

**Board of Selectmen
Meeting Minutes
October 12, 2022**

Present: James Bailey, Chairman; Iris Campbell, Selectwoman; Richard Pelletier, Selectman; Laura Buono, Town Administrator.

In Attendance: Tama Mitchell, Leigh Bosse, Thomas Cavanaugh, Barbara Cavanaugh, Tyler Davy, Chief Matthew French, Mark Dressel, Sgt. Matthew Mitchell, Tamazine Wood-Creighton, Jim Creighton, Russesll Chisholm, Kristin Chisholm, Brian Lord, Mary Alex, Mary Rogers, Chelsea Mather, Chris Parsons, Riche' Colcombe, Nicholas Hodgen, David Roarick, Richard Head, Phil Marcellino, Keith Cobbett, Brian O'Connor, William Bannister, Vivian Bohanan, Rocky Bastrom, Sandy Burrows, Melanie Coulter, Mark McSweeney, Daniel Normand.

Chairman Bailey called the meeting to order at 6:00 p.m.

1. OATH OF OFFICE – CHIEF PARSONS

Chairman Bailey administered the Oath of Office to Chief Parsons who was promoted to Chief upon the retirement of Chief David Roarick at the end of September.

2. OPEN SESSION

Leigh Bosse – Mr. Bosse congratulated the Board on appointing Rich Pelletier to fill the vacant slot and said that he always enjoyed him during his service on the School Board.

3. RICHARD HEAD RE: LIFE FOREST

Richard Head, Chairman of the Conservation Commission, discussed a conservation easement that the Town has on the Life Forest property on Beard Road and a request from the property owner to do a lot line adjustment which would be both beneficial to the Town and Life Forest. Mr. Head said the conservation piece abuts Shed Brook and access to trails is currently over the Life Forest property. The owners of Life Forest are requesting the lot line adjustment because the area they would like to adjust is wet and not as usable as the area they would like to trade for. Mr. Head said the adjustment would give the Town direct access to the trails. This was briefly discussed. Mr. Head noted that if the Board gives approval tonight, a joint application of Life Forest and the Town would need to go before the Planning Board for final approval. Chairman Bailey said he doesn't see a problem with the request. Selectman Pelletier asked in doing this, is the Board setting a precedence. Mr. Head said he doesn't believe so and noted that Life Forest will be paying the cost of the survey and haven't asked the Town to share in any expenses. Chairman Bailey asked the Board members if they are comfortable supporting this to which the response was yes. Mr. Head will move forward with this.

4. PUBLIC HEARING – TRANSFER STATION DEMO FEES

Chairman Bailey opened the Public Hearing at 6:30 p.m.

Ms. Buono said that our Transfer Station Manager, Luke Levesque, was under the weather tonight and unable to attend this hearing. She went on to explain the reason for the increase in the demolition fees from \$120/ton to \$160/ton. Ms. Buono said that due to recent increases in pricing for the disposal of our demo (trucking and tipping fees), we are currently at a point that if the fees were not increased, the Town's expenses would be \$10,600/year more than the revenues for this product. She said that doesn't take into consideration supplies and scale house repairs. Chairman Bailey said on a per pound basis, the increase is two cents per point (from 6 to 8 cents). Selectman Pelletier asked if the goal is to break even and was told yes. He then asked what other municipalities charge. Ms. Buono said that most of the surrounding communities charge more than the \$160/ton.

Chairman Bailey asked if there was any public comment – there was none.

Chairman Bailey closed the public hearing at 6:32 p.m. and made a motion to increase the fees from \$120/ton to \$160/ton. Motion was seconded by Selectwoman Campbell. A vote was taken. Motion passed unanimously.

5. BILL HUTWELKER & JACK FRANKS RE: HILLSBOROUGH'S DEVELOPMENT

Bill Hutwelker and Jack Franks came before the Board after speaking with Chairman Bailey after a Planning Board Meeting, to talk about potential future projects that they may be able to assist Hillsborough with. Mr. Franks reported that NH Hampshire Housing has processed their application for Hillsborough Heights, and it is moving forward with their recommendation for approval. He said based on that Phase I which consists of 42 units would be built in 2024 and since their project is affordable housing, it would qualify under the Invest NH program and Hillsborough could potentially receive \$10,000 per unit.

The past Walmart project was briefly discussed, and Mr. Hutwelker asked about the reason it wasn't brought to fruition. Ms. Buono said the information she was given at that time was that the developer wasn't able to deliver the pad within the timeframe agreed to and Walmart wasn't interested in extending the deadline for various reasons one being that they were not building more stores at that time. As far as other projects are of interest, Ms. Buono said she would like to see a walk-in clinic in Hillsborough such as a Convenient MD since there isn't one close by. Meleny Nagy mentioned that she would like to see a community center or teen center built as well as a splashpad. Mr. Hutwelker would like to see a list of land in Hillsborough so they can look at the areas as well as possibly meeting with the Economic Development Committee to discuss their thoughts.

