

## **Selectmen's Meeting – July 18, 2007**

Present were Selectmen Bruce L. Tatro and Nancy L. Carlson. Also present was Town Administrator Elizabeth Fox. Absent was Selectman Deb Davis.

Chairman Tatro called the meeting to order at 6:05 p.m.

**Financial Matters.** Selectmen reviewed and approved accounts payable and payroll manifests.

**Citizen Concerns.** The following concerns were expressed or noted:

- **South Grove Street.** Mr. Whitfield of South Grove Street expressed to Selectman Carlson concern that the street sign at the intersection of South Grove Street and Christian Hill Road was missing and that its absence might delay response by emergency personnel to his street.
- **Kendall Lane.** Ben and Sara Tatro expressed concern about water draining off the subdivision road know as Kendall Lane on to the home site their planned to purchase. History regarding the drainage and easement issues and activities to date related to the matter were reviewed. Tatro's expressed their dissatisfaction that the resolution to date has resulted in issuance of an easement to drain water on to unspecified locations on the lots within the subdivision and that they did not agree to have the property they were buying encumbered in that manner. As they did not own the lot, the current owners had executed an easement (agreed to as part of the development agreement executed in September 2006) to do so. Whether Tatro's had any recourse to the current owners was a matter that the town could comment. Actions since Selectmen's decision July 11<sup>th</sup> to advise the developers that a drainage structure to control water at the end of the hammerhead was necessary before the town would release their bond or that the town might take action to construct such a structure taking funds from the bond was discussed. Plans currently being engineered by the developer in response to the Selectmen's decision should be available Friday. The developer's counsel is seeking to meet at the site early next week asking Selectmen be present so that a decision regarding how to proceed can be reached. If a meeting at the site is held, it will be required to be posted as a special Selectmen's Meeting.

**Homestead Woolen Mill Dam.** Data provided a meeting held and NHDES attended by Town Planner Sara Carbonneau, Ashuelot River Advisory Committee member Barbara Skuly and Fox was distributed and reviewed with Board members. The news received that the FWHA grant sought from scour protection for the Thompson Bridge had been awarded was also discussed. Current plans place the elevation of the vane farthest to the 448' with a 3 vane design and less under the alternatives developed to date. River bottom elevation at the bridge pier is approximately 450'.

**Department of Public Works.** Selectmen met with DPW Director Lee Dunham reviewing the following matters:

- **Kendall Lane.** That a meeting at the Kendall Lane hammerhead was expected to be scheduled early next week.
- **West Street Bridge.** Status of the work pending on this bridge project (who major construction was completed in 2005) was reviewed. It is now expected that Hanson Construction will be in to fix the leak running into the abutment and add membrane to prevent leaking additional leaking in the next few weeks. Hanson Construction is to install the needed granite curbing. Guardrail installation is expected in August at a cost of \$14,905.
- **April 2007 Flood – Carlton Road Repair, ESR #13.** Selectmen reviewed with Dunham a draft ESR for engineering services related to repair of the damage caused by the flooding this spring. FEMA is anticipated to fund (pursuant to the disaster declaration) 75% of the repair cost. Engineering services are needed to design a safety and cost effective repair. Receipt of approximately \$8,800 from FEMA to be used toward engineering was discussed with Dunham advising that FEMA would allow more for engineering based on an actual quote for services. Drinking water sources in the project area were discussed. Selectmen authorized Dunham to execute on behalf of the town ESR 13 for engineering and related services required to design the repair at an estimated cost of \$20,100.
- **Paving Bid.** Selectmen reviewed with Dunham an amended bid for paving. Edits were requested to the proposed timetable, description of work related to traffic control, language laying out the sequence of work for reclamation of Webber Hill Road, notation of pavement temperature, date by which work must be performed, scheduling of a required pre-bid meeting, amendment of all references to “offer” to read “bid”, clarification of the acceptance period section to ensure it relates to contractor actions, addition of a bid submission sheet and addition of language advising that successful bidder shall be responsible for payment to any and all subcontractors they may choose to employ.

**Non-public session – RSA 91-A:3IIa, DPW.** Selectmen voted unanimously by roll call to go into non-public session pursuant to RSA 91-A:3IIa to consider an employment matter within the department at 7:45 p.m. Present for the session were Selectmen in attendance at that evening’s meeting, DPW Director Dunham and Town Administrator Fox. Selectmen came out of non-public session at 8:07 voting by roll call to seal the minutes of the session indefinitely.

**Cheshire Horse Site Plan – Release of Security.** Selectmen were advised of a request received from Cheshire Horse to release the bond held by the town as security for completion of site plan improvements required for issuance of their Certificate of Occupancy. CEO Weston advises that the work is complete and satisfactory. Selectmen voted to release the security held by the town to ensure compliance with the site plan approved by the Planning Board.

**Swanzy/Keene Connecting Communities Rail Trail Project.** Selectmen were updated on progress of the project and site walk conducted the previous week. A draft inter-municipal agreement should be available for discussion at the board’s next meeting. A steering committee for the project is being established and names suggested for

participation were reviewed. Selectmen requested those suggested by contacted to determine whether they might be interested in serving. A committee of 5 (3 from Swanzy/2 from Keene) is proposed.

**Land Use Change Tax – Martin Ray, Wilson Pond Road.** Selectmen reviewed the conveyance of .2 acres by 234 Old Homestead Highway Realty to Mr. Ray and the need to assess a land use change tax penalty as the property was no longer eligible for current use assessment. A map of the parcel and its sale price (according to tax stamps) was discussed. Selectmen established a market value of \$5,000 as of the date of the change for the .2 acre parcel.

**Waste Management Disposal Contract.** Selectmen were advised that the current contract concluded this fall and that due so some desire on the part of the town's Solid Waste Manager to modify some of its current terms, he wished to initiate informal negotiations with the vendor for contract modifications and an extension. Selectmen concurred with entering into negotiations provided the vendor understood such action did not preclude the town for determining later to enter into a formal bid process.

**Tax Increment Financing District.** Need and suggestions regarding identification of an individual to promote the town's Tax Increment Financing District were reviewed.

**Minutes of Previous Selectmen's Meeting.** Selectmen reviewed and approved as written the minutes of their meeting of July 11, 2007.

**Correspondence, Permits and other matters.** Selectmen reviewed and executed the following:

- Raffle permit 2007-11.
- Letter to P. Cole in follow up to prior correspondence.
- Discussion of the upcoming Old Home Day Parade. Selectmen requested a grammar error on the triangle be corrected.

Meeting adjourned at 8:30 p.m.

Submitted by,

Elizabeth A. Fox  
Town Administrator