

**TOWN OF DEERFIELD  
BOARD OF SELECTMEN  
November 28, 2022  
MINUTES**

**Call to Order**

5:30 – Chairman McGarry called the meeting to order

**Present:** Fred McGarry, Chairman, Richard Pitman, Vice Chairman, Alden Dill, Cynthia McHugh and Will Huebner, Selectmen.

**Pledge of Allegiance to the Flag.**

Chairman McGarry: First off, I'd like to thank, uh, selectman Huebner for providing the fancy chairs here for the board of selectman and also the others boards who meet here.

Selectman Huebner: Yeah. Merry Christmas to the town.

Selectman Dill: Thank you very much Will.

Chairman McGarry: All right, uh, we have Ray Ellis here and was hereto talk about warrant articles... (inaudible, sounds like a mic issue) ...and reach that point on the agenda. I think we'll probably take up Ray right off.

Ray Ellis: Evening everyone.

Selectman Dill: Evening Ray.

Ray Ellis: So, uh, I know we're going to talk about the twenty-five-thousand-dollar warrant article that was last year, um...

Selectman Dill: Article ten for those of use looking for it.

Ray Ellis: Article nine.

Selectman Dill: Nine. Ten.

Ray Ellis: Was it ten on yours?

Selectman Dill: It was ten last year.

Ray Ellis: the one I got was nine, but, um, so basically like, I wrote a list here of town hall needs so that you can pretty much see what I'm asking for on the twenty-five-thousand-dollar warrant article, um, isn't out of reach. One, basically, the windows fixed, uh, and broken glass repaired and, um, I know we had three bids starting from like fifteen thousand all the way up to forty-five thousand dollars. Um, parking lot over there still needs to be sealed and striped, um, we haven't got to that. The last quote I got was fifteen thousand dollars. Um, possible replacement on the wheelchair ramp, um, it's starting to fall apart. The boards to chafe, um, I'm pounding the nails back in. I screwed them all in. Um, I've been sealing it with Thompson's water seal but eventually, you know, nothing lasts forever so, um, down the line that's gonna have to probably be done. Uh, the outside painting of the building, of course we that it's usually ten thousand dollars to get the sides painted on it. Um, the bathrooms need to be redone and remodeled. Um, they're really out of date in there. There's a lot of piping and stuff is all corroded. I've replaced a couple of the faucets already, um, but I got a quote for that. It was three thousand dollars to do both bathrooms. Everything changed, the toilets, the sinks, the piping, everything. Um, that's not something we have to do right off. These are all things that eventually down the line that we're gonna have to start thinking about as we use it more. The big doors on the front of the... and the back of the town hall where the building's settled over the years, it's out of square so when you shut the doors now the bottom has gaps like this that you can look right outside so, you know, it's little things like that that add up to big money. Um, so, basically, I was hoping to get a warrant article for twenty-five thousand to put some money back into the town hall and start, you know, tackling some of these needs. Um, I understand that... I found out there's a town hall restoration fund. Um, that I didn't even... wasn't even aware of. Um, and I also found out that the only people that could touch that money are the selectmen. So, just food for thought. Um, there's money in it and uh, as far as like a municipal government fund, there's money in that. So, I don't know it it's something that you

guys want to wait and put it into this warrant article and see where that goes first but if push comes to shove and some of this stuff starts breaking down and we have to have it fixed there are outs for us.

Chairman McGarry: Alden.

Selectman Dill: John, I think it's a John question, what do we got in that municipal government infrastructure expendable trust fund?

John Harrington: As of the end of September twenty-five thousand five hundred and thirty-one dollars (\$25,531.00).

Selectman Dill: And we're looking to use that fund to do this, um, roof work over at the fire station, right?

John Harrington: Well, that would be one immediate need. Uh, the window to get the work done is closing fast due to weather and temperature. Uh, if we go past the next couple of weeks it sounds like the roofers won't guarantee the work on the roof cause the shingles won't lay down in the cold.

Ray Ellis: Won't be warm enough to seal.

Selectman Dill: Okay. Well, that's another one. I was just going with... I think we're pretty much gonna wipe that out on a roof job.

John Harrington: that alone, yes.

Selectman Dill: So, I don't think twenty-five, based on what you're talking about, is gonna be... we have to put probably more than twenty-five, I'd say.

John Harrington: Well. The other thing... I'm sorry go ahead.

Chairman McGarry: Cindy.

Selectwoman McHugh: no, go ahead. I just want to know what was in the restoration fund.

John Harrington: Yes. Um, I looked into that and I've been waiting for an answer from trustee of the trust funds because I didn't know what that trust fund was set up to do and apparently it was set up back in nineteen ninety-two with an initial deposit of twenty... two hundred and twenty-five dollars (\$225.00) and it was set up for...

Chairman McGarry: Two hundred and twenty-five dollars?

John Harrington: Two hundred and twenty-five dollars. So, I'm suspecting there have been deposits along the way... I... because the balance has, um, Ray indicated is fifty-six thousand two hundred and ninety-eight dollars (\$56,298.00). So, I don't know in thirty years if two hundred twenty-five dollars would have grown that much...

Selectman Dill: No.

John Harrington: I'm suspecting...

Ray Ellis: If not I'm gonna invest in the...

John Harrington: And Joanna Waring was not able to tell me, uh, how many more deposits were put in without doing additional research. I was more interested in what it was for and I'll read the exact warrant article. To see if the town will accept the sum of two hundred and twenty-five dollars from the town restoration association and any additional funds that may be given for the same purpose to be held in trust and known as the town hall restoration fund. The principle at interest to be used for the restoration of the town hall under the direction of the board of selectman.

