

Selectmen's Meeting Minutes

Monday, May 9, 2022

At the Selectmen's Meeting held on Monday, May 9, 2022 at 6:00 p.m. the following people were in attendance: Shawn White, Abbey Querrard, and John Tholl.

A motion was made by John Tholl to enter non-public session at 6:00 p.m. pursuant to NH RSA 91-A:3, II(e). The motion was seconded by Abbey Querrard. Roll call vote: White: Yes; Querrard: Yes; Tholl: Yes. Motion passes. The board entered non-public session at 6:00 p.m.

The Board adjourned from non-public session at 6:24 p.m.

A motion was made by John Tholl and seconded by Abbey Querrard to seal the non-public session meeting minutes because it is determined that divulgence of this information likely would affect adversely the reputation of any person other than a member of this Board and would render a proposed action ineffective. Roll call vote to seal the minutes: Tholl: Yes; Querrard: Yes; White: Yes. Motion passes, 3-0.

Chair White called the meeting to order at 6:30 p.m.

Abbey Querrard led the Pledge of Allegiance.

Others in attendance: Rob Larson, DPW Director, Rhonda and Roland Caron, Scott Burns, Tom Ladd, Ken Jordan, Shane Morton, Sara Dunn, Fire Chief John Ross, Jr., Katy Kopp, John Perkins, Brenda Perkins, Bob Loiacono, Paul Hayes of The Caledonian Record, Scott Black, David Glover, Tim and Marjorie Durand.

Junk Vehicles at 39 Jefferson Road

Carl & Christina Zecha scheduled an appointment to meet with the Board to discuss this matter, and they did not show up to the meeting

Water Bill – 50 Brown Street

Chair White said at the last meeting we discussed a water break, with quite a bit of water, at the residence at 50 Brown Street. The board wanted to know if their homeowner's insurance would cover the water bill, and the homeowner was notified by his insurance company that they would not cover it because the heat was turned down. The Board talked about doing an abatement down to an amount so he is not responsible for the full amount that was leaked into his basement. The property owner has to pick up the tab for all the property damages as well. Shawn said at the last meeting Mr. Larson was not in agreement with doing an abatement. Shawn said most recently in the past the sewer portion of the bill was abated. Also in the past, there was a \$300 fee added to the average of the bills. Abbey said that she would suggest that we average their bills for the last couple of years and add on the additional \$300 fee. Shawn asked Judy to have Joyce average the last couple of years of water and sewer bills and add a \$300 fee. The Board

discussed this at the last meeting, and the homeowner wasn't notified of this water leak because it only occurred for a couple of days. Rhonda Caron asked if this would become a town-wide standard going forward? Chair White said that was Rob's concern as well. Shawn said the Board has discussed this, and there have been abatements in the past due to hardships. This was certainly a hardship and more than a leaky toilet. It was a very large water break and did a lot of damage to their property. Shawn said as long as this Board is sitting, we will certainly take hardships into consideration. Fire Chief Ross said the Fire Department responded, and it was a leak on the second floor that destroyed the first and second floors of the home and the entire basement was flooded. The homeowner is typically gone for work 7 days at a time, and his insurance company would not pay for the damages.

Transfer Station

Mr. Larson said that the staffing at the transfer station is no longer an issue, as Michelle is going back to school to get her CDL license.

Rob wanted to ask the Board, while he was on his disciplinary leave, why someone asked Chief Ross to go through his desk, files, and computers. The Board said that this is nothing we know anything about. Chief Ross said he did not step foot in Mr. Larson's office.

Gravel at 87 Brown Street – Shane Morton & Sara Dunn

Shane Morton and Sara Dunn had left a letter off last week at the office, and the Board did receive their letter. Sara said they have some concerns: Is there any legal rights to remove anything from the property? Is there a contract we don't know about before the closing? Mr. Larson said there are two issues. The Town has a rental agreement with Abbott through Park. Park has the rental agreement. Rob said it is an agreement with the Town. Park was acting as an agent for the Town. Rob said that it is all reject material from the different job sites associated with the water and sewer projects, and under the town's disposal agreement Rob can give it away if they fill out the disposal agreement, which was done. When the town does ditch work and gravel work, if a landowner wants that material, we will give it to them. Rob said that Mr. Gosselin was given 2 yards of that junk material. Shane Morton said it was more than 2 yards. They hauled the material all day Saturday and then again on Monday. Shane said when you purchase a property as is, where is, and if some random person comes on the property and removes dirt they feel it is stealing off of private property. There should have been a notification, or someone could have at least called. Mr. Larson said they don't own the property yet. Sara said that they sign tomorrow morning to purchase the property. Shane said this is the second matter that has occurred, and he ate the first one, but he is not going to this time. This matter is not going to be dropped, and somebody needs to get a handle on it.

WEDC Discussion: A preliminary survey and look at needs for water at the Industrial Park

Katy Kopp of the Whitefield Economic Development Committee attended the meeting to discuss the two potential lots available for sale at the Industrial Park. The WEDC would like to pursue a project to get the lots ready for sale with the town's permission. They are looking to hire an engineering firm to evaluate the potential at the Industrial Park. This would include identifying potential lots, infrastructure requirements (water, road access, stormwater/drainage, etc.), identifying required permits and cost estimates.

