

~~Unapproved~~ **Approved**
Candia's Selectmen's Public Meeting Minutes
October 27, 2014

Attendance: Chairman Carleton Robie, Vice-Chair David DePuy, Selectman Dick Snow, Selectman Boyd Chivers, Selectman Amanda Soares, and Administrative Assistant Andria Hansen.

Chairman Robie opened the meeting with the pledge of allegiance.

Approval of Previous Minutes: Public meeting minutes of 10/13/14. Selectman DePuy motioned to accept the October 13th, 2014 meeting minutes as presented. Seconded by Selectman Chivers. All were in favor. Motion carried.

The Board to discuss recent tax deeded properties. Chairman Robie excused himself from the conversation. Selectman DePuy explained they have eight properties to consider. The Planning Board's Chairman Sean James has reviewed and given his response. He read from Sean James' response (see attached). Selectman Chivers asked what they have done in the past and was this the first time they disposed of tax deeded properties. Selectman Snow noted it has been a long time. Selectman Chivers asked if the town has an inventory of properties that should be considered for disposition along with these properties. Selectman Snow thought it should be done, but he didn't think it should be part of this discussion. He noted the town report contains those properties. Selectman Chivers thought was why not clean out the whole closet and allow the Conservation Commission and the Planning Board to look at all of the other properties. They can make a determination and what is left they can decide if they want to sell, like a yard sale. Selectman Snow said they had a discussion at the last meeting about the properties that would be valuable for conservation. He is prepared to present to the Board tonight the first cut of what he would like to do for the water supply protection grant. There are three properties that are on the list. As he suggested at the last meeting he would like to take the two that were originally proposed and put them up for auction, they are problem assets. They have the same similar concerns that were addressed by Sean and Betsy. Rather than do the whole thing right now, he would suggest sell these two. Nothing is going to happen for 90 days anyway. Selectman Chivers asked which two he was talking about. Selectman Snow replied 308 Raymond Road and 256 Depot Road. He would also like to include the piece that is next to 256 Depot Road. Selectman Snow asked if they would go back to the other five properties town owns at some point in the in the future. He looked at all the properties that are in the town report and there weren't a lot of them that have significant value that aren't already delegated by the legislative body or being under the management and control of the Conservation Commission. He used (before 2005) go to the legislative body and request the tax deeded properties that have been there for a while and under the management and control of the Conservation Commission. If they had forest value they would put them in the town forest. They then generate revenue when they do sales of timber off of them. The last one they did the Conservation Commission decided to value the sales that went back to the town and the other half went back to the forest management fund. You need time for the Conservation Commission and perhaps the Planning Board to consider if those properties have some value other than being immediately sold. If the properties had significant value the people wouldn't have given them up. His bottom line is if

they are going to put them up for sale, they are going to put them up for whatever the costs are, whatever the town is owed they will get it back. Selectman Chivers said that is what the town is entitled to. Selectman Snow said anything they do after they take the tax deed can be added on. If they had to go down to Raymond Road and they had to clean the place up that would be added on to what the town had spent and added to the sale. He would suggest doing a sale on the Raymond Road and Depot Road ones. Since there is liability associated with it lets get it done. The auction can go 90 days from now. Selectman Soares thought they were making more work for this whole process then need be. They don't have to as a Board have to take input from other departments. They have asked for input but the really don't need to take input from other committees. It is their responsibility as members of this Board which is to take care of managing this town and those that don't pay taxes we take their tax deed. It has been done in the past and it hasn't been done for a long time and it needs to be done. There are properties that are not advantageous to the town, but we had to take them. They had nothing left to do. Having two auctions is a waste of time and effort. One option is all they need to do instead of wasting resources more than once. The properties that are already listed that are continually in the town report has been filtered out thought the years. They may not be the best properties, but they are town properties. They don't have a lot of residential lots, but they have a lot of open space lots. It is not in their interest unless the public decides if they should be conservation easements. The auction is there for them to put it out there and see if we get our money. Right now we aren't getting any money and it is town owned property. We need to get the money back on them that we are owed. This is what we want as a town; we don't want to eliminate income as a town if we don't have to. We have done it but we would prefer not to. They need the income to offset our spending and she didn't think they should have two auctions. Raymond Road really is a hazard and they really don't have money to spend to clean up the property. The buyers are aware of what they are getting in an auction sale. If they don't do their homework then it is their own problem. If they do their homework they go to the auction sales and buy property. She reiterated that they should sale all of the properties at auction and see what happens. They are trying to get the revenue stream back in and it should not be a game of waiting. They need to get this done. This is like every process they do, they side step everything. They need to do this the correct way. Selectman DePuy asked if there was anyone from the Conservation Commission in attendance and can they fill them in on their thinking. Conservation Commission Chair Betsy Kruse explained the commission had rescheduled their regular meeting and they will be meeting tomorrow night. They certainly appreciate the Board seeking information from them, because there may be some properties on that list that are in very important area's to conserve. There may be some properties on the list that fit within some of the corridors that they are trying to establish. She can get feedback to the Board by Wednesday. She wasn't sure what the procedure was in terms of making decisions about these properties. She would encourage the Board to take their input into consideration. Selectman DePuy said the Planning Board had indicated that two parcels would be something the Conservation Commission would be interested in. CCC Chair Kruse said she had not seen their input. One was Critchett Road which was land only and the other parcel was on High Street. There is a parcel on Donavon Road which is 35 acres and near Kinnacum pond. They recommended that further study be completed by the Conservation Commission. CCC Chair Kruse noted that the town already owns parcels on Donovan Road and the parcels are on the closed part of the road. She didn't know if those pieces were on the closed pieces or not. That lot is one of the largest unfragmented lots they have in town. The advantage to having pieces like that is that it protects a large amount of

