

**TOWN OF DEERFIELD
BOARD OF SELECTMEN
March 25, 2019
MINUTES**

Call to Order

5:30 pm – Chairman Pitman called the meeting to order

Present: Richard Pitman, Chairman; Andrew Robertson, Vice Chairman. Fred McGarry, Jeff Shute and Cindy McHugh, Selectpersons.

Pledge of Allegiance to the Flag:

Chairman Pitman asks all to rise and pledge allegiance to the Flag

Board Organization:

Chairman Pitman stated that the first order of business is Board Organization after the election which was 15 days ago.

Motion: Selectman Shute moves to switch the chairman and vice chairman to A. Robertson as Chairman and R. Pitman to Vice Chairman

Second: Selectman McGarry

Discussion: Vice Chairman Robertson stated that he was agreeable to that and Chairman Pitman stated that it sounds good.

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

A. Robertson takes over the meeting as Chairman

Chairman Robertson stated that he didn't have a list of the other positions in front of him and he didn't know if there's any desire or need to change those positions. Didn't know if anyone's got a burning yearning to be on the Planning Board other than Fred or Parks and Rec or he guessed he could do Budget Committee again.

Various members of the Board stated that Chairman Robertson did a fantastic job on the Budget Committee.

If there were no other changes at this time then they could certainly change them at any time if people have a desire but is the group good with leaving the assignments that we have as they are to which Board members agreed.

Chairman Robertson stated that John Duffy of the Pleasant Lake Preservation Association had made an appointment with the Board and he thought that the Board had received a little bit of advance notice about what Mr. Duffy would like talk to the Board about.

John Duffy – Pleasant Lake Preservation Association

First of all, he had given the Board a couple of handouts, one is the Pleasant Lake newsletter called "The Ponderings" and the other three-page printout is what they will cover there today.

It's pretty much what they first put into context, what they've been doing, why they've been doing it and where they are now at this point and also talk about the project. He stated he would introduce some of the team here as they go along and then summarize at the end. There is an "ask" in there of the town and they would get to that.

On the first slide, they have a timeline there of what they have put together for a restoration plan. It started back in 2014 when they applied for and were awarded a grant from Southern NH Planning Commission to put together a plan for all of these projects that they are coming to the Board to get letters of support for which they appreciate.

As part of that they retained an environmental engineering firm, F.B. Environmental and have been working with them.

They have put together the original plan but they continue to work with them ongoing so that relationship continues.

In 2015, and right after that started, they've pointed out the big problems they had with the lake was around the dam, boat launch area so that is when they applied for a 319 grant for what they called the Gulf Road Project. Ann Shultz and Tim Mallet, of which the Board has met before, were project leads on that and worked closely with the Board as well as Mark Young and his team. They really want to say thank you for all of the support and help they got on that. That project is pretty much done with still some conversations with Fish and Gam about the parking area and how that water is impacting the area.

They have moved on with other areas, the inlets and roadways are part of the pollutant load coming into the lake but other concerns around the property areas so they have been working with the NH Conservation Commission, applied for a Moose Plate grant which they were unsuccessful in

2017 but they were awarded a grant this year. That will be finalized in the next couple of months and they'll start working on a project for property owners on the shoreline to again, lessen the impact of phosphorous load on the lake.

The final piece that they did was that they also applied for another 319 grant to address runoff coming into the lake, into what they call the "south inlet", the 107 inlet.

So, if you come from the Sidmore Christmas Tree Farm, down the hill, there's a culvert that crosses the road, so it's the water running down the hill, both from the south and the north, into that lake and that's what they applied for back in the fall for the 319 grant.

As part of the association work, they assembled a team and as the Board knows, Ann Schultz is head of their environmental committee but Patrick Brochu took the lead on filing for the grant for this and will speak to this in the next slide. Jim Irish and Joe Coronati are also part of that working with DOT and he stated that they would address that in a little bit and then come back to the summary.

Patrick Brochu came to the microphone.

He started by saying thank you.

Last year it was a pretty active time working with this group of people with the sole purpose of assessing the watershed area around from Route 107 to both slopes that basically meet at the culvert which they call the Route 107 area. That basically right before Iver Johnson Lane if anyone is driving from here to there.

There are two culverts that go underneath Route 107 plus there is also a lot of issues along the slopes, especially coming from the Sidmore Christmas Tree Farm.

There's work that has been done in the past by the state that has not been properly maintained. That's being addressed as well plus there's also, as a result of this survey that was conducted starting last year, a lot of areas were identified for improvement from the homeowners, what can be done in a homeowner's property.

That's basically the source of the grant application that they've got with the state right now that they are still awaiting a status on.

Basically, it talks about the seven or eight sites that were identified on both slopes that meet at the junction there where some work can be done. Homeowners participation, obviously involved in the state grant that is helping fund it as well.

One of the other areas identified, as you can see in the recommendations on the left-hand side, was the area of Sweatt Road and its contribution to the sediment that ultimately does reach Pleasant Lake.

Again, this is all with regard to the extreme weather conditions when a lot of this happens and within the last 30 days, there's been some of those extreme events causing issues.

The state has now been more responsive due to some of the work. Reaching out and talking to the state and making them more aware of the issues on both slopes that meet down there.

There is also work that is part of the application process on this "ARM" grant.

The net sum of this is that work is going on. They've identified areas of concern through Forest Bell. They are waiting for approval from DES, the status on this last grant. If that is approved, then they will take the next steps accordingly.

Again, it's a combination of the lake owners, the NHDOT, as well as the Town of Deerfield and working with Mark Young looking for ideas, suggestions, on how to address the Sweatt Road impact.

That's pretty much the summary. They are in a waiting stage right now but also in an active stage, working with other people, not just waiting for the State of NH.

Patrick Brochu left the microphone

DOT Representative: Jim Irish

He stated that they were going to talk a bit about the DOT. He did leave handouts for the Board.

Those are excerpts and pages out of the sediment study just to give the Board an idea.

The first page actually a road map from essentially, Sweatt Road, down to a little bit beyond the inlet.

What happened during the February major event and he got thinking because he does some of this work on the side with his business, is that storm itself, essentially eroded all the way out from Sweatt Road, created an issue with the state. They had to clean it up and eventually, as he mentioned earlier, that material just started meandering down the road.

So, what he did was he called Dave Almon, who's the foreman for state DOT shed locally and eventually that got up to Brian Shute who's the local engineer out of Durham. He's the supervisor and they did a site walk about two weeks after that major event.

The bottom line is you know, we've been having these storms, major events, probably about a half a dozen a year. One or two during the winter months and four or five during the summer months where they can get the gulley wash in essentially five minutes you get all the rain you would normally get in a month and that's the storm type that creates the damage and the runoff.

They did a site walk with Dave Allman and Brian Shute, his supervisor for the DOT engineer starting both north and south of the inlet and again, those are just partial pages to give the Board a flavor of what they did.

The findings on that road map, essentially all the culverts or catch basins are all full. They're non-functional and after talking to Brian, you guys will get involved. He's made some suggestions and he wanted to know if the Board came up with the same idea they did.

Essentially, some of the areas, up and down Route 107, they've been putting little stone dams every three or four hundred yards, and they really don't work and so what he is looking at is during the areas of high impact, actually putting the fabric and riprap down where it is needed to slow down the sediment before it gets to the inlet and try to contain it before it becomes a problem.

They also looked at the crossing that is over the stream itself right at the inlet and he wanted to know if they would come up with the same conclusion. There are areas that you can actually almost push your foot through on the shoulders so that is really deteriorating and there's a picture of it in profile view.

