

Selectmen's Meeting Minutes
August 13, 2018

At the Selectmen's Meeting held on Monday, August 13, 2018 at 6:30 p.m. at the Summit the following people were in attendance: Peter Corey, John Tholl, and Stanley Holz.

Ben and Tyler Towle came to the meeting to discuss the letter the Board sent to them about reports about the apparent junk that is being stored on the property. Tyler said that there are no more than two unregistered vehicles and there are no piles of junk. Everything on the property is registered. He has one boat that is not registered, but he will be using it. Peter Corey asked if we could have someone come up from the Town and do an inspection of the property. Tyler said that he wouldn't have a problem with someone visiting the property. Tyler said you can see it all from the road. The Board asked Ben and Tyler what are they intending to do with the property. They said that they have started a carpentry business. They had someone ask them to clean up their place and that was why there was some junk around. They just dumped it for a while. They just went out on their own. There is nothing there anymore. Tyler asked who is qualified to say what is junk. Tyler said someone can go up as long as Tyler or Ben are home when they go. Stanley suggested making an appointment. Ben said that there is a little storage space behind the trailer, but it is hard to access. They are planning on building a garage when they can. Stanley said a lot of it is visual, and if they have someplace out of site, that would solve the issue. The Board said that Cabot and John Ross, Jr. could go up and see the property. We will call and schedule an appointment for them to come.

Anne Patterson of 596 Jefferson Road attended the meeting to discuss issues she is having with the staging site next to her property on Jefferson Road. She said she has spoken with a couple of people from Coleman's and she is still waiting to hear back from one of the Coleman's rep who was going to measure the property boundary lines on Jefferson Road. She said she that they did not know about the two-acre lot next to them that was going to be used for the staging area. She can't work at home because they haven't been able to open the windows. The trucks come and go all day long. Anne's main concern is to verify they are not on her property. Even if they aren't they have disrupted their property. They say they can restore the property, but she can't say they will. It goes from 7:00 am to late in the evening. She has been listening to beeping for a month and a half.

Peter said he is sorry it is disruptive. We have a very large project underway and they do have to have staging areas for the storage and processing of materials. To the best of my knowledge the contract stated they were not to operate outside the windows of 7 am to 5 pm or 6 pm, a normal business day. They cannot operate on the weekends. Anne said she believes they are on her land. John and Stan said the contractor has done their own independent study of the lot. Stanley said it was discussed at the construction meeting and they are not on her property.

Stanley said that they try to be on the other side of the wooded section. Anne said they have torn up the property. Peter said that they are obligated to put the property back to how it was before the project. Anne said that she has no recourse for that. Her other concern is no one told her this was going to happen. She would have made other arrangements if she had known. Stanley said that they were told that both Steve Lafrance and Bill Wetherbee met with her. No one advised her that this was going to happen. She owns 20 acres, she is a full-time resident and the people who own the land they are on are not even here. She would have made different arrangements for the summer and for her working arrangements if she had known this was going to be going on. Stanley said the back-up sensors have

been reduced for the noise for backing up. She is concerned about it as a resident of the historic town, the condition of the stone wall, and she is concerned going forward they have the right people in place so they don't disturb the stone walls. They are responsible for the restoration. They have pushed the top soil to one side and it will be replaced. They are a business and they are doing what they need to do. Anne said that the land is being dug up, sand is being moved, if they did their due diligence, other remote areas that could have been used. If the landowner wasn't willing to allow them to use the property, then they can't use the property. Why wasn't she told this was happening? Peter said he can't answer that. We can go back to the construction property and express her concerns and try to keep that beeping down. She also said that the representative from Coleman has not gotten back to her about the dimensions. We will get the message to them. Anne said thanks for listening. They are hoping to be finished up in November. Maybe we can discuss with them using the Harris property for the Mt. View Road. When you do construction, things get disturbed and disrupted. It is unfortunate.

