

Selectmen's Meeting Minutes
Monday, August 8, 2016

At the Selectmen's Meeting held on Monday, August 8, 2016 at 6:30 p.m. the following people were in attendance: Mark Lufkin, Peter Corey, and Wendy Hersom, Selectpersons. There were approximately 84 people in attendance.

The Board of Selectmen called to order a Public Hearing at 6:30 p.m. at the Whitefield Town Office located at 56 Littleton Road to solicit public input for adopting a modified weight limit of 12,000 lbs. (6 tons) on a portion of Gould Road, specifically from the intersection of Route 116(Littleton Road) to the Kimball Hill Road Intersection (four corners). The original notice posted an incorrect weight limit of 6,000 lbs. Shawn White, Whitefield Public Works Superintendent/Road Agent stated that the reason we are requesting this is "to prevent unreasonable damage or extraordinary municipal maintenance expense." Tom Ladd resident of 138 Gould Road said he goes up and down the road all the time. He said it is in terrible shape. He said he wants us to fix it and not keep people off of it. He said luckily his vehicle only weighs 4,000 lbs. but a larger vehicle like a Suburban would not be able to go on the road with this 6,000 lb. weight limit. Tom is wondering the reasons not to maintain it and to keep it passable. Tom owns property on the affected portion of the road, and with this suggested weight limits on that road it would prevent his property, which has about 700 feet of frontage, from ever being developed. It is in current use at this time. You have to get trucks to it. Whatever the intentions are for the weight limits, certainly Tom would like it to affect thru-traffic only and he thinks 6,000 lbs. is too low of a weight limit. Tom said 6,000 lbs. would limit a Suburban from traveling on the road. Tom said he sees several ill effects from this weight limit restriction. He feels it will increase travel on the ill-maintained portion of Kimball Hill Road. It was explained that the weight limit is supposed to be six tons (12,000 lbs.). Tom is wondering what kind of weight are we talking about. 6 tons is a lot different than 6,000 lbs. He would like traffic going to a specific destination excluded and just making it exempt for thru-trucks.

Shawn said the roadway there is in terrible condition. In 2005 we spent \$60,000 to rehab that road. It is one of the worse roads in Town. The reason why is that this hill has ledge and there are springs under this roadway. We drive a dump truck up it and you can see the roadway actually sag. With this road being a spring under it there is always water running down the roadway. We try to maintain it the best we can. We try to put underdrainage in there and put stone in, but it is difficult. We are trying to curb the heavy trucks, i.e. logging trucks. In the last four years we have had a 10-ton limit and in the winter we have allowed logging trucks to go up it. If someone wants to harvest the roadway, they would get a waiver to use the road, and we would request a bond for the roadway in case damage is done. It is a way to afford residents to fix the road. It is a 6-ton limit (12,000 lbs.) not a 6000 lb. limit. Shawn said we are not trying to keep residents off it. We want to keep the road together and this is why we are doing it. We are asking for public input. We can't put regulations on it that a resident can use it, but someone who is just traveling on it cannot use it. We can put no thru trucks, but the 6 tons is more stringent. Someone asked what it would cost to get that section of Gould Road in shape to take the heavier trucks. Shawn said we would have to blast the ledge out and clear this up. It is a very short section of road and

Shawn is guessing about \$300,000 to repair it. Mark Lufkin said Matt Holmes called him and has the same concerns as Mr. Ladd. Tom asked when would we anticipate any decision on this.

Peter asked Mr. Ladd if he still had concerns about the intended action with the increased limit. Tom said he does but not as much as with the other lower limit. Tom said one of the users of that hill is the school bus, what would their plan be? The highway department used to try to treat that hill before the school bus came out on that road. Shawn said that school buses are exempt and certain other vehicles, i.e. oil vehicles, vehicles containing maple sugaring, milk trucks. Shawn said the bus uses the Bethlehem end of that road. Shawn said this is mainly to keep thru trucks off of it, i.e. a garbage disposal truck that uses it frequently. Tom said at large rates of speed. Shawn said an aggregate material vehicle has been using it as well. Shawn has been asking people to comply with it, but we haven't had anything in an ordinance to actually enforce it. Tom said the spring posting is still up.

