

**Selectmen's Meeting
Monday, June 27, 2022**

Chairman Les Babb called the meeting to order at 6:30 PM. Present were Selectmen Les Babb, Ernie Day, and Melissa Florio, and Ellen White, Town Administrator, who recorded these minutes. This meeting was held at the Town Office.

Also in attendance was Scott Brooks, Brian Taylor, Rob Cunio, Anne Cunningham, and Kyle Clifton.

Review of Mail, Sign Manifests, Approval of Minutes:

The accounts payable and payroll manifests were reviewed as well as the red folder containing correspondence.

Les made a motion to have Ellen sign the agreement with Susan Harris. Ernie seconded. All in favor, the motion passed.

Ellen informed the Board she spoke with Realtor Gerard Costantino regarding the title insurance issue on the Pequawket Trail property. The Town Attorney has been involved and is assisting with the matter.

A letter of resignation received from Jeffrey Towle (Planning Board) was reviewed. The Board requested a copy be forwarded to the Town Clerk.

Ernie made a motion to approve the minutes of the Selectmen's Meeting and Non-Public Sessions held on June 13, 2022. Melissa seconded. All in favor, the motion passed.

Brief discussion on the Fire Departments fundraising efforts and a recap on Ducky Day.

Department Head Updates:

Transfer Station – Supervisor Justin Brooks had nothing new to report. Ernie questioned if Justin recommends any changes to the language in the request for proposal for the hauling contract? No changes were recommended.

Fire Department Chief Rob Cunio reported 1-4 active Covid cases although the data is not accurate due to home testing. Call volume included 5 medical aid, 3 mutual aid-fire. The next trail meeting will be held Thursday and the map is almost done. The new AED's have been ordered but are not expected for 12-20 weeks due to a battery shortage. Ducky Day was well attended and all went well except for a medical event. The village hydrant flushing has still not taken place but Rob will contact the property owner to coordinate. All radios have been reprogrammed and the vehicle chargers have been installed from the radio grant. Rob contacted NH HSEM regarding grant funding for the fire pond dredging but there is no money allocated to be used for this purpose even though it is outlined in the Town's Hazard Mitigation Plan. He will be seeking funding from USDA. Call volume is 18 ahead of last year.

Highway Department – Road Agent Scott Brooks reported the dust control will be finished up on Wednesday. Burnham Road and the dump are the last to be done. Work on Swett Hill Road is ready

to commence and will require a period of road closure toward the later part of July. Dates will be communicated with the Town Office for public noticing.

Anne Cunningham informed the Board that she has been receiving more response from STR property owners on the notices of violation that were sent out. Half of those responding will not be operating an STR, 11 others are in the process of completing their applications, and 5 are still claiming they are grandfathered of which 2 will be seeking appeal to the Zoning Board of Adjustment. 15 have not responded at all. Anne spoke with legal regarding the ZBA appeal process and how that may turn out. She continues to assist applicants through the process and has only come across one real problem with egress that will not be fixed until fall. Another property has been renting a detached accessory dwelling unit (DADU) which is not permissible. The STR has to be the primary dwelling unit on a property so this will be an enforcement issue. Melissa stated she reached out to Bar Harbor, ME to find out how their STR requirements were added onto the VRBO site and they were unaware. Other towns in NH and ME have their STR licensing requirements listed. Scott questioned if STR's are still be rented without a license in place? Anne responded that they are; letters have been sent requesting compliance. Scott reported a property on Huckins Road in use with 6-7 cars parked.

Recess:

Les stated the meeting will be recessed for the Public Hearing.

Public Hearing:

Les opened the Public Hearing at 7:00 PM. This public hearing is to address a request for over-expenditure under RSA 32:11.

Town Meeting appropriated money for crack sealing and paving based on estimates provided but increasing fuel costs have driven the prices up over \$200/ton. They are looking to meet an additional \$25,000 for paving and \$60,000 for crack seal for \$85,000 total. Prices are set on the 15th of each month so these amounts will cover the anticipated July adjustment. The paving contract was signed at \$650/ton and is anticipated to be \$850/ton.

Les stated the request for this money is being made now for projects that were delayed due to Covid-19. All were placed on hold due to the unforeseens and now we are about 18-months behind. Ernie stated concern with the roads deteriorating as a result of deferred maintenance which could cost more in years to come.