Vice Chairman Pitman: Wonderful.

John Harrington: So, it's pretty broad.

Chairman McGarry: Yeah.

John Harrington: Uh, and it did pass so that's where this came from. So, there are funds there to put towards any work done on the town hall as well. The municipal building trust fund goes for all town buildings. That would include every structure the town owns. So, that's more generic this one is specific to the town hall itself.

Chairman McGarry: Dick.

Vice Chairman Pitman: What are you thinking Alden, more like forty thousand instead of twenty-five?

Selectman Dill: Yeah. Forty would probably be a better number. That would work for me.

Vice Chairman Pitman: Got enough in there that if it doesn't pass then we can use...

Selectman Dill: Yeah, well, unless we pull it all out for that roof.

Chairman McGarry: Oh, yeah.

Vice Chairman Pitman: Don't know if that's gonna happen this year.

Selectman Dill: Yeah, that's true.

Ray Ellis: As far as the roofs are going, we have two bids in now and I have two more people coming, uh, one's coming Wednesday and one's coming Thursday. So, we'll have four bids but um...

Selectman Dill: Do we have...

Ray Ellis: ...they all said the same thing, if it's something you're looking to do now we have to jump on this cause we're losing our days.

Selectman Huebner: And the first two bids were around twenty-eight thousand?

Selectman Dill: Yeah. Which... sorry I don't want to... should we do this first and then discuss the roof?

Chairman McGarry: Yeah.

Selectman Dill: I'm good with forty. Um, do we want to make a motion on that or discuss that or how do we want to handle that?

John Harrington: You need a motion, a second, then you can discuss.

Chairman McGarry: Right.

Selectman Dill: All right.

**Motion:** Selectman Dill makes a motion to increase the warrant article for the municipal government infrastructure expendable trust fund from twenty-five to forty thousand dollars.

**Second:** Vice Chairman Pitman

**Discussion:**

Selectman Dill: I think we're... if... we're looking at using most of that money already for, for the roof so we gotta put something else in here. This has saved our, our bacon multiple times in the last few years.

Chairman McGarry: Okay. Any further discussion? Hearing none, all those in favor of the motion signify by saying aye.

**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

Selectman Dill: For the town hall restoration fund that was... whoever dug that up, good job. To me, I think the windows probably be my first...

Chairman McGarry: Oh yeah.

Selectman Dill: ...item of they need to be done.

Selectwoman McHugh: Doesn't sound like that's a question of... that's made to be done for that.

Ray Ellis: A lot of broken glasses too.

Selectman Dill: Um...

Vice Chairman Pitman: Is that spring thing, Ray?

Ray Ellis: Um, I would say so. I mean, I don't know that for sure. I'd have to ask the vendors but, you know, there's some of it they can do now...

Vice Chairman Pitman: We're gonna shut it down.

Ray Ellis: ...if it's open in the inside.

Selectman Dill: Yeah, we are gonna shut it down and turn the turn the heat off which would probably negate working inside.

Chairman McGarry: Yeah.

Selectman Dill: And I assume you were raising your hand to talk about the heritage commission with the historic thigs so that'll probably be a spring thing as well, right? Should we send Erroll over to the mic on that one or...? It's up to you Fred.

Chairman McGarry: No.

Selectman Dill: Okay. Well, the heritage commission is working with the preservation alliance. We don't have any money on that... any time frame on that yet but it's coming.

Chairman McGarry: Do you have any other articles, Ray?

Ray Ellis: Uh, no, the other thing I have is, um, you asked me last time I was here about the furnaces trying to figure out how much oil they burn...

Chairman McGarry: Oh, right.

Ray Ellis: ...and to heat. So, I've done a lot of research on that and I got all kinds of different formulas here for you and it figures out with um, I went down in the cellar and found out exactly what nozzles we have in them, um, they burn about one and a half gallons per hour, each one of them.

Vice Chairman Pitman: Right.

Ray Ellis: Um, so it's eleven-point six upstairs, eleven-point six downstairs for twenty-three gallons. Um, over the course of eight hours would be about eighty dollars point seven nine nine. Now that's just a guesstimate. It always depends on how long they're gonna run depending on the outside temperature when we turn it on.

Chairman McGarry: Right.

Ray Ellis: So, if it's twenty below zero probably take a lot longer to get up to temperature...

Chairman McGarry: Yep.

Ray Ellis: ...then it would if it was forty outside so...

Vice Chairman Pitman: If it even would.

Ray Ellis: But that's our ballpark figure to go by, roughly. Um, I think in the winter time eight hours is fair because it's coming from cold to bring it all the way up to sixty degrees or whatever so we can start doing something inside.

Selectman Huebner: So, eighty dollars for the heat up and then whatever the length of the duration of the event would be the additional... so it sounds like it's int eh two-to-three-hundred-dollar range.

Selectman Dill: Yeah, it's gonna be going for a at least twenty-four hours before it's...

Ray Ellis: The other think I want you guys to remember is, um, the warrant article that we had stated that the 501c3s pay nothing and that any town event pays nothing. So, we can't charge them so to speak. So, it's all town paying for that. We'll open it up again.

Chairman McGarry: Yeah.

Ray Ellis: I just want to bring that forward that... you know, I forgot about it and then when I was looking through the files today, I'm like, oh, that's right, we can't charge and, you know, I haven't rented it out to a customer for quite a while.