Katy said this would be a three-step process. Steps 1 and 2 would be a pre-development phase. NICIC is available to assist with the development of either the RFP or RFQ for engineering. The Town's Procurement policy asks for three bids if possible. The engineering firm that is hired would then identify roadways, culverts, wetlands, site layout, etc. The Town would be the beneficiary of any grants awarded. Hopefully this would happen during the summer time and Phase III likely would happen in the winter when they can apply for CDBG funds. WEDC will handle the Request for Qualifications. The Board said that if the WEDC wants to go ahead with that, the Board is fine with that. NCIC has not given them a dollar figure, but WEDC will pay for the process to get the engineer on board. Phase III would likely begin in September, when they would be pursuing implementation funds through EDA, CDBG, Northern Borders, etc. Katy said WEDC wanted to be sure the Board was interested.

Board Members – Liaisons for Departments

Shawn said this is going to work like in the past, if there is an emergency that comes up and the Department Head has an issue that they need to get an answer on right then or if a town resident has an issue and comes to the Board member who oversees that department that board member can go to the department head and discuss it with them. The Board member and Department Head will have a written note of what was discussed so the public will know about it.

Shawn – Police Department

John – Fire Department

Abbey – Department of Public Works

Anything that goes on behind the scenes will be documented by the Department Head and brought up at the next Board meeting. Shawn said this is for emergency issues only, and eliminate a lot of emails going back and forth. It was suggested by the town attorney to pursue this. John Tholl made a motion that we approve the following assignments as department liaisons: Shawn White – Police Department; John Tholl – Fire Department, Abbey Querrard -Public Works Department. Abbey Querrard seconded the motion. All in favor, 3-0.

The Board signed a Notice of Intent to Cut Wood or Timber for Map 241/Lot 36.

The Board signed a letter to Mr. William Lambert, Traffic Engineer, for NHDOT Bureau of Traffic asking the department to conduct an engineering and traffic study on Route 116, Littleton Road between Parker Road and Forest Lake Road.

The Board signed a Peddler Permit for Maryanne's Soft Serve N More, 446 Lancaster Road.

Cleaning Services

The Board decided to put out for bid the cleaning and janitorial services. Shawn said we have discussed this in the past and want to get in a bid process. The current cleaning service has never been bid out, but we want to get back in the process of going out to bids for other services as well, i.e., gravel, catch basins, roadside mowing. It is a fair process when you go out to bid. Rob asked if it is going to be a yearly thing. Shawn said he knows in the past we have actually found it cheaper to get the bids for a maximum of three-year periods. The Board decided to have the cleaning and janitorial bid be for a three-year period.

John Tholl made a motion to approve the Selectmen's Meeting Minutes of April 18, 2022. The motion was seconded by Abbey Querrard. Motion passes, 3-0.

The neighbors at 39 Jefferson Road expressed concerns about the junk vehicles being brought in. The Board wrote a letter to them as well as the town attorney. Mr. and Mrs. Perkins who live next door to 39 Jefferson Road said they don't open their windows or shades because all they see is Sanford & Son. They said it is embarrassing and disgusting. It has gotten much worse since they bought their house last year. They can see it all from their house.

Rhonda Caron said after the last meeting within two days of that they added five more vehicles. Rhonda said two things are concerning, the little kids playing out there is a big safety hazard. These are all old vehicles, and there is a concern with groundwater contamination with oil, gas and anything dripping out of the vehicle. Ken Jordan is concerned with the summer influx of transit people who might want to sleep in those trucks. Ken said he looks right out at those trucks. Ken said the other thing Ken works in Littleton. We have the influx of the summer transit and sleep wherever they can find. Those vehicles are prime spots for transient people to sleep in. Ken looks right out at it. The last vehicle was the doorless, the gentleman w

Rob Larson said there is no driveway coming off Maple Street to access that property. The neighbors said that they use that entrance all the time. The Board asked Rob to follow-up with a letter to them about not having a driveway permit. Ken Jordan said he worries about that pile of brush they have, and was wondering if they a burn permit. It was mentioned that they use one of the vehicles as a dumpster and bears get into it all the time. Shawn suggested they reach out to Fish & Game as they have someone who deals with the bear issues. Dave Clifford said he spoke with another neighbor who said the driver who brought the vehicles in said they have 21 more vehicles to bring in. There was also discussion that the town he is coming from had issues with them about a lot of junk vehicles.

Shawn said the Board and Town Attorney both have sent letters. We have a better chance of getting the ultimate result if we can show that the property owners were give a thorough notice, clear directions and a reasonable time to comply.

Scott Black stopped by the meeting and just wanted to suggested to the board don't take free money today and not worry about the future. He is worried about out kids and generations to come. Scott also discussed the Carroll school withdrawal situation. Scott asked about the water and sewer project funding, and Judy will forward a copy of that breakout to Scott.

Shawn said that he has concerns about the talk we had with the attorney on legal matters. Some of that information we spoke about it got back to a Deaprtment Head who confronted another Department Head. Shawn said he is not sure how that information got out there, but that cannot happen.

The meeting adjourned at 7:21 p.m.