

Selectmen's Meeting Minutes

Monday, August 9, 2021

At the Selectmen's meeting held on Monday, August 9, 2021 at 6:30 p.m. the following people were in attendance: Peter Corey, Shawn White, and John Tholl.

Chairman Corey called the Meeting to order at 6:30 p.m.

Others in attendance: Rob Larson, PW Director, Fred Ingerson, Water Superintendent, Tom Ladd, Brad Lufkin, Mark Lufkin

Pledge of Allegiance

Old Business:

Playground Swing: Rob said the swing structure at the park is not the right structure to accommodate a handicapped swing. The Board decided not to install the adaptive swing seat because we would have to make significant changes to the swing frame structure or get a new swing frame.

New Business:

Selectmen Committee Updates:

John Tholl – Planning Board: John said the Planning Board has been very busy and there is a lot of construction going on. We still have the issue with the Towle property. Construction going on at Stiles Farm Road near the airport. John said we get many development applications. Brad Lufkin said that the Towles said they are going to put up a fence. If it is under 6 feet, a permit is not required. Shawn asked about the fence at Holt Harrison's, which appears to be higher than 6 feet. Peter thinks that fence was up before the change in the code. John thinks the planning board may need to be involved. The development activity we are seeing is from a mix of residents and second home owners.

Shawn White – Airport: Shawn said that he missed the last airport meeting. John Tholl said he has heard that the National Guard is not coming to Whitefield. They are going to Berlin instead due to money.

Peter Corey – WEDC: Peter said that WEDC reached out to Airport Commission, and the Commission said they were not pursuing the planning for the fuel farm at this point. WEDC said they would be willing to assist in the future. Shawn said he was contacted about the loader which has gone through two price increases since the bid, and the last he heard they have six months to capitalize on that. Six months is this month, and it has to be signed off on by the Governor and Council and is still sitting on their desk.

Peter said WEDC reached out to Jillian's/Sunny to ask if he would be interested in putting out sidewalk seating. Peter does not know the laws on that. How do they go about doing that? Shawn said the town used to allow it. The bagel place was allowed to do it. John said there may be an issue with the Liquor Commission. Rob said from the bridge to Route 116 is going to have the curb reset and put the cement sidewalk back in. He is waiting to reschedule with Colby later this month or in September.

WEDC is going to talk to NCC about the complete streets and doing a presentation in town. They would show what they are planning to do, and would need DOT approval as well.

New Business

Approve Road Name: Melhem Estates Drive

Shawn made a motion to approve the road name of Melhem Estates Drive for the driveway accessing the Melhem properties off Forest Lake Road, on the southwest side of Burns Lake. The motion was seconded by John Tholl. All in favor, 3-0. Motion passes.

Ordinances

Chairperson Corey said that Chief Samson is going to come to the next meeting with his proposed noise ordinance. Peter is working on the junk ordinance. He reached out to St. Johnsbury and Lyndon for copies of their ordinances, and they don't really apply. He will have something ready for the next meeting so he can talk it over with Chief Samson as well. Shawn suggested that Rob look into a ordinance for cuts on the road. There has been discussion on it on the PW Net. We don't have anything for that. We maybe can combine all these ordinances for one public hearing.

Solar Finances:

Rob said this is just for discussion tonight. Melissa Elander is putting together a grant package for us. We need to figure out how to lay out the financing. The quote is \$148,424 for all 3 buildings. We should be able to finance it or take it out of capital reserve funds. If we did the financing, we could finance the whole package and pay interest. If we finance \$98,000, the payback is about 5 years (4.8 years) so it is well worth it to even do that. The board asked Rob when are we looking to do this? We have to have the plan in place by mid-September, and then the grant is awarded in March. The other option is we can write it up so it becomes a warrant article and see if it gets approved at town meeting. We just have to submit how we are going to finance it. Shawn said he doesn't want to go backwards. With this new infrastructure plan, a lot of it is solar. Would it be worth trying to go forward and see what comes out of that? Rob wants to get the paperwork in place between us and USDA. They just want a budget, and we have to demonstrate we have the funding. We do have at least \$96,000 in the capital reserve account we set up for grant match so we could use that. The Board felt this was the best route to go. Shawn

said he looks at this as the same as the street lights—look we have saved on our street lighting bill.