If you ever decide to walk out that way, it's going to need some work in the next 5-10 years or being replaced.

In a nutshell, DOT is committed to the work, coming out and cleaning up the culverts, making sure they're functional, cleaning up the catch basins, addressing the riprap and fabric where needed to mitigate as best they can, the storm runoff and he will leave it to Joe as he has some ideas when they were out there on the site walk. His ideas are separate from the DOT, separate from the town but something that they might have to do with easements or getting some of the property owners involved.

Joe Coronati: Jones and Beech Engineers

He stated that he was one of the owners of Jones and Beech, Engineers and also lives on the lake and he got involved in the Pleasant Lake Preservation Association in regards to this item as well.

He met with Jim and DOT out there and obviously, there's too much sediment running down the hillside. Some ideas on how to trap some of that before it gets into the river that lead to the lake is to create some sediment traps somewhere along the way that can be easily maintained by DOT. They can drive by and look at them to see if they are full, dig them out and get that sediment out before it ends up in the lake.

They actually saw some of the sediment. As they paved Route 107 this year, you probably noticed that they backed up the shoulders with some sandy, gravelly material. A lot of that material has washed out all throughout town, not just at this location. He was sure that it was all somewhere in some wetland or some stream so that material has turned out to be fairly ineffective at holding back the shoulder in regards to the water.

In this situation, they had a snowbank that was basically the edge of pavement and the water just ran down the road, eroded the snowbank and then took all that gravel right out.

So, right next to the road, there was maybe an 8" to two-foot-deep, vertical trench that formed. You could see the material in the lake on the ice having washed out over the ice and could see the plume right in the ice itself which you don't get to see very often, actually trapped in time.

They did talk about how that could be much better material, something more gravelly, less erosive and also the slide slopes, you may have noticed, over the years, they basically just went through and scraped all the ditches and removed all the vegetation, all up and down Route 107 and they don't, for whatever reason, don't put back loam, seed, mulch, they put a couple of stone check dams in and it takes a couple of years for the vegetation to come back when it's growing on top of gravel and sand which is what is along the edge of the road.

They want to work with them to at least stabilize the hillsides on both sides of the stream as they come down. Both are still not stabilized and they aren't allowed to do that in construction, not allowed to leave a jobsite like that and so until they are stabilized, this may keep happening.

The sediment traps would help the stone check dams.

DOT did agree that they would re-evaluate it in the spring. They couldn't see anything when they were out there. The snowbanks were three feet high and completely iced in and the same thing happened again a couple of weeks ago. He stated that he went by again and the water was doing

the same thing. It kind of comes down the road from Sweatt Road for sure, it also comes out through the woods. You may notice if you look closely, there's an ice path, an ice stream that runs into the woods where the water comes right out of the woods into that ditch line as well.

Hopefully, they will be able to talk to DOT once the snow banks are gone. The culverts were all full of sediment that they could see. The ditch lines were certainly full of sediment all the way down to the river.

John Duffy

In summary, they wanted to come before the Board to bring to their attention the work that they're doing here and that they see it as a collaboration between the Association, NHDOT and the town related to the Sweatt Road impact on the watershed.

Their ask of the Board, and they have the letters before them, letters of support for this grant were gotten from the Board last fall. He was hoping to get the Board's support to prioritize this as much as this can be done with the current budgets.

They stated that if they don't address all of these parts, the shoreline, the Route 107 piece and Sweatt Road, they are going to continue to have issues back in the lake.

Then finally, looking forward, they mentioned an ARM grant that Ann is taking the lead on once they are done with this project, they could show that the work that they've done here and go to the state for a much larger grant to focus on replacing that culvert and doing some more work down at the actual inlet across from Route 107.

Mr. Duffy asked if anyone had questions.

Selectman McGarry that that Mr. Duffy had mentioned that the culvert crossing Route 107, that you can put your foot down through it and asked if it was eroded.

Mr. Duffy stated that the next time that Selectman McGarry goes up, it looks like it's from the sixties era. The one picture that he included you can see the concrete erosion. What probably happened is that they probably drilled into to put guardrails along the side and that's all starting to become loose and in-between where they drilled to drive in when they put in a temporary fix to put in a bigger riprap to cover the holes and what happened now is that the fines are going down through the gaps in that riprap and it's going to be chasing one problem after another.

If you get a chance to look at it, it's got a lifetime that's getting shorter.

Chairman Robertson stated that he couldn't speak for the entire board although he thought, given the past history, you can count on the Board for support for this project certainly with regard to any backup you need in attempting to land grants or funding and he believed that this Board would also be interested in being proactive with regard to Sweatt Road. That's the town's road and if it's causing a distinct problem, they need to address it.

With that said, the town is in a default budget and money is tight but he thought that the Board would need to know the specifics of what the solutions might be and what they would expect from the town.

Mr. Duffy stated that he and Joe have a vested interest. They have property on the lake and if they could help out as well as John and all the efforts that he's done in this, more than willing to work with Mark Young to make this a "successful solution" at the quickest, easiest and most efficient cost to make it happen.

If they can help, they are more than willing.

Vice Chairman Pitman stated that the sooner they get back to the Board, the better. He was down there this weekend and witnessed the thaw that was coming out of the woods. He stated that they really needed to get going on this.

It was asked as to what the Association should get back to the Board with to which the Vice Chairman stated anything that will speed up the project.

Chairman Robertson stated that they know, in looking at the project, the information that you have given the Board is certainly useful.

Obviously, we have control over Sweatt Road. We can certainly support you in anything you're asking for from the state or from property owners but we don't have too much of a lever there with anything but Sweatt Road but he thought that this Board would be willing to support whatever action needs to be taken on Sweatt Road to mitigate the problem there. Certainly, it looks like it would mitigate all the other problems downhill if the Board could handle that.

Mr. Duffy stated that they wanted to be careful, not to overstep their bounds and start making suggestions that the town road agent would be to which the Chairman interjected that either the road agent or the Board would tell the group if they couldn't do it.

Vice Chairman Pitman stated were he was heading with his comment was don't wait for the Board to come to them, come to the Board with anything.

Mr. Coronati stated that he thought that their next step was to meet with DOT and maybe now they could meet with Mark Young as well, once the snow is gone and they could see what everything looks like and then may they'll have a better idea of maybe where they are proposing to go.

Mr. Duffy stated that they had no inkling of any kind of pushback from the DOT, it was more of "how can they help and what can they get done."

Right now, they are weather dependent. As the April rains come and everything else but they are willing to get on it. He was very impressed with Dave Allman.

Selectman McGarry stated that the DOT didn't put any grass seed down on those regraded ditch lines and stuff to which Mr. Coronati stated that he couldn't see anything or hydroseed or anything. Normally, he didn't think they did but you can still see their spots around town when you're driving where you do not want to go off the edge of the pavement and that's all fresh.

Selectman McGarry stated that he had seen some of the check dams that they put in and some of them made absolutely no sense at all as to why they put them where they did.

Mr. Coronati stated that they seem to go upslope for a foot and a half when there's not really in the gully as it being a kind of curve.

Chairman Robertson stated that unfortunately, he thought probably, roughly ten years ago, they seemed to adopt this scrape the culverts clean and to take it one step further, he thought they've encouraged local road agents to do so also to follow their example of scraping culverts clean of vegetation and not putting anything back.

