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Board of Selectmen Minutes 09/24/2013

Town of Hillsborough
Board of Selectmen
Meeting Minutes
September 24, 2013

Present: Russell Galpin, Chairman; David Fullerton, Selectman; Wendy Brien-Baker, Selectman; Laura Buono, Town Administrator.

Guests: Michael Pon, Leigh Bosse, Brett Cherrington

Chairman Galpin opened the meeting at 6:00 p.m.

- **OPEN SESSION**

There was no public comment.

- **BRETT CHERRINGTON – CONSERVATION COMMISSION**

Brett Cherrington, Chairman of the Conservation Commission came in to speak with the Board and said he was approached by Pat Nash (Realtor) with regard to a 5 acre undeveloped parcel of river front land abutting the woolen mills. Currently, the owner is asking more than they have in the conservation fund and more than the assessed value. The Conservation Commission is very interested in this land and Mr. Cherrington said he asking how to proceed since he is not comfortable negotiating. He said the assessed value is \$54,900 but they claim the assessed value is around \$71,900 and they are asking \$115,000. Mr. Cherrington said there is a question of price as well and said they would be willing to put money toward the purchase but depending on the final negotiated price, perhaps a warrant article would need to be placed on the warrant for the balance. Chairman Galpin feels it's a legitimate request for a warrant article and added that it's not a valuable location even if it is river front. Mr. Cherrington said it holds conservation value for both plant and animal life, downstream flooding and pollution minimization. There is also synergy with the woods woolen mill parcel. Mr. Cherrington said he's interesting in pursuing it but the asking price is high. Chairman Galpin said they may be able to negotiate something considerably lower. Selectman Fullerton said he doesn't have a problem giving the residents the chance to vote on it but at the asking price, it probably wouldn't go anywhere but added that the townspeople are fair and if it's a fair price, they would probably go with it. Mr. Cherrington said if they got the price down substantially, they wouldn't have to go to the voters. Laura Buono offered to assist with the negotiations.

Land Use Change Tax Fund – Mr. Cherrington said it was suggested that the Conservation Commission up the contribution that goes into the Conservation Fund from the land use change tax to 100%. Mr. Cherrington said it has taken many ears for the conservation fund to reach \$112,000 and its difficult to get much done with the fund so low. Money only transfers to the fund when someone pays a penalty to take land out of current use. A discussion ensued with regard to what some other communities do and what is done in Hillsborough. Ms. Buono suggested the Conservation Commission be able to talk about what their priorities are and where their interest lies with respect to what they would do with additional money as it is received. Mr. Cherrington mentioned the natural resource inventory and a parcel of property behind Barrett and Gould.

Mr. Cherrington brought up the town owned lot behind Shaws Market and said he's been critical about how the whole deal with Shaws went down. Mr. Cherrington said a condition of the approval was that the lot behind Shaws would have a conservation easement on it but instead, the lot was given to the Town. Mr. Cherrington said it was suggested that the Town vote to now place it under the control of the Conservation Commission since the original intent was to have a conservation easement. Chairman Galpin said he doesn't see any reason not to do it. Mr. Cherrington said any future uses would have to come before the Conservation Commission.

- **OTHER BUSINESS**

Town Meeting – Chairman Galpin said he met with the School to discuss holding Town Meeting on a Saturday and he was given a packet from them for the use of the School for this purpose and was told the Saturday in question, is currently available. Chairman Galpin said he didn't reserve the date because the Selectmen haven't decided on it yet. Ms. Buono asked if they would like to discuss this now. Selectman Fullerton asked if there has been a survey about holding it on a Saturday and Chairman Galpin said no. The length of some past Town Meetings was discussed as well as attendance and polling hours. Ms. Buono will look into whether or not the polling hours were voted on in the past.

Library Trim Painting – Ms. Buono said they received two price quotes for the painting of the trim. One from Brix and Stix in the amount of \$56,750 and the other from Legendary Painting in the amount of \$40,375. Ms. Buono said both companies have very good references and recommended that based on the price difference of \$16,000, the Board approve hiring Legendary Painting.

Selectman Brien-Baker moved to accept the proposal from Legendary Painting in the amount of \$40,375 for the painting of the trim at the Smith House. Motion was seconded by Selectman Fullerton. A vote was taken. Motion passed unanimously.