Chief Samson attended the meeting to discuss the SRO position, the budgetary piece and filling that position. Ed said on his side of things the total left for the year was 209,533. Estimated payroll, benefits plus some other fixed costs we estimated about \$171,000, leave them 38,000 between now and the end of the year. There will be other costs that come back. They think they can 50% of that intact if not more than that. Ed said additionally there is no big ticket items that need to be purchased, barring any large changes. He is thinking \$20,000 and we thought it would be \$15,000 to \$30,000 to get us to the next fiscal year. Realistically we are talking about October the earliest anyone is getting in there. Ed spoke to the school district in reference to signing a Memorandum of Understanding—and they are on board to do that. Ed said we are still going to explore everything that comes in. He likes the idea of another full-time position in the summer. We would phase out the part-time officers because we won't need them. Ed said the benefits is the big thing. If it is someone we hire that needs to go to the full-time academy then that is a factor to consider. Ed has some interest from people in the position. Stanley is wondering what is the impact for the town for the hours they are on town-time? Peter is wondering if there is any stipulation that the school would pay for the whole year.

Peter said his recommendation is obviously the voters are going to decide if they support an SRO at the school while voting in the deliberative session for the school budget and when the voters vote on the budget at town meeting. It comes down to do they want it added to the budget or not? Peter's recommendation is he would be in favor of hiring the SRO that we will not expend more than \$27,500 this year and conditional upon receiving a letter from the school board that they will reimburse us for that 10 months. It has to be advertised that this is a temporary position. Stanley said he would be more comfortable knowing what the worse case scenario would be and what it would be going forward. He doesn't have actual estimates. The presentation is what impact does it have on the current budget and future budgets. Ed said we actually covered someone there for that at the school this past year for a couple of months.

Edie asked about it only being a part-time position and would they only work the school hours. Ed said the best case scenario can be a retired person who is looking for something like that. John said the biggest problem when you have someone who has worked 25 to 30 they are into the enforcement position. It takes a special person to do that job. Tom Ladd said in the number crunching can we find out what it is going to take out of the police budget, there will be 2 ½ months that person has to be paid—what would that effect be.

Ed was wondering if we start advertising for the position, could we advertise it as an anticipated opening so we can at least get it out there and see what is out there. In the interim we can get the final numbers together. If it doesn't fit it doesn't fit. That individual who may be interested we can start at least advertising for it. We could only advertise it as an anticipated opening. Ed said once it is out there we will get a good idea of who is interested.

What would the recourse be if the town says no? Lancaster has the same concerns that Whitefield does. They are trying to hash out the same things. They possibly could go the Sheriff's office, but it would be the same scenario as the Town.

A motion was made by Stanley Holz to approve the minutes of the July 23, 2018 Selectmen's Meeting Minutes. The motion was seconded by John Tholl. All in favor, 3-0. Motion passed.

A motion was made by Stanley Holz to approve the minutes of the August 6, 2018 Selectmen's Meeting Minutes. The motion was seconded by Peter Corey. John Tholl abstained as he was not present at the meeting. Motion passed, 2-0.

Selectmen Committee Reports:

Stanley Holz said that the grant, to renovate the downtown buildings – the Allard block and brick building on the corner to develop work force housing and commercial space that the CEDC has been working with USDA on, was approved for a Northern Borders grant in the amount of \$250,000 for a feasibility and engineering study. Stanley said those two buildings have the most impact on the downtown, and both are in various states of disrepair. Tillotson also gave another \$20,000 for this. The project that was dead a couple of weeks ago is now resurrected again. It would be mixed-use, housing and commercial. It would provide residences for people who come to the area to work. There has been a housing shortage. The workers at the hospitals and hotels can't find a place to live. There is a shortage of rental properties.