habitat and wildlife that needs that kind of space in order to survive. They have all of the wetlands feeding into to this and all of the habitats that surround that critical to certain wildlife species. Selectman DePuy suggested putting all eight parcels up for auction subject to hearing from the Conservation Commission after their meeting. There is one or two that they think they may be interested in. It sounds like the Kinnicum pond one would be something they would be interested in. Selectman Snow questioned if they sell these immediately how are they going to get input from the other committees. However if they hold off on the auction to wait hear from the committees this will put more time on it. If they do one auction instead of two, the only ones that have a possibility of selling are Raymond Road and the Depot Road ones. Those may sell because they are in the commercial zone. The others ones won't because they don't have a value to them. The public has not had an opportunity to look at them either through the Conservation Commission or the Planning Board. If there were something in there they could come back and they could say they don't want to do anything on them. They have two that are a liability to the town and they want to go to auction with them. They should put those out to auction and the other ones they can worry about later. Selectman Soares asked how many land bound parcels are they going to take and they can't possibly build on them. Donovan Road ends on either side and you can't build any further. How is conserving it going to do anything. You can't build on it because it is all wet. You're trying to save parcels that are not buildable. Selectman Snow said wetlands are defined as emerging forests. Those will be filled in. Selectman Soares said to stop clinging to parcels that really don't define optimal conservation pieces. The road is discontinued and it is wet and dead. She asked if he saw her point. She said they do this constantly. They hum and haw and don't do what needs to be done. They skirt round the idea, but they don't get anything done. They need to stop doing that and they need to do what needs to be done. She understood his point, but the water shed grant they have been thought this. She understood his vision, but it is not appropriate in this instance. If the properties aren't highly valuable to us they put them up for auction so they can get the revenue stream back into the town. She is certain there will be people that want to buy them. They may need to hold on to them for a couple of years. The need a continual income stream opposed to none what so ever. Selectman Snow understood her point of view, but he disagrees with the concept of it. They need to sell three properties right now, they should get those done. Selectman Chivers agreed with Selectman Soares and they need to do this, but they need to do it as a community. The task is to see if these properties have any value to the town. They don't have the expertise and none of us have even talked about the master plan. Selectman Soares said they don't even follow their master plan. This falls on them and this is why they were put in this position. They have to make those decisions and if you read the memo from our town counsel we have to make those decisions. They don't have to take the input from anyone else. In the past former Selectmen may have taken advice or not, but they got rid of the property they didn't need and they kept property for the town they wanted to preserve for future use. These are the tough decision we have to make. Selectman Chivers said and they will make the decision, but they are supposed to make those decisions having been fully informed. He will be fully informed once he hears from the Conservation Commission. They are going to met tomorrow and they will have a decision back to us in a couple of days. Selectman Soares said their interest is a vested interest, not an unbiased interest. It's a vested interest for conserve. They have to look at it as an unbiased interest for the benefit of the town. Selectman Snow asked why her bias is better than their bias might be. He didn't think of it as bias. This is a town and the legislative body is the one the people are the ones who elect us to do what is best for the town. He agreed that they should sell