Tom's concerns are when it is was a much lower weight and secondly for the piece of land or abutters who might want to develop or do something with their property, it shouldn't be up to the Board or Road Agent. Tom said it will be interesting to see the list get posted here in the town building.

The public hearing was closed at 6:50 p.m., and the Board would like to hear from Mr. Holmes before a decision is made.

Representatives of the Whitefield American Legion and V.F.W. asked to be put on the agenda this evening to speak in support of the Black Hawk Helicopter project at the Mt. Washington Regional Airport.

Chuck Lockhart said they wanted to address the community because they felt there were some facts they saw in a different light. They see the benefit of this proposal in more than dollar/cents. Chuck said in reference to a payment in lieu of taxes, the federal government is never going to pay taxes—they make a payment in lieu. This really has to have a decision made on it. There was a lot of discussion a few months ago, and it has just sat since then. They wanted to come in as a veteran's group and Chuck said as a former National Guard member and as a community member he supports it. It brings a tremendous asset to this area. Tourism, especially amongst the backpacking and hiker groups, impact our resources. The ATV traffic north of here is considerable and that has been probably been a life saver for a couple of communities, Stratford and to some degree Groveton. The amount of people coming up here to utilize our wilderness is increasing. We have not had a weekend without a rescue. This is a medical unit who will be training out of the airport. They want to train because they need to have their people have real life situations. They need these training environments and being here they can respond much quicker. Being in Concord they have to respond using up air time. They diminish fuel so that limits where they can transport to. They are not limited to going to one hospital. They can go to any hospital with a heliport. These helicopters can fly in situations that have a much higher lift capacity. They can take multiple victims. A Black Hawk can probably take at least 6 casualties at once. This would also include a large motor vehicle accident or similar to the tent incident last summer. This will help our community in other ways. Chuck said when the Guards come up here for training they spend money in the communities they come up to. Do we want them spending the money in Whitefield or spending the money in another community? They have to put it in another community if it is not Whitefield. They need it, the community needs it. A lot of people are concerned about payment. They are doing a capital improvement on a property that has not been improved. We will have a capital improvement. Once the military budgets return to somewhere normal they will put millions of dollars in. This can be a wonderful asset where Whitefield can be known as a place to do training. Medical facilities will see it as

an asset. We are a training area and that is not going away. There is not going to be less training. As the military moves through putting more responsibility to the Guard more training will be needed. Chuck said we are not going to stop them from coming. Do we want the benefit for our community or for another community? Chuck said as a resident, veteran and former guard member and someone who is involved in the fire/rescue, he cannot tell us how much of an added value this will be. They will be here because they are here already. DART flies that path. The demand for this type of service is increasing. You can have the National Guard do it or a private service do it. You can stick your head in the sand and say it is not going to happen.

Christopher Laurent, retired Navy Captain and lifetime member of the VFW and disabled veterans. He does not support this. The military has plenty of spaces to train. He is a trauma specialist. Once you have a lease with the federal government they can do anything with the land they want to do with it. Ask anyone who has had a lease with the federal government. Look at Guntomo Bay. If they do a lease for a piece of property and the Navy wants to use it, the Navy will use it. You can't make it a lease the federal government can't make. Ask the veterans about the federal government keeping their word. His primary concern is not to keep them from adding a place to train. The Colonel who presented to us was sincere, and said there would be limited number of vehicles and aircraft, but when he leaves in three years the next Colonel can do whatever he wants—whoever wants to come will come and the Town will have no say in it. The peace and tranquil will go away. Chris said you are not making a decision that is short-term, as the VFW put will affect this community for a lifetime and not necessarily for a positive effect. Ask anyone who has lived in a military community. You have young men out in the community in their free time—not that economically feasible—surrounding towns also where they travel. You need to look at this long-term. Don't be short-sighted. Pondicherry will be impacted as well. Do not trust the federal government for any deals they make. It will impact the environment. Think very carefully before you enter into a contract with the federal government.

