



**MINUTES**  
**Board of Selectmen Meeting**  
**Monday, January 11, 2016 Town Meeting Room**  
**6:00 PM**

**Selectmen:** Richard Wright, Ed Thorson, Russell Smith

**Town Personnel:** Dennis Pavlicek, Town Administrator; Pam Bryk, Administrative Assistant; Henry Thomas, Fire Chief;

**Public:** Nate Miller, UVLSRPC; Glen Normandeau, Executive Director NH Department of Fish and Game; Victoria Sheehan, Commissioner NH DOT; Meg Whittemore, Bruce Healey, Judy Healey, Ed Wollensak, Bob Wilkonski, Liz Tentarelli, Linda Porter, Ken Tentarelli, Kathryn Holmes, Wayne Whitford, Bruce Barton, NH Representative Karen Ebel, Patricia Sherman, June Fichter, Cal and Deb Prussman, Bob Messenger, Dan Wolf, Ivor Freeman, Alex Azodi, Dennis Mires, Judy Hale, Josh Perkins, Bill Cass, NH Representative Dave Kidder.

**1 Public Input**

**2 Presentations/Appointments**

- a) Glen Normandeau, Executive Director NH Department of Fish and Game  
Victoria Sheehan, Commissioner NH DOT -  
Wild Goose Boat Launch

Wright invited Normandeau and Sheehan up to discuss a schedule process for Wildgoose Boat Launch. The Board would like to see some kind of improvement for the roads, the Birchgrove and Route 103 intersection is a dangerous area now without trucks or trailers pulling in or out. Wright said we have applied to the state for a Road Safety Audit for the corridor of 103/103A to the Sunapee Circle. Route 103 has not been upgraded since the early 50's. A 2007 NH DOT study showed Route 103 was safe as it had adequate sight distance. An independent study conducted by the Town of Newbury several years ago revealed that the average speed is a steady 57-58 mph in the aforementioned

Route 103 corridor. The Board has concerns regarding safety issues at that intersection and how to deal with it, the Board feels that the boat launch will create a hazard at that intersection since there will be two vehicles (a vehicle and a trailer) trying to enter or exit. Normandeau asked when will this Road Safety Audit will happen. Wright said we will be sending it out tomorrow. Sheehan said we want to work together to advance this project. The road safety audit is a great first step. Sheehan said we would want to complete the audit for the entire corridor. Normandeau said we are not starting the project tomorrow, I really don't see anything happening until the fall at the very earliest. He added that NH Fish and Game (F&G) have had a lot of conversations with DOT and F&G doesn't want a big disaster here. Wright said we would like to be involved in the timeline of the project. Normandeau said that's fine we have no secrets. Sheehan said if the audit is approved we have time. Normandeau said he had a preliminary conversation with DOT to help the situation. Wright said we are getting the ball rolling with the Safety Audit, there has been many accidents through this corridor, no work has been done in a number of years and there is a lot of traffic all year long. Sheehan said this is a good opportunity for us to look at the whole corridor and we are willing to work with you. Smith asked how long before the state decides if the road needs work. Sheehan said that depends on the study and the recommendations. Normandeau said I am not making any financial promises, I do not have any of the grants yet but we may be able to give you some funds. Wright said along with DOT and Fish and Game we are thinking of safety and upgrading Birch Grove. Bruce Healey asked what if the application requested by the RPC is denied. Sheehan said we take each one and evaluate the merits of the application, as for other options that would go back to the RPC. Nate Miller from UVLSRPC said we have a strong application, there has been 121 crashes in the last 10 years. There has been a fatal and a severe crash, there is a unique development going in and this is being overseen by State Agencies. Miller feels pretty strongly about this application and the State does fund 4 projects a year. Miller will submit the application tomorrow and we should find out mid or late winter if it is approved. If it is a go then there should be the RFP in the spring, depending on the recommendations some could be easy or some may involve intense construction. NH Representative Karen Ebel asked Normandeau what the timing is for the funding source of the Wildgoose boat launch and is there a specific grant or a pool of funds they are applying for. Normandeau said that NH Fish & Game receive \$5 off each boat registration, they control 145 boat ramps statewide. There is \$400,000 available in federal government grants. The money comes from unrefunded gas taxes (federal gas taxes from boats). Grants are determined by how much water is in the state, population and the project has to be certified by NEPA. Ebel asked how much are you applying for and is it specific to Wildgoose. Normandeau said the cost is