some of the property. There are three they need to get rid and the other probably won't sell and they will sit there for a few years. They need to give the town the opportunity to look at those things which he is willing to do. Selectman Soares said they take forever on things that are simple. This is very straight forward, but we consistently go backwards. Yes there are times when they have to look at things, but we consistently fall into this cycle. They need to take the horse by the reigns and make a decision. They have to look for at these for the benefit of the town and getting the revenue in for those parcels are a benefit for the town and the taxpayers. That is revenue coming into the general fund to offset taxes. Selectman Snow agreed with that on those three properties, but they cont do all of those. They have to compromise. They need to get rid of the three that are liabilities and they ought to do those now. Let's go to auction and put the notice. Hire the auctioneer and we can sell them in 90 days. It was noted there is a 10% buyer's premium for the auctioneer. Selectman DePuy thought the Donovan Road piece would be worth saving it has 35 acres and in current use it is probably producing taxes of \$20 per year. He didn't think this was significant income to the town. This would be most like the one the Conservation Commission would be interested in. He felt the public input they were looking for was from the Planning Board and the Conservation Commission. It was noted that the Planning Board felt the Donovan Road piece would be a good one to conserve. Selectman Snow said the Conservation Commission would be interested in 405-042-2, 411-038, and 404-118. Selectman DePuy said these properties were taken for taxes not with the master plan involved, but with the idea that they owed taxes and we were going to take them and sell them. They have already heard from the Planning Board. Selectman DePuy motioned to sell all of them subject to hearing from the Conservation Commission if they have an interest in any they can defer and study it further or follow that interest. Selectman Chivers said wouldn't it make sense to move to sell the five parcels exempting the three that are potential links for the Conservation Commission. If they decline any interest we can add them to the other ones. Selectman Snow said he would like to discuss the water supply protection grant this evening. He mentioned that he had those three properties on that grant to get that application in. He has to get the application in by the end of the week. Selectman Soares said he needed the Boards approval before he did that. Selectman DePuy said his proposal is to sell all of them and if the Conservation Commission indicates an interest in some of them then they hold off and put the others up for auction. Selectman Chivers said that would require another meeting to discuss that. Selectman Snow asked how that was going to work as a process then. As a part of his motion are they going to send out the notices under 80:89 and dispose of these properties now to get the 90 day clock started. Selectman DePuy said that was correct. Prior to the time they could tell the auctioneer to pull those properties off. They will have been noticed with an intent for disposal and the owners can come back and get them if they want to. Selectman DePuy said they are going to give the Conservation Commission until Wednesday to contact us or some deadline and then they will notice them all. Selectman Snow said then the Conservation Commission can get those three pulled without having another meeting. Selectman DePuy said to speed things up this would be his suggestion. Selectman Chivers noted they are letting the Conservation Commission to make a decision on those three parcels, that doesn't sound quite right to him. They should make a recommendation to the Board. It sounds right for saving time but procedurally it doesn't sound quite right. Selectman Snow said the Board of Selectman is the one who is putting in the application for the water supply protection grant to see if we are allegeable for it. They are getting a recommendation from the Conservation Commission, but the Board is also making the decision tonight on the application. Selectman Soares clarified that Selectman Snow is putting in

the application, not the Selectmen. Selectman Snow replied as a member of the Board he went to the Board and asked for permission. He told them he didn't want to go through all of the work and then not be able to put in an application. This does not tie the Board to anything other than finding out if they are alleageable or not. Selectman Chivers asked if this application have the support of the Conservation Commission. It seems to him that they have the cart before the horse here. They need to decide as a Board now if they want to empower Selectman Snow to apply for the grant. Selectman DePuy said they have a choice to make her they have three choices. They either vote now to put them all up for auction or they defer them all until later or they sell five and wait on the other parcels. Selectman Chivers said in two weeks this will be ripe for a decision. The Conservation Commission will have made a recommendation to us and they can make a decision on the water supply protection grant. These properties haven't been paying taxes for years, so waiting two weeks isn't going to hurt a thing. Selectman Snow said except that he needs to have the grant application in. Selectman Snow moved to go to auction tomorrow on five properties and they can then consider the other three. If they never get done they can go with the list of town owned properties. He suggested 256 Depot Road, 308 Raymond Road, Depot Road (land only), Old Candia Road, and Critchett Road. Selectman Chivers clarified they would hold off on the other three so he could put in the grant application and get a recommendation from the Conservation Commission. Selectman Snow said they can look at all of the town properties and see if they want to sell them. Selectman Soares said she was having a serious problem with this whole thing. Selectman Soares motioned that they put all of the properties up for sale. Selectman Chivers said without regard to what the Conservation Commission has to. Selectman Soares said they need to do their job. Selectman Chivers said he wasn't going to second that motion haven't been informed. Selectman Chivers said once they decide to sell the Depot Road property he would like to discuss the zoning considerations on it. Selectman Chivers motioned that the Board waits two weeks until the Board gets a recommendation from the Conservation Commission and the Board decides what to do with the water supply protection grant. Selectman Snow said that was a motion to table. Selectman DePuy said it was a motion to put if off until next meeting. Selectman DePuy noted they are beyond Roberts Rules of Order here. They are just hashing it out and they have four people her. They need to have a motion that is going to pass. Selectman Snow said the motion is to wait two weeks. There was discussion about sending out the notices. Selectman DePuy said he wasn't aware if they could stop the sale or not once the letter is sent out. Selectman Snow said It is just to tell them we intent to dispose of it. They can't do it for 90 days. The 90 day clock will have been started. Selectman DePuy said they are going to notice them all subject to reviewing this in two weeks. Selectman Chivers said they can't do anything for 90 days anyway. Selectman Chivers motioned to send out the notices and make a final determination on disposition on the property at the next meeting pending the input from the Conservation Commission and anyone else that wants input. Seconded by Selectman Snow. Selectman DePuy, Selectman Snow, Selectman Chivers were in favor and Selectman Soares was opposed. Motion carried on a vote of 3 to 1 (3-1-0).

