

TOWN OF THORNTON

April 30, 2008

Selectmen's Meeting Minutes

9:00 AM The meeting was called to order.

Board members present: Arthur Gross, Jim Parziale, and Roy Sabourn

Also present: Administrator Andrew (TA), Ralph Perron, Russ Gilman, Scott Woolfenden, Lou Marcotte, Darlene King, Road Agent (RA) Tom Dubey, Phil Grandmaison and Bill Hart from Southern NH Housing

Bids for two (2) tax deeded properties identified as parcels numbered 17-18-5 and 17-18-7 were opened and read:

Steve Hering	17-18-7	\$4,200
	17-18-5	\$3,800

(reliant upon clear title and association dues/fees being paid current) Selectmen Sabourn stated that this is not an acceptable bid due to restrictions and title. The Town issues a quitclaim deed for tax deeded parcels.

Richard B. Kennedy	17-18-7	\$3,300
Stanley W. Freeman III	17-18-7	\$1,260
Stanley W. Freeman III	17-18-5	\$1,260
Frank Marshall	17-18-5	\$2,550
Thomas A. Schelling	17-18-5	\$3,300

It was moved to accept Mr. Schelling's bid of \$3,300 for parcel 17-18-5, and Mr. Kennedy's bid of \$3,300 for parcel 17-18-7. PASSED (x3). Letters will be sent to notify the bidders.

9:10 The TA had been questioned about a letter from the Library Trustees to the Board of Selectmen. Selectman Sabourn stated that the selectmen did have a discussion about the trustees signing payroll sheets, but that he did not recall a letter from them. All agreed.

North Country Council members were formerly Sally Davis and Sally Kriebel. The board has been asked to appoint members.

It was noted that ambulance income has started to come in.

9:30 Neighborfest board members Darlene King and Ralph Perron along with Southern NH Housing group representatives Phil Grandmaison and Bill Hart met with the board relative to the Neighborfest property on NH Rte 175. Mr. Grandmaison gave some history on his organization based in Hillsboro County to develop own and operate affordable housing options at below market rates for people 62 and older through Federal grant funding mechanisms. The group has turned to this area looking for reasonable development sites. They have opened a facility in Ashland, and have received funding but construction has not started for a Bristol site. Ms. King had suggested that they look at the Neighborfest property and Southern NH is looking for the board's support to go

forward. Selectman Sabourn stated that the board believes that the group should stay within the town's 1 acre zoning requirement. He is not going to support any proposal to double the density without the zoning board's (ZBA) involvement. The organization could make a pitch to the ZBA for a variance and the recent selectmen's letter that was mailed to them stated that. Zoning has been in place since 1970. If the ZBA is willing to allow a variance, then he as a selectman would support their decision. Ms. King stated she understood that it was only the 40-year term restricting the property to subsidized elderly rental that was an issue. Selectman Sabourn agreed that was a part of the issue. He continued that Lincoln has a situation coming up that due to the time lapse in the developer's requirement to maintain the subsidized status, the town is trying to put together a plan so that the residents aren't displaced. He doesn't want this town to get trapped in a similar situation. He is not opposed to the project, but is concerned about both the longevity of the project and the request to build with double the allowable density.

Mr. Graindmainson explained that Greenville had a similar situation where the owner could continue their operation with HUD restrictions or they could sell the property. They renewed their agreement with HUD. He explained that Southern NH Housing is in year 28 of management of their properties. Bristol will be the 21st project and the intention is to keep their units available to the residents in them.

Mr. Hart recognized that the Board of Selectmen is not the Zoning Board. He continued that HUD requires a letter of support from the Selectmen in order to go forward. The timeline is that the applications will probably be due to HUD sometime in June. They have 60-90 days to review applications. Southern NH would not be back before the town boards to request local approvals until sometime next year. HUD would probably be looking for a commitment for 20 plus units.

Ralph Perron inquired if 20 is the number to make it a go. Mr. Grandmaison responded that it is more an operational expense issue to make development financially feasible.

Ms. King stated that average rent would be around \$400 +/- including utilities. It would allow some seniors to stay in the area. By comparison a one bedroom rental unit is usually around \$700 plus utilities. She thought that the town would be more receptive if the developer would assure the town that there would not be an ending timeline. Selectman Sabourn inquired how many of Southern NH's projects have been put to another use at the end of the term. Bill Hart responded zero. The organization has been 44 years as a 501c3 organization. Their first HUD 202 development was in 1979 in Greenville NH. They had an opportunity to change it over in 1999 and they kept it as a subsidized property.