Selectman Dill: So, we'd almost be better off shutting it down and leaving it shut down until we...

Ray Ellis: You know, I'm just trying to give you as much information as you guys can to make and I just looked through today and I was reading that warrant article, I'm like, oh yeah, cause we tried to change that before and, uh, they didn't want to charge a fee.

Vice Chairman Pitman: Yeah.

Chairman McGarry: Okay.

Ray Ellis: Okay, so that's all I have.

Chairman McGarry: Thank you, Ray.

Ray Ellis: Thank you.

Vice Chairman Pitman: Thanks Ray.

Selectman Dill: Thanks Ray.

Ray Ellis: Just let me know what we're going to do with the town hall and I'll make sure it happens.

Vice Chairman Pitman: You'll let us know on those other two roof bids?

Ray Ellis: Yep. I will.

Vice Chairman Pitman: (Inaudible, sounds like a mic issue) ...send out to us.

Ray Ellis: Yeah.

Selectman Huebner: I thought we already decided on what we're gonna do with the town hall. Ray's saying, we need to let him know. Didn't we already say after this event that was just passed that we would shut it down and winterize it?

Selectman Dill: I think you were talking more if we were going to reopen it for stuff, right?

Ray Ellis: Well, either way if you want me to shut it down tomorrow, I'll shut it down tomorrow but I just wanted to make sure that we had a meeting tonight and you guys were a hundred percent sure which way you wanted to go. If you want to shut it down now, we'll shut it down and if you want to reopen it later...

Chairman McGarry: Do we have anything scheduled? John?

John Harrington: Just a reminder, Will will probably remind you that tomorrow night is an MBC meeting. They tabled the town hall budget waiting on a decision from the board of selectmen as to whether you were going to close it for the season or not. So, Will will likely need an answer tonight to keep that budget moving forward.

Vice Chairman Pitman: Here's your chance Alden.

Selectman Dill: I thought we had a motion on it already but...

**Motion:** Selectman Dill makes a motion to close town all for the season to reopen for the March election.

John Harrington: It would be the February deliberative session.

Selectman Dill: SO, February deliberative session and can we close it down after deliberative session?

Ray Ellis: Yeah.

Selectman Dill: Okay. Sorry, that's not part of my motion too. Closed immediately for the winter season to reopen for February deliberative session and then to reassess closing at that time.

**Second:** Selectwoman McHugh  
**Discussion:**

Selectman Dill: Did I cover enough basis for the MBC do you think on that?

Chairman McGarry: Any further discussion. Hearing none, all those in favor of the motion signify by saying aye.

**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

Ray Ellis: Thank you all.

Chairman McGarry: Thank you.

Selectman Dill: Thank you, Ray.

Chairman McGarry: All right, review of outstanding minutes for, uh, November twenty first.

**Motion:** Selectman Dill makes a motion to approve as written.  
**Second:** Selectwoman McHugh  
**Discussion:**

**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

Chairman McGarry: All right, have an accounts payable manifest in the amount of one million sixty-two thousand four hundred dollars and thirty-three cents (\$1,062,400.33) of which, uh...

Selectman Dill: Big portion's the county.

Chairman McGarry: ...the county, six hundred and twenty-four thousand... over six hundred and twenty-four thousand is for the county.

**Motion:** Selectman Dill

Selectman Huebner: And three hundred and eighty-six thousand is for the Pike Paving contract payments.

**Second:** Selectwoman McHugh  
**Discussion:**

**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

Selectman Dill: Which means the Pike project is pretty much done.

Selectman Huebner: Yeah, but the three sixty-eight is only a partial payment because we...

John Harrington: That's the remaining of the payment...

Selectman Huebner: Okay, because we made a down payment?

John Harrington: Correct.

Selectman Huebner: Okay. I know three sixty-eight wasn't the total.  
Selectman Dill: Oh, and there's that small amount that remains in escrow so...

Selectman Huebner: Two percent.

Selectman Dill: Yeah.

Chairman McGarry: We have a payroll manifest the week ending, uh, November twenty-third gross payroll of sixty-nine thousand four hundred and seventy-two dollars and fifty-two cents (\$69,472.52) with a net payroll of forty-three thousand three hundred and forty-two dollars and twenty-one cents (\$43,342.21).

**Motion:** Selectman Dill  
**Second:** Selectwoman McHugh  
**Discussion:**

**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

Chairman McGarry: (inaudible, sounds like a mic issue) ...of abatement computer adjustment ... (inaudible, sounds like a mic issue going in and out) ...Italian Pizzeria in the amount of six hundred and fifty-nine dollars (\$659.00). And this is for, oh, but we're reaching out to, uh Christine Robert, please prepare an abatement for Charlie's Italian Pizzeria for six hundred fifty-nine dollars as they were not yet tenants. There lease begins January first, uh, we'll present the, uh, to the board on Monday. Attached is the current tax bill. It's, uh, bill for the tenancy and they've...

John Harrington: All the tax bills go out at the same time but they are not responsible for the first three months.

**Motion:** Vice Chairman Pitman  
**Second:** Selectman Dill  
**Discussion:**

**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

Chairman McGarry: And we have a report of wood or timber cut and amount of what we'll be collecting, uh, eight thousand two hundred and thirty-one dollars and thirty-five cents (\$8,231.35). This is for Stephen Mathes family limited partnership.

**Motion:** Selectman Dill  
**Second:** Selectwoman McHugh  
**Discussion:**

Selectman Huebner: How many acres is that, please?