The Board to address the Budget Committee's questions regarding the proposed 2015 town budget. Chairman Robie said he received an email from BC Chairman Matt Broadhead on October 23rd. He noted that he had missed the October 22nd Budget Committee meeting. The committee had a chance to come up with a list of questions. Some of the questions the liaison with have to go back to the department heads. They can go over some of the questions right now

if the Board would like. There is a joint meeting on November 12th and the Selectmen are invited. In the past he has usually taken the answers back to the Budget Committee, but he would like the Selectmen to attend and answer their questions. Selectman Chivers asked with the department heads. Chairman Robie replied if the department head would like to come.

COLA in '15 budget is at 2.5 percent, but CPI is 1.7 percent. How did you get 2.5 percent? Chairman Robie said he take on this was that they didn't give raises last year and the CPI was 1.4% and if you add those two together it is 3.1%. They didn't get a raise they decided on 2.5%. He thought this was a good reason why they came up with 2.5% for our employees. This is the number they decided at the September 20th meeting.

What is the reason for the \$15k increase for Building Inspector? Does the increase in building permits requests justify the need for a FTE? Selectman Soares felt that making the Building Inspector full time was not necessary. She understood the Board voted on it, but it isn't necessary. Selectman Snow thought the intention was putting more hours on for the Building Inspector. Chairman Robie said they can discuss this right now. They hashed this out at the September 20th meeting, which Selectman Soares was excused from. Selectman Snow said what he was trying to convey that the reason they increased the budget by \$15,000 because they were going to increase the number of hours. Chairman Robie said that was correct and he needed more hours to do his job more efficiently for our community. **Are the benefits included in the Building Inspector \$15k request?** Selectman Soares said the Budget Committee wants to know what benefits are included. Chairman Robie said he would be eligible for the insurance package. Selectman Chivers asked what would be the incremental increase for wages once they increased the hours and the health insurance package. Chairman Robie said it was \$32,000. This would be total for the wages and benefits. Selectman Chivers asked how much the contribution to the health insurance per employee was. Chairman Robie said it was 25% for single people. Selectman Soares explained if you check in the office it clearly defines what each person pays. Selectman Chivers said what the premiums are and \$32,000 doesn't seem much for a benefit package. Chairman Robie said if you have a family plan (an employee with a spouse and children) which costs about \$18,000 and it costs the employee \$4,200. Selectman Chivers said it costs the town about \$14,000 for the health insurance. So it is a total increase of \$32,000 over what we are paying now. He said his concern is the Building Inspector is currently working 21 hours per week and full time in Candia is 35 hours per week. It is going to cost us \$32,000 per year to get in those extra 14 hours per week. The jump from part time to full time is pretty substantial. His thought is they really went after the Police Department over that full time officer and he looked at the minutes from all of those meetings and it was a very contentious issue. Finally the Board agreed to hire two part time officers instead of a full time officer. He didn't think they gave the decision to go to a full time Building Inspector as much thought as they gave to the police officers. He thought the additional cost increase here is not warranted by the number of hours additional that we are going to provide service. Selectman Snow said they made a decision and the Budget Committee is asking why they did it. Selectman Chivers said they decided this at the September 20th meeting and they gave it all of 10 minutes. They didn't look at the number of permits and they didn't look at the basis for the permits. They had a lot to do that morning so he understands. Selectman Soares said nobody looked at the numbers and they didn't figure out all of the calculations for a full timer. They just said they need a full time Building Inspector because numbers increased a little bit. So that was the justification for the decision. Selectman Snow said they would have to spread that increase over the full 40 hours.

Chairman Robie said the department submitted their budget with an increase to go to a full time position. They discussed that amongst the Board. Selectman Soares asked if there were facts and figures to support the increase. Chairman Robie said they are asking him to do more and more. Selectman Soares asked if there was a justification. Chairman Robie felt there was. He noted the Board made this decision to increase the budget and they sent it to the Budget Committee. Selectman Soares said she was just asking questions in regards to the Board's decision and what they based their decision on. Selectman DePuy said his recollection of the meeting was that Dave had over 225 permits, so he thought they were rising and it requires more time to do an adequate job. His understanding is that the need was there. Selectman Soares said the Board never bothered to check how it fluctuates and the history of how permits go. Chairman Robie said they can discuss this further with the Budget Committee and the department head.

Why is the building inspector still budgeting \$2k when he has spent \$374.18 vehicle/fuel and maintenance? Selectman Soares said she would address this question at the meeting.