Mr. Coronati stated that he thought that in these areas, they're trying to just keep the road from freezing up or keep it off the road and keep the road safe not the ditch lines.

Chairman Robertson stated that this Board certainly appreciates what you've brought to us for homework and as he said, they have a past history of supporting anything they could do to help them get funding, grants, that sort of thing and they would certainly be interested in working on the town's property, the Sweatt Road junction.

He continued that he's no engineer but certainly, every time he drives by the end of Sweatt Road and see gravel in the middle of 107, he could understand exactly what they were talking about.

Mr. Coronati stated that as soon as they hear back from DES on the 319 grant, they would get back to the Board.

Chairman Robertson stated for those folks looking at the agenda, they would not be meeting with Nick Lawrence this evening.

Regular Business:

(Chairman Robertson will not be voting unless there is the need for a tie-breaker)

Review of Outstanding Minutes of March 11, 2019

Motion: Selectman McGarry moves to approve the minutes of March 11, 2019

Second: Selectman Shute

Discussion: Vice Chairman Pitman stated that it needed to have him not open the meeting and doing the pledge as he wasn't at the meeting that evening. Changes given to Mr. Harrington

Vote: Yea 3, Nay 0, Abstained 1 – Motion Carries

Accounts Payable Manifest - \$65,073.32

Motion: Selectman McGarry moves to approve the accounts payable manifest

Second: Selectman Shute

Discussion

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

Payroll Manifest - \$50,621.59

Motion: Vice Chairman Pitman moves to approve the payroll manifest

Second: Selectman

Discussion: Selectman McGarry

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

Chairman Robertson stated that he didn't think Steve Jamele was in attendance and Vice Chairman Pitman stated that the Board was just supposed to announce it.

Chairman Robertson stated that Steve Jamele was not in attendance this evening but that he was going to announce that they will be presenting Steve with an Appreciation Award for ten years of service and his longevity award and it's hard to believe that Steve has been there for ten years now but Steve is the town's IT Director for those who don't know here in town. We will certainly be forwarding this to him and was stated by a few on the Board that he does a great job.

Property Abatement – Robert and Jeannette Wolfram, 38 Church Street, Deerfield, NH

Avatar, the town's assessing officials, have recommended that the town deny the abatement request.

Vice Chairman Pitman stated that he would like to see it turned over to the State as he was under the impression that the home owner didn't agree with what Avatar has stated.

Chairman Robertson stated that typically, the Board would deny it and then the homeowner could appeal it, is his understanding so that if the Board upholds the denial, the homeowner could appeal it to the state.

Motion: Vice Chairman Pitman moves to deny the request for abatement so he can take it to the BTLA

Second: Selectman McGarry

Discussion:

Mr. Harrington stated that the homeowner was in attendance and would like to speak in this regard.

Chairman Robertson asked Mr. Wolfram to come before the microphone.

Mr. Wolfram stated that he's not really sure exactly what the process on this but that the obviously put the abatement in.

He stated that he just had the lot approved. He purchased it at the beginning of last year.

He thought that it was grossly over-assessed at what it was. He actually thought he bought it over the value of it should have been.

He doesn't know if anyone on the Board knows Roscoe, but it was the opinion of the assessor that he got it well underneath market value and obviously everybody knows Roscoe Blaisdell, there's not a chance that he's typically going to be selling anything below market value and if that were the case, he would have been selling it to somebody else and Mr. Wolfram wouldn't be owning the property.

He continued that he did do quite a bit of research and inside that packet, showing like properties that are in either similar or an acreage.

One of the things that was when it was originally assessed and he got the assessment, it was shown that it was like properties of the same size but if you look it, it's got two acres of wetland and it's unimproved. You can see the amount of ledge that is in there.

You can see what he calls the "sister lot". He stated that he had the plot plan with him. He stated that Mr. McGarry was actually on the Planning Board when that was approved.

Chairman Robertson stated that he thought that they had most of that information in their packet.

Mr. Wolfram stated that the only thing that he didn't submit obviously was that he only had one of the large plans that Roscoe had left him and didn't know if that was putting up if the Board wanted to take a look at it if that would help. He stated that he is a pretty visual person.

Vice Chairman Pitman asked if his was the driveway with the ledge next to it and then there is another one further which has the swamp to which Mr. Wolfram stated yes and continued that the swamp is actually half in both of the pieces of property. There is two acres on his property of swamp and two acres on the other property.

He continued that you can see the other one that a construction company it looks like they will be putting a house in there. You can see that he spent probably in the vicinity of \$30,000.00 to \$35,000.00 and you know that he's got quite a bit more site to go.

My lot is assessed at \$90,000.00 something and this other lot is also assessed with absolutely no improvements when knowing that I'm going to have at least \$30,000.00 to \$40,000.00 worth of improvements before he could put anything onto it.

That's kind of where he's seeing is unfair as well as the condition of the lot, how much wetlands it is, in comparison to the other lots that he has for his comparables. He just thinks it quite a bit more

He stated that he assessed it somewhere in about the \$50,000.00 when he wanted to buy it. Roscoe obviously got me at \$70,000.00 because it's adjoining my property. He was looking to expand without having to sell my house and either move to another town or another property in town and willing to pay a little bit more for it than have it assessed 30% above what he even paid for it.

Vice Chairman Pitman asked if he planned on building on the lot.

Mr. Wolfram stated that it's up in the air right now. He might be building onto it but it's probably not going to be for at least five years with how much money he has invested into it, it's going to take some time to recoup some money to be able to do anything.

They have quite a few plans of building our forever home back there, renting their house out or building a duplex out there and renting it out. They have quite a few different plans. The extra tax onto it definitely pushes that further down the road because that's that much more money that he has to recoup.

Chairman Robertson thanked Mr. Wolfram for his comments and stated that he thought most of the Board members have seen this.

Basically, what the appraiser from Avatar did is that they had eight lots that they felt were comparable to Mr. Wolfram's lot which they had valued ranging from \$59,000.00 to \$130,000.00, \$59,000.00 being well below the other estimates. He didn't know what the Board's pleasure is at this point.

Mr. Wolfram stated that if you look at a lot of the lots that he put on, they were very flat lots either in a subdivision that had extensive site work done to them so pretty build ready. If you look at almost all the lots, there are none that are to the quality of my lot which is completely unimproved with the ledge crossing so to have to have the house as back as what it is so he thought that there were very unfair comparables that he had used because pretty much all of them were flat, in subdivisions, almost ready, good to go to build on.

Vice Chairman Pitman stated that he just made the comment that Robin, that if they start second guessing Avatar, then the Board will be in trouble where if you to the state with it, they're going to do that type of thing and it's going to be fairer to you and gets the Town off the hook as far as we aren't in the real estate business, at least he stated he wasn't and had no idea how that compares.

Chairman Robertson stated that how that would move forward is that Mr. Wolfram would file an appeal with the BTLA (Bureau of Tax and Land Appeals) and that would have to be done by July 1st and they would consider the merits of the case.

Selectman McGarry stated that he could attest that Roscoe doesn't sell anything at a bargain.

Mr. Wolfram stated that he buys low and sells as high as he can. That's how he makes his living, that's what he does.

The fact that he said he didn't put it on the market, that's he's the market with the hundreds of acres that he owns.

Chairman Robertson stated that there is currently a motion on the table and didn't know if it had been seconded to which it was stated that it had not.

Vice Chairman Pitman repeated the motion.

Chairman Robertson asked if anyone else had any discussion to which Selectman McGarry stated that Mr. Wolfram had some good point but again, he guessed he would have to defer to Avatar and had it go to the BTLA.