Terry Lufkin read a letter she wrote. (Copy attached)

Leon Rideout of Lancaster served 26 years in the U.S. Marines Corps and he is disgusted by the anti-military tone he is hearing, and he has nothing to gain by saying that. Whitefield has a decision to make. He is a candidate for state senate and a selectman for Lancaster, who help support the airport. The airport is supposed to be a commercial venture. Leon is totally fine deciding they want a recreational airport then the people using it for recreation need to pay it. If we cannot lease land to the National Guard for nine weeks a year, then there are no commercial opportunities for that airport. Leon said people need to ratchet back the anti-military tone that has been at in the two meetings he has attended. Does Whitefield want a commercial airport or not? Don't ask the Town of Lancaster to support a recreational airport.

Wendy Durand lives at Rolling Hills Farm, and has been here 11 years. Her son served in the Navy Seals and lost many friends in the Blackhawks. She is anything but anti-military. The helicopter has no bearing on our military. We are honored to have the National Guard serve us. This community has everything to do with the welfare of Whitefield. This directly affects the residents of Whitefield. Blackhawks are extremely loud and are polluters. We have a peaceful and tranquil community. She lives in the flight paths. She has restored a property. The federal government has not offered us any long-term perks. There is no fair exchange. As the National Guard stated, Lancaster would be their second choice – go with Lancaster. Mr. Ed Samson, Town Manager, along with Mr. Rideout felt it was acceptable to deal with

the devil when they took the Northern Pass money. Let Lancaster take the Blackhawk helicopters. Wendy is an ICU nurse. Whitefield must work on luring tourists to the area not Blackhawk helicopters.

Mitch Perry said he is not anti-military, but he has a concern about this. The last thing we need is more aircraft. We are being sprayed by toxic dust with the military aircraft. We are glutted to bring more air traffic to this area. We are under assault. All the air and dust is full of toxic waters and dust. No one is looking out for us. He left off a packet of informational materials on this issue.

Retired veteran Josh Dagnese, who is a member of the VFW and American Legion said he grew up in Tilton. He went on numerous searches up here. He saw firsthand when you don't have good assets to find the hikers what can happen. It is not about money. It is about lives. If your kids are lost out there, then you want them found. It is a valued asset to have them. It is a temporary base of operation. They are already up here training. He said there is already a refueling system up here. Wendy Hersom said that there is not a jet refueling system—there is a gas refueling system there currently. These are our own citizens who are up here to help. They can stay on station longer to save lives. They have saved lives—he has seen it personally—with combat trauma. There is so much they can do with saving lives. Wendy told him that the National Guard is not putting in a refueling system. They will be driving a truck up here with their fuel.

Frank Lombardi wanted to clarify a few things—the last time we had a meeting with the Col. he made it clear this has nothing to do with search and rescue. There is not a fueling station. The helicopters are not being stored there. It is only an overnight storage pad. If there is a search and rescue, the tanker truck will go to the closest point for the search and rescue. Frank said this is not going to save lives. Frank said that is his understanding from the past meetings. Frank said unless a search and rescue happens when they are up here. Frank wanted to clarify that. The UH 60 puts out 108 dB of sound. Mr. Lockhart was talking about flight paths—Yankee 1 and Yankee 2 are the only flight paths and they will be utilized more so it affects people who live along those flight paths.

Chuck Lockhart said in reality the National Guard said it will be used for training. This is real life training they will have the opportunity to do. As far as their trainees, they will all be certified. Most of these people are in their later years military wise. We won't be seeing many 18-20 year olds. There has been a lot of discussion about combat zones—they don't get that loud.