Rob would like to see the money spent now to save in the future, due to the road conditions. Scott stated maintenance is behind approximately 2-years. Brian has no objection, there is more traffic to be seen. Scott suggested a look be taken at Huckins Road to see how bad it is since it has not received crack sealing, and then Pequawket Trail.

Ellen reviewed the process for requesting the over-expenditure from the NH DRA; this public hearing is the first part, then a letter of request is sent along with the minutes of the public hearing and a form that designates the revenue source, unreserved fund balance in this instance.

Being no further input, the public hearing was closed at 7:05 PM.

Reconvene:

Public session reconvened at 7:05 PM.

Public Input:

None presented.

Appointments:

Not applicable.

Old / New Business / Discussion:

Melissa stated a gate in the Town Forest is awaiting a new padlock. Ellen responded that there are replacement padlocks available at the Town Office.

Open Proposals Received for Salt Storage Building - Les announced the opening of proposals received at 7:13 PM. Proposals received are as follows:

Park Lane Construction, Clyde, NY	\$ 593,000
William P. Davis Excavation, Hampton, NH	\$1,295,000
Careno Construction Co., LLC, Portsmouth, NH	\$1,380,000

Scott was asked to review the proposal received and provide his recommendation to Ellen. Scott responded that the closest proposal to the amount raised is from Park Lane. All others were over budget. Scott suggested the Highway Dept. could saw cut the asphalt and complete some excavation work which could save some money as well as supply some of the aggregate supply. ***Les made a motion to have Scott contact the low bidder to see if there is a way to get the cost down. Ernie seconded. All in favor, the motion passed.*** Scott stated Park Lane and William P. Davis are the only two companies that provided a bid bond.

Les requested an updated budget be distributed.

Abandoned Cemeteries – No one was present for discussion.

Review STR Conditional Use Permit Applications – Melissa suggested a list of emergency contacts be compiled for emergency responders. Three applications are submitted for review/approval following the Planning Board’s review. The draft minutes from the Planning Board meeting were reviewed. It was noted that Joseph Rogers, 95 Burnham Road, is awaiting a Room & Meals license number.

Les made a motion to approve the STR Conditional Use Permit for Robert S. Hormell Trust (130 Berry Bay Road). Ernie seconded. All in favor, the motion passed.

Les made a motion to approve the STR Conditional Use Permit for Byron Rymer (39 Old Portland Road). Ernie seconded. All in favor, the motion passed.

Les made a motion to conditionally approve the STR Conditional Use Permit for Joseph Rogers (95 Burnham Road) until the Room & Meals License is received. Ernie seconded. All in favor, the motion passed.

Ernie questioned if a Quonset hut option for salt storage would be a less expensive option to consider. Scott responded that a similar option had been originally presented but was opted against due to having to replace the tarp and that style building requiring a lot of concrete. A clear span building would be a 40-45% increase over what has been budgeted.

Melissa discussed a residence in the village advertising a bed and breakfast with additional perks style business being advertised. It was discussed that life safety requirements still need to be met.

Non-Public Session(s):

Les made a motion to enter into a non-public session at 7:40 PM pursuant to RSA 91-A:3, II (a) for personnel. Ernie seconded. Roll call vote was taken: Les-yes, Ernie-yes, Melissa-yes. All in favor, the motion passed. Les made a motion to reconvene public session at 8:00 PM. Ernie seconded. All in favor, the motion passed.

Les made a motion to enter into a non-public session at 8:00 PM pursuant to RSA 91-A:3, II (b) for hiring. Ernie seconded. Roll call vote was taken: Les-yes, Ernie-yes, Melissa-yes. All in favor, the motion passed. Les made a motion to reconvene public session at 8:05 PM. Ernie seconded. All in favor, the motion passed.

Les made a motion to enter into a non-public session at 8:06 PM pursuant to RSA 91-A:3, II (l) for legal. Ernie seconded. Roll call vote was taken: Les-yes, Ernie-yes, Melissa-yes. All in favor, the motion passed. Les made a motion to reconvene public session at 8:15 PM. Ernie seconded. All in favor, the motion passed.

Ernie made a motion to enter into a non-public session at 8:15 PM pursuant to RSA 91-A:3, II (c) for reputation. Melissa seconded. Roll call vote was taken: Les-yes, Ernie-yes, Melissa-yes. All in favor, the motion passed. Les made a motion to reconvene public session at 8:19 PM. Ernie seconded. All in favor, the motion passed.

Discussion continued:

Brief discussion regarding food trucks and licensing requirements. The