

Town of Swanzey, New Hampshire
Board of Selectmen
Meeting – August 31, 2016
Richardson Park, Swanzey, NH

CALL TO ORDER

The meeting was called to order by Selectmen Chair W. William Hutwelker III at 6:05 p.m. at Richardson Park on East Shore Drive. Present were Selectmen Kenneth P. Colby, Jr., Sylvester Karasinski and W. William Hutwelker III. Also present was Town Administrator Michael Branley and Recording Secretary Beverly Bernard.

OTHERS PRESENT

Many members of the public associated with Swanzey Lake area including Nancy Karlson, Jill Amidon, Bill Stetson, Jeffrey Lapid, Kai Dafeldecker, Joan MacDonald and Martha Zimmerman. Director of Public Works Lee Dunham, Chair of the Conservation Commission Wally Smith, Whitcomb Hall Committee Chair Pete Johnson and Residents Gail Wood and Bud Windsor were present. Also present was the Reverend Damon Anderson, Pastor of the First Congregational Church of Swanzey.

PUBLIC INPUT

Request to Use Town Property for Service

The Board heard a request from First Congregational Church of Swanzey by Reverend Damon Anderson, Pastor, for use of Town property behind the Carpenter Home on September 25, 2016 for a service on the site of the first church in Swanzey in celebration of the 275th Anniversary of its incorporation.

Hutwelker asked Dunham for any concerns and Dunham said he thought it would be okay to use the site.

Motion was made by Colby to approve the for use of Town property behind the Carpenter Home, once the site of the first church in Swanzey, on September 25, 2016 for a service in celebration of the 275th Anniversary of its incorporation or if it rains on that date on October 2, 2016. There was a second by Karasinski. All were in favor. ***Motion passed.***

Water Line in West Swanzey

Mike Gomarlo spoke about the water line at Main Street in West Swanzey. Gomarlo said it is a bad mistake not to put in a water line for Whitcomb Hall now. He said it could cost an estimated \$8,000 to \$10,000 to put pipe in. Hutwelker said the price provided to the Board by the engineer was more like \$26,000 to put in pipe. Karasinski said directional boring has become cheaper, and water can be provided later on when needed. Karasinski said there would be less pipe and softer pipe. He also noted that putting sprinklers in the building will necessitate pumping water to the top of the building. Even with the water line from the West Swanzey Water Company, a fire pump would likely be needed. If you have a pump, you have to have a backup generator. He also noted that a cistern is also under consideration. Gomarlo said the last alternative would be a cistern. He noted the 50-person occupancy of Whitcomb Hall without sprinklers. Karasinski said the Fire Chief will require sprinklers for the second floor. Gomarlo said painting the outside of the building, and getting water there are two big items. Hutwelker explained the discussion with engineering about costs. There was a discussion about fire suppression and the water company.

Colby explained that the dollars are not reasonable for putting in water pipe now at an estimate \$80.00 to \$90.00 per linear foot; it's too expensive. Gomarlo said he liked Karasinski's solution of directional boring.

APPOINTMENTS

Beverly Bernard – Possible South Road Property Acquisition

Bernard explained her thinking in regard to the possibility of a pocket park at the site. She said the land is not suitable for full-time habitation and would give access to the river for residents. She noted that West Swanzey now has a park with river access, North Swanzey has access to Wilson Pond, and Central Swanzey also has access to the river, but there is no current access for East Swanzey. She provided photos of the area to the Selectmen as well. Dunham said there might be funds available from New Hampshire Fish & Game if the park were to provide access for fishing. Smith spoke in favor of the idea and stated they would be discussing the concept tomorrow. Jill Amidon who owns Swanzey Lake Campground asked about the idea saying that she was interested in buying the property at one time but the Town would not allow a septic system on the site. She wanted to know if there would be toilet facilities on the site and Hutwelker said that it was too early in the process to even talk about that but that the Town has several parcels used as parks today without any toilet facilities. Hutwelker asked Smith to discuss the idea with the Conservation Commission and obtain a formal recommendation. It was noted that the Town should obtain an estimate for clean-up work at the site including removal of the building and tractor trailer. Branley will follow up.