Chairman Robertson added that historically, they don't generally differentiate from what our assessor recommends.

Mr. Wolfram stated that was one thing that he even asked Sherry if he could have a conversation with the assessor to say did you take in to account, did you take that into account, did you look at the plan of it or take a walk onto it so he could see as opposed to just going by acreage and proximity and Sherry stated that that wasn't allowed.

Vice Chairman Pitman stated that he wasn't going to second-guess Sherry because she does a good job but I feel it's hard to believe that you can't since the town is paying them to do their job. He stated that when they do the town-wide deal, they'll actually set up a timeframe when you can come in and talk to them.

Chairman Robertson stated that the Board could either act on the motion or they could, if the Board has some concern about that, they could talk to Avatar and see if they could meet with Mr. Wolfram before the Board makes their decision.

Vice Chairman Pitman stated that he would take back his motion and Selectman McGarry stated that he thought that was probably a good idea. All board members were in agreement.

Mr. Wolfram stated that he was kind of hoping actually he would come and speak to the letter that he had wrote. He stated he hasn't actually seen the letter of denial but that Sherry said that it was obviously to the Board, it wasn't allowed to be shown to me.

Chairman Robertson stated that he thought that they will talk with Avatar and see if there is potential for meeting with the property owner before the Board renders a decision. He stated that he thought Mr. Wolfram still had plenty of time. If for some reason, you are not able to meet with Avatar and we do end up denying the abatement request, you have until July 1st to file with the State of New Hampshire for an appeal. He thought that they were far enough back so they could attempt to him Mr. Wolfram and if they couldn't then he would be in no worse position than now.

Mr. Wolfram stated that just to be clear, is that something the Board is asking that he meet with them on his own or is that something that he would do at a Board of Selectmen meeting so that it would be in a public forum?

Chairman Robertson stated that Mr. Wolfram would meet with the assessor on his own and typically they will schedule appointments with people who are concerned about assessments.

The Town will contact Avatar and find out how they can proceed and what the availability is and we can get that contact information to you.

Selectman McGarry asked if they had the Wolfram's phone number so Avatar could contact them which the Chairman stated that he did not but Mr. Wolfram stated that it was on the front of the abatement with his cell phone and address.

Chairman Robertson stated that they would delay acting on the abatement denial request until they had conferred with the town's assessor.

Vote: Yea 0, Nay 0, Abstained 0 – No vote at this time

Request for a Military Tax Credit – Service-connected total disability – Michael Sullivan, 14 Middle Road

Motion: Selectman McGarry moves to approve the veteran's tax abatement

Second: Selectman Shute

Discussion:

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

Request for Veteran's Tax Credit – Sidney Stinger, 226 South Road

Motion: Vice Chairman Pitman moves to approve the veteran's tax abatement

Second: Selectman Shute

Discussion:

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

Request for Veteran's Tax Credit – Taylor Milne, 13 Old Candia Road

Motion: Vice Chairman Pitman moves to approve the veteran's tax abatement

Second: Selectman McGarry

Discussion:

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

Request for Veteran's Tax Credit and service-connected disability – Cody Miller, 13 Old Candia Road

Motion: Selectman Shute moves to approve the veteran's tax abatement and service connect disability credit

Second: Selectman McGarry

Discussion:

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

Mr. Harrington stated that the documents in front of the Board are yearly agreements that come up from the alternate power source. They usually do business with Standard Power who searches the market for the Town's best price. There are two documents there.

One is the annual agreement and the second document is indicating a change in our alternate pricing for energy generation. They are recommending going with Consortium.

The consortium that the town is part of with other towns in the state using Constellation Energy and the main difference would be typically we do a May to September alternate power generation with a different energy supplier than Eversource and that switches back to Eversource at the end of September.

In this agreement here, they've searched the market as part of the consortium, the town would change from a six-month period alternating with Eversource to a 12-month, four-year agreement to lock in a better rate for the town in energy supplying.

He continued that the Board had a chart in their folders which compares the pricing with Deerfield participating as part of the consortium as opposed to Deerfield participating alone and it shows the price difference.

At this time, they are recommending going with a contract for 48 months versus the alternating six months with Eversource.

Chairman Robertson stated that he has two agreements. The first is with Standard Power, being part of a consortium and the second is the actual contract from Constellation.

Motion: Vice Chairman Pitman moves to approve the Chairman to sign both agreements

Second: Selectman McGarry

Discussion:

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

Chairman Robertson stated that the Department of Natural and Cultural Resources, Division of Forest and Lands has contacted the Town and this is regarding federal excess property cooperative agreement and he's assuming that this is for the forest fire truck and they have agreed to accept the vehicle in its existing condition, to ensure to provide the Division of Forests and Lands with evidence of the vehicle's insurance, indemnify and hold harmless the State of New Hampshire for any and all claims for liability, register the vehicle and keep the vehicle in good, operating condition.

They also agree to use it within the legal specifications regarding weight and whatnot.

The Chairman continued that it was probably in the town's best interest to continue the use of the forest fire truck.

Motion: Vice Chairman Pitman moves to agree to sign the agreement for the State for the forest fire truck

Second: Selectman McGarry

Discussion:

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

Chairman Robertson stated that he had the 2019 Reappointment List for Forest Fire Rangers and rather than vote on each one of these folks, he will read the entire list of names.

Chief Fisher went to the microphone and stated that maybe to clarify that a little bit.

A month and a half ago, he brought forward the reappointment forms. The Board approved them, sent them to the state and that is just the master list that they sent back.

The only modification that he made to that one is Adam Gill. He has not reappointed him at this time because he has moved out to Manchester. He and Mr. Gill have been working through some things to see whether or not he feels he'll be able to dedicate the time living in the City of Manchester now so that is the summary of all the forms that have already come through.

Vice Chairman stated then it didn't need a vote but Chief Fisher stated that it still needs some signatures.

Chairman Robertson stated that because it needs signatures and because it is an official form and they need to sign it, he thought he would read the name and ask for a motion.

The chairman would note before he reads the names, that per the fire chief's recommendation, he will leave Adam Gill off the list.

The folks that they have up for reappointment are:

Richard Butler	Alex Cote	John Dubiansky
Matthew Kimball	Dianne Kimball	Jeffrey Smith
Ben Blake	Raymond Bushy	James Lindquist
Cynthia McHugh	Doreen Schibbelhute	Matthew Fisher

Motion: Vice Chairman Pitman moves to approve the list that the Chairman read regarding forest fire wardens

Second: Selectman McGarry

Discussion:

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

Ms. Cady asked if it was Alex Cody (Junior or Senior) and the chairman stated that the name he has is Alex E. Cote which he assumes is Big Alex and he would also note that his email address looks to include his date of birth which would make it "Big" Alex whose actually small than "Little" Alex.

The chairman stated that next in the signature pile they have a directive from the town to Melanson-Heath to go ahead and proceed with the annual town audit. Not a whole lot to say about this. We need the audit and Melanson-Heath has served the town well so he would entertain a motion and there is one signature line.

Motion: Selectman McGarry moves to have the chairman sign the agreement

Second: Selectman Shute

Discussion:

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

The chairman stated that they had a notice from New York Life Insurance Company. This is on the life insurance policy that the Deerfield Fire Department.

He stated that he was familiar with the Deerfield Fire Department's end of this and asked if this also included the police department to which Mr. Harrington stated it did.