1 to 1.2 million dollars. Ebel asked Sheehan what extent will DOT be involved. Sheehan said we will have the safety audit on the entire corridor where the intersection will be and we are supporting Fish & Game. Meg Whittemore questioned if the audit shows the need for long term road improvements, will Fish & Game delay the project until those road improvements are completed. Sheehan said we will have to see what happens with the audit. Bill Cass said they reviewed the 2007 study and it did show adequate sight distance. This safety audit will document a baseline level of improvements to be considered. We need to see what comes out of this, if we are talking ledge that would be a bigger fix. If it is a minor fix that could be done in conjunction with the boat ramp project. We need to make informed decisions. Sherman asked who does your audit, is it in house. Miller said it is a 3rd party hired by DOT. Cass also replied it is a consultant under contract, we have two state wide. Messenger asked if the safety audit would take into consideration the wildlife crossing at that location. Miller said we didn't include it but we can and that raises a good point. Miller will ask the police department how many accidents involved animals and what type. The Board thanked Sheehan and Normandeau for coming in.

b) Bald Sunapee Safety Service Building Committee

The Board invited Ken Tentarelli up to present the recommendations that were made by the Bald Sunapee Safety Service Building Committee (BSSSBC) for the new safety service buildings. Tentarelli said that the board look to see what the needs of this building would be in the future, 20 to 40 years from now. They had three factors they considered, 1. Fire calls have increased 17% per year; 2. Police calls have increased 3% per year; 3. Volunteer fire department might have to have full time fire fighters in the future. Tentarelli presented two building concepts along with square footage, plans and designs. The BSSSBC recommends two separate buildings for fire and police at the Bald Sunapee site. Tentarelli stated the disadvantages of having one building, there would be no sallyport, the potential contamination area goes away, the cost is greater for one building, and it would be a very large building not like any other buildings in this area. Patricia Sherman went over the cost analysis of the project. The pricing came from Ken Holmes of Northbranch Construction. The fire department building code requires a high standard for structural integrity, this essential building has almost the highest cost for square footage. It is built by a federal building code. Sherman talked about a central plant for geothermal or biomass, the pay back is about twelve years on both. That includes heating, ac, and electricity. Sherman did mention moving the Veterans Memorial so that not as much ledge would need to be removed. The final recommendation from the BSSSBC is for a separate fire department and police department, the fire department with four bays

with an option of five, a \$4,000,000 bond and to create a warrant article for March 2016 Town Meeting to be voted on for the design and construction of both buildings.

Wright questioned a couple of monetary amounts regarding site work and if they would be included in the final cost. Tentarelli and Sherman both said yes. Tentarelli thanked the committee and Mires for everything they did for this project. Wright thanked the committee for all their work and thanked Tentarelli for all his hard work at the meetings and also thanked Mires.

Questions from the public. Linda Porter asked about the four bays and why there were vehicles doubled up still. Wolf commented that was the Chief's car and it is never there, Sherman said first line equipment would be in front.

Porter also asked if the board considered expanding the current building. Wright said that the existing site is inadequate for any expansion due to wetlands and property lines. Sherman commented that it doesn't meet any standards of today's codes. Wright said it was built back in 1983 and has been added to twice.

Wolf said that the fire station was built back in 82 or 83 because the original one burnt down. We put the new one up in less than six months and it wasn't thought out but it worked for then. In 1997 the Masterplan committee recommended the town purchase a new area for the fire and police station. In 2005 the town purchased the Bald Sunapee property for \$325,000 for the intent to build on new safety service building in following with the Masterplan. The next year the town purchased the property next to it for \$265,000. It has been 18 years that we have been headed in the direction of this project. It's time that the town goes ahead with this project. Wolf stated that the library addition, the highway garage and the town office addition have all been paid off. It is a positive time to do construction, borrowing is very low and we have no debt. Pavlicek commented no debt for the general fund. Wolf recommended the Selectmen take this project as a whole and bring it before the Town to vote on.