Selectman Dill: That was a big cut.

Chairman McGarry: That acreage of cut, seventy-four acres.

Selectman Huebner: That's a lot of lumber, seventy-four acres.

Chairman McGarry: Three hundred and thirty-nine thousand board feet of white pine. Hemlock is the next largest, uh, largest number.

Selectman Huebner: What's the address?

Chairman McGarry: Good question.

Selectman Huebner: If you don't have it, it's okay. I'm just curious where it's at.

Selectman Dill: I think it was on Steven's Hill Road if that...

Chairman McGarry: It says Stephen's Hill Road but that's the address for Mathes.

Selectman Dill: Oh okay.

John Harrington: I believe it's Nottingham Road. It should be on the front or find the original intent to cut.

Selectman Huebner: That's okay, Fred, you...

Chairman McGarry: Nottingham Road, yep.

Selectman Huebner: Yeah.

Chairman McGarry: seventy-four acres cut of a hundred and three acres on the property. All right, do we have a motion. Seconded. Any further discussion? All those in favor...

John Harrington: You already voted.

Selectwoman McHugh: Yeah.

Chairman McGarry: We did? All right.

Selectman Huebner: I don't think we voted.

Selectman Dill: Did we vote? We did vote.

Selectman Huebner: I asked my questions during the discussion wo we shouldn't, you sure we voted?

Selectwoman McHugh: It must be between Stephen's Hill and Nottingham Road.

Chairman McGarry: And we have a notice of intent to cut wood on Brown Road. Six and a quarter acre lots and an acreage to be cut so three and a half acres. Property of Jeft Oliver, no Oliver, it's Oliver Jefts.

John Harrington: Yeah.

Chairman McGarry: So, this one we just sign.

John Harrington: Right. Now, Will has got me questioning, if you wouldn't mind taking a vote on that report timber cut just to make sure.

Chairman McGarry: Okay.

John Harrington: I don't want to miss that and then have to come back.

Chairman McGarry: Call for the vote on that motion. All those in favor of the motion signify by saying aye.

**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

John Harrington: Now you voted.

Chairman McGarry: Okay.

Selectman Dill: Not that we're gonna vote no on timber tax, you know.

Chairman McGarry: All right, um, we have a contract with Granite State Analytical for sampling of the water system that's this building?

John Harrington: This building, yes.

Chairman McGarry: Okay. And the contract is in the amount of two thousand fifty-seven dollars and fifty cents (\$2,057.50). You want to just elaborate on it, John?

John Harrington: This is out annual water monitoring. They come in quarterly. We save a little money on the contract by having Ray do a quarterly check of the system and logging that he's checked it but that still requires them to come here and take a sample quarterly.

Chairman McGarry: I need a, uh, vote to authorize the chair to sign on behalf of the board.



Selectwoman McHugh: No address.

**Motion:** Vice Chairman Pitman  
**Second:** Selectwoman McHugh  
**Discussion:**

**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

Selectman Dill: Yeah, it's got the tax map but no address.

Chairman McGarry: All right, we have, uh, Kelly, this is for tax search provider contracts.

John Harrington: This is her annual contracts. Whenever title searches our tax deeding information needs to be researched this company will do it for the town clerk.

Chairman McGarry: This is in the amount of six hundred and forty dollars (\$640.00).

Vice Chairman Pitman: Is that standard?

Chairman McGarry: Yep.

**Motion:** Vice Chairman Pitman  
**Second:** Selectman Dill  
**Discussion:**

**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

Chairman McGarry: Did I miss that one?

Selectman Dill: You didn't initial the last page.

Chairman McGarry: Oh, Okay.

Selectman Dill: Will got it.

Chairman McGarry: A contract with a signature on it I thought it was gonna be enough but apparently not. Okay, that's out signature requirements. And correspondence, we have a letter from Mr. Thompson regarding Thurston Pond Ridge Road and it reads and dated eleven twenty-five, I met with the board at it's meeting of, uh, on June twentieth, it was my understanding from this meeting, page three of the minutes, that Mr. Adams agreed to fill the trench that he dug across the road with crushed stone and remove the hump associated with the trench. Board instructed Mr. Harrington to draft a confirmation letter to me and Mr. Adams. None of that happened. I'm asking the board to revisit this matter at its earliest opportunity. And John you've got... you prepared a letter?

John Harrington: I do have a letter that will be going out tomorrow to both of them. Mr. Thompson's correct, I missed that note in my own records, um, but I have those letters ready to go out tomorrow with copies of the minutes indicating that ... (inaudible, mic cuts out).

Chairman McGarry: Very good. We have a letter from Lynn Garland, uh, and it reads, would you please grant permission, this is to the board, please grant permission for a granite bench to be placed facing the town gazebo to honor the memory of Jim Tomilson whose caring heart and willing hands assisted so many people and organizations in his lifetime. His legacy of volunteerism and his impacts on family, church, and community needs to be remembered. He was a hero among us even if for too short of time. I have talked with Holly Tomilson and Cindy and Don Tomilson about this proposed memorial bench. They support the idea and placement facing the town gazebo. Once we obtain your approval, we will begin fundraising efforts with the thought that any extra funds to be applied to the Jim Tomilson memorial scholarship helping youth attend a camp at the Horton Center which is on top of Pine Mountain. Thanks for approving this request and for your support of this idea of honoring a special life dedicated to service that touched so many aspects of our town and the broader communities too. Signed, Lynn Garland.