The chairman continued that this is life insurance for the fire department and the police department as mentioned. It's through New York Life and he believes the agent is Tom Green who specializes in life insurance for first responders. Again, there is one signature line.

Motion: Vice Chairman Pitman moves to have the Chairman sign the New York Life Insurance policy for the first responders

Second: Selectman McGarry

Discussion: Chairman Robertson stated that this is included in the budget

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

The Chairman stated that he had three personnel action requests.

The first is a request from the town clerk and it's in regard to the deputy town clerk/tax collector, that being Kim Crotty. She's looking for an increase in hourly wage for Kim. He knew that Kelly Roberts, the town clerk has discussed this with John as well and he didn't believe there were any budgetary concerns in moving this forward but it is an increase from \$15.00 per hour to \$15.75 that has been requested.

Motion: Selectman McGarry moves to approve the pay raise as requested by the town clerk

Second: Selectwoman McHugh

Discussion:

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

There are two other personnel action requests and he thought that the fire chief would like to talk to the Board about the two in non-public so he was going to set those aside from the regular signatures.

The chairman stated that he had a couple of items that don't require a vote.

The first is from the town to the Division of Motor Vehicles.

"Please accept this correspondence as formal proof and confirmation to authorize Kelly Roberts, Town Clerk/Tax Collector, to be the designated municipal agent for the State of New Hampshire, in the town of Deerfield for the purposes of processing motor vehicle and title transactions pursuant to New Hampshire RSA 261:74-A and per SAF 519.025b."

The chairman stated that if there were no objections, then the Board just needs to sign this.

The chairman stated that they had the Report of Appropriations actually voted at our town elections. This is the 2019 MS-232 form which we need to submit to DRED and requires the Board's signatures. If there are no dissenting opinions or disagreement, I would sign this.

Ms. Cady asked the chairman why was the town reporting appropriations to DRED.

Chairman Robertson stated that she was correct and it is from the Department of Revenue and it is DRA. He was just looking at the "D" and the "R" and got ahead of himself.

The report goes to the Department of Revenue Administration, property division.

Review of Correspondence:

The chairman stated that he didn't think that they had anything that needs to be addressed at this meeting. We've got a couple of bulletins from DES, they got some communication from DOT, they got the red line bridges list that's in and Deerfield still does have a bridge on the list which is

the culvert on Route 107 where 107 bisects Freeze's Pond and he didn't know exactly what the timeline was for repair on that. Its been on their list for a while now.

Selectman McGarry stated that it shows up on the 10-year plan.

Town Administrator's Report:

Mr. Harrington stated that basically his report was ticking off most of those extensive documents that needed to be signed. He thought that they have hit most of them. The remainder of the items to be reviewed are the fire/rescue roof quotes and the R.B. Lewis proposal for fire and burglary monitoring,

Chairman Robertson stated that they should segue right into R.B. Lewis as long as you are at the microphone.

Mr. Harrington stated that they also had the building/facility supervisor here as well to answer any questions. He's been dealing directly with R.B. Lewis throughout this entire exercise.

He continued that they did have a packet in their folders. He took the liberty of putting together a comparison of two different options that you have before you this evening.

One would be continuing with the equipment currently installed through Skycomm's original contract and R.B. Lewis would simply take over the monitoring annually.

The second, which is a proposal from R.B. Lewis and you have copies of that behind the comparison, they recommend replacing the equipment that we were going to formally purchase from Skycomm and installing that which would be an upgrade to equipment that is currently used.

Most of the equipment that we have in the building is no longer supported and you cannot buy replacement pieces for it so if we were to have difficulties with the current system, they would monitor it but would have to end up replacing it if something were to go wrong with it.

Chairman Robertson stated, so essentially, as everyone can see, we're looking at \$11,605.00 versus \$4,834.00 and he was assuming that the recommendation of Mr. Ellis and probably Mr. Harrington, is that the Board consider replacing the equipment.

Mr. Harrington stated that part of the benefit of doing the replacement at this time is as you have formally been made aware of, these buildings need some significant upgrades with the fire monitoring and burglary suppression systems. These new components would merge well with any upgrade we needed to do for the fire alert system as opposed to trying to put in new fire alert equipment which would not work well with the equipment that's currently installed in the building.

Chairman Robertson stated that he would note for the record, R.B. Lewis is matching the monitoring cost that the town has had previously from Skycomm.

Mr. Harrington stated that at this time, he can only give only give him a "not to exceed" labor cost because until they get in there and look at what the condition of the system is once they start replacing, it's unknown at this time but his hope is to come below that estimate. He stated that he asked him for a worst-case scenario.

Chairman Robertson stated that with regard to budget, and Mr. Harrington stated that his recommendation at this time, and he has taken some time to look at some of the projects that we have on slate for 2019, would be to use the municipal building trust fund for this upgrade and that currently has a balance of \$102,488.00 based on ending figures from December of 2018 with the \$25,000.00 warrant article that was approved during last voting.

Chairman Robertson stated that he wasn't going to go through the weakness in the system as they have certainly heard them in prior meetings and they have some of them listed here and he guessed to his mind it would make sense to proceed but he didn't know what the Board's pleasure was.

Selectman McGarry stated that it's only the fact that the equipment that's currently in, would not be able to be replaced easily, or repaired, he should say with replacement parts.

Mr. Harrington stated that R.B. Lewis had difficulty trying to review the proposal from the current vendor for a buyout. Most of his suppliers were not even able to determine a replacement cost or a value to these pieces. Some of them were approaching 30 years old.

Selectwoman McHugh stated that she had a question. When the Board went through this the first time, she asked this question, "what was it going to cost to replace this?". She thought the answer that she got was we could use what we had and now we are finding out that we can't use what we have.

Mr. Harrington stated that no, there is still an option. What he illustrated in his comparison is that the equipment that we have now works. We can maintain it and R.B. Lewis is willing to come in and do the same monitoring for the same price that Skycomm did but what he is pointing out is, if any of this equipment should need repair or break down in the coming months or years, he would not be able to replace it.

Some of the hold up in getting an actual equipment cost was with the current vendor getting Mr. Harrington a list and then R.B. Lewis had to go out and research what it would cost and Chairman Robertson added that this is the two options, the \$11,605.00 if they move forward with replacing and the \$4,834.00 if they stay with what they got.

Mr. Harrington stated that R.B. Lewis is willing to do whichever option the Board would like to do. He's already given his quote that he will stick with.

Chairman Robertson stated that's what's been indicated that \$4,834.00 would get them through the year with what's here.

Mr. Harrington stated that \$4,834.00 would be the payout to buy the equipment at \$3,530.00 plus an early termination of \$1,304.00. The town would still be paying the 40 to 60 on top of that but that would be for monitoring anyway.

Selectman McGarry stated that he saw that the current panic button system is not particularly useful apparently for emergencies and what are the issues there?

Mr. Harrington stated that the Joint Loss Committee has gone over this for several years. The way the panic buttons currently work is that they identify a zone in the building and not an actual location so that if one of the people in the offices upstairs were to activate their zone, it would only tell someone that there is a problem at the front of the building versus someone says it's Parks and Rec pushing or someone in the town clerk/tax collector's office, it would indicate the middle of the building or the end of the building. It doesn't identify exactly where the problem is.

Vice Chairman Pitman asked that no matter what we do, are we are doing the buyout?

Mr. Harrington stated yes, because the Board's already decided to go with R.B. Lewis as a monitoring company.

Vice Chairman Pitman continued that if they go with him monitoring, they are still paying that \$3,530 to which Mr. Harrington stated that was correct.

