

**TOWN OF EPSOM
BOARD OF SELECTMEN
Monday, February 1, 2010**

Bob _____
Joanne _____
Keith _____

Final _____
Accepted _____
Accepted as Amended _____

Present: Bob Blodgett, Chairman; Joanne Randall, Vice Chairman; Keith Cota; Darlene Phelps, Recording Secretary

Also in Attendance: Adam Towne; Jay Hickey; Kathy Bailey; Nancy Wheeler; Debbie Tibbetts; Herb Bartlett; Jeff Keeler; Chief Wayne Preve; Chief Stewart Yeaton

6:15pm Bob called the meeting to order and asked Jay Hickey to lead us in the Pledge of Allegiance.

6:15pm Adam Towne – Is here to discuss placing a \$200K bond for the Cobblestone Road off Route 28 and creating an escrow account for construction oversight. Adam said it's taking too long for HTA to provide an estimate, and he questioned if a fair bond assessment would be developed by HTA. He wants to get the road to sub-grade in February. He said that \$200K is an adequate amount to protect the town on the work on the road, as it is a \$260K retail project. He stressed that it is very important to act quickly, as he has developers who are interested in the new commercial lots and he fears he's going to lose them if he doesn't begin work on the road very soon. He's not looking to record the Mylar yet – just needs to begin work on the road. Keith said the only problem at hand is that the only estimate for the work on this road is from Adam himself, even though he does agree that amount is likely sufficient. Keith explained that he has professional confidence in HTA's abilities and would expect nothing but a fair assessment of the cost to construct the road. He explained that there is slightly less than 1800' roadway to be constructed and that no building permits would be issued until the road is at a crushed graveled base & no occupancy permits would be issued until the road is completed & accepted by the Town.

Keith stated in consideration of Adam's work to promote business in town, he made a motion to approve the amount of \$200K bond to cover the road construction bond on the Route 28 project by Cobblestone Commercial. This is subject to all other conditions placed by the Planning Board.

Keith also indicated that Adam will need to provide an escrow amount as indicated by the Planning Board for construction inspection.

Bob seconded the motion. All in favor.

6:30pm Joanne Randall arrived.

6:30pm Staff Discussion: Nancy said she is still working on year-end reports. Nancy said that since there are two Warrant Articles on the ballot in regard to the Historic Meetinghouse, she wondered if it would be informative for a display board to be available with a chronological summary of how the process has come so far, for voters to see. The display board would indicate the work that was done and highlighting what was done by volunteers, grants, etc. and showing what money has been spent to date. She sent an email to the members of Town Office Building Committee asking for feedback and has heard back from only two members. Nancy is concerned about the amount of misinformation and rumors that are circulating around town in regard to this project.

Keith said he thinks it's a good idea to do the information board. Joanne agreed, but wanted to be sure it is clear that the board in no way is in support of any particular Warrant Article, but merely be an informational item.

Nancy said she will help compile minutes, pictures and other factual information to be placed on the board.

There was a brief discussion about what renovations can be done while retaining the historical look of the building inside/outside, and be in compliance with the LCHIP grant.

Debbie Tibbetts updated the BOS on the Town Report process. She has copies of the front & back pages for review. She is waiting for two final reports (Webster Park & Village Water District), but other than that she has everything. She has to have everything to the printer by February 10.

Keith asked that a copy of the list of petitioners for the petitioned Warrant Articles be available to the BOS at the Deliberative Session. . This information is intended just for the BOS information.

Jay Hickey noted that the unfinished residential lot on Chestnut Pond Road continues to have drainage problems which has caused a great deal of damage to the town road. He said he has spoken to DES, and they have cleaned up some of the wetlands, but they are not able to access property across the road, so DES is unable to do further work. Jay noted that Gordon Ellis has spent approximately \$2400 in repairs to the road, and Gordon estimates it will cost about \$800 more to complete the work. Jay is requesting that the BOS allow him to do what is necessary to seek damages and ultimately be able to place a lien on the home. The home is currently owned by the bank. If a lien is placed on the property, then at some point the Town can recoup its costs. The BOS is supportive of this action.

Jay provided copies of some emails that will be discussed during a non-public session next week on a zoning enforcement action. He also has received a request for temporary housing in a camper from a homeowner while construction is done on his property. The BOS would like to discuss this further in a non-public session due to reputation.

7:00pm Jeff Keeler – Town Moderator: In preparation for the Deliberative Session, Jeff asked for some background on Warrant Article 1, a petitioned Warrant Article, and the special rules that apply to petitioned Warrant Articles. The 10% Rule was discussed, along with the procedure for its application.

Other clarification and information was provided about other Articles.

Nancy said she understands that the Meetinghouse Committee will be creating a display board to be set up at Deliberative Session and they will be soliciting donations. Keith said he advised the Meetinghouse Committee that they would have to seek the Moderator's approval before such displays can be set up at Deliberative Session and on Election Day. Nancy also said that she was not aware that authorization had been given by the BOS for an account to be set up for donations and so they cannot be accepted as of yet. She is very concerned about this. Joanne noted the BOS authorized the establishment of a special account for this purpose and she will locate the decision in the past minutes for Nancy to process through the Trustees.