**Motion:** Selectman Dill  
**Second:** Selectwoman McHugh  
**Discussion:**

Selectman Dill: I think it's a great idea.

Chairman McGarry: Yeah.

Selectwoman McHugh: Definitely.

Chairman McGarry: I guess one question I would end up having is, uh, would Ray make the determination of where that bench would end up being located?

John Harrington: Probably would be a good idea.

Chairman McGarry: Yeah.

John Harrington: To make sure it's not going to obstruct anything.

Chairman McGarry: Right. that was my thought. All right, we have a motion for gaining permission for the granite bench. Cindy.

Selectwoman McHugh: Would they have an idea of where they want it and he can check with Ray?

John Harrington: Yeah, I would say that would be the way it would happen just to make sure there's nothing under the ground that might impact it if they're going to dig.

Selectwoman McHugh: I just didn't want Ray thinking they're gonna put it somewhere and Ray's... Okay.

John Harrington: Right. I'll have them just check with Ray.

Chairman McGarry: Okay. All right, all those in favor of the motion signify by saying aye.

**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

Chairman McGarry: All right, we have a letter from the heritage commission and I guess we'll probably hear from Mr. Rhodes afterwards, after I read it. The selectboard has encouraged the heritage commission from time to time to develop a plan for the productive use of the town hall both to revitalize its central place in the life of the community and to rehabilitate its physical structure to the point that it can well serve that purpose. At present the town hall has no water source of its own. Um, it's, uh dug well having been capped and relies on water of undetermined quality from the highway department. When that water is tapped in the town hall there's a directed and immediate drop in the water available to the highway department for its use. If the town hall is to be used for town's folk of Deerfield or by third parties as a social or functional site for gathering, whether or not on a paid basis, would seem prudent for the town to be able to provide a water supply at that venue that is both reliable and safe. Providing a drilled well for the town hall with an acceptable level of water quality would seem to meet the call to manage the prudential affairs of the town in this regard. Availability of funds provided under the American Recovery Act of twenty twenty-one would appear to be well suited to this need as the use guidelines provided by the U.S. Treasury called for these funds to be used inter alia to invest in, quote, invest in water infrastructure to improve access to clean drinking water. We ask that you give serious consideration to making this investment to provide the town hall with a safe and reliable source of water. The very least such an act would be a tangible sign of your pride in this town and acknowledgement of where it has come from and a positive and constructive statement as to where it is going. Thank you for your consideration. This is from Deborah Murphy, chair of the heritage commission. Uh, Mr. Rhodes, did you want to elaborate on this? Okay, so I think this would be best to cover, well, next week when we have the public hearing so there'll be one additional thought with regard to the use of the ARPA funds.

Selectman Huebner: Is there any way to get a rough cost estimate of what that would entail?

Selectman Dill: Uh, what it... rough... I'd say whatever we just spent up at, uh, transfer station to put in that well which I can't remember what just the well cost.

Selectman Huebner: Well, the well and I presume there's some controls...

Selectman Dill: Oh, yeah.

Selectman Huebner: ...you know, so on and so forth.

Selectman Dill: Well, I just meant separate from the bathrooms... from the bathroom end of it.

Chairman McGarry: Of course, the, uh, one of the issues it ended up having in the area of the town hall is, uh, I believe we have high chloride concentration in the well serving, uh, both the town hall and also the transfer, I mean the highway department garage so, uh, it kind of would end up being somewhat of a crapshoot with regard to installing a new well unless they were able take and seal off, uh, upper portions of the well and go deeper so...

Selectwoman McHugh: Might have the same problem.

Chairman McGarry: Yeah, exactly.

Selectman Dill: How's the water the library and the fire station? Does that have issues too or...? It does? It's kind of just that whole area.

Chairman McGarry: So, I guess it's certainly one possibility, well, you got a couple of issues here to. They're talking about the water pressure apparently dropping, uh, when their drawing water for the town hall and also the use for the highway department. Uh, one possibility could end up being putting a larger, uh, pressure tank, uh, and, uh, also for water quality, might end being a reverse osmosis unit so that, uh, basically that's about the only thing you can install that would take out the chlorides. You don't actually take them out because you're discharging them afterwards.

Selectman Dill: Because we're paying quite a bit for water delivery...

Chairman McGarry: Yeah.

Selectman Dill: ...to the highway department if I remember correctly or... didn't we just do something with water at the highway department just this year.

John Harrington: We just replaced the water treatment...

Selectman Dill: Okay.

John Harrington: ...system over there.

Selectman Dill: Which was...

John Harrington: That uses rock salt to take out the hardness.

Selectman Dill: No, I meant cost wise, that wasn't cheap.

John Harrington: I don't the know cost.

Selectman Dill: I remember it being quite expensive.

Vice Chairman Pitman: (inaudible, very soft spoken)

Chairman McGarry: Next week.

Vice Chairman Pitman: (inaudible, very soft spoken) ...once we do our own well then, we need the tank, we need the pump...

Chairman McGarry: Yeah. Right.

Selectman Huebner: With the utilization of the town hall, has it been in recent years that's somewhat questionable that maybe just putting in a better pressure tank so that we don't have the drawdown issue it might be the right way to go.

Chairman McGarry: Yeah.

Vice Chairman Pitman: The only time there's a problem is if they're washing a truck or something.

Selectman Huebner: Yeah. Right.

Vice Chairman Pitman: That water doesn't need to go through the system.

Chairman McGarry: Yeah.