6. BOARD BUSINESS

Project Genesis Update – Ms. Buono said she sent the Board a memo with regard to the current Project Genesis building which outlined the estimated financial impact of doing just the mold removal based on the price of \$15 - \$25/sq. feet that was given to us by the company. She said both Mike Borden, Building Inspector and Jeremy Oak, Building Maintenance viewed the building again and came up with some figures based on the square footage and current cost of remodeling after the mold removal and Ms. Buono wanted to find out if the Board still wanted to move forward with trying to obtain quotes to remove the mold and repair the issues causing the mold as well as putting the place together. Although that building looks like one unit, it's actually three and the other two units have various issues of their own with the middle unit being the worse since there

is a basement under it which harbors water, some wood rot, and some mold. The Board discussed information Ms. Buono had provided with the knowledge they were only estimates as well as discussed with Chelsea Mather, Youth Services Director, thoughts on moving forward and the fact that options are limited. Mrs. Mather is extremely concerned about the future of the department and the programs she has worked hard to bring to the community and the region if they don't have a building. Initially the Board felt that moving the town office to a temporary location while a new town office building is built and then moving PG into the current town office building would work, but in a subsequent discussion that didn't seem to be feasible. After discussing more about the issue, the Board decided that the first priority is finding suitable space for PG to use while plans are drawn and financing is secured via a town vote, to build a new town office building. Ms. Buono will review the information on the old Santander Bank building that is being sent to her and find out if they are interested in leasing and she and Mrs. Mather will see what they come up with and will update the Board at the next meeting.

Planning Board Alternate – Ms. Buono said the Planning Board has requested that Dana Clow be appointed as the Ex-Officio alternate. She said this means that if the Selectman Ex-officio is absent from a meeting, Mr. Clow would sit in. No other alternate would be able to sit for the ex-officio. Chairman Bailey moved to appoint Dana Clow as the Ex-officio Alternate on the Planning Board. Motion was seconded by Selectwoman Campbell. A vote was taken. Motion passed unanimously.

Budget Work Sessions – Ms. Buono asked the Board if they would like to do the budget work sessions the same way they have done them over the last few years which was outside of the regular meeting schedule and during the afternoon. The Board said yes, and Ms. Buono will schedule the dates and times.

Museum Building Painting – Ms. Buono said that Meleny Nagy brought in a request from the Historical Society to have three doors on the building painted fire engine red. The initial consensus was the doors being white looked nice, but the Board put a decision on hold so that Ms. Buono could discuss it with the President of the Historical Society. Ms. Buono also brought up a question that came to Ms. Nagy as she was painting the building about whether or not we were also going to paint the roof. Chairman Bailey said the question had also been posed to him from a community member because there are parts that are browning and rusting. He said this wasn't included in the original scope. Ms. Nagy said if she were to do it, it would cost \$18,000 due to the fact that she would need to rent the large lift again. Chairman Bailey said the product that the current roof was painted with came from Melanson Roofing, but they don't do the work anymore although they did give him information on the paint although he hasn't had a chance to contact the company that sells it. Since it's getting late in the season, the Board will continue to look into the product needed for the roof and look at doing it in the spring. Ms. Nagy said with the rain delays, she will need another week on the project which the Board had no problem with.

Turn Lanes – Ms. Buono said that Mr. Bosse had come to the Board earlier in the year about doing away with the turn lanes on West Main Street being removed. She said at that time she had contacted Bill Lambert at NHDOT who had said that if any changes were implemented, 2023 would be a good time to do it since the road is scheduled to be resurfaced. Ms. Buono wanted to know if the Board is interested in this and if so, she will need to get some engineering quotes for a drawing to show the requested changes, along with an intersection capacity analysis that indicates removal of the lanes would not compromise the level of service of the intersection. A discussion ensued with regard to the reason behind Mr. Bosse's request which was to bring back angle in

parking in front of storefronts and ended with concerns about the updated parking regulations which includes possible parking fees. The Board said as far as comments about the new parking regulations go, the public hearing is scheduled on October 26th and anyone wishing to speak on the regulations can do so at that time. As far as getting pricing for the engineering work, the Board would like to see the cost associated with the request. Ms. Buono will solicit quotes.

7. MANIFEST MOTION

Chairman Bailey moved to authorize the Selectmen to sign check numbers 017998 – 018029 a/k/a Vouchers 40 & 41 in the amount of \$200,041.21 (includes 219 direct deposit stubs) and Accounts Payable Check numbers 027997 - 028078 a/k/a Vouchers 35 & 36 in the amount of \$412,043.01. Motion was seconded by Selectwoman Campbell. A vote was taken. Motion passed unanimously.

8. CONSENT AGENDA

Chairman Bailey moved to approve the Consent Agenda for October 12, 2022. Motion was seconded by Selectwoman Campbell. A vote was taken. Motion passed unanimously.

- Yield Taxes Assessed – Map 3 Lot 10 \$1,045.74; Map 12 Lots 39&40 \$312.14; Map 2 Lot 32 \$339.70; Map 6 Lot 62 \$1,917.12

9. APPROVAL OF MEETING MINUTES

Chairman Bailey moved to approve the Selectmen's Minutes of August 24, 2022. Motion was seconded by Selectwoman Campbell. A vote was taken. Motion passed with a vote of two in favor and one, Selectman Pelletier, abstaining.

10. ADJOURNMENT

Chairman Bailey moved to adjourn at 8:35 p.m. Motion was seconded by Selectwoman Campbell. A vote was taken. Motion passed unanimously.

A true record.

Laura Buono
Town Administrator

Approved by:
Hillsborough Selectboard

Date: _____

James C. Bailey III, Chairman

Iris Campbell, Selectwoman

Richard Pelletier, Selectman