Selectman Sabourn stated that fact makes him feel a lot better about his concerns about the development. He recommended that Southern NH make a formal application to the ZBA and he would support their decision. He would not support the proposal without the ZBA support including public input and certified notice to the neighbors. Bill Hart stated they don't yet know how many units in a non-metro funding will be approved by HUD.

Last year the limit was 19 units for Bristol, but HUD may change it. Selectman Sabourn responded they could ask for a variance with a not to exceed number, but could resubmit an application for additional units if HUD approved more units in their funding. Selectman Gross stated he is also concerned about the density issue but would support the ZBA recommendations. Selectman Sabourn suggested a conceptual plan be presented with an application to the ZBA. Neighbors need to have input. Maybe there could be a joint meeting of the boards to discuss the issue. If the boards support the concept, then the selectmen might be able issue a letter of support for the HUD application.

10:00 Steve Shaughnessy asked why the road is posted between Merrill Access Road and True Lane? He asked if they could move the posting. Selectman Sabourn asked for RA Dubey's opinion. The RA stated he is planning on taking down postings on Friday. Mr. Shaughnessy stated he has a vested interest in the development and wants to be able to work with it during mud season. He noted that he put 6" of crushed gravel between True Lane and Merrill Access Road. Selectman Gross noted that there was a time that the road rutted badly, and the board felt it would be better to post the road for liability to town. Selectman Sabourn inquired if there was any issue with the road to True Lane this year. The RA responded that the issues were past True Lane. Stone Dam Road was posted because the Selectmen post everything except Merrill Access Road and Laundromat Raod.

Selectman Sabourn inquire if adding some gravel and grading would improve the road into the same classification as Laundromat Road or Merrill Access Road. The RA responded that it probably could be done up to guardrails with better ditching, but beyond that would probably require rebuild. The RA was requested to look at the road and get back to the board with what can be done within the highway budget. Mr. Shaughnessy noted that Stone Dam Road used to be part of Merrill Access Road and it was never posted. Selectman Sabourn responded that it wasn't posted, plowed or maintained because there wasn't any building up there.

10:17 Selectman Sabourn stated he was in the audience at the school board meeting and it was suggested that some of the members speak with the selectmen and library trustees. Scott Woolfenden and Russ Gilman, school board members stated that the school board is looking for alternatives to meet space needs for the school. At the school district meeting in March \$330K was approved for in-fill addition. Quotes came in too high. An alternative plan for construction at the end of the wing was floated. Costs came in around \$330K, but there were some things not in place. The school board is looking at other ways to proceed so as not to encroach on the larger issue of the addition. It was decided not to build on the end of the building this year. Another alternative discussed is to take over the library portion of the school to satisfy space needs for next year. A joint meeting of the School Board, Library Trustees and Board of Selectmen was suggested. Selectman Sabourn stated there is also talk of a portable classroom at the end of the gym for classroom or library use or the possibility of temporarily placing some class appropriate books in the classrooms themselves. Mr. Woolfenden stated the superintendent assured them that the temporary classroom would be an acceptable use of

the appropriated monies. Use of the library seems to be one solution that may allow the school to continue without an addition for this next year.

Mr. Woolfenden stated the children are the most important issue. There was discussion about putting music on a cart which would not provide for the music program to continue as it currently operates.

Mr. Perron stated the alternative school addition has not been designed yet and if the school went through the process, had the design done and put it out to bid it would probably come in over the \$400K price tag. He would hate to see the library be disassembled and suggested maybe putting the music program in a portable classroom would be a feasible option with a chain link fence on the road side for safety. Selectman Sabourn stated another idea was moving adult books to the municipal building temporarily. He would hate to see the library moved until they are ready to move it to a new permanent location. A conversation should be had with the Library Trustees. Selectman Gross stated the public utilizes the library a lot too. Mr. Woolfenden stated the board wants to try to keep the project a whole and not do it piecemeal due to the added monies that will be needed in the end. There are a lot of safety issues tied into the larger project that might be lost if the improvements are done piecemeal. Selectman Sabourn suggested two plans to put the voters; Plan A: what you need with a healthy look at the future safety, parking etc.; and Plan B: bare bones that allows for a couple of rooms making the public aware that in a few years you will be back for more money and the next phase. He continued that he thinks that the school can get that extra 4% of the vote if the pencil is sharpened and the school board can show the public better utilization of existing space with the new plan.

