

MINUTES

**SELECTMEN'S MEETING
TOWN HALL**

**Tuesday, September 5, 2023
6:30 PM**

ATTENDEES:

Selectman Troy Merner Selectman Leon Rideout Selectman Shane Beattie
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 Troy Merner.

DEPARTMENT HEAD UPDATES:

Highway Foreman Tim Brown reported they have been working with water department and getting Elm, Bunker Hill and High Streets ready for paving and the sidewalks ready for paving. The new dump truck is back and in service.

Water/Sewer Supervisor Timmy Bilodeau mentioned they have changed all lights inside the filter beds and are working on the aerators. One of the aerators went out over Labor Day weekend and it has been swapped out. The annual sewer line cleaning will take place next week. They are going to work on the trouble spots this year. They also will be putting a sewer liner in on a section of Middle Street and on the section of Bunker Hill that is going to be paved.

Transfer Station Supervisor Rusty Scott reported the Conservation Commission sprayed the knot weed. The loader is at Chadwick BaRoss for some work and they were given a loaner while it is being repaired. They have started preparing for winter.

Land Use Coordinator Robin Irving is on vacation and Ben will share her notes regarding the grant awards during the public hearings.

Rob Christie mentioned he saw in the paper that Littleton is looking at a full remodeling of their EMS system and there were many compliments given to the Lancaster Fire Department in the article.

PUBLIC HEARINGS:

Acceptance of Unanticipated Monies Over \$10,000.00 – To accept a 2023 Catalyst Grant from the Northern Borders Regional Commission in the amount of \$50,000.00 to support funding for the installation of water storage tank at the Town's Water Treatment Plant.

Ben mentioned this project has been in the works for a few years now, in fact the money was approved at town meeting, he believed, in 2019 for the project however we did not receive the funding so it was voted to release the funds back into the surplus fund balance. He read Robin's explanation of the grant, funding requirements and other funding sources. See attached.

Ben and Water/Sewer Supervisor Timmy Bilodeau explained the importance of the project and Timmy expressed that it will be huge asset for the businesses and for development as well as fire protection on the east side of town.

Troy mentioned when Northumberland was going through the steps, they turned them down the 1st year but once they had some money toward the project, they were awarded the funding.

Troy opened the hearings to public input.

Rob Christie asked if there were any conditions that would make the funding go away. Ben explained, if we do not get any of the other funding for the project the town will not receive these funds.

Erica Canales, CEDC Executive Director, mentioned there may be some other EPA funding available and she will look into it.

Motion made by Leon and seconded by Shane to accept the 2023 Catalyst Grant from the Northern Borders Regional Commission in the amount of \$50,000.00 to support funding for the installation of a water storage tank at the water treatment plant and to authorize Town Manager Benjamin Gaetjens-Oleson to sign any and all paperwork related to the grant. All in favor. Motion carried.

Acceptance of Unanticipated Monies Over \$10,000.00 – To accept a 2023 Catalyst Grant from the Northern Borders Regional Commission in the amount of \$849,325.01 to support funding of water, sewer, and stormwater infrastructure improvements along the northern section of Summer Street.

Ben mentioned this is to complete the rest of Summer Street stormwater infrastructure and make improvements at the intersection of Summer Street, Main Street and Page Hill Road. He also stated the town will be seeking other funds to assist with the project. He read Robin Irving’s report regarding the grant, see attached.

Rob Christie stated that area is in the commercial/industrial zone and it is important to have the improvements. Timmy Bilodeau advised that section of water line is over 100 years old.

Randy Flynn mentioned it is a heavily walked area without a sidewalk and he hopes the project plan includes adding a sidewalk to that end of Summer Street.

Motion made by Leon and seconded by Shane to accept the 2023 Catalyst Grant from the Northern Borders Regional Commission in the amount of \$849,325.01 to support funding of water, sewer, and stormwater infrastructure improvements along the northern section of Summer Street and to authorize Town Manager Benjamin Gaetjens-Oleson to sign any and all paperwork related to the grant. All in favor. Motion carried.

Troy asked how long the grants are good for. Ben mentioned the next step to accept the NBRC grants is to send the paperwork and at least one person has to sit through grant management training and then it has to go through the process of the Executive Council and then he believes it is a 3-year timeframe to spend the funds. Erica Canales mentioned the town has to come up with the match in the first year and then they would have three years.

Acceptance of Unanticipated Monies Over \$10,000.00 – To accept an InvestNH Municipal Demolition Grant from New Hampshire Department of Business and Economic Affairs in the amount of \$82,252.00 to support the redevelopment of the property at 95-99 Main Street, commonly known as the Odd Fellows Building.

Ben reviewed Robin’s notes regarding the grant, see attached. He also mentioned the funding does not come with any requirements that the units are affordable. This grant basically pays back Pak Solutions the monies they pay a contractor to do the demo work. All invoicing will be substantiated and then submitted to InvestNH and they will send money to the town and the town will reimburse Pak Solutions.

Ben asked if all the units were complete and Sharon Kopp from Pak Solutions mentioned 2 units are being finished up. She also mentioned it is actually owned by Lancaster Realty Holdings not Pak Solutions.