The vice chairman continued to stated that if they had a problem, Selectwoman McHugh's comment, if they had a problem over the year, they could deal with individual smoke detectors or whatever need be.

Mr. Harrington stated that these were not the smoke detectors, these are the actual panels that operate the whole system but yes, the vice chairman was correct.

Vice Chairman Pitman stated that he would like to see R.B. Lewis in there, doing that but he agrees with Selectwoman McHugh that they said that they have that buyout and be all right for the year.

Chairman Robertson stated that they have that proposal but what the Board needs to decide, he thought, is if we want to spend \$3,500.00 and an early withdrawal payment to pick up some 30-year-old equipment that might be nearing the end of its life if it hasn't already or if we want to spend the \$11,600.00.

Vice Chairman Pitman stated that he was under the impression that they had to buy it anyway if they discontinued with Skycomm.

Chairman Robertson stated that he didn't think so and that they would just pay the \$1,304.00 and the vice chairman asked Mr. Harrington to confirm.

Mr. Harrington stated that Option 1 would be replacing the equipment at approximately \$10,301.00 with an early buyout to Skycomm at \$1,304.00.

Chairman Robertson stated that the equipment would be given back to Skycomm to which Mr. Harrington agreed.

Mr. Harrington continued that if they chose Option 2, they stay with the current equipment, they still have to pay the \$1,304.00 early buyout and pay him for his equipment that he's leaving behind.

Vice Chairman Pitman stated that that part wasn't explained clearly. He thought that he and Ms. McHugh were on the wrong page. Either way, he's getting his money.

Mr. Harrington stated that no, he is either getting his equipment back or he gets money for his equipment.

Chairman Robertson stated that he would get the \$1,304.00 either way.

Vice Chairman Pitman stated that they would be paying to have his taken out when they put in new equipment to which Mr. Harrington agreed.

Mr. Harrington stated that it was the recommendation from R.B. Lewis to have them come in and uninstall the old equipment.

Chairman Robertson stated that they were back to what was on the table as to whether they wanted to spend \$4,800.00 or whether they wanted to spend \$11,600.00.

Motion: Selectman McGarry moves to approve the \$11,605.00

Second: Selectman Shute

Discussion: Chairman Robertson noted that the recommendation is to take this from the building maintenance fund that the town has.

Vote: Yea 3, Nay 1, Abstained 0 – Motion Carries

Mr. Harrington stated that he had both agreements, one for just the monitoring and one for the install, depending on how the Board voted so that is the agreement before them that they just voted on.

Rainbow Bridge Project – Lease offer

Beth Herr and Jen Hayes appeared for Rainbow Bridge

She stated that Mr. Harrington forwarded to the Board a proposal that they wrote up and hopefully the Board has had a chance to review it. They are looking for feedback and what you think about that.

Basically, they stated that they needed to know, yes or no and with these amounts, if you guys need to think it over, so be it and then it will tell them where they need to go from here before they pay for engineering to bring to the Planning Board.

Chairman Robertson stated that he thought that the Board has looked favorably upon the project. He didn't know what the Board has thought in regard to the lease payment arrangement that is on the back of page 1 in the report that they have had for a little while now.

Selectman McGarry asked if they had any recommendation from Avatar or somebody?

Mr. Harrington stated that the land values came to the Board a couple of meetings ago as to what the value of the land was.

Selectman McGarry stated that yes, the value of the land did but he didn't know how that would relate as to how to lease the land.

Vice Chairman Pitman stated that this was up to the Board. He continued that he agreed with Mr. Harrington that they were given a price on what the land was worth if the town was going to sell it but right now it isn't generating the town anything as it is just sitting there.

If this proposal makes sense to the rest of the Board, we have a way to come up with a figure by accepting their offer.

Chairman Robertson stated that one of the things that he looked at when he first saw the report was the National Acreage Appropriation for the USDA in the Department of Agriculture which gives a series of things that you can look at for each state. It was not particularly helpful. It gives what the lease value of cropland might be if it's in active production. It gives the lease value of an acre of land based on how many head of cattle you could graze on it. A few other things like that.

What he looked at when he looked at this is that it is vacant, unimproved land as it stands now that they are not getting revenue from and just a sort of seat of the pants calculation based on that lease payment schedule, they would be getting essentially the equivalent, if that land was taxed as what it is, prior to improvement.

He didn't know how the rest of the Board feels about that and there is also a caveat in there that it's a three-year agreement but he believed that they wanted the option to discuss it after the first 12 months to see if it was a viable go forward which he thought would only make sense. It would serve the Board's interest as well. They didn't want a non-viable animal composting.

Vice Chairman Pitman stated that they thought they had done their homework if it didn't work out that they would be picking up all before they left.

Ms. Hayes stated that the exit strategy is very simple. It doesn't get much simpler than that. It only needs a little bit of time to be a finished business. It doesn't cost much money to close the business which is the beauty about this.

It would be that they would give the Town a four month heads up and hopefully it doesn't come to that, hopefully it is a viable business and it's working out great.

It only needs a four month exit strategy and it's just letting the piles cure and deciding what to do with them as to whether they spread it there to fertilize the area or they remove it.

Selectwoman McHugh stated that she just had a question. She supports the project but was wondering what the liability on the town as to leasing the property for this project?

Chairman Robertson stated that he thought that the standard procedure for them would be town owned property is protected by our multi-peril policy that the town has but is certainly not intended to cover their business interests and the town would want to follow the standard protocol of being name an additional insured of a certificate of insurance with an A-rated carrier with limits appropriate as recommended by the town's carrier.

Typically, they would ask and it's quite likely that they're going to come and want a certificate of insurance showing the base limits that we have on our underlying policy.

Mr. Harrington stated that he could certainly check with Primex and see what their recommendations are based on whether this goes forward or not.

Chairman Robertson stated that he would feel fairly comfortable as he believed Primex will as long as the town is named as an additional insured on their insurance policy which would be standard practice.

Ms. Hayes asked if Primex is the town's insurance carrier to which the chairman stated that they were.

Ms. Hayes stated that they offered a minimum of a 1 million liability policy, would Primex have a recommendation to that to which Mr. Harrington stated that he would have a discussion with them tomorrow, have a layout as to what the proposal is and maybe even share the proposal with them and then get some direct feedback that he could certainly share with the Board and Ms. Hayes.

Chairman Robertson stated that one thing that he would note, he'd mentioned to some board members that he has a younger brother who's a commercial dairy farmer and he operates a very similar facility for his own private use and he was totally amazed as to how fast the 1,200 Holstein disappears and becomes appropriate garden fodder.

Vice Chairman Pitman stated that he thought that it was something that the town could use. He would rather see them there other than some of the back yards.

Selectman McGarry stated that he had some comments with regard to the agreement itself.

It mentions about the lease payments to the town would begin after the permit has been acquired. There is no timeframe there but he would suggest that they put in there that lease payments to the Town of Deerfield will begin 30 days after the solid waste permit has been acquired because otherwise it could begin a year after.

Ms. Hayes stated that this was a good idea and could certainly be added in there.

Selectman McGarry continued in regard to no further collection of animal carcasses should the system fail it should read, no further collection of animal carcasses from the date of notification to the town.

He also asked if they wanted some type of a closure bond per disturbed acre to make sure that the closure is in accordance with whatever requirements that the town may end up having.