Why are we budgeting \$25k when we have spent around \$5k for direct assistance? Selectman Chivers said he would address this question at the meeting. Chairman Robie thought Welfare Director DelRosso gave them the explanation at the September 20th meeting.

How often do we have to program the voting machine each year, and how much does that cost? Chairman Robie said he would ask Town Clerk Dupere to get him the numbers. He noted it needs to be done every year. The more questions on the ballot the more it costs.

Why the \$2k bump in protective clothing for Fire Dept., when we have only spent \$5k in '14? Selectman Chivers said he would check with Fire Chief Young on that.

Can we lower the cost for legal expenses, considering that we have only spent \$10.8k? Chairman Robie thought they should keep the number where it is in case of an emergency.

Are the cruiser laptops replacing old ones or are they in addition to what the Police Department has? Selectman Chivers said he would address this at the meeting.

What is the basis for the prosecution services number in the Police Department line item? Selectman Chivers said he would address this question at the meeting.

Can we adjust the gasoline number for Police, considering we have spent about 60 percent of line item in '14 and the gas price outlook looks <\$3.00 in '15? Selectman Chivers said he would discuss it with Chief McGillen.

Can you go into the accounting of the Police's Special Detail fund? Chairman Robie said they could but there is nothing there. Selectman Chivers said they got the original seed money back, but it was a wash from there on out. Chairman Robie said it was a loss.

Why is the Police cruiser line item \$28k instead of \$24k? (Was there was an understanding that CPD would ask for \$12k in '14 and \$12k in '15) Chairman Robie said the discussion at

the September 20th meeting was they may have to use the money for the closure plan. So they decided to put enough in there in case they need the money. If they don't use the money they would reduce that money by the end of the year for the budget process. He thought they added money to the line because the cars are getting more and more expensive. Selectman Chivers thought they should get a firm number before the next meeting, so they could at least justify it. Chairman Robie thought they did, it was \$24,000 plus the \$3,000 to outfit it. Selectman Soares said that was correct if they don't get an SUV.

Should we have \$1 in the old incinerator closure line item? Chairman Robie said hopefully not and it will be all done. They will leave it there for now because it is a dollar.

Is there money for the remainder of the clean-up of the old incinerator (i.e. fencing, remaining concrete)? Chairman Robie said they are going to be really close on the budget this year. He thought the answer to this was no. Selectman Soares said they weren't removing the fencing and the concrete is staying. Chairman Robie said for right now but if they wanted to (clean-up) they could. If someone wanted to remove the concrete and make a field they could. Right now they don't have the funds and the money for that. Selectman Snow said the closure itself is related to where the old cap was. It has nothing to do with the old incinerator site or anything additional. They didn't put it in the budget. This was his understanding. Chairman Robie said the answer to this is there isn't any money for that.

What is the reason for the increase in the part-time line item in Solid Waste from \$18k to \$24k? Selectman DePuy said he will get an answer for this.

Why does Solid Waste need a new baler? Selectman DePuy said he would address this at the meeting.

What justifies the increase in the line-item for the old Library and what is the maintenance plan for the coming year? Chairman Robie said the Board accepted the Trustees of the Smyth Memorial Library budget at the September 20th meeting. He will invite Trustee Carla Penfield to the Budget Committee's meeting. He noted unless the Trustees are doing something wrong, he didn't know if it was their business to question the maintenance plan. Selectman Chivers asked what happens if they want to open a bingo hall over there. Chairman Robie said then it would be a problem and they would have to address it. He noted if they are going to appoint Trustee they don't need to be managing them. They don't manage their other Trustees. He will invite Trustee Chair Carla Penfield on the Selectmen's wishes.

Is there a more efficient way to address the phone system in our town (i.e. one integrated phone system for town hall)? Chairman Robie thought the phone system seems to work pretty well and there is probably a better way to tweak. Selectman Soares noted there is a significantly more efficient way to do our phone system. Selectman Chivers asked who many numbers do we have. Everyone has a different number. Most places have an automated system. Chairman Robie asked if they would like the office to look into this. Selectman Soares felt they needed to update the system and there is a more efficient way. Selectman Chivers suggested having an IT come in and look at this and make a recommendation. Chairman Robie asked if they could wait

until the first of the year. The Board agreed to wait until the first of the year. Chairman Robie said they will tell the Budget Committee that they are looking into it.

What is the plan for the town's website and the costs associated with it? Selectman Snow said he will invite Webmaster Catherine Sangillo to the meeting and she can explain it to them. Chairman Robie said if he felt comfortable with that then that would be fine. Selectman Snow felt she should be there so she can explain it. Chairman Robie noted that it wasn't a public hearing and it was for the Selectmen to answer these questions. Selectman Snow understood but he can't explain what Catherine is going to do. Selectman Soares felt with this situation and the old library, it is best for the person dealing with it to explain it.