Susan Azodi said it was interesting to her that the buildings are not compliant. She asked doesn't the fire department pull water from the pond? Wright said they do and it will still be usable. Azodi questioned what will be done with the existing building, a parking area. Wright said we are maxed out already at the town beach and by adding parking it will make the situation worse with increased congestion.

Jack Fisher said hats off to the committee, the presentation and analysis

was outstanding. Fisher said he was concerned that there is no consideration to moving the Veterans Memorial. Wright said at a Selectmen's meeting in 2011 or 2012 we made a commitment to the Veterans Committee that the memorial would be placed then and would stay. Fisher said consider it don't reject it.

Bruce Healey questioned from this point forward, what is the process you are going to go through to make a decision. Wright said I would like to discuss it tonight, not sure what the other selectmen would like to do. I have given them information from the 2011 study that I would like them to review. I would like to discuss the project in depth at the next Selectmen's meeting and make a decision then. We are under the gun to make a decision of what to bring forward as a warrant article. Thorson commented that there is nothing new I will learn in the next two weeks. The only thing is if it should be together or separate articles.

Josh Perkins asked if the BSSSBC looked into any plans of the existing building to stay as a police station. Wright said they did not do any plans for that. Tentarelli said no we didn't. Sherman said the existing building doesn't meet the criteria that you would need, it didn't make sense to do that. Wright said it is not compliant for fire but I am not convince about police. Cal Prussman asked wasn't it recommended in the original study to keep the police department there and build a new fire department. Wright answered yes it was. Prussman commented it would be a waste to trash that building.

Liz Tentarelli asked what is the projected time line on the bond issue. Wright said we would vote at town meeting to raise and appropriate all the money at once. Tentarelli asked the length of the bond. Wright said 10 - 15 years or 20 years. Pavlicek said the level of debt for a 20 year bond for \$4,000,000 would be .40 on every \$1,000 and for a 15 year bond it would be .50 on every \$1,000.

L. Tentarelli commented will the present station be usable, when I moved here 17 years ago the South Newbury buildings were not being used and still aren't. Some buildings are old and tired and should go away.

Bruce Barton made a comment regarding the Veterans Memorial, its not about the money, the costs, the savings, the time, from the Veterans point of view it is a huge emotional attachment.

Judy Hale asked if there are going to be any public hearings about the this or is this it. Wright said we are formulating a decision if it will be a warrant article, it is all in open session, there will be a budget hearing as

part of the warrant articles, there is no more or less than any other article. Perkins disagreed with this being a warrant article, it was said at town meeting that it would be 3 to 5 years before doing anything. Now there is no hearings for people to come and talk about it. Wright said my feeling is we do not need to rush into it, maybe year one to do site work and planning, then year 2 or 3 to build. Wolf said there has to be a public hearing for this. Pavlicek responded that under RSA 33:8-a that any bond issue over \$100,000 there has to be a public hearing prior to town meeting at least 15 days before but not more than 60 days. It will be the first money article addressed at Town Meeting. There will be a bond public hearing if the Selectmen decide to put in as a warrant article.

Prussman said it seems it would be pretty tight there with the new buildings and everything facing 103, I concerned about the snow removal, since it is a state road. Sherman said it wont be much different than what we have now, the next step we would look into roof pitch to avoid the snow running off.

Judy Hale asked if the committee looked into the environmental impact as it is wetlands there. Mires answered that they had a civil engineer analyze the run off from the hill, the hard surface, and treatment for the run off. The general site can handle the water run off and treatment with current regulations. If this project goes forward the next step would include all of this. Mires said he felt pretty comfortable it would handle that.