On the second page, with the equipment going to be operating and the proposal is to have a seven day a week operation, he's concerned that if there are going to have backup alarms, if any of the equipment is operating there, people are not going to be overly appreciative of hearing that at least on a Sunday anyways and whether they are restrictive somewhat on a Saturday too. He knows that the abutters to the rock excavation on Parade Road are not overly happy with hearing backup alarms operating on weekends.

Ms. Hayes stated that they want to be good neighbors, they don't want to be a disturbance at all. They don't even want people to know that they are there.

Chairman Robertson stated that he thought that the scope of their equipment is a little difference and he would certainly agree with Selectman McGarry but they have a farm tractor and a backhoe listed as your primary equipment.

Ms. Hayes stated that Aaron could speak more about the equipment. Aaron stated that it was going to be small pickup trucks not large commercial dump trucks, so they are not going to have backup alarms and the equipment on site would be small farm tractors, small backhoe, items like that which are relatively quiet.

Vice Chairman Pitman stated that they wouldn't need to be open from 8 to 7 on Sunday to which Ms. Hayes stated that for small animals not, but unfortunately large animals as needed. If somebody called us on a Saturday or Sunday saying that their planning on putting their large animal down, they could schedule a Monday pickup and ask them if they could have the vet out there on a Monday morning to do the euthanasia and then they would pick it up.

The large animals on the weekends, there's going to be some scheduling that they could do with that and then there are the ones that die unexpectedly that something has to be done with them. They could discuss that more certainly. They didn't want to lose business but if the town doesn't want them to be operating on Sunday, they would have to figure that out as well for their business because they don't want to say no to people and look like they weren't available and asked if they had any ideas regarding this.

Vice Chairman Pitman stated that he was insinuating no on a Sunday but did they need eleven hours.

Chairman Robertson stated that his understanding of it is that it would be on an "as needed" and that they weren't planning on being constantly working for ten hours a day on Saturday and Sunday but that if someone has a large animal that they need to bring that they would certainly take it on a Saturday or Sunday.

Ms. Hayes stated that the residents on Brown Road won't even notice us driving their F-250 with the enclosed trailer so they wouldn't even know what they had in it. They would pull up on the property and it would be a very quick process to take the animal off the trailer and put it into its pad and then cover it up. It's relatively fast.

One of the things that they could suggest and putting into an updated proposal would be the larger equipment where there is the use of backup keeper like their 10-ton truck or dump truck like that, they could keep that limited to Monday through Friday deliveries in an expected business time if that would be helpful.

They are going to need their recipe materials delivered and that would be just Monday through Friday during the normal business hours. It wouldn't be 8 or 9 at night when those dump trucks run.

Selectman McGarry stated that they may have already answered the last question with regard to transportation of animal carcasses, they would be in a trailer so they'd be enclosed.

Ms. Hayes stated that it could also be in the back of a pickup that is enclosed if it is small enough.

Selectman McGarry stated that he had a note to make sure that the animals were covered but if the vehicles are enclosed then that's not an issue.

The last item was in regard to the 100-foot buffer, just putting in a no-cut, 100-foot buffer, makes it abundantly clear that you want to leave those trees that are there.

There is no "noise ordinance" so Selectman McGarry stated that you can strike that.

Chairman Robertson stated that what you are hearing is that the Board is generally in support of the presentation that was presented. Some language changes that can be fairly easily made to the proposal and Mr. Harrington can talk to the town's insurer and find out exactly what they would want for insurance limits. He would suspect that they're likely to come back with 1 million per occurrence, 2 million aggregate, possibly not and obviously the notation that the town be names as additionally insured on the certificate.

He asked if there were other comments or concerns.

Selectman McGarry asked if they should schedule a hearing to which the chairman stated that they probably should have some sort of public hearing. Selectman McGarry stated that there would be one with the Planning Board but whether the Board of Selectmen have one and the Planning Board hearing would take place once they've already prepared engineering plans for the site. If there was going to be any strong opposition by any of the abutters which could affect our vote on what to do and he thought that they should have that hearing before they expend any expenses to which they stated they would appreciate.

Chairman Robertson asked if the Board was generally agreeable to holding a public hearing on the business proposal to which all stated yes. He also asked how soon they could schedule and since that isn't a requirement, they are not under any particular number of business days and he didn't know what their schedule was.

Mr. Harrington stated that seven days is the minimum between posting the hearing in a very visible location and when the hearing is held.

Vice Chairman Pitman asked if the 8th was the next meeting to which Mr. Harrington stated that the next scheduled meeting is the 1st.

Mr. Harrington stated that the hearing would have to be at least out to the following week.

Ms. Hayes stated that that date would be fine and Chairman Robertson stated that they would go ahead and find out what the insurance company has to say, if anything, and set about scheduling a public meeting and notifying abutters.

Ms. Hayes asked if she should go ahead and notify the abutters or the residents of Brown Road?

Chairman Robertson stated that if they are going to hold the public hearing, they should probably do that. He stated that she was welcome to talk to anyone about it as well.

Ms. Hayes stated that they would have educational material to pass out for that hearing.

Chairman Robertson stated that essentially what they typically do for that type of hearing is that they schedule the hearing at the onset of the selectmen's meeting and make that the first order of business.

Ms. Hayes concluded that the Board will think about the amounts that they came up with and talk with Primex.

Chairman Robertson stated that he didn't hear any particular objection to the lease payment schedule that you brought forward. He thought that it was just that they wanted to make sure the town's insurance company is on board with the limits proposed and that they have the public hearing.

Mr. Harrington asked Chairman Robertson that before they moved onto the quote, if he could point out one other document in your packets. You have a draft of an audit document that needs to be reviewed that is done every year by the Board of Selectmen and he typically fills it out and let the Board review it and if the Board is good with the answers, he does have an original to sign that he will return to the auditors.

Chairman Robertson stated that it is the Ethics and Governance draft and basically, he will read the questions so anyone has the ability to object from the floor this evening if they'd like to. There are nine questions.

1. Are you aware of actual or suspected fraud affecting the entity, (the entity being the town)? – Tentatively answered no.
2. Are you aware of any allegations of fraud, e.g.: received in communications from employees, former employees, analyst regulators or others? Tentatively answered no.
3. Have you received any tips or complaints regarding the entity's financial reporting including those received through internal whistleblower programs, if such programs exist and if so, how have you responded to such tips and complaints? Tentatively answered no.
4. Are you aware of any transactions entered into with related parties i.e.: members of governing body doing business with the organization? Tentatively answered no.
5. Are you aware of laws or regulations that may be expected to have a fundamental, detrimental effect on the operations of the entity? Tentatively answered no.
6. Are you aware of any non-compliance with laws or regulation. Tentatively answered no.
7. How does your Board or Council exercise oversight or management? How does your oversight address the risk of fraud? A sheet was attached with an explanation of the town procedures with regard to that.
8. What do you think the risks of fraud are within your organization and have specific fraud risks been identified, types of transactions or operations, certain departments? If so, what steps have been taken to address those risks.
None have been identified.
9. If you answered "Yes" to Question 4, identify the related parties including the nature of the relationship and the types of transactions and the town did not identify any parties in item 4.

Chairman Robertson stated to let him know if the Board has any disagreement to which no one had any disagreement with the answers.

Chairman Robertson stated that if the Board is in general agreement, he would entertain a motion to sign said agreement.

Motion: Vice Chairman Pitman moves to have the Chairman sign the agreement at this time

Second: Selectman McGarry

Discussion:

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

Fire/Rescue Roof Quotes

Chairman Robertson stated that he would note that they have received two quotes, one from Charlie Wheeler here in Deerfield and one from Eric O'Connell, also from Deerfield.