Robin Hallquist said we are in a little, very residential area. She said they moved up here for peace and tranquility, and Blackhawks are not peace and tranquil. Whitefield is residential, and it would be a terrible idea. It is not about money or military.

Joe Hoffman has been living in Whitefield for 2 ½ years. He said between he and his wife they have 45 years of military service. He doesn't know anything about jet spray or about the airport. He hasn't gone to any of the meetings. Joe said he moved up here for peace and quiet. He made nine deployments overseas. Joe said he feels he needed to say something. There are a lot of people here tonight who ripped his heart out. He feels he got slapped tonight and it hurts to hear people bad-mouth the military. Joe said he feels this way after listening to the comments tonight. Joe said when you hear those jets take off, it is the sound of freedom. Joe said have a little respect.

Cathy Moody who lives by the airport said she has heard that the airport has serious financial troubles. She understands that the airport is closing. Wendy said in terms of the airport being in financial distress,

the airport is making great strides in this area. There has been a change in management over the last four months. She is the Selectboard's representative, the manager of the airport has left, and the Commission was not being run the way it was supposed to be run. They are currently working on ways to promote the airport. They have cut back on expenses. They are working hard to get the budget under control and get the airport self-sustaining. Wendy explained that when we accept money from the FAA with all of those grants, i.e. there was a major expansion of the runway along with those grant assurance one of the things we are obligated to do is make the airport financially self-sustaining. We are working hard to do that. Wendy said the Commission is working on an event to promote the airport to the aviation community. They want to make it an asset to the contributing communities and the Town of Whitefield. In the last five days we have gained at least \$3,000 in sponsorships for events, one is planned for October 1st.

Wendy said the airport historically had done a lot of activities, which probably stopped about 15 years ago. They are revising that to bring people to town. Wendy is astounded by the number of people who want to come to Whitefield. There are people who are interested in coming here. We can certainly make the airport most self-sustaining. The chunk of land the Guard is intending to use is the area for groups to use. Wendy said in order to host events and bring the aviation community here, we will need that space. There are 228,000 private aircraft owners in the U.S, and they spend over \$600,000 per person on resorts, hotels, restaurants, luxury travel. We want to attract them to come to the Mt. Washington Regional Airport.

Wendy said for her to consider the Guard they need to consider a different location. The airport has a finite amount of land and it could be problematic to put a facility at the airport that does not provide money to the airport. They possibly could provide in-kind services at airport. They have a major presence at the Pease Air Force base, and the Guard down there provides all fire-rescue services and air tower services. They are contributing to the resurfacing. They have made service-type payments. Wendy said there has to be some economics, and Wendy said she understands some people don't want it at all. The section of the land they want will be a secured piece of property. They pay \$162,000 annually to the Concord Airport—it is a 26-acre parcel. The powered parachute group is interested in coming back. There is an organization in Laconia who is going to do scenic flights. Mr. Presby is going to bring some antique cars and tractors. It is coming together. Wendy said she is personally concerned with the Guard being out there that it will limit some activities at the airport. Wendy said she understands they don't pay leases and they don't pay taxes. At the recent presentation they said it is about a 4-acre piece. It is to the left of the terminal building. They did say they would move the Weather Station. Wendy said one of the things they indicated was that their presence would leverage funding for a fuel farm. Wendy said in talking with the FAA, each branch of the federal government is interested in keeping their own piece of the pie. If the Guard wants a fuel farm, they can pay for it.

The Environmental Impact Study will only occur if we agree to have the Guard out there. When they do the wildlife study – they have to do mitigation. They have to decide if they want to go ahead. At this stage of the game, if we are not getting any permits, Wendy said as a citizen and taxpayer she does not feel it is worth having it in this Town.

Sondra Brekke said for somebody who is concerned about the \$3 million that money has already been appropriated. It is going to happen whether it be in Whitefield or another location. Sondra said she was not in favor initially of the tank in front of the Legion, but a lot of people come to look at the tank. If we

had helicopters at the airport, we could negotiate with the National Guard to have someone there who could talk about the helicopters. The Town needs tourist attractions and needs more money coming in to the Town. The environmental studies, if we said yes we are interested, will take a couple of years before this is done. They are going to be flying around anyways – so why not support it.