Cherry Mountain Well –

Rob said we have some issues with that well. The pump itself is going to cost \$11,000 to \$15,000 to repair. The phone line is not working. That is also an older steel line. DES wants us to stop using that well. It is not in a well-protection area so there is no way to control it. DOT put up their tower there as well. Rob thinks that we don't want to abandon the well, but he would like to deactivate it and when later on if we have funding through grants then we could get the pump fixed and put the system back on line. The steel line has to be replaced as well. The Board asked how much do we rely on it? Fred said he hasn't used it since last fall. There is stale water in the pipe, and when Fred turns that well on it stirs the stuff up. We receive many complaints of dirty water. You can run it for at least a day before it starts to clean up. When we got the other well activated in the rotation, it was every third week that well would run. Shawn said he calls that Horizons didn't recommend getting rid of any wells. If we deactivate it, we would save money. We don't lose the well—with testing and proper approvals that well could be brought back on. We will have to do something with that steel line. John likes the idea of deactivating it just in case. Peter is fine with that. There is no way to get the well-head protection zone. It is right next to the highway. The Board said that they are ok with deactivating that well. Rob said that we will disconnect it from the system and cap it. Fred can do it, and he can send DES an email with pictures of the physical disconnection of it.

A motion was made by Shawn White to approve the Selectmen's Meeting Minutes of July 26, 2021. John seconded the motion. All in favor, 3-0. Motion passes.

Rob has a letter that the Board was cc'd on that Rob drafted up to send to Bob Stiles. Shawn said he received a phone call and paper work from Mr. Stiles. It was the same day Rob sent that out. Rob says that he has some maps for the Board to look at. Rob said he does not have sewer or water lines laid out on that sub-division. Bob wants to know what the difference is from what Shane Morton did. Shane simply extended a private line—attached another private line to their private main. There is a private water main that goes down that road, and he is putting in a newer service connecting to the private main. Bob wants to know what the difference is, and Rob says you cannot connect on to other people's lines. He wants to go from the parts store and continue the line up through there. Rob said this is private property and Bob doesn't own it. Who else owns up in back that he wants to bring water to? Peter said that he needs to bring his trunk line from the main up the right of way then you can tap off where ever you want to go. Fred said Bob ran another water line from Tim's garage from a curb stop out in front of the garage. His new garage is on his own well he drilled. How big of a main is it up to Hidden Acre Drive? Fred said one inch. If everyone turns on their water, someone is not going to have water. We approved another addition on to their line. They probably put booster pumps in the houses to boost up to pressure. Not sure how he does it. Shawn said he asked Bob to drop off the

information he had on it. Fred said that right by the liquor store there is a fence and manhole by the pump station and that tap that runs up the fence line up to Tim O'Neil's building. He has got two curb stops, one was leaking and Fred shut it off. The other one went up to Tim's and there is a curb stop in front of Tim's garage that goes up back. No idea when that was installed. Shawn said the plan says there is an easement, and an easement is the same thing as a right of way. Peter's question is when was that installed? Was it approved or not approved? Is there a user on the end of that right now? Not that Fred knows of. No one should be able to come to hook on to that line. The answer should be no. It is not installed according to the ordinance. Rob said in the planning board, we need to incorporate utility rights of ways for approval because that is what happens you get in these situations. Shawn said there a lot of answers we still, and he would like to know that the Planning Board did. It clearly shows a 30- foot easement, and did it go the planning board to be approved? Why is he seeking approval to hook up? He wants to sub-divide the land at the end. Peter suggests that Rob but in his response that Bob put in an appropriate water line in the right-of-way up Fred's Way. We don't even know what it has for a line there. Tell him he is welcome to put in a water line up the right of way for Fred's Way. Shawn thinks we need some answers. Did the Planning Board ok that? We don't know. That water line has been there for a long time – how long? What size? Fred said he shut off a line that was running across his yard. Shawn asked Rob to invite Bob in to discuss the matter and to reach out to Joyce and see and what she can plan that was documented for the planning Board.

Brad and Mark Lufkin said they are interested in what was going on with the ordinances for the junk. Peter said we have had complaints about the Towle property and are considering adopting an ordinance to control the junk. Junk is hard to define in the State of NH. We are looking into the possibility of adopting an ordinance to prevent that. Brad asked if putting up a fence solve that issue? Shawn said Hubie came in and is trying to sell the land across from it. Who is going to buy it looking at that? The way the ordinances are written one board may look at one way and another board another. It is hard to govern. Peter said nothing is drafted up yet. Hopefully by the next meeting.

John Tholl said he has been approached by the Post Commander wanting to know when we are going to put the pavement down. Rob said when we do the fire station. Kimball Hill Road is the next one slotted. Still have another week or so of ditching to do.

The Board discussed the Boston Post Cane.

The Board discussed establishing credit card policies and procedures.

Peter said our next Department Head Meeting will be Monday, August 23rd.

On Monday, September 13th we are planning to do the public hearing for the American Rescue Plan/Local Fiscal Recovery Funds and vote to accept the funds.

The meeting adjourned at 7:15 p.m.