Chairman Robie reiterated that the Budget Committee meeting will be November 12th at 7:00 p.m. in the Town Hall meeting room.

The Board to appoint Mimi Alberu as a full member to the Conservation Commission. Chairman Robie motioned to appoint Mimi Alberu as a full member to the Conservation Commission. Seconded by Selectman Snow. Chairman Robie, Selectman DePuy, Selectman Chivers, Selectman Snow were in favor and Selectman Soares was opposed. Motion carried on a vote of 4 to 1. (4-1-0) Chairman Robie motioned to accept Conservation Commission member Dave Ickes resignation with regrets. Seconded by Selectman DePuy. All were in favor. Motion carried.

The Board to approve invoice for reval and invoice for lettering of the new fire truck. Selectman Snow motioned to request funds from the Trustees of the Trust Fund in the amount of \$2,479.00 for the reval. Seconded by Selectman Chivers. All were in favor. Motion carried. Selectman Chivers motioned to pay \$1,425.00 for the lettering of the fire truck out of the Capital Reserve Fund. Seconded by Selectman DePuy. All were in favor. Motion carried.

The Board to approve the Budget Committees recommendation to hire Geraldine Holmes as the recording secretary at a rate of \$12.00 per hour. Selectman Robie motioned to hire Geraldine Holmes as the Budget Committee recording secretary at \$12.00 per hour. Seconded by Selectman Chivers. All were in favor. Motion carried.

Chairman Robie said the Budget Committee has a person who is interested in being a Budget Committee member. He noted Carol Coppola had resigned. His name is Kevin Coughlin and he sent the Selectmen and Budget Committee a letter of interest. He attended the Budget Committee meeting on October 22nd. Chairman Robie asked the Board if they were interested in appointing him. Road Agent Lewis attended the October 22nd meeting and he thought the committee was going to leave it open, to see if they receive anymore letters of interest. Chairman Robie said he will wait to hear from BC Chair Broadhead. Selectman Chivers noted that Mr. Coughlin ran for Budget Committee in March and he would be a pretty logical choice.

The Board to authorize payment of payroll checks and accounts payable checks. Chairman Robie announced the grand total of payroll and accounts payable checks for October 23rd and October 30th was \$82,923.37. Selectman Snow motioned to accept accounts payable and payroll

checks for October 23rd and October 30th in the amount of \$82,923.37. Seconded by Selectman Soares. All were in favor. Motion carried.

Other Business

Election coverage at the polls: It was noted that polls will be open from 6:00 am to 7:00 pm on November 4th at the Moore School. The schedule is as follows:

Selectman Snow: 10:00 am to 7:00 pm (5 to 6 going home for dinner)

Selectman Chivers: 1:30 pm to 7:00 pm

Selectman Soares: 9:00 am to 1:30 pm

Selectman DePuy: 6:00 am to 8:00 (will be back in the evening after work)

Chairman Robie: 8:00 am to 10:00am and 2:00 pm to 7:00 pm

Bark mulch at the park: Selectman Snow said there is a pile of bark mulch at the park that will be spread on November 2nd. They are going to get a bunch of volunteers to help.

Lights for the skateboard park: Selectman Snow said they are going to put a pole in the back of the park with two 150 watt lights. He'll take the trees down. There are two prices. One is \$2,475.18 with a monthly cost of \$18.77 and the other is \$2,116.88 with a monthly cost of \$36.70. He would recommend the \$2,475.18, because in 20 months time they will be \$21.77. He is looking for the Boards concurrence on this. He talked with Chief McGillen about this and he doesn't have any concerns. The cost of installing it will come out of the parks operating budget. Chairman Robie said with the closure going on he thought they were going to be really careful about spending. This was just his thought. If they wanted to add lights they should have a budget for that. Selectman Chivers said if they were going to light that skate board park 12 months a year. Will it be lit during the winter when no one is using the park? Selectman Snow said it would also light up the salt and sand pile. Road Agent Lewis said they have their own light. Chairman Robie thought the \$18 per month was the regular fee and if you use more than you are going to be charged like the pond park. If they run the lights constantly they are going to pay for the kilowatt hours. If this was to happen he thought a light on a switch would be the way to go. Selectman Snow didn't think there was a switch for the outdoor lighting and maybe they could do it some other way. If it were on a meter they would be paying a \$13.75 fee. They are paying a basic fee; they are paying an average cost. Chairman Robie clarified that they be charged \$18 per month regardless of how much you use the light. Selectman Snow replied yes. Selectman Chivers agreed with Chairman Robie. They are spending \$2,500 on the closure and they told town departments not to spend any money unless they have to. They are not spending money where we should and we are going to put \$2,500 into something that is a luxury. He thought they should put this one off for awhile. Selectman Snow said they have money in the budget, because he volunteered and didn't hire somebody. Selectman Soares said he was told to hire someone. Chairman Robie said that is for a whole other discussion. Selectman DePuy added this seems like something that will get little to no use from the time they put it up until the spring. It makes sense to do it in the spring and that will be the start of the season and it will get some use. Selectman Chivers said that was a good point. Selectman Snow said he wanted to do it this year and the money is in his budget. There have been people who are asking for it. Selectman Chivers said he can't support that this year and they are trying to set an example for

all of the departments. Selectman Snow said they have to put it in the budget for next year if they are going to do it. Selectman DePuy said he would recommend that. Chairman Robie asked Selectman Snow to not call Public Service. Selectman Snow told Chairman Robie he has the numbers when the Board decides to do it.