Brad Lufkin said where this a national guard issue, and Peter Corey has a lifetime with the Guards—which is great, but he is wondering if he is going to pull himself off the vote because he has such a history with the Guard. Brad said this is probably Peter’s agenda to get this thing going. Brad does not think this is fair. He should not be voting on this issue with his history. Brad is proud of our country and proud of our service men. Brad said we didn’t hear about this until Peter wanted to run for Selectman.

Lucy Wyman said she is in Lancaster and doesn’t want this to come to Lancaster. Lucy said she hates to see any small town have to listen to helicopters. She said with the military being so active we just accept it. It becomes part of our world and she resents that wherever it be. She doesn’t like the way Chuck put fear in to this. We have to be driven by hope, beauty. The defense system is one of the most polluting entities on this planet. Lucy said she is a hiker, and there is a certain point hikers have to take responsibility for themselves. I die on the mountain that is the choice I make. Lucy says keep them out of the North Country. She thanks everyone for their service.

Peter Corey said he is actually going to ask that we vote on this tonight so we can make a decision, yes or no.

Peter said to Mr. Lufkin, he has 34 years in the US Army in various components, and he does not feel he needs to recuse himself. He does not derive any economic benefit personally from this. He has more knowledge of the National Guard from his background, and he is not going to reclude himself. He is a resident of this community since 1995. He was born and raised in Littleton, and he raised his 3 children here. He said he chose to live here because it is a nice place to raise a family. He retired last October and this is where he wants to live. He wants to make it a better place, and he has been working very hard every day to make improvements on behalf of the citizens of Whitefield. His house sits under the flight path as well. What bothers me more than those planes is the jake brakes on the trucks you hear all the time on the various hills and all the very loud motorcycles. It is a motorized world and we can no more stop the planes from flying over than we can stop the motorcycles and chip trucks. Peter said this is the third or fourth time it has been on the agenda. We have talked about the benefits. N.H. residents train and prepare for the public safety aspect and participate in search and rescue efforts. The helicopters are not planning to be posted here. By having a place to base themselves they can get more training so people can respond more effectively and that happens 10-12 times a year. The potential for economic activity is they are going to buy meals here they are going to spend money in the community. It could be an anchor tenant for the airport. We have a lot of federal money at the airport. Someone who is there habitually there using the airport. It would also be tied to the revitalization of the Lancaster Armory so Lancaster would benefit as well. Lancaster Armory would be renovated and revitalized—would be used as sleeping facilities for the crews—spend the night and the airport would have a hanger and airport operations office. Peter said we recently completed Whitefield’s Hazard Mitigation Plan and are working on the revising the Emergency Operations Plan. The Mt. Washington Regional Airport serves a vital role in this plan and the immediate region as a potential means of egress or ingress for people and equipment. The proposed facility could act as a command and control center or a personnel and equipment staging area for this purpose. For a small fee local armories are available for certain non-