Selectman Huebner: So, anyway, let's get some more facts and decide if that's a reasonable expenditure.

Chairman McGarry: And then we have the, uh, fellow from executive council Gatsas on activities with the... before the executive council. All right, um, town administrator report.

John Harrington: A couple of items for you this evening. I did get a quote from Manchester Paving to pave that corner that was left unpaved on the corner of South and Route forty-three. Uh, to prep and put down four inches of asphalt would be eighteen hundred dollars (\$1,800.00).

Selectman Dill: Can they still do it now this time of year?

John Harrington: Uh, I think, again the window is closing. If we were going to have that done, uh, decision tonight would be helpful.

Chairman McGarry: Yeah.

John Harrington: With Pete Schibbelhute out right now I think they would need to make a decision.

Selectman Huebner: With the outcry and the amount of damage I've been hearing about it eighteen hundred dollars is a trivial amount.

Selectman Dill: Yeah.

**Motion:** Selectwoman McHugh makes a motion that they approve Manchester to get in there and do that.

**Second:** Selectman Dill

**Discussion:**

Selectman Huebner: ASAP.

Selectman Dill: Yeah, to get it down and I had talked to Pete about this before he left and he said, just get it done. So, I don't think we have to wait for Pete.

**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

John Harrington: Uh, the board still hasn't made a decision on the flooring removal down in the lease space. I was wondering if you folks wanted to move forward with that tonight. I only have one quote. I did not hear back from...

Selectman Dill: Anybody else.

Vice Chairman Pitman: No, go Cin?

Selectwoman McHugh: (Inaudible, very soft spoken)

Selectman Dill: Okay. What was the amount?

John Harrington: The amount from Deck Tech was six thousand nine hundred and twenty-five dollars (\$6,925.00) to remove the floor.

Selectman Dill: And that's the only one we got.

**Motion:** Selectman Dill makes a motion that they go ahead with that quote to remove the floor in the lease space.

**Second:** Selectman Huebner

**Discussion:**

Selectwoman McHugh: Did, uh... are these just... did this just go out word of mouth or where do these bids go out?

John Harrington: I called them first because Time was of the essence as it was, they wanted to get in there January first and to put a bid out would have taken too long. So, I called them first since they had done a lot of the flooring here.

Chairman McGarry: Any further discussion? Hearing none, all those in favor of the motion signify by saying aye.

**Vote: Yea 4, Nay 1, Abstained 0 – Motion Carries**

Chairman McGarry: So, that was three... Cindy, how did you vote?

Selectwoman McHugh: Yes.

Chairman McGarry: So that's...

John Harrington: Four one.

Chairman McGarry: Four one. Four yes, one no.

Selectman Dill: I couldn't make it out from here either, Cindy, so that's why Fred asked.

Selectwoman McHugh: I find it really hard to say yes and...

Selectman Huebner: It does seem like a large for that, what I'm imagining they're doing, but maybe we just don't know the job correctly. What they have to do in prep, maybe there's more to it than we understand.

Vice Chairman Pitman: Hopefully they're going to leave it.

Selectman Huebner: What's that?

Vice Chairman Pitman: Hopefully they're going to leave it to leave it in good condition for the new folk.

John Harrington: And one last thing, uh, did I understand from the board, correctly, that you want to wait until the other two roofing bids come in and look, uh, more to the spring to do the roofing because, uh...

Selectman Dill: We've got a tarp up there...

John Harrington: ... the roofing company that put the tarp up there was not guaranteeing that that tarp would hold all winter long.

Selectman Dill: I'd rather not leave a tarp on the fire department roof for the winter, myself.

Selectwoman McHugh: When did you say...

Selectman Huebner: We have two bids.

John Harrington: Yeah.

Selectman Huebner: And they're both almost identical.

John Harrington: Uh, not necessarily.

Selectman Huebner: Oh.

John Harrington: Uh, the first bid that we got was Skyline Roofing. They're the folks to put the tarp up to just keep it dry for now. Their bid was twenty-eight thousand four hundred and forty dollars (\$28,440.00). Save On Construction, uh, met with me last week and dropped off a bid. There are two options. Uh, the one that they... the roofing material that they're recommending is twenty-five thousand nine hundred and ninety-five (\$25,995.00) and for a different, uh, quality roofing their bid is twenty-three thousand eight hundred (\$23,800.00). So, both of their bids are lower than original Skyline bid and it has to do with the materials they're recommending.

Selectman Huebner: I thought there was a number in this on the Safe Construction that was twenty-eight thousand. Am I just misreading it.

John Harrington: Yep.

Selectman Huebner: Okay.

John Harrington: I have twenty-nine nine ninety-five for one option and twenty-three thousand eight hundred for a second option.

Selectman Huebner: I see.

John Harrington: The twenty-eight was Skylike roofing.

Vice Chairman Pitman: Did they say what shingle they were gonna use?

John Harrington: Yes.

Vice Chairman Pitman: The other one, Skyline.

John Harrington: Skyline was, uh, installation of Certainteed Integrity Roof System.

Vice Chairman Pitman: And the other one was... (Inaudible, someone starts talking).

John Harrington: Save On was GAF Timberline and IKO Cambridge. IKO Cambridge was the lesser priced.

Vice Chairman Pitman: Right.

Selectman Huebner: And that's architectural?

Vice Chairman Pitman: Yes.

Chairman McGarry: Any thoughts, Dick?

Vice Chairman Pitman: I'd kind of like to hear what these other two are coming in at and then...