Water Supply Protection Grant: Selectman Snow explained there are a significant amount of town properties under the management and control of the Conservation Commission (see attached). Some of the pieces they took for back taxes are in the Massabesic Water Shed. There is a water supply protection grant that had approximately \$600,000 available for providing protection for the properties. The state is now matching 50% of the cost to put in conservation easements on those prosperities. The properties have significant value and significant development rights associated with them. The match that is required can come out of the development rights of the properties that are going to have conservation easements on them. The application that is being put in is to see if we are eligible before we spend any money on the grant./ He has the appraised value and the assessed value which show there is significant value to the properties. The next column is the easement match which is an arbitrary easement match. This is the estimated value of the development rights which is \$150,000. The cost of the easements comes out to be \$124,000 and half of that would be \$62,000. There is \$85,000 of excess money available that he has to find some way to make sure it comes out to be zero. They don't want to waste the development rights that are available on their properties. He has taken all of them to go in with the eligibility, so they can so ok we see the amount of acreage and how much it will cost them. They will rank it and come back and tell us if we are eligible or not. They will find out by the December 1st. If they do say it is eligible then he will start looking at each one and see what the actual number is. He will get the properties survey, appraised, and find a land trust willing to hold an easement on them. He mentioned at some point in time the Manchester Water Works are going to come to us and ask for buyer. Now they are just paying the taxes on their waterworks. He reviewed some of the properties in the Massabesic Watershed. All of the properties that he has listed have been there for a long time. They are extremely unlikely to be of some significant value to somebody. Now is an opportunity for us to do something with those properties at no cost to the tax payers. These properties are unlikely to ever be sold. He needs to get this done by next Friday. He needs the Boards concurrence to put in the application. The same way he did last time. Selectman Chivers asked what happened with that one. Selectman Snow said the Board at that point in time declined the opportunity to go beyond that. They were given the "you are eligible" and the Board said you can't go any further. Selectman Chivers asked if this was a new round. Selectman Snow said this one has more properties on it. Chairman Robie explained last year Selectman Snow just went ahead and submitted the application with no input from the Board of Selectmen. He took a list of properties that the town already owned and submitted for a grant. This evening he is bringing this to the Board. Selectman Chivers asked if there was a commitment on behalf of the Board if they submit this grant application and they say we are eligible. We can find out that we are eligible and we might have already sold three of those properties. Selectman Snow said the 1st of December would be well within the 90 days, we wouldn't have sold them by then. He believed if the properties were eligible then the town wouldn't be selling the properties. Selectman Chivers asked what is the cost associated with it. Selectman Snow said there is no cost to the town, there is excess development rights. There is no cost to the town, the only thing would be a cash flow type of thing. Selectman Chivers clarified it would be the easement costs. Selectman