Bob Wilkonski mentioned that about 3 years ago the Board held a public hearing on a Saturday morning around 10 a.m., when would you schedule this meeting, it is hard for people to be here on Monday nights at 6 p.m. Wright said we could do both. Pavlicek said if we go forward and put this as a warrant article, we need to notice a bond hearing at least 7 days prior to the hearing. Smith said to have the bond hearing at the end of January. An ad will have to go in the paper tomorrow. The decision was to have the bond hearing on February 6th.

Thorson was in favor of moving forward with the project. Thorson made a motion of bringing the project forward as a warrant article and follow the recommendation of the BSSSBC. Smith seconded the motion. Wright does not accept the motion.

Wright said the public at large is not willing to swallow \$4,000,000, we need a new fire department but not police department. Fire department calls grow by 17% a year. If we build the one we need we save \$1,000,000. Thorson said it can be modified at Town Meeting by the



voters. Wright said I will go along with the fire department being built not the police department. Smith said let's leave it to the voters at Town Meeting. Pavlicek said we can have separate articles for doing both or each one separate. Thorson and Smith were not opposed to that. Wolf wanted one article and if the voters want they can amend it. Voters can vote no police department. It takes 50% of voters to amend an article. Leave it up to the voters, let the people decide.

Thorson and Smith aye for warrant article as recommended, Wright nay.

There will be two public hearings, Saturday February 6, 2016 at 9 a.m. and Monday February 8, 2016 at 6 p.m.

**3 Regular Business - Discussion**

**a) New England Handicapped Sports Association**

The request for selling raffle tickets at the NEHSA located at Mount Sunapee this February was granted.

**b) 103 Road Safety Audit**

The Road Safety Audit has been signed and Nate Miller will be sending it in to NH DOT.

**c) Primex Insurance**

Wright signed the insurance agreement with Primex.

**31. Correspondence**

**31.1. 2015 Final Ratio Study Report**

The Board received the State of NH DRA ratio and equalization assessment for tax year to 2015. The median ratio was 94.9% and the equalization assessment was 97.2%. It is up from last year which is good news.

**31.2. New London Dispatch**

The Board received a copy of the New London Dispatch Newsletter.

**31.3. Thank you letters**

The Board received a few thank you cards from the Holiday party.

31.4. Wheelabrator Technologies Request

Wheelabrator sent in a request regarding the town's waste disposal agreement. Pavlicek directed them to the Lebanon landfill where Newbury's solid waste is taken.

32. Approve Payroll/Payables

32.1. Payroll/Payables January 9, 2016

The Board approved and signed the January 9, 2016 payroll and payables.

33. Acceptance of Minutes

33.1. December 28, 2015 Meeting Minutes

The Board approved and signed the December 28, 2015 minutes.

34. Other Business

34.1. Intent to cut

The Board approved and signed an intent to cut for Peter Moore, Morse Lane, map/lot #034-092-064.

The Board approved and signed an intent to cut for Emily & Roy Burns, Mountain Road, map/lot #033-595-231, 033-679-015, 034-725-449, 023-160-413.

The Board approved and signed an intent to cut for Harry & Kathy Seidel, Emily Lane, map/lot #044-223-180, 044-223-187.

34.2. Warrant - Yield Tax Levy

The Board approved and signed the warrant for a yield tax levy in the amount of \$202.43 for Grace Hill Properties LLC, map/lot # 027-768-546.

34.3. Abatement

The Board approved and signed an abatement in the amount of \$1,499.89 to John Garrity, map/lot #29A-210-488 for a duplicate payment of property taxes.

34.4. Purchase Orders

The Board approved and signed a purchase order for Willow



Pond in the amount of \$29,000 for the highway department for the purchase of winter sand.

**4 Non-Public Session**

Per RSA 91-A:3, II, a-e

- a) The Board voted to go into a non public session under RSA 91-A:2, 3b at 8:34 p.m.

The Board came out of non public session at 8:36 p.m. Smith made a motion to seal the minutes indefinitely, Wright seconded the motion, All in favor.

**5 Adjournment**

- a) The meeting adjourned at 8:36 p.m.

Motioned by Selectman Smith, seconded by Selectman Wright, all in favor.

  
Richard Wright, Selectman  
Chair

  
Edward Thorson, Selectman

  
Russell Smith, Selectman