Edie Worcester asked if this is non-profit so would the town lose taxes on those buildings? Peter said that is not determined yet. The buildings would not be owned by the town. For example, AHEAD, a non-profit in Whitefield pays the whole tax bill in Whitefield. The Town is not providing the housing. CEDC is the one who is doing this project. Stanley said that the EDC will be getting a full presentation on this project on Wednesday night at 6:30 at the library. A lot of it is still up in the air. The WEDC meeting is Wednesday night at the library at 6:30 p.m. Two guest speakers from CEDC will be there to discuss the project. The project is in its infancy so don't jump to any conclusions. It is being organized by CEDC, which is not the Town of Whitefield or WEDC.

If the buildings are restored, who is then responsible for the owner of the building. The property owner will have to maintain the buildings. The Town doesn't own the building and will not own the building. It is in CEDC's interest to maintain the properties in good condition. Peter said it is not any different than other property owner who would maintain their property.

John Tholl said that the grant the airport was trying to apply for through Northern Borders was denied because the town's Northern Borders grant won't be completed until next year. It is John's understanding should the airport commission have a lease on the property, then it would be considered as an independent, non-profit so they could apply on their own and then Whitefield's grant wouldn't have to be spent in order for the airport to apply again. They are in the process of hangar inspections.

The airport received around \$4,000 from the fly-in to be used to offset expenses and plan for next year. Gale Associates has been hired as the new airport engineer.

Peter Corey said there are a couple of issues before the planning board currently. The Building downtown which is operating as a bakery has a deck on the back side of the building built without a permit. The landlord has been noticed they need to produce the permit from the state. The deck is not in use, but it was constructed without a proper permit.

There is a tiny house on a piece of property on Kimball Hill, which a neighbor was granted to store it there, and it was supposed to be moved by July 30th. The Board did not grant the extension. The tiny house has been occupied and there is a neighbor who is upset and it is within 25 feet of the boundary line. The tiny house is in violation from two aspects and needs to be removed.

The third thing is the Town has a number of properties in town where people are living in campers. People have more than one camper on some properties. They have gathered relative ordinances and there should be discussion tomorrow night at the planning board meeting, and we will draft something to the Development Code to address campers and it would need to be voted on at town meeting.

There are state regulations that speak to what campers are and it really doesn't address somebody setting up a camper and leaving it as a residence. The planning board is going to have to look at the regulations and see what fits for Whitefield.

Valerie Yelton had a question about the poor cell phone reception in Whitefield. After discussion, Peter suggested she contact EDC to discuss this further.

The Board asked Cabot how things were progressing on Gould Road. He said that they have two more pipes to do. A lot of it is weather dependent. Cabot spoke with Central Paving about getting the reclaiming done in the next two weeks and paving right behind that. Hopefully in three to four weeks it will be completed.

Tom Ladd said the entire road was closed recently, and he is asking if there are any other plans for closing the road entirely? Cabot said there is one more time it will be closed entirely. Tom said it would be good to let the residents know.

A motion was made by Stanley Holz to enter into non-public session at 7:45 p.m. pursuant to RSA 91-A:3, II(3) consideration or negotiation of pending claims or litigation which has been threatened in writing or filed by or against this board or any subdivision thereof, or by or against any member thereof because of his or her membership therein, until the claim or litigation has been fully adjudicated or otherwise settled. The motion was seconded by John Tholl. Roll call to enter non-public session: Corey-Yes; Tholl-Yes; Holz-Yes.

The Board adjourned from non-public session at 7:55 p.m.

A motion was made by John Tholl to enter non-public session at 8:00 p.m. pursuant to RSA 91-A:3 II(b) the hiring of any person as a public employee. The motion was seconded by Stanley Holz. Roll call to enter non-public session: Corey-Yes; Tholl-Yes; Holz-Yes.

The Board adjourned from non-public session at 8:25 p.m.

The Board hired Melissa Farrow, a current recreation department employee, as the Town's new Recreation Director, effective August 27, 2018.

The meeting adjourned at 8:30 p.m.