisory Timmy Bilodeau reported they finished up with the aerators and hopefully they will make the winter. They are working on cleaning up around the water plant. Both the water and highway departments repaired a water leak this past month.

Highway Foreman Tim Brown reported the department is two guys short and ads have been placed seeking new employees. The plow routes have been split up to hit the main roads first and secondary next. He would like everyone to know with the staff shortage, it may take a bit longer. Ben is going to put out a notice of the website asking residents to be patient.

Transfer Station – Ben introduced Rusty Scott as the new manager, his first day will be Wednesday. Brian Patnoe is going to assist with training Rusty. Rob Blanchette will start next week and he also has a CDL so he may be able to help the highway department.

Land Use Coordinator – Ben mentioned the people for the per unit housing grant have reached out to meet and discuss the Town's application. They have requested additional information however it is info that is not usually given until the grant is awarded. One of the items they are requesting is an official Permitting Policy which Ben will draft and bring to the board for review and approval.

Ben also reported that Robin is plugging away on a capital improvement plan.

OLD BUSINESS:

- Review and approval of the November 21, 2022 meeting minutes.

Motion made by Leon and seconded by Troy to accept the November 21, 2022 meeting minutes. All in favor. Motion carried.

- Sign various paperwork –
 - Intent to Cut for Forbes Farm Partnership. Tax Map R02, Lot 026. 136 acres lot with 15 acres to be cut.
 - Intent to Cut for Sandra Yunghans. Tax Map R11, Lots 25, 26, 30. 36 acres lot with 18 acres to be cut.
 - Intent to Cut for Peter & Jodi Gray. Tax Map R10, Lot 2. 27 acres lot with 5 acres to be cut.
- 2022 Equalization Municipal Assessment Data Certificate.

- Remaining open positions – Ben reported they have received two applicants so far for the Mechanic position and the posting closes next Friday. He believes they are potential candidates. They have 2 candidates for the laborer position and are waiting to see if they receive any others in the coming weeks.

The EMS department have received some applicants for their open positions and feel they are good candidates.

NEW BUSINESS:

- Rollover of Overlay – Ben explained what the overlay is and why it needs to be rolled over when there are open tax appeals.

Motion made by Troy and seconded by Leon to rollover the 2022 overlay in the amount of \$60,000. All in favor. Motion carried.

- Welcome Center ownership – Ben asked the board to consider possibly taking ownership of the Welcome Center. He explained each year the Town approves giving \$15,000 to the Renaissance to maintain the building. One of the reasons they didn't move forward with discussions in the past was their mortgage which has since been paid off, and he feels it is time to have a serious conversation about presenting it to the Town at Town Meeting. The board definitely feels they should explore the possibility of taking ownership.

Ben mentioned there are three potential properties that could become Town property, the Welcome Center, the Lancaster Fire Museum, the Holton House. He mentioned the property liability insurance premium would only increase about \$300 for all three properties. Right now, the Welcome Center pay approx. \$6,000 for insurance and Fire Museum \$500. He feels all of the properties are community assets.

Leon wants to make sure discussions are had with the Fire Association before moving forward with that building. Ben mentioned there is concern by the Association that the contents of the museum would be removed and the building used for something else by the Town.

Ben also mentioned the Renaissance would have to discuss if the building should be kept as a Welcome Center. These days with the internet people are using the Welcome Center less and less.

There was much discussion regarding each of the buildings and the concerns that will need to be discussed for each building before ownership could be transferred.

Alan Savage stated, he feels if the Town takes ownership, then they will be taking business away from local businesses because they rent office space.

Ben stated he will move forward with discussions with the Renaissance and the Fire Association.

- David Libby's house – David recently passed away and his children came and asked Ben if the Town would be interested in purchasing the property. Ben did not want to get into details with them until he spoke with the board. The board was interested in possibly taking ownership and would like to know the family's terms.

- Equipment bid opening – Ben stated he received one bid for one of the items. The bid was from Danny Savage in the amount of \$5,100 for the 1-ton truck. There were no bids for the International 6-wheeler dump truck. Both bids had a minimum bid of \$5,000.

Motion made by Leon and seconded by Troy to accept the bid from Danny Savage for \$5,100 for the Sterling 1-ton truck. All in favor. Motion carried.

It was discussed if they should hold onto the 6-wheeler until spring or lower the minimum bid. Ben stated, at this time of year it makes more sense to hold onto it for now.

- Transfer Station hours – Ben discussed with Brian Patnoe before he left possibly changing the hours on Tuesday’s to 8 am to 5 pm for the winter months. There are no lights down back and with it getting dark early it would be best to change the hours. Ben’s plan is to make the change effective January 1st to give time to get the word out. The board was good with the time change.
- Corner of Mt Prospect Road and Old East Road – There is concern with the bushes which make visibility difficult to navigate around the corner. Ben stated there is a policy that the Town has the right to remove hazard trees in the town’s right of way. He has given the information to the Town’s attorney to make sure we have our ducks in a row before approaching the property owner. Shane believes he has the plans from when it was proposed to take the bushes out in the past. He will try to locate them and get them to Ben.

INFORMATION:

- Land Use permits –
 - James Burgess, 24 Community Camp Road – Construct unheated 10’x12’ stick-built mudroom addition on piers.
 - William & Tammy Lazott, 16 Mayberry Lane – Install flush-mounted BAA Protea Bracket & 16-IronRidge XR100 rail PV Mounting System w/28-400W 74.0”x41.”x1.26” Hanwha QPeakDuo modules w/4 Generac PVLInk substring optimizers and 32A PWRCCell inverter connected to 200A Tswitch, Jbox, 28 RSUs,60A AC disconnects, generator, battery, and 200A service panel w/breaker

Public input – Alan Savage asked when the trim in the handicap ramp was going to be completed. Ben mentioned when a contractor can be found that has the time to look at it and funds are available. Hopefully next year.

Motion made by Leon and seconded by Troy to adjourn. All in favor. Motion carried.

Respectfully submitted, Board of Selectmen Date: _____

Charity M. Baker

Shane Beattie

Troy Merner

Leon Rideout