Lou Marcotte stated the townspeople voted for an addition and that is what the voters are going to expect. The Library needs to stay. It is very important to the townspeople. Selectman Gross and Sabourn stated the amount voted will not support the cost of the addition. Mr. Woolfenden stated the additional \$50K approved was intended for engineering to move forward on the plan. There was no contingency in the \$330K plan. It is likely the school will end up with the portable classroom and the school board must decide what programs can utilize it. The portable classroom can be sold later on. Selectmen Gross and Parziale stated they would like to see library stay where it is. Mrs. Cate does a lot of programs with the children. Selectman Gross stated that the town had 2 location libraries in the past and it has worked to our advantage to have it where it is. They do a good job over there.

Mr. Perron inquired if the meeting with the school board, trustees and selectmen could be an open meeting posted on the town and school web sites, and be distributed to the e-mail list.

Mr. Woolfenden asked about the collapsed storage shed. The RA stated he was able to open the doors on the right. The soccer goal posts can probably be pulled out fairly easily. The corner flags are not easily accessible. Bricks from the chimney of the old town house are also in the shed. The back wall is bowing out and the side's in. A cherry

picker or bucket with a thumb and tracks (vs. tires) would be ideal. Selectman Sabourn stated that whoever gets the bid should supply a dumpster to have the material hauled off. This will avoid liability for the town. He continued that there is a reversionary clause on the deed to the property so that the property would revert back to the heirs of Willis Horner if it is not used by the town. It was moved to advertise for bids with a response by 5/14/08. PASSED (x3) No one should be in the building before it is taken down.

Selectman Parziale and Lou Marcotte stated that Mr. Hamnet would like a couple sections of fence at the ball field to protect kids on the side lines. Selectman Sabourn stated that there was a discussion last year, but no change had been authorized.

Selectman Sabourn intends to talk with the Uhlmans to see if there is any kind of arrangement that can be made for parking and/or repositioning to make issues safer at Crawford field. The board agreed that they do not want to install fencing until other options have been exhausted.

10:50 The board read the TA's notice of intent to retire at the end of June 2008. The notice was dated and given to them on March 26. The board has grudgingly accepted her notice.

RA Tom Dubey Road stated road postings are coming off on Friday as frost is out of the ground and roads have settled back around culverts. He stated he has had a lot of positive feedback from people on Upper Mad River and Mill Brook Roads for using the York rake to work, re-crown, and dig out pot-holes. He reported to the police department a problem with someone spinning out and tearing up roads.

Covered Bridge Road – Selectman Sabourn has had contact with another engineering firm. They will schedule a site visit with the board now that the snow is gone.

The loader motor has been replaced. Road sweeping should be done by Friday. Selectman Sabourn made note that Gore Road was only ½ done, and that the decks on bridges need to be cleared and brush in guardrail areas needs to be removed. The RA stated he is planning on tackling those issues sometime this summer.

Grading is tentatively scheduled for next week or the week after.

There were 8 applications for the 32-hour highway position. Christopher Goodbout, Michael White and Tim Collins are the top three candidates. The RA recommended Tim. He worked as a seasonal employee this past year and as a contractor the prior two years. There have been no personnel issues or complaints recorded. Mr. Collins is aware that it is a 32-hour work-week. He applied but was not guaranteed the position. He is a resident that knows the roads. Mr. Perron inquired if he is good with a shovel and willing to use it? The RA responded “very much so, he sees a problem and addresses it”. It was moved to appoint Tim Collins to the 32/hour highway position. APPROVED (x3)

Mowing-Roland Downing is willing to mow the municipal building area and Crawford Field again this year. He wants to have the Municipal lawn area raked out first and will make sure that the work is done when he is not able. The highway crew will get the area raked. The board moved to hire Mr. Downing for mowing the municipal building and Crawford Field properties. PASSED (x3)

Tree cutting on the highway garage property. The board and RA will review the site. The RA has a price from Wes Avery. The 1st section from the Municipal building toward NH Rte 3-\$2,000, and an additional \$1,700 for the 2nd section.