Public Informational Session – Lowering of Swanzey Lake Water Level

Discussion was held about the anticipated lowering of the dam on September 15, 2016 in order to make repairs to the Swanzey Lake Dam.

Dunham spoke about the lowering of Swanzey Lake Dam for repairs. He spoke about a leak in the dam and the need for repairing it. He noted that New Hampshire Fish & Game (NH Fish & Game) has regulations to follow, which requires lowering the lake in September or run the risk of carrying off wildlife. Dunham estimated that it will take about one month to complete the work. He said a concrete wall will be poured behind the stone wall and it won't change the appearance very much. It is about 28 foot wall. Dunham also noted that a Wetlands Permit is required for the low gate (corrugated metal pipe) work they will be doing to remove rust from the pipe. Jeffrey Lapid asked about the final permits being completed and Dunham said that an Expedited Permit will be up for approval by the Conservation Commission tomorrow. Lapid also asked how low the lake will be during the work effort and Dunham said the lake would be four or five feet lower, going down six inches per day and no more, as required by NH Fish & Game.

Bill Stetson spoke and said when the water is down you can jump over the brook based on past experience. He asked if low water will be raised over winter. Dunham said that once the project is completed the gate will be closed and the water should rise to normal winter level. There was a question about property owners doing cleanups on the land exposed. Dunham said that you need a permit, and can only use hand tools to do it. Dunham said a permit can be obtained from NH Department of Environmental Services (DES) Wetland Bureau. Mary Griffin Bales asked if the channel could be dredged to clean up what has been left by beavers. Dunham said NH Fish & Game did do some of that last spring – and that is a question for them.

Joan McDonald asked how long the project would take and Dunham said it would take a month or so. Jill Amidon spoke about the camp business and confirmed that there won't be access to boats from launch ramp for fishing. She asked about having a paper announcement so that her phone won't be ringing all the time.

Bill Stetson said it would be a time to do some work on the launch ramp. He said it is in poor condition. Dunham said he would look into that and if an additional permit would be required. Amidon asked about how far out the water will be. She confirmed that the lake will be un-useable from after September 15, 2016 until spring. Dunham confirmed on or about September 15, 2016, once the date is confirmed, the Town will use the Code Red system for a notification phone call. He also added that residents should get boats out of the water by September 15,

2016. Branley said a notice could also be mailed out. It was also noted that a sign by the dam will be up and a press release done for the *Monadnock Shopper*, the *Keene Sentinel* and Channel 8.

Dafeldecker asked for an update on the beaver situation. Dunham said that the trapper will report on his traps this weekend. Dunham noted that lowering the lake will discourage remaining beaver. Martha Zimmerman asked about the beaver bog upstream and what can be done to prevent a recurrence. Dunham pointed out that the land is not the property of the Town, but it is a concern. Nancy Karlson noted that the beaver were originally at the pond above the lake and a washout drove them down into the lake. She said if we get rid of the beaver now, it shouldn't be a problem.

Smith asked the crowd to consider joining the Conservation Commission since there are openings and it would be great to have someone from the lake area.

Whitcomb Hall Rental & Use Discussion

Peter Johnson passed out a draft for rental use of Whitcomb Hall for the Board to consider entitled Whitcomb Hall Rental Agreement, with Instructions for Facility/Premises License Agreement. He spoke about some of the rules being proposed. People renting the property will have to have insurance, particularly if there is alcohol involved. Johnson spoke about resident versus non-resident rates. He said they came up with the rates by surveying rates charged by other neighboring towns for similar venues. Johnson said Whitcomb Hall Board members are willing to take calls for rentals or serve as a backup to a town employee; they want to be involved in the day to day care and operation of the building. Johnson said that they are going to try to raise private money. The barbecue will have a bell ringing, and a cake for the 100th anniversary. Johnson said the Fire Chief has blessed the event. Cookout is 5-8 pm on Saturday, September 3, 2016. There will be signs throughout town directing traffic to the barbecue.

Gail Wood from West Swanzey mentioned something should go into the Rental Agreement about restricting access to the piano so it doesn't get abused by non-piano players.

Bud Windsor asked about suggested rates and thanked Johnson and the Committee for all their work. Johnson read some of the rates to the gathering. Windsor noted the Keene College camp only plans for one event per day. Johnson spoke about caterers visiting the Hall to get business going. He announced that in August contributions close to \$7,000 were received, including from the Art Show. Gomarlo said t-shirts are being made up that say, "I got my Bell Rung at Whitcomb Hall". The Board thanked Johnson and Gomarlo for their work.

NEW BUSINESS

Letter from A. Peter Dearborn regarding Maple Street Condition

There was a brief discussion about trucks going in and out of the road the condition of the road. Dunham stated as the Main Street project progressed the budget would be reviewed for additional funding for repairs to Maple Street.

MS 434 (Revised Revenues) Discussion

Branley said that he would like to fill out the MS 434 form using the projected amount, basically no increase or no decrease compared to what the Town projected going into Town Meeting. However, Colby noted a possible decrease due to motor vehicle registrations trending ahead.

September Meeting Schedule

9/7 – 1st 911 Address change public hearing

9/10 – Coffee & Conversation at 9 a.m.; CIPC/MFRC Facility Meeting at 10 a.m.

9/14 – Regular Meeting
9/21 – 2nd Address change public hearing
9/28 – Regular Meeting

Election Coverage

Hutwelker will take early shift 8 am to noon, Colby will take noon to 4 pm. Karasinski will take 4 to 7 pm shift.

Non-public session(s) per RSA 91-A:3, II (b) Hiring of Public Employee(s)

Motion was made by Colby to enter nonpublic session pursuant to RSA 91-A:3 II (b) Hiring of Public Employee(s) seconded by Karasinski. All in favor by Roll Call and the ***motion passed***. The Board entered nonpublic session at 7:21 p.m. Present was Kenneth P. Colby, Jr., W. William Hutwelker III, and Sylvester Karasinski. Also present was Town Administrator Michael Branley and Recording Secretary Beverly Bernard.

Motion was made by Colby to come out of non-public session, seconded by Karasinski. All in favor by Roll Call and the ***motion passed***. Non-public session ended at 7:22 pm.

Motion was made by Colby to seal the minutes because divulgence of the information likely would affect adversely the reputation of a person other than a member of this board, seconded by Karasinski. All were in favor and the ***motion passed***.

Non-public session(s) per RSA 91-A:3, II (a) Personnel Matter(s)

Motion was made by Colby to enter nonpublic session pursuant to RSA 91-A:3 II (a) Personnel Matter(s) seconded by Karasinski. All in favor by Roll Call and the ***motion passed***. The Board entered nonpublic session at 7:23 p.m. Present was Kenneth P. Colby, Jr., W. William Hutwelker III, and Sylvester Karasinski. Also present was Town Administrator Michael Branley and Recording Secretary Beverly Bernard.

Motion was made by Colby to come out of non-public session, seconded by Karasinski. All in favor by Roll Call and the ***motion passed***. Non-public session ended at 7:24 pm.

Motion was made by Colby to seal the minutes because divulgence of the information likely would affect adversely the reputation of a person other than a member of this board, seconded by Karasinski. All were in favor and the ***motion passed***.

OTHER MATTERS

Contractors and Vendors for the Town

Branley suggested that the Town Administrator have final review of a proposed new vendor to confirm they have appropriate insurance. Colby suggested setting down in print what is required. Hutwelker suggested an email to the effect that contractors and vendors need to be reviewed and approved by the Town Administrator to ensure they have appropriate insurance and that moving forward there will be a possible written policy. The Board agreed and Branley agreed to follow up.

Whitcomb Hall Rentals

Karasinski said the security deposit for Whitcomb Hall should be on credit card rather than with cash which gives you an avenue to pursue the cost of any damages to the building.

ADJOURNMENT

Motion to adjourn was made by Colby. The motion was seconded by Karasinski without further discussion. All were in favor. **Motion passed.** Adjournment occurred at 7:30 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Beverly Bernard".

Beverly Bernard, Recording Secretary

Approved on September 7, 2016