John Harrington: We can certainly wait. I just wanted to bring it up to the board in case they wanted to...

Selectman Huebner: If we wait, we risk missing a window and having to have a tarp on all winter. I'm not sure that's wise.

Chairman McGarry: Right.

John Harrington: And these two contractors already said if they put it down in the cold, they won't guarantee it. So, I just want to make sure you have all the facts.

Selectman Dill: and it's gonna get kind of cold.

Selectman Huebner: And if we don't do it and we intend to leave that tarp on all winter we better do some reinforcing of the tarp if we intend to make it last through the winter. So, I guess Skyline would have to come back and put some more boards, uh, you know, to lessen the billowing effect of the tarp.

John Harrington: We can certainly ask them to do that.

Selectman Dill: How fast did they... either of them say they could get in and do it?

John Harrington: Uh, Save On Construction could come in this week or next but he wouldn't guarantee any work after the next two weeks because of the weather. Skyline, I didn't speak with them Ray did, they don't mention a potential start date but I would imagine they would want to get started immediately as well.

Selectman Dill: I mean, I've used, in the interest of full disclosure, I've used Save On for my house and the barn and they can... that guy can turn things around quick. Um, I would like to get the fire department weather tight for the winter.

Chairman McGarry: Yeah.

**Motion:** Selectman Dill makes a motion to go with Save On for twenty-five thousand nine ninety-five and use the government building expendable trust fund to pay for the roof.

**Second:** Selectwoman McHugh

**Discussion:**

Chairman McGarry: Dick.

Vice Chairman Pitman: Why don't you want to you want to use the G... the IKO shingles?

Selectman Dill: I... he called me about when he put the bid in and said that he hasn't had good luck warranting out the cheaper shingles. The other shingles were the product that he put on my buildings and, uh, said he has had good luck with a warranty on it.

Selectman Huebner: And there's only a two-thousand-dollar difference.

Selectman Dill: Yeah, that was why I went with it. I don't know enough about roofing so I could defer to you on that one Dick.

Vice Chairman Pitman: Well, IKO's probably the number one shingle at Cambridge but if the man that's doing the work says the other then I don't want to go against it. Two thousand dollars.

Selectman Dill: That was what he told me when he called me after he dropped the bid off and said that was the difference in the bid was that he had better warranty work with the more expensive shingle.

Vice Chairman Pitman: What did they call them, John?

John Harrington: GAF Timberline.

Vice Chairman Pitman: Timberline, yeah.

Chairman McGarry: Any further discussion? All right, I'll call for the vote. All those in favor of the motion signify by saying aye...

Selectman Dill: Oh, oh, oh.

John Harrington: Just to make it clear, uh, the amount in the municipal building trust fund is only twenty-five five thirty-one so that's a little short. I wouldn't recommend it going down to zero cause you close out the account.

Vice Chairman Pitman: (Inaudible)

Selectwoman McHugh: This is what we have.

John Harrington: I might recommend you take twenty from twenty-five thousand from that.

Selectman Dill: I'll modify my motion to say twenty-five out of the, um, trust fund and the balance from the budget.

Chairman McGarry: And the second okay with that, Cindy?

Selectwoman McHugh: Yeah.

Chairman McGarry: Okay. All right, I'll call for the vote now. All those in favor of the motion signify by saying aye.

**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

John Harrington: And that was for the GAF Timberline?

Chairman McGarry: Right.

John Harrington: Okay, Thank you.

Selectman Dill: That was for the twenty-nine ninety-five price you gave us.

Selectwoman McHugh: As long as he starts tomorrow morning.

Chairman McGarry: Yeah, right.

John Harrington: At the bottom, there's a sticker on it.

Vice Chairman Pitman: What color are you going to go with Alden?

Selectman Dill: I have no idea.

John Harrington: I do have sample books in my office.

Vice Chairman Pitman: Anything but black.

Selectwoman McHugh: What's on there now?

Selectman Dill: What's on there now?

Selectwoman McHugh: Brown?

John Harrington: Grey, I think.

Vice Chairman Pitman: I think it's grey.

Selectman Dill: I didn't even get that far to think of that. Should we...

Selectman Huebner: Doesn't black help on heating?

Vice Chairman Pitman: No, it's the opposite.

Selectwoman McHugh: I'd say go with what's on there now.

Selectman Dill: Yeah. I would. I hadn't even thought of that Dick.

Chairman McGarry: Okay?

John Harrington: Yep.

Vice Chairman Pitman: If they have a charcoal grey or something like that instead of pitch black...

John Harrington: I'll let Alden make that color choice.

Selectman Dill: Well, I'll make a motion that we go with Dick's color preferences for the roof.

Selectwoman McHugh: Charcoal black.

Selectman Dill: Slate grey or off grey is what Dick was proposing I believe.

John Harrington: Not black, black.

Chairman McGarry: Right.

Vice Chairman Pitman: Correct.



John Harrington: I'll match it as close as I can.

Selectman Dill: Oh, and off black.

Chairman McGarry: All right.

John Harrington: That's it for me tonight.

Chairman McGarry: Okay. So, unfinished businesses. The rest of the warrant articles.

Selectman Dill: I think we're kind of waiting for people to come in on those aren't we?

Chairman McGarry: Yeah.

John Harrington: And I've notified all those people and told them that you'd like them to come in, uh, to speak to them about their warrant articles.