Selectman Fullerton brought up a couple of items he learned in Selectmen's Academy such as making sure the Town Clerk passes concerns on that they hear, grants that may be out there, and defensive driving course that is offered through the Local Government Center.

- **ADMINISTRATOR'S REPORT**

Town Hall Building – Ms. Buono reported that while replacing siding on the Town Hall building, it was discovered that we have a rotten sill in the corner of the building. Unfortunately, the contractor was unable to lift the building with the equipment he had in order to repair the sill. Ray Barker is currently trying to get quotes to do the work needed. Based on my discussion with LJM Construction, the work will probably have to be postponed until next year due to financial reasons.

Schnitzelfest – Due to the fact that there was not enough time to safely and effectively close down Main Street for the Schnitzelfest as was recently requested by the Chamber of Commerce, it was decided at the conclusion of the meeting on September 17th that the road would remain open but parking on the Butler Park side of Main Street will be partitioned off with jersey barriers so that the spaces can be used for vendors.

Budget Spreadsheet – Ms. Buono said she will be using an excel spreadsheet for budget preparations and gave the Board copies of the spreadsheet for review and comment. Ms. Buono said there are areas that she would like to consolidate such as Planning Board, Planning Department, Zoning Board and Economic Development and entitle it "Land Use & Economic Development". She'd also like to place all of the various buildings under the departments which they service (ie: Police, Fire, etc.). She said there may be other similar changes as she goes along but wanted to get the Selectmen's input as to whether or not they prefer to leave such items as is. The Board was pleased with the new spreadsheets and agreed with the manner in which Ms. Buono wants to consolidate items.

Employment Law – Ms. Buono reported that she and Lauralee LoMonaco will be attending a class at Property Liability Trust on Thursday entitled Employment Law for Municipalities. This will be a refresher/update session on various aspects of employment law.

Gould Pond Inlet – Chairman Galpin stated that he and Laura Buono met with Jim Coffey and the engineer for the inlet project. They all had the same feelings that there wasn't enough money and it cannot be done this year. The decision was to place the project out for proposals now and for a warrant article to be presented next year.

- **MANIFEST MOTION**

Chairman Galpin moved to authorize the Selectmen to sign manifests and order the Treasurer to sign Payroll Check numbers 5712 – 5774 a/k/a Vouchers 38, 38A, 39 & 39A in the amount of \$154,019.25 (includes 135 direct deposit stubs) and Accounts Payable check numbers 7982 - 8071 a/k/a Voucher #22 & #23 in the amount of \$88,997.06. Motion was seconded by Selectman Brien-Baker. A vote was taken. Motion passed unanimously.

- **CONSENT AGENDA**

Chairman Galpin moved to approve the Consent Agenda for September 24, 2013. Motion was seconded by Selectman Fullerton. A vote was taken. Motion passed unanimously.

- Cemetery Deed's – Weber & Heston
- Yield Taxes Warrants in the amount of \$915.57 & \$2,659.50

- **APPROVAL OF MEETING MINUTES**

Chairman Galpin moved to approve the meeting minutes of September 10, 2013 as written. Motion was seconded by Selectman Brien-Baker. A vote was taken. Motion passed unanimously.

- **NONPUBLIC SESSION**

Chairman Galpin moved to go into nonpublic session at 7:20 p.m. under RSA 91A:3II (c) reputation. Motion was seconded by Selectman Brien-Baker. A roll call vote was taken. Chairman Galpin – yes; Selectman Fullerton – yes; Selectmen Brien-Baker – yes. Motion passed unanimously.

In attendance: Chairman Galpin, Selectman Fullerton, Selectman Brien-Baker, Laura Buono, Town Administrator.

Ms. Buono advised the Selectmen on an employee issue.

Chairman Galpin moved to come out of nonpublic session at 7:41 p.m. Motion was seconded by Selectman Brien-Baker. A roll call vote was taken. Chairman Galpin – yes; Selectman Fullerton – yes; Selectmen Brien-Baker – yes. Motion passed unanimously.

- **ADJOURNMENT**

Selectman Fullerton moved to adjourn at 7:42 p.m. Motion was seconded by Selectman Brien-Baker. A vote was taken. Motion passed unanimously.

A true record.

Laura Buono

Town Administrator