Motion made by Leon and seconded by Shane to accept the InvestNH Municipal Demolition Grant from New Hampshire Department of Business and Economic Affairs in the amount of \$82,252.00 to support the redevelopment of the property at 95-99 Main Street, commonly known as the Odd Fellows Building and to authorize Town Manager Benjamin Gaetjens-Oleson to sign any and all paperwork pertaining to the grant. All in favor. Motion carried.

REVIEW OF MINUTES: August 21, 2023

Motion made by Shane and seconded by Leon to accept the August 21, 2023, meeting minutes. All in favor. Motion carried.

NEW BUSINESS:

NH Service Easement Application – Ben mentioned Eversource has to run 3-phase power lines from Bunker Hill Street to 55 Main Street over the municipal parking lot behind the Parker J. Noyes building. Troy asked why the building needed 3-phase power and Sharon Kopp from LRH-2 explained it is to support the 8 apartments and the elevator being installed. Sharon also mentioned the only other location to run the 3-phase from is in front of the fire department and they feel that it would be more difficult going over the river.

Motion made by Leon and seconded by Shane to approve the NH Service Easement application. All in favor. Motion carried.

Chief Charbonneau retirement and appointment of Interim Chief – Ben received a retirement letter from Chief Charbonneau to be effective September 1st. Ben mentioned the position was posted in-house and has received one applicant. Sgt. John Woodworth was present at the meeting and Ben stated he would like to see him appointed as the acting interim chief.

Motion made by Leon and seconded by Shane to appoint Sgt. John Woodworth as the interim Police Chief. All in favor. Motion carried.

The board would like the internal posting expire and then they will move forward from there.

OLD BUSINESS:

Fuel oil/propane bids – Ben mentioned only one bid was received from Rymes Oil & Propane. Shane asked if there were any other calls with questions or interest. Ben went down the list of companies that letters were sent and mentioned 2 requests were received from the ad in the newspaper which an email with the bid information was sent on August 26, 2023.

Ben mentioned the current contract is good through September. He stated they can put it back out or they can accept that one bid. 2022-2023 rate is 3.598

Rymes bid 3.599 for oil and 1.549 for propane.

Motion made by Leon and seconded by Shane to accept the bid from Rymes Oil and Propane for both oil and propane. All in favor. Motion carried.

Winter Sand bid – One bid received from Carroll Concrete. Ben stated an ad was run in the newspaper and reviewed the list of the companies that letters were sent.

Ben gave price from last year. Tim mentioned he would consider picking up if they were at full staff. He also mentioned in the future he would like to start the bidding process in the spring so they can haul on rainy days throughout the summer.

Bid prices – 7.75 picked up / 9.50 delivered.

Motion made by Shane and seconded by Leon to accept the delivery price bid from Carroll Concrete. All in favor. Motion carried.

Shane asked if there is any progress with replacing the pole at the intersection of Main and Middle Streets along with the one by the fountain. Ben mentioned he put an order in for the replacement poles a couple weeks ago, he hopes they will be in by Fall and he is going to get an update from Barry Normandeau on the fountain.

Troy asked the status of the energy committee. Ben will work on getting the ad out for more members and set up a meeting.

INFORMATION:

- Dog Park Presentation – A young lady by the name of Sofia DeRivera presented her proposal of a dog park to Ben and he shared her power point presentation with the board. He does not disagree with having a dog park in town and stated it was a very impressive presentation. He would like the board’s blessing to work with her to find a location or to determine that it is not possible. There was discussion on finding the right location and figuring out how to keep people from abusing the park (not picking up after their dogs).
- AV Home Care’s mid-year report.
- Zoning Board monthly meeting notice for August 30, 2023 @ 5:30 p.m.
- Planning Board monthly meeting notice for September 13, 2023 @ 6:30 p.m.

- Land Use Permits –

- Joseph Spearin/Empower Energy, 10 Mayberry Lane – Install rooftop solar array
- Kevin & Joann Whiting, 68 Buffalo Road – Carriage style 2—bay garage on former house 28’x40’ footprint.
- Daan Vondell, 112 Wesson Road – Renewal of permit #22-060R, 21-039, 20-044 – Construct post and beam, pine-sided building with loft with enclosed deck. Intend use as a seasonal dry shelter. No utilities.
- Gage Charron, 424 North Road – Construct 26’x30’ metal fabricated detached 2-bay garage. Electric service only.
- Henry & Karen Rennar, 16 Gore Road – Construct stick-built 24’x36’x18’ building to be used as an animal shelter and small storage loft.

Public comment – Rob Christie mentioned there used to be a crosswalk by the library that was discontinued however the one at the middle of Centennial Park is used less but is still there. Ben mentioned he was the one that felt it was best to leave the one at the park because of the farmers’ market. He did state that the one at the library/post office was the one the State wanted to keep. Rob mentioned if it comes up again, he would like to see the crosswalk put back.

Ben also mentioned when funding is available flashing lights need to be added to the crosswalk at Scorpions.

Alan asked how long the signs stating the crosswalks are closed will stay up. Ben stated it is up to the State however he will reach out to them and see what their plans are.

Alan also he asked if the roadside mower could clean up the tree stocks they are leaving behind.

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

Respectfully submitted,

Board of Selectmen

Date: _____

Charity M. Baker

Troy Merner

Leon Rideout

Shane Beattie