The Boy Scouts will be selling refreshments in the foyer.

7:35pm Fire Department / Police Department: Chief Yeaton said the Department has been very busy the past couple of days. One house fire was fought for 18 hours, and lack of water was an issue. He said they will be happy when a cistern is installed in area of Lords Mill Road.

Keith said that he is concerned about some comments made by Chief Yeaton at a previous Budget Committee Public Hearing, in regard to salaries for Police / Fire Department employees. Keith said the BOS has worked very hard to try to retain Police Department employees, which has had a large turnover of officers over the past several years. Keith said a plan for the Fire

Department needs to be developed and not just established through Budget Committee discussions. Stewart expressed concern that the Fire and Police Departments have similarities in their hiring processes yet the Fire Department employees are seeing the Police Department employees receive 24% increases, while they do not. Keith stated that the policy decision to address the Department salary issue belongs in front of the BOS, not Budget Committee. Joanne said the purpose of tonight's discussion is to be prepared for questions which are likely to arise at the Deliberative Session. Keith explained that the Budget Committee included the 3% wage increases that Stewart proposed in his budget, along with an additional \$5000.00. Stewart said if that amount passes, then he would like to sit down with the BOS to discuss how that money will be divided among the members of his department. The BOS agreed. Stewart also briefly mentioned the \$3000 that was added to the budget for clearing of brush on Class VI roads. He also said he is working with Gordon in monitoring the burning of brush that the Road Agent has been doing. Chief Preve said he's still receiving calls / complaints about the logging trucks on Goboro Road at the Bartlett development. He said he is trying to monitor the area, but he is only able to enforce the on-street parking, not the noise, smell, etc. Keith noted that the property owner indicated the logging operation will be completed within the next week or two.

FOR SIGNATURE

1. **Accounts Payable** has been signed.
2. **Manifest** has been signed.
3. **Abatements** have been signed.
4. **Census Verification** has been signed.
5. **Timber Tax Warrant** has been signed.
6. **Elderly Housing Agreement in Lieu of Taxes (2)**: Keith made a motion to enter into an agreement for payment in lieu of taxes with Epsom Elderly Housing Inc. Charitable Corporation. Joanne seconded the motion. All in favor. Nancy said her calculations matched theirs.

FOR DISCUSSION

- A. **Road and Drainage Concerns: Bob said** Barbara Clark said received a phone call from Mrs. Nason who lives on Range Road and she is concerned with tree cutting and ditch work on New Orchard Road. Keith suggested that since Bob is the liaison, then he & Gordon should meet with her to discuss her concerns and if work needs to be done on her property, she will need to grant the town a right of way release to permit the drainage fix.

MINUTES FOR REVIEW AND DISCUSSION

- **Draft – January 25, 2010** - Keith made a motion to approve these minutes as amended. Joanne seconded the motion. All in favor.
- **Final – Both Non-Public Sessions January 25, 2010** - Keith made a motion to approve these minutes as written. Joanne seconded the motion. All in favor.

- **Final – January 19, 2010** – Keith made a motion to approve these minutes as written. Joanne seconded the motion. All in favor.

CONFIDENTIAL

- Letter from Devine Millimet
- Letter from LGC – Answer
- Letter from the Munilaw Group

FOR YOUR INFORMATION (No action required)

- Letter from ZCO
- Letter from NHDES

ANY OTHER BUSINESS BROUGHT FORWARD BY THE BOARD

Board Member Liaison Reports:

Bob said he saw the Scouts & Gary Perry working at the park on Sunday. He also said he asked Gordon do some roadwork & sanding on Webster Park Lane.

Keith said the DES informational meeting about West Buck Street Dam will be delayed until early summer.

He went to a Meetinghouse Committee Meeting and they are working on creating a form for people to sign up to donate services or money. It is anticipated that they will be making a motion at Deliberative Session to increase the budget by \$5000 to replace the funds to be used for grant matching funds.

Keith said that at the Planning Board meeting he requested that Phil Demerit contact Joanne about the Hazard Mitigation meeting.

Joanne went to the Stewardship Committee Meeting and the purpose of the committee was reviewed.

She spoke to Norm Gentry from Website Committee about Facebook & Twitter and he is willing to come in and discuss this with the BOS. When he comes in for Dept. Head meeting in March, he will discuss this further. She also spoke to Rick Bilodeau and he is supportive of implementing one of these social networking sites, as they will help communicate emergency updates to residents.

Tomorrow night is the Deliberative Session for the School District. The Town's Deliberative Session is Saturday, February 6 at 9 AM.

The SVRTA will be meeting on February 18 in Strafford. The Stewardship Committee will meet on February 16.

Keith will not be in attendance on February 8, and Joanne will not be in attendance on February 16.

8:30 PM Joanne made a motion to go into Non Public Session RSA 91-A:3 II (a) Personnel. Keith seconded the motion. All in favor.

8:45 PM The BOS came out of Non Public Session. Keith made a motion to seal the minutes. Joanne seconded the motion. All in favor.

8:46 PM Keith made a motion to adjourn. Joanne seconded the motion. All in favor.