Chairman McGarry: I do have one of the items that, uh, I mentioned I would do. I would check with, uh, Warrenstreet Architects with regard to updating their price and they gave me some new numbers. Uh, the total is one ninety... a hundred and ninety-five thousand seven hundred but some of the costs that they put in here were for construction administration, uh, so I asked Warrenstreet to come back with a, uh, the break out of removing those costs associated with the construction and just sticking with the design portion at this point which would more match what we had last time.

Vice Chairman Pitman: That'd be great.

Chairman McGarry: Hmm?

Vice Chairman Pitman: That'd be great.

Chairman McGarry: So, hopefully I'll have those next week.

Vice Chairman Pitman: You want these back Fred?

Chairman McGarry: No, you can have those. All right, so, have any new business?

Selectman Dill: Um, I got one quick thing. I was pulling out of my house on Wednesday and the Asplundh guy was out there tagging ash trees. Evidently there was a concerned citizen with the initials ER on Church Street who's been hounding them to the point where they came out so good job. They went over and tagged a bunch of Road... a bunch of trees on Church, Mount Delight, Meetinghouse and Griffin. Um, he said it's pretty bad through there. Um, ever... however they're gonna send a... he's getting a plan together to send Eversource but they're not sure when they can come out and do it. They were hoping that there would be some town involvement and I said, well, the town has literally no money for tree removal but I would... I gave him Pete's number and I've got business cards to give John and Pete and we can work together and they're looking for things that I think we can do like having a spot to drop wood, um, if the homeowners don't want it. I've already talked to the, um, folks over at the wood bank and they've got places they can drop.

Chairman McGarry: Oh, okay.

Selectman Dill: And couple other things like that. But they are hoping in the next four to six months they can get out here and start taking trees cause it's getting bad. We're a couple windstorms away from a lot of these coming down.

Chairman McGarry: Yeah.

Selectman Dill: So, thank you Erroll for getting after the Asplundh guys.

Vice Chairman Pitman: Yeah, I talked to the same fella and he said he had in three miles he had three hundred trees.

Selectman Dill: Yeah, it was crazy.

Chairman McGarry: Wow.

Vice Chairman Pitman: Anything leaning towards a wire and that was just a bit dangerous.

Selectman Dill: Yeah.

Vice Chairman Pitman: Three hundred.

Selectman Dill: And he said it... from what he was telling me, it was more trees than they've taken in, in like, the entire area in the last year.

Chairman McGarry: Wow. You want to add anything Mr. Rhodes.

Erroll Rhodes: Yeah, I'll give you some context. Is this on? Um, yeah, the, uh, the Eversource indication was that they would be happy to take the trees down if they could work a deal with flagging and removal. Um, by way of context, they did a study in twenty twenty and identified... they have eighty miles of loop in Deerfield and, um, they identified six hundred trees then that needed removal. Um, they had taken five hundred and fifty down already according to them. So, um, the interesting issue in this study was how many... what the extrapolation... they're doing a portion of the town and they're going to extrapolate, I believe as to what the new six hundred number is, because I don't think the fifty number is still a valid number and they're gonna have a... some idea of how many trees really, you know, need to come down to protect their eighty miles of loop but apparently they were happy there was some proactivity and, um, we're prepared to work with the town if the town was able to do that. To, uh...

Selectman Dill: This is the first time I've seen one of their trucks and I've brought this up in three years and they were actually working on the ash problem so this is a good idea.

Chairman McGarry: Very good.

Erroll Rhodes: So, anyway...

Chairman McGarry: Thank you Mr. Rhodes.

Selectman Dill: Thanks Erroll.

Chairman McGarry: For whatever you've provided here to get those guys out there.

Erroll Rhodes: Um, well, it was a wonderful conversation with a supervisor with a live mind and he, uh, got the thing going. Uh, he was extremely helpful. So, it was as much Eversource I think. Um, I mean, they don't like going... I don't think they like going out on these calls to, I mean, you know, to restore lines.

Chairman McGarry: Oh, right.

Erroll Rhodes: You know. Anyway.

Vice Chairman Pitman: Motion to adjourn.

Erroll Rhodes: Whoa, whoa, whoa, citizens comments.

Selectwoman McHugh: Citizens comments.

Vice Chairman Pitman: That was it.

Erroll Rhodes: No, that wasn't a citizen's comment that was a new business item that Mr. Dill brought up.

Chairman McGarry: All right, citizen's comments.

Erroll Rhodes: The one concern I had about the window quotes, uh, I think one of the window quotes on town hall is from Skyline Windows and I don't think Skyline is gonna do the job that Deerfield wants done on those windows. Um, you know, those are, um, I don't know what they're proposing but it's not what the, um, two other bids I think Ray has that I got for him are... those bids by the way also address some of the door issues that he mentioned. They're panels on the front door that need to be replaced because they're leaking. So, I, um, I'm... I guess I'm hoping that the selectboard would, um, would involve the heritage commission in looking at that and evaluating the, um...

Chairman McGarry: Those bids.

Errol Rhodes: Those bids, yeah.

Vice Chairman Pitman: Definitely, yeah.

Chairman McGarry: Yep.

Erroll Rhodes: That's my comment. Thank you.

Vice Chairman Pitman: That's it?

**Motion:** Vice Chairman Pitman makes a motion to adjourn.

**Second:** Selectwoman McHugh

**Discussion:**

**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

**Next Meeting: December 5, 2022 at 5:30 pm**

*The Minutes were transcribed and respectfully submitted by Randi Long, Recording Secretary  
Pending approval by the Board of Selectmen*