military uses such as community and charitable events as well as trade shows, i.e. Red Cross blood drives, model railroad shows, home and gardens shows. It could potentially host hangar dances, small aircraft trade shows, and many other possibilities. It could also be a meeting place for the newly, re-activated Civil Air Patrol. We may or may not be able to negotiate a lease payment like full-time, fully-manned aviation support facility in Concord. That lease is a 50 year lease, which they said “we won’t likely enter into another agreement like this again” doesn’t mean we can’t try to get something from the state or National Guard. Pease is a whole different entity. The land that would be used - this was simply a concept – size and scope up to negotiation. Wendy said in a meeting with Carol Niewola the discussion of the Guard came up, and one of the things DOT had suggested was an alternate location and Carol was told by Guard they were not interested in an alternate location. Whatever land it may go on has not produced any tax revenue since the airport was created 58 years ago so no funds have been lost. The airport has been the beneficiary of millions of federal dollars and having the National Guard as a permanent tenant can only help the airport to compete successfully for future government assistance. Peter said he believes we should negotiate the most favorable lease terms possible for the Town. We shouldn’t turn the project away if the payment of taxes is not possible as it has many other benefits which were mentioned here this evening. We shouldn’t kid ourselves into believing that Whitefield is the only option for this project and thus we alone have negotiating leverage. The Towns of Lancaster and Groveton had already made overtures to the National Guard to host the project and the National Guard is also considering the Berlin airport. This project is one of great merit. It would be an asset not only to the airport, our community, and the region, but to the state and national as well. It would be travesty for Whitefield and affront to all the towns that contribute to the Mt. Washington Regional Airport if this project went elsewhere. Many citizens have voiced valid concerns about potential noise and disturbance to local wildlife. Peter said he feels these issues can and will be adequately addressed and mitigated through the Environmental Assessment process which the National Guard is obliged to complete for this project. Some have concerns with an unnecessary expenditure of Federal funds and the money should not be spent. The reality is that this money comes from an annual appropriation by Congress under the National Defense Authorization Act. There is tremendous competition between states for these limited funds. This money will be spent somewhere, if not here. We have had concern about the annual maintenance costs and plowing plans. These costs will be borne by the National Guard. Someone is going to get hired as a state employee or some current state employee at a local armory is going to get a raise as the building will require some level of periodic maintenance and cleaning. Peter said he believes that the Selectmen must approve of the general concept and then the finer details can be worked out.

Peter said it is a bit embarrassing that we are more welcoming to Dollar General than to our own National Guard. The conversation between Whitefield and the N.H. National Guard began a year ago. Peter said he thinks more than enough time has passed. A yes vote does not bind the Town of Whitefield or the Mt. Washington Regional Airport Commission to any lease terms or site selection. It merely gives the Airport Commission the green light to negotiate the lease and site plan details and allows the National Guard to proceed with the Environmental Assessment and other regulatory requirements.

Peter said he would like to say again to Mr. Lufkin’s comment that the only reason it is here is because of Peter is not true. Peter had nothing to do with this. Peter was involved with National Guard Homeland Security and Homeland Defense. Mrs. Lufkin asked Mr. Corey if he owns a building that is rented to the

National Guard? Peter said he and his brother own a building in Littleton and that they don't rent space in to the Army recruitment office.

Peter made a motion that we vote to approve the New Hampshire National Guard concept proposal to construct a hanger and operations office at the Mount Washington Regional Airport conditional upon final site selection and negotiation of a lease that is acceptable to both parties. Mark Lufkin seconded the motion. Someone asked why is this not being put before the Town – how is it solely before three people. Wendy replied that it is land at the airport, and the Board of Selectmen have the authority over the land at the airport and the selectmen can enter in to and approve leases. Wendy called for a vote: Mark voted no, Peter voted yes, and Wendy voted to explore the option of a lease. Wendy said this does not mean she is going to go along with this. She is voting to explore the option of the lease. Wendy said she is not voting that the National Guard is going to have a hanger or a lease out there. Wendy said plain and simple from her perspective she is not going to accept their current site proposal. Katie Lombardi said this is another Northern Pass. Jim Ash would like include the option to negotiate like-kind services as part of the lease.