Stone Dam Road – The RA stated he will not be able to have an answer for the board by their next meeting. The area that is worst is right before the guardrails. Selectman Sabourn stated that Lee Freeman had told him that the problem is due to drainage off True Road. Mr. Shaughnessy should be involved in the solution if that is the case. The RA stated he does not believe that to be the case because Mr. Shaughnessy put in ditching and catch basins. The problem is down by the guardrails-if crush is added and a crown placed on the road it should resolve the issue.

Hidden Acres Road. The board reviewed a letter and pictures submitted by Walt Stockwell. It was moved to table taking over the road until after May 1, 2009, to ensure the remedial actions taken have fixed the problem. PASSED (x3) The board does not want to take over a road with existing drainage issues.

The RA inquired who has the authority to mandate action if a driveway is not constructed as recommended. Selectman Sabourn stated that a driveway on a state road requires notification when it is to be done so that it can be inspected. We might need to implement a form that shows the proposed installation and then add another approval process. The driveway should be installed correctly before the owner can start to use the driveway. The RA should be notified before the driveway is installed. He continued that the RA should not be dealing with private driveways on private roads, and all deficiencies should be remedied prior to the town considering the acceptance of a road. He noted that some towns are requiring driveway designs in the subdivision process although none have done it yet in this area.

The TA inquired if a driveway on a private road in a subdivision needs a driveway permit. Selectman Sabourn stated it is not a town problem. Mr. Perron stated that if we shouldn't be on the private driveways, then we shouldn't be on the private roads. How do we know they have been properly constructed? Selectman Sabourn responded that the developer should have a paid consultant that inspects and reports to the developer and town. At this point he does not believe the RA should be consulting on private road construction as it requires an expenditure of public funds for a private purpose. It is a responsibility of the developer and a cost of development. There should be a discussion with the Planning Board about the issue so that everyone is in agreement about procedures. The TA will ask that the selectmen and RA be placed on a planning board agenda when they are not overburdened to discuss the issues. All agreed.

Health insurance options – The TA presented the board with several options that could be offered by the town for its employees. The board will review the information for future discussion.

Mr. Perron stated he recalled the fire chief saying that once the Transfer Station starts chipping brush, he would no longer allow burning at the facility.

Noon – The board adjourned to the Highway property. 12:15 The board returned to the Municipal Building and resumed the meeting. Selectman Sabourn stated the discussion at the highway property resulted in the decision not to tear into the banking for sand harvesting. The RA will organize having test pits dug to search for alternative sites on the property.

Gateway Bridge lighting - The homeowners association has requested that the town take over the costs of the lights on the bridge. The board asked for the RA's opinion. The lighting is for aesthetics. It is not a public hazard if the bridge were not lighted. No funding was budgeted to cover the expense. All agreed. A petition could be submitted to place the item on next year's warrant for voter consideration.

Minutes of March 26, 2008 Selectmen's Meeting were approved. Minutes of the April 9, 2008 Selectmen's Meeting were approved as presented. PASSED (x3)

It was moved to fund health insurance costs for the remainder of 2008 for the retiring TA in recognition of time served. APPROVED (x3). Discussion about carrying insurance without like service and funding for future years was discussed. The Board agreed that they could not justify continuation of health insurance coverage at the town's cost beyond this funding year. There was discussion about working part-time for insurance coverage vs. cash payment of wages. The TA will consider options.

12:55 The RA inquired what the board wants done with items inside the collapsed town shed. He would like to be there when the building is demolished. Selectman Sabourn suggested he contact Gloria Kimball or someone with the Historical Society. They may want to have a representative on site to decide whether certain items need to be preserved for the future. Otherwise, if something is saleable, it can be advertised or someone can make a donation. If it has paint, it is to be thrown away. Demolition is to be scheduled for the week of June 2. The town will rake the area out and then the board will make a decision as to what is to be done with the property. The board discussed contacting Bernard Merrill relative to a reversionary clause to the heirs of Willis Horner in the deed.

APPROVALS:

Building Permit:

17 7 46	S.Byrnes	12x24 breezeway
16 6 24	B.Lawson	trailer
15 4 11B	T. Forbes	carport
11 4 31	L&P Klotz	garage & sunroom
15 2 16	AM Foote	screenhouse

Veteran Credit

6 5 10	T.Dovholuk
--------	------------

1:13 It was moved to adjourn. PASSED (x3)

**The next scheduled Selectmen's Meeting
Will be
May 14, 2008
7:00 PM at the Municipal Building**