

DRAFT

Town of New Boston Selectmen's Meeting October 20, 2014

PRESENT: Rodney Towne Selectman
 Dwight Lovejoy Selectman
 Christine Quirk Selectman Excused Absence
 Peter Flynn Town Administrator

Open Space Committee Chairman Ken Lombard, Gary Chabot from NH DRED and Linda and Rich Lownie of the public were present.

A. CALL TO ORDER: A regular meeting of the Board of Selectmen was called to order by Rodney Towne at 6:00PM beginning with the Pledge of Allegiance. Christine was not present as she is on vacation.

Consent Agenda-The Selectmen signed the consent agenda. Dwight moved to approve the consent agenda. Rodney seconded the motion. All were in favor. 2-0

B. PUBLIC FORUM:

None.

C. APPOINTMENTS:

Item 1: Gary Chabot-DRED Business Development Discussion: NH DRED Resource Development Specialist Gary Chabot was present with New Boston business property owners Linda and Rich Lownie were present to meet with the Selectmen to discuss the possibility of creating a NH Economic Revitalization Zone at their office building on Chestnut Hill Road. Gary explained this program DRED offers. The zone needs to be approved by the Selectmen and the businesses that participate are eligible for tax credits if they create jobs within any year. There is no cost to the program. Gary works with Michael Bergeron who recruits businesses from other areas and brings them to NH to create jobs in NH. Michael has been discussing the program with Peter Flynn. Towns can have an unlimited amount of zones but all zones have to meet certain criteria. Mr. Lownie is interested in bringing this program to his building on Chestnut Hill Road as it is currently $\frac{3}{4}$ empty. This building meets the criteria for the program as it is a vacant building needing revitalization. Approval of the Planning Board is not needed as this building was approved approximately 30 years ago. Applications for the tax credit are due to NH DRED on February 10 of every year. The town prepares the applications and sends them to Gary for state review. The property taxes are not affected by this program only taxes on the State level Peter Flynn is in favor and recommends this program for New Boston. Rodney moved to create a NH Economic Revitalization Zone at Map 15, lot 32-5 on Chestnut Hill Road. Dwight seconded the motion. All were in favor. 2-0

Item 2: Ken Lombard-Open Space Committee Discussion Re: Potential Land Acquisition:

Open Space Committee Chairman Ken Lombard was present to meet with the Selectmen to discuss the possibility of acquiring land from Thibeault on River Road. He and Dave Woodbury have spoken to Vinnie Iacozzi who is considering subdividing the cornfield lot. Photos and maps were reviewed. The Open Space Committee is interested in protecting the ridgeline and view from the road. The Selectmen agree in principal. The Open Space Committee is considering purchasing the whole lot with funds from the Open Space/Conservation Commission account and selling off portions of it in the future with restrictions of what the land could be used for. The area is not currently zoned for commercial and that would need to be rezoned. Legal opinion is needed to determine if the Conservation Commission could sell the land and keep the money instead of going to the general fund as this purchase could deplete their funds and prevent future land protection purchases. Peter and Ken will meet tomorrow to prepare a legal inquiry to Town Attorney Bill Drescher. Vinnie also discussed a possible easement along Thibeault's Parker Road gravel pit which would also protect the ridgeline.

Ken also discussed the progress of cleanup at the town property on Meadow Road. He spoke with Road Agent Dick Perusse about having the Highway Department cave in the foundations. All hazardous materials have been removed after consulting with Transfer Station Superintendent Gerry Cornett. Gerry also sold all metal that was worth anything after it was removed. The Conservation Commission is paying for the cleanup. The foundations will be filled with town fill after they are caved in. This part of the project is expected to be complete before winter and the area will be planted and benches placed in the spring for people to enjoy the property.

D. OLD BUSINESS:

Item 3: Adoption of Public and Non-Public Minutes of October 6, 2014: The Selectmen reviewed the public and non-public minutes of October 6, 2014. Dwight moved that the minutes be accepted as presented. Rodney seconded the motion. All were in favor. 2-0

E. NEW BUSINESS:

Item 4: Year To Date Expenses and Revenues: Peter reported the budget is progressing well.

F. OTHER BUSINESS:

Item 5: Town Administrator's Report:

- Riverdale Road Bridge-DRED Issue: The project is ready to bid this winter and the contract will be awarded in the spring.
- Discussion and Legal Process re: Sale of Town Property: The town is waiting for the final transaction for the sale of the Weare Road property to happen. There may be financial difficulties with the highest bidder and if this falls through the property will be sold to the second highest bidder and the town will keep the deposit from the highest bidder.
- Health Insurance Benefits: The informational meeting for all employees went well.
- Foot Traffic Safety Committee: The committee is waiting for an answer from the state on their grant application. They will meet again October 28.

- Parker Road Logging: Town counsel is now involved and communicating with the attorney representing Tremblay.
- Boiler Replacement at the Wason Building: This project will be done soon.
- CIP: Complete.
- Annual Finance Committee Reviews: The first meeting is October 23. Peter is preparing documents for committee review.
- Election Issues: The Selectmen will meet with Town Clerk Irene Baudreau and other town election officials to discuss the issues that have come up since the last election. The Attorney General is still requiring a quorum of Selectmen to be present at the election at all times. The Selectmen asked Peter to confirm this requirement and any penalties with town counsel.

Item 6: Selectmen's Reports:

Rodney reported the Planning Board meeting took place where they discussed some zoning clarifications for the 2015 Warrant and prepared the Master Plan Questionnaire. The Indian Falls to Susan Road project has a November 15 deadline to complete paving but it seems no further improvements have been done. The Planning Board will discuss this at their next meeting.

Public Forum:

None.

Item 7: Request for Non-Public per RSA 91-A:3, II d-Personnel-Chief Brace: Cancelled as the issue is progressing well.

ADJOURNMENT: Rodney made a motion to adjourn the meeting at 6:49 PM. Dwight seconded the motion. All were in favor. 2-0

Prepared by Maralyn Segien