Roxie Severance, Administrator of the Morrison Nursing Home, said she is presenting very important information to the Board on the Whitefield Senior Living Community project proposed for 65 Littleton Road. (Copies of the Presentation are attached.) They are seeking tax-exempt status for this proposed project. Roxie said she has a 10-12-minute presentation and then will answer any questions the Selectboard has. Roxie gave a brief history of the Morrison. The Morrison has learned to adapt to the services of our community. There is a present need for living solutions for Seniors in the North Country. No one is providing the services that the Morrison is proposing to provide. Alzheimer's population is growing. The Morrison said they wanted to provide a continuum of care to include: service rich independent living, memory care that is safe and secure, and 805 assisted living. The mission of the Senior Living Community is: caring, compassionate, resident-centered community; empowering residents, families and staff; achieving optimal well-being; quality home-like setting; mutual respect and trust. It will provide a community benefit as well. 65% of Morrison's residents are on Medicaid. This will give back in a great way—there will be 33 full-time equivalent jobs. The project will have over 75 different companies involved in the building construction, building materials, debris disposal. The construction job will have local subs and local jobs. Roxie said there is a group of people who are trying to revive our community. Roxie said they will meet the criteria for tax-exempt status. They will annually set aside \$50,000 in a resident support fund- this meets the criteria for tax exempt status. They have a commitment to provide a continuum of care for residents who can no longer afford it. They will provide choices of care and choices of living – more than just housing. This as well meets the criteria for tax-exempt status. They will provide meals, transportation, wellness programs, social and recreational programs, family support, and nursing services. They will also provide for the community at large: wellness & social programs, Alzheimer's support group, health clinics, and meeting space. They will have contractual rights to assisted living and nursing care. They have a commitment to provide a continuum of care model. Residents will be given priority admission to skilling nursing and long term care services provided at 6 Terrace Street. Residents will not be "kicked out " because of their inability to pay or higher care needs. They have a service-rich programs and service rich programs meet the criteria for tax-exempt status. Roxie said the Morrison has a great commitment to the Town. Roxie said in previous discussions with the Selectboard, they want to pay the \$70,000 one-time sewer impact fee. They were willing to do a voluntary pilot. Roxie said without tax exempt status this project will not

happen. Roxie said this project is good for the Town and surrounding communities. Seniors are making the decision to leave. Living in the north country proves a challenge. Seniors in our community can be isolated. Options are limited. This project will offer Independent living units, a senior independent living facility. There will be 14 cottages, duplexes, an independent living and memory care, 33 independent living facilities, 12-unit memory care wing. It will have a beautiful view and North Country seniors exchange aging in place with services they need here in the north country. These projects will meet the requirements for non-profit status. Roxie said they are proposing to pay \$35,000 in lieu of taxes.

Roxie said in reference to the resident care subsidy, when people move in they will need to meet the minimum income of \$60,000 to \$70,000. For people who outlive their funds they will take care of them so they don't have to move. They will set up the resident support fund. Non-profits take the money they earn and put it back in the non-profit. It is available for who is living at any of the dwellings at the project. The people who are in the duplexes will pay a monthly service fee for the care they want to receive. There will be set fees for the services and when we sit down and meet with them the fee will be the fee. If they want to increase their services, then they will pay higher fees. It is based on need. It is moderate income people for \$60,000 to \$70,000 – people need to make that amount of money. Marsha said anyone who lives in Whitefield will not be able to go there unless their income is \$60,000 to \$70,000. Services are provided at the Morrison if they don't meet the income requirements. It was stated that there would be fairly wealthy people living in the duplexes – how much value would the Town make? If people who are living there are making \$60,000 to \$70,000 then Town should tax those. It was suggested that maybe it could be lower for the Whitefield residents. Someone stated that they feel the Morrison will charging people big money, and the Town will lose out again. They felt they should be paying taxes. Ray Gradual said he is a bit confused with the duplexes – what is the percentage a person has to pay to live in the duplexes? Roxie said it is a monthly fee, and people will have to pay depending on what they want for services. The starts at \$3,000 for the cottages. This includes full-care with maintenance. Roxie said they have 20 units that are doubles. If there is more than one person in a cottage, they charge a fee for the extra person. It is not double the fee, but there is an extra fee. The entire complex has 83 units with approximately 100 people living there. 12 single units in the memory care, 24 single care in the assisted living, independent living maybe a dozen rooms that are doubles that couples could live in. Terry Lufkin asked if it was Jerry McGee who they purchased the property from and he will be working for the construction company for the project, and she is wondering if there will be any kick-backs to him or the hospital. Roxie said no there would not be. Someone asked about the town water and sewer being adequate to handle this project. Wendy said we have issues with the water and sewer systems that has nothing to do with this project. The current sewer system is antiquated and we are working on upgrading the treatment plant. We don't have a number yet. The \$70,000 was to update the aeration system. They needed new ones. The \$70,000 was to pay for an updated aeration system, which will prolong the life of the sewer treatment plant. We are looking at a different filtration system. Wendy said one of the things we are considering is so it doesn't dump into the John's River. We have a time frame of four years to figure this out. Wendy said this project will not impact the sewer system project in any fashion. Marsha Lombardi said we should wait until our water/sewer system is improved to handle it. A gentleman asked about the traffic study that was supposed to be done. Roxie said the traffic study was completed and presented to the planning board last year. Roxie said the project got their planning board approval a year and a half. A high percentage of residents at the Morrison are Whitefield residents. They added a wing that has so many people who are