Snow said they have to do the surveys and the deeds research but they would get that back. Right now he needs the Boards concurrence to sign this piece of paper that goes up to the state to find out if we are eligible. Selectman DePuy asked in 2012 the grant was submitted and were they eligible. Selectman Snow said they were eligible. In 2011 the Conservation Commission didn't want to do the whole thing, so they put it in with a couple and he signed it as a member of the Board of Selectmen. It probably wasn't the best way to do it but he had to send it in. He would like permission this evening from the Board. If they are eligible and they can come up with a good package that says it isn't costing them anything. Selectman Soares asked if he put the same properties that got voted down on the warrant article on his list. Selectman Snow replied certainly. Selectman Soares stated people voted no and you put them on the list again. She explained when the Board decided to not go forward with the grant, Selectman Snow put in a warrant article for the Hemlock Road properties which got voted down. Selectman Snow said the reason he is interested in doing this, it is beyond conservation. If the town has the responsibility to manage and control these properties the first you need to do is find out where they are. Very few of them have been surveyed or deed research done. This is an opportunity for us to get this done at no cost to the town. Selectman Soares said he wasn't listening to the voters by putting those properties back on that list. Selectman Snow asked how many times did they put in SB2 before it passed. He has the perfect right to put it in as many times as he would like. Selectman Soares replied the people said no. Selectman Snow said he knows that and they said no to SB2 many times also. This is a new application and he doesn't care what the town said before they have to try to sell it. He would like the opportunity to bring this town and let them know they can do things for the town. Selectman Chivers said they spent 45 minutes talking about this earlier. He questioned where this was two months ago. Selectman Snow said he mentioned this to the Board. Selectman Chivers said he should have gotten right on it and he didn't. Selectman Snow said he did. Selectman Chivers said this is what complicates things. You can't come in here at the last minute and expect us to do something. This mess's everything up. Chairman Robie agreed. Selectman Snow said maybe some of these properties would be useful for conservation. Selectman Chivers said that is what the Conservation Commission is for and this seems to take away their prerogative. Chairman Robie asked the Board if they wanted to make a decision on this or do they want him to go off like he did two years ago. Selectman Chivers said he can't go off on his own. Selectman DePuy said he could go off and do it, but it doesn't mean they are going to do anything as a Board. It is unfortunate this is last minute and he is having a hard time getting his hands around what it is they are doing. He really doesn't understand it and what they would be doing. He felt he couldn't make an informed decision. Chairman Robie said if they tie up these parcels in a 50/50 grant, they are tied up and now they are not tied up. Once they take money and put easement on these properties they are done. He wasn't in favor before and he isn't in favor now. He is not in favor and he understands the concept. Selectman Chivers asked if they gave any indication that they support this. Selectman Snow said at their last meeting they were hesitate to put large numbers of them in. Selectman DePuy said he might be in favor of it, if he knew what it was they were doing. He does think if the Conservation Commission weighs in on this it would be good. Selectman Soares thought the properties in the Massabesic Watershed would be good for this grant. In the instance of the public water works property this grant is perfect. It would cover the costs. Selectman Soares motioned they didn't proceed with the watershed protection grant. Seconded by Selectman Chivers. Chairman Robie, Selectman DePuy, Selectman Chivers, Selectman Soares were in favor and Selectman Snow was opposed. Motion carried on a vote of 4 to 1. (4-1-0)

Closure update: Chairman Robie said there is a discrepancy. Daniel Ladd seems to think he bid that job using Biomix organic matter for topsoil. Selectman Chivers asked what the bid document says. Chairman Robie said it says natural topsoil. Yes, between Casella and DES it is all natural. The fiber originally came from a tree. Selectman Chivers said it was bid two separate ways. Chairman Robie explained they took the topsoil bid out. They never asked for a bid on that because he and Rene knew the clay barrier would be a major issue. The contractor is saying if he can meet the spec he can use the product. He noted they didn't make an addendum for topsoil because there was no need for it. The spec says natural soil. Rene and Daniel Ladd are going back and forth on this. Rene definition of natural is different than his. If they use all loam it will cost \$5,200, but don't quote him on the number. Selectman Snow said the contract was approved for \$121,000 is it now going to be less. Chairman Robie said no. Casella came to them with a product called Biomix. It can be mixed with the topsoil. He told them no because they are not going to write an addendum. The contractor is saying they can meet the spec using this product. He doesn't know what the Board said about the clay cover, but they didn't want short paper fiber. They need to figure this out. Selectman Chivers asked if there was a scientific definition with the specification and shouldn't they rely on that. Chairman Robie said it is and if they can meet the spec is the Board good with it. His expectation is that they use the product. He thought the Board wouldn't go along with Daniel Ladd's version of top soil for the intermediate cover. He has been asking Rene to sort this out and hasn't been able to. If the engineer says the product is good, then bring it to the Board. It is natural. He would still vote for this product. He has to ask the Board what they want to do. Selectman Soares said the Biomix is fine and it meets the spec. Chairman Robie said it depends on what your interpretation of natural is. This product does meet the spec. Selectman Soares said they need to get this done and there is nothing wrong with the Biomix. She didn't see the problem, they have the clay barrier. Selectman DePuy thought the topsoil was going to be mixed. Chairman Robie said they can mix the material with the loam and it will still be considered natural. Selectman Snow asked if DES was involved. Chairman Robie replied DES writes the spec. Selectman Chivers clarified it is an approved specification. Selectman DePuy thought the clay barrier was the most significant thing. He thought Mr. Ladd would be stuck with giving us topsoil. Chairman Robie said Mr. Ladd knew he could meet this specification using this product. If he knew he had to screen out the loam the bid would be more. Selectman DePuy said in the opinion of Stantec if we are meeting the specs then they are stuck. Selectman Soares said they aren't stuck it is an approved material and they are meeting the spec. Selectman DePuy thought they were getting dirt. Chairman Robie said the product is natural. Selectman Snow asked if the product supports growth. Chairman Robie said they guarantee it. Selectman Soares noted in this day in age the word natural means a lot of different things. It was the consensus of the Board to use the Biomix.

Chairman Robie motioned to adjourn 9:07 p.m. Seconded by Selectman Chivers. All were in favor.