

**Town of New Boston
Selectmen's Meeting
December 3, 2001**

<u>PRESENT:</u>	Gordon Carlstrom	Chairman
	David Woodbury	Selectman
	Brent Armstrong	Selectman
	Burton Reynolds	Town Administrator

A. CALL TO ORDER: A regular meeting of the Board of Selectmen was called to order by Gordon Carlstrom at 7:00 PM.

B. PUBLIC COMMENT: Selectman David Woodbury apologized for not attending the Christmas Tree Lighting ceremony held on Sunday, December 2nd.

C. APPOINTMENT:

1) 7:00 PM Forestry Sherburne Lot Study (UNH)

UNH students performed a Natural Resources Inventory Study on the Sherburne property located off Cochran Hill Road. The group was comprised of Susan Campbell, Brad Clegg, Elizabeth Green, Seth Little, Emily Parrella and Kelly Shemanski. They noted that the property was logged eight years ago, thereby limiting the harvesting of timber. They found evidence of beavers and deer and observed various species of birds, including the blue heron, chickadees, and woodpeckers, making it a great place for conservation education and wildlife observation. They also found six types of sand, which would be a limiting use of the property to tree growth and sand excavation for highways. Some cultural findings including stone walls, cellar holes, and an old well make this property suitable for education. They felt that due to the sandy nature of the land, it was not suitable for athletic fields and that it would be best used for habitat observation and forestry in twenty years. A copy of their final report will be sent to the Forestry Committee on December 7, 2001.

D. APPROVAL OF MINUTES: The minutes of November 19th were reviewed by the Selectmen and corrections made. Selectman Woodbury moved to accept the minutes as amended. Chairman Carlstrom seconded the motion. All were in favor.

E. OLD BUSINESS:

- 1) **Cable Renewal** – Burton spoke with David Lendry, a town resident knowledgeable in the cable field, and sent him a copy of the agenda for the meeting to be held in Peterborough on December 5th. Mr. Lendry will try to attend the meeting and then bring his ideas to the Selectmen.
- 2) **Short Term Disability** – Burton passed out copies of the use of sick-days by various town employees for the Selectmen to review. He explained that adding partial sick-days to STD (short-term disability) would make it more complex, and employees would have less incentive to come back to work. He suggested having a representative from the insurance company come and speak to the Selectmen and explain the different scenarios and/or options.

Burton also suggested that the Selectmen put an amount in the budget should they decide to offer STD.

- 3) **Chauncey – Conservation Easement & Class VI Road Agreement –**
The Conservation Commission has made recommendations regarding the easement and Leslie Nixon has reviewed the agreements along with Conservation's comments. The Selectmen agreed that provisions for parking on this property should be addressed now, instead of later. The final draft will be prepared for the Selectmen to sign.
- 4) **Planning Issues –** On November 27th, the following items were discussed:
 - **Rightway Builders** discussed McCollum Road. The application was adjourned until early January.
 - **CVI Development (9-lot cluster on Bedford Road)** – There was much verbal opposition on this matter regarding abuse of the buffer. This was postponed until January 8th for further discussion.
 - **Byam Road Compliance Hearing** – The public is disappointed; residents are anxious to have the road accepted and maintained by the town. The Planning Board hopes to resolve the billing issue at the December 4th meeting and there will be further discussion on January 8th, 2001.
 - **James & Ruth Dodge** – A request was granted for a cell tower.
 - **Minor Sub-division** – The planning board approved the application for a minor sub-division of a parcel of land, which is divided by Lewis Road and has been taxed as two separate lots for many years.
 - **Tom & Christine Quirk** – There was a compliance hearing for Friendly Beaver Campground and it was approved by the planning board.
 - **Cimeray Homes** applied for a building permit for at least one home before winter. This matter was adjourned until January 8th, 2002.
 - **Mike Kelsey** – application for a driveway permit was approved.

F. NEW BUSINESS:

- 1) **2002 Holiday Schedule** – Burton distributed a list of holidays for the year 2002 for the Selectmen to review. Selectman Woodbury moved to accept the schedule as presented. Selectman Armstrong seconded the motion. All were in favor.
- 2) **Warrant Article & CIP Items for 2002** – The following warrant articles were reviewed by Burton and the Selectmen;
 - Petitioned: Return to Town Meeting
 - Appoint rather than Elect the Road Agent
 - Form Open Space Committee
 - Discontinue section of Clark Hill Road by Deloreys
 - Close Town Hall Sprinkler CRF (return \$2,800 to general fund)
 - Amend % going to Conservation from Current Land Use tax
 - Establishment of Recreation Revolving Fund or a Special Revolving Fund
 - Establish Recreation CRF from funds returned to town in '01 from fees.
 - Start Reval CRF at \$15,000 over 4 years ('06 Reval required by DRA)
 - Telephone System Upgrade for \$18,000- (half to be covered by a grant)

Warrant Articles (cont'd):

- Purchase 2 Automatic Emergency Defibrillator units for police vehicles (\$2,350 each)
- Police Surveillance System for \$11,000
- 40 Cubic Yard Roll-Off Trailer for treated wood at Transfer Station (\$4,000)

CIP ITEMS:

• Howe Bridge	Hwy. Dept.	\$73,000
• Cemetery Expansion CRF	Cemetery	\$25,000
• FireTruck CRF	Fire Dept.	\$85,000
• Highway Truck CRF	Hwy. Dept.	\$28,000
• New Library	Library	\$no '02 costs
• Land/Rights Acquisition CRF	Conservation	\$35,000
• Road Improvements	Hwy. Dept.	\$60,000
• Town Hall Roof & Chimney CRF	Selectmen	\$32,000
• Town Hall Renovations CRF	Selectmen	\$55,000

C. APPOINTMENTS(cont'd):

8:30 PM Fire Wards

Chairman Carlstrom excused himself from the Board for this portion of the meeting. Fire Chief Dan MacDonald and various members of the Fire Wards were present. Tom Green, a volunteer fireman for the Town of Bedford and an insurance salesman gave a presentation on Disability Insurance for volunteer Firemen. The plan covers the entire fire department, including the auxiliary members, and eliminates the grey areas of workmen's compensation. New Boston's Fire Wards would like to give something back to the volunteers in exchange for their service, and also offer some incentive for future volunteers. The premium for the desired coverage plan is \$15,437.43. Chief MacDonald is willing to put this option forward as a warrant article with the understanding that if voted favorably, it would become part of the operating budget for the future.

9:00 PM Jim & Claire Dodge Discretionary Easement

Jim and Claire Dodge were present, along with Kenny Hamel of Lyndeboro Road and Marvin Armstrong, a golf course designer from Frankestown. Jim and Claire would like to retire from the dairy business due to lack of interest in the family and are trying to find a way to preserve their acreage in the future. They do not want the land to be sold to developers, but instead would like to use 250-300 acres of the 700-acre farm to build a PGA golf course in hopes that the family will want to manage the business. The farm will continue to operate and the remainder of the acreage will remain, as it is now-hayfields and woods. Selectman Woodbury raised the question of how this would impact the town, to which they replied that it would provide enjoyment for senior citizens as well as summer jobs for teenagers. The Selectmen suggested that the Dodges meet with George Hildrum to discuss the tax implications with regards to the golf course and clubhouse acreage. This issue will be addressed again in the future.

F. NEW BUSINESS:

- 3) **Granite State – Grandfather Status** – Burton provided the Selectmen with documentation regarding the operation and regulation of gravel pits according to RSA 155-E. He stated that the Selectmen set the hours of operation for the Granite State gravel pit back in 1995. According to the RSA's they have to comply with the minimal operational and reclamation standards. Additionally, expansion may be restricted or modified by the town if after notice to the owner and a hearing, the town finds that such expansion will have a substantially different and adverse impact on the neighborhood.
- 4) **Preliminary Discussion – Selectmen's 2002 Budget** – Selectmen reviewed the various line items of the Selectmen's year 2002 budget with Burton.

G. OTHER:

- 1) **Letter from Rob Gregg** – Selectman Woodbury stated that in a letter addressed to him, Hugh Gregg is buried in a small cemetery in New Boston and that Rob Gregg suggested that the cemetery ought to be better maintained. The Selectmen discussed the fact that some of these old cemeteries are land-locked and have little or no access to them, and others are on private property which is posted. It was determined that the new cemetery Trustees will convene to discuss new business and when they do, the meeting will be posted and Rob Gregg will be notified.
- 2) **Seminar** – Burton informed the Selectmen that Primex is holding a seminar on "Preparedness" on December 17th in Concord. He will check and see if the Fire Chief would like to attend.

H. PUBLIC COMMENT:

- **Pierre Bruno** asked the Selectmen whether the legislative body had been turned over to the Selectmen. Their response was that they are the "governing" body of the town.
- **Joe Nangle** informed the Selectmen that there is a similar situation to the Dodge's in Milford, where a piece of property is being pulled out for the construction of a golf course. He went on to express to the Selectmen that if and when a site walk is done at the Granite State gravel pit, someone from the Forestry Committee would like to be present.

Selectman Woodbury made a motion to go into a non-public session at 11:00 PM, according to RSA 91-A: 3 Section II (c) for the purpose of discussing a Bonus Plan offer for the year 2001. Brent Armstrong seconded the motion. Each member was polled individually and all were in favor.

Selectman Woodbury made a motion to exit the non-public session at 11:25 PM. Selectman Armstrong seconded the motion. Each member was polled individually and all were in favor.

I. ADJOURNMENT: Selectman Woodbury moved that Police Chief Begin be awarded a one thousand dollar bonus check under the bonus plan. Selectman Armstrong seconded the motion. All were in favor.

Selectman Woodbury moved to adjourn the meeting at 11:28 PM. Selectman Armstrong seconded the motion. All were in favor.

Prepared by Cindy Romano