from the North Country who are from all over—they have relatives from all over who come here. Elaine Dana said she has been a part of this project for some time, and it is the largest investment plan for this town. She has been here for 33 years and this is a terrific town. If this \$25 million goes forward – we are dependent upon a vote now and if we are not in a position to go forward you will say good-bye to \$25 million—good-bye to a place where your friends can live. There is a wide range of economic levels in Whitefield. We do the best we can. We help our family members. We try to help each other out. No reason to put up our noses to people who want to live in this facility. We can bring in shops and developments. We will all make money for this Town. Business generates business. Someone stated just because you have money doesn't mean you don't need help. The project is catering not entirely qualifies. Make a motion we turn this over to the town attorney to get a legal opinion – just because you have money you don't need help. Weeks Medical Center goes to.

A motion was made by Wendy Hersom and seconded by Mark Lufkin to turn this over to the town attorney to get a legal opinion if this qualifies for tax exempt status. Peter said he is with Wendy that he has read the statutory requirements, and he is not smart enough in a few minutes time to make a decision. Peter said he feels much more comfortable sharing it with our town attorney for his review and opinion. Peter said we realize it is time sensitive, and maybe our town attorney can get together with your attorney and talk about it and see if they agree that the Morrison meets the criteria. Roxie said if the Board can meet again after they speak with the town attorney, it would be very helpful.

John Freeman from NCIC has been helping the Morrison for about two years on this project, and from their perspective they see a great need for caring for the elderly. There is a need to care for those in low income situations. They did a great job developing their plan and he is confident that no one is making money on this. It is a community for people who can live there--a wonderful place that can be added to Whitefield and be a betterment for the community.

The Board asked Roxie what does she need from us. Roxie said they need to have non-profit exemption on the property. It does not stop them from making a payment in lieu of taxes – they want to be a partner with the Town. They are desperately trying to do something good for the community. They did it because they did studies – they did a needs assessment. They have been talking to the Town about it for quite some time. Peter said he is not opposed to the project, but he has an obligation to the citizens that the decisions made are in statutory compliance. Roxie said their attorney is with Shaeen, Phinney, Bass & Green, and our attorney can consult with them to see this is what the Morrison is doing. Roxie is asking could the motion be amended to say if the attorney says it meets the criteria then the Board will say it is o.k. Wendy is struggling with this. We meet again in two weeks, what is the big deal. Roxie said we want to get started with the construction season being so short. Roxie said we hoped to get our funding in April, but actually just received notification a week ago. Wendy said she feels we need to meet again once we receive the opinion for Attorney Waugh. The motion to turn this over to the town attorney to get a legal opinion was unanimously approved.

A motion was made, seconded and unanimously approved to enter into non-public session at 9:50 p.m. pursuant to RSA:91-A:3, II(c) Matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of this board, unless such person requests an open meeting. This exemption shall extend to include any application for assistance or tax abatement or waiver of a fee, fine or other levy, if based on inability to pay or poverty of the applicant.