They requested additional quotes and the contractors are either not interested or didn't respond.

Chairman Robertson noted that Mr. Ellis and Chief Fisher were at the meeting so he didn't know if they had a recommendation of the two for the Board.

Mr. Ellis stated that both of them are very good contractors.

Chairman Robertson asked if Mr. Ellis had a preference for the roof system to which he asked that they wanted to go with the rubber roof because of the pitch on the building. It has a 12-4 pitch on it. It's relatively flat. The back stairs that go up to the rear entrance to the fire house, sits right on the roof so for that reason, they didn't really want to go with a metal roof because of the wear and tear and the movement back and forth from the stairs.

Vice Chairman Pitman asked Mr. Ellis why there was such a price difference.

Easton Exterior is a large corporation. They have done a lot of major buildings in Manchester, rather large company. Charlie Wheeler has his son. He's more of a handyman, construction, done it his whole life. His overhead is not as much so he believed that basically that the difference in prices are coming down to "who can afford to go lower". He would guess that it would be Charlie.

Selectman Shute stated that these are two very different proposals. These roofs are very different.

Mr. Ellis stated yes.

Selectman Shute stated that one was a membrane roof and one's a rolled roofing to which Mr. Ellis agreed. Selectman Shute stated that they were not comparing apples to apples. He stated that he knew that Charlie did a great job but he would recommend that they do the EPDM roof with a manufacturer's warranty.

Vice Chairman Pitman asked Selectman Shute if Mr. Wheeler could do that and he stated that he couldn't because he didn't think that he was a licensed installer. His proposal is for self-adhering, rolled roofing of several layers which might be fine but his preference would be to do the fully adhered membrane roof. Those have a 20-year warranty and that is a manufacturer's warranty.

Chairman Robertson stated that what they are looking at is that they've got a proposal for \$7,200.00 which is the rolled roofing and then a proposal for \$7,668.00 plus \$3,680.00 for the fully adhered membrane.

Mr. Ellis stated that the difference is that Charlie is going to be doing the construction work down below as well and Easton will not. They will only do the roof.

It was asked who was doing the \$3,680.00 to which it was answered, Easton Exterior which was part of their quote.

Mr. Ellis stated that there is more work that isn't in the bid, that is in Charlie's proposal which is to repair rooms where a generator is located.

Vice Chairman Pitman stated that it really makes the rubber roofing more expensive.

Mr. Ellis stated that Easton Exterior doesn't do the carpentry and building but they do the trim, and soffits.

Vice Chairman Pitman stated that they would have to rely on Selectman Shute on this.

Selectman Shute stated that it's his recommendation, he stated that the rolled roofing would probably outlast the rubber roofing but there's not the same warranty with it if something does fail.

He stated that it was not a large roof and Mr. Ellis stated that it was very small. 32 feet long.

Vice Chairman Pitman asked if the people that did the town shed didn't want to bid on it to which Mr. Ellis stated no.

Selectwoman McHugh asked how long will this other roof that Charlie is going to install, last?

Selectman Shute stated that it could last a long time but there is not a warranty with it if something does fail. He is sure that it would be fine, it's just he's saying that these are two different roofing systems.

Mr. Ellis stated that it is a tough situation because it's not really a big enough job to get a lot of the big companies to bid on it so that they could get a warranty and a lot of them right now are gearing up for the summer and don't want to take on a project of this size.

Selectman Shute asked Mr. Ellis what his recommendation was as he has been doing this and basically it comes down to what they want out of that room. Is it something that will be changed in the future or is it something that we are looking for a short time fix so they can get another 10 years or so out of it or is it something that we want to make last for a long time like 20-years? It would come down to that. He is not at the fire station every day. He knows that Chief Fisher needs the room for storage.

Mr. Ellis stated that he thought that Mr. Wheeler would be a good deal because they could get it done and they'll get extra work because he is going to do the construction part of it down below. The wall needs to be taken apart. The generator in there needs to be pulled out. The roof is leaking so there is sheetrock damage and Easton won't do that. If they go with Easton, they still need to find a contractor that will do that.

Mr. Ellis stated that he mentioned it to Rusty Truck and he got no bid.

Motion: Selectman Shute moves to go with Charlie Wheeler for \$7,200.00

Second: Vice Chairman Pitman

Discussion:

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

Chairman Robertson asked that Mr. Harrington relay that to Mr. Wheeler.

Mr. Harrington stated that he had the original with him if they wanted to accept it tonight.

Chairman Robertson asked Mr. Harrington if he was waiting for Mr. Lawrence to be there to discuss the Dec Tech to which he answered that he believed that Selectman Shute could speak on this.

Selectman Shute stated that he thought that he would like to have Mr. Lawrence there to talk about it.

Mr. Harrington stated that they could reschedule to the next meeting.

Selectman Shute stated that they are replacing one of the floors in one of the old classrooms.

Motion: Vice Chairman Pitman moves to go into Non-public session under RSA 91-A:3, II (b) - The hiring of any person as a public employee.

Second: Selectman McGarry

Discussion:

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

Chairman Robertson stated that no action was taken in the non-public session and would like a motion to seal the minutes

Motion: Vice Chairman Pitman moves to seal the minutes

Second: Selectman McGarry

Discussion:

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

Chairman Robertson stated that he would entertain a motion to authorize the fire chief to add two additional names to the paid fire and rescue pool of employees.

Motion: Vice Chairman Pitman moves to authorize the fire chief to add two additional names to the paid fire and rescue pool of employees, John Dubiansky at a rate of \$16.00 per hour and Benjamin Houswunder from Newfields, at a rate of \$14.00 per hour.

Second: Selectman Shute

Discussion: Selectman McGarry stated to make it clear that these are part-time personnel

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

New Business:

None

Old Business:

None

Citizen's Comments:

Harriet Cady – Old Centre Road

She stated that she had two comments on tonight's business.

In hearing the Wolfgram talk on abatement, she is concerned with the work that Avatar does.

One and first of all, any good appraiser knows, that when you have an abutter buying property, you can't use it for a comp because they usually pay premium to have that parcel.

From what she heard, he said he did pay premium but the point of it all is you don't use seven or eight parcels around town that don't have the same condition of an abutter buying in order to see the premium in it. She stated that they wouldn't have never been allowed to use in the state, comparable for highway right-of-way, so she is very concerning about that.

The second thing is the topography and she knows Fred or Andy riding by on that road have seen the topography and with the other lots, did they have the same topo and there's always going to be an adjustment for topography. If you look at your land, on your assessment cards, there's topography adjustments for wetlands, for steep grades, various things that you look at in topography so she is really concerned with sending it back with a denial and not explaining those things to the Board. The Board should have that information before a citizen is outright denied.

The second thing that she's concerned about is when Paul Asselin's equipment removed, will they be able to be covered immediately with installation by R.B. Lewis or are we going to have a span where we won't have alarm systems for installation with those taken out and she didn't hear the Board say anything about that or if the contract mentions it.

Chairman Robertson thanked Ms. Cady and stated that they are both valid points.

Ms. Cady stated that it should be looked at.

Motion: Vice Chairman Pitman moves to adjourn at 7:23 p.m.

Second: Selectman Shute

Discussion:

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

Next Meeting: Monday, April 1, 2019 at 5:30 pm

*The Minutes were transcribed and respectfully submitted by Dianne L. Kimball, Recording Secretary
Pending approval by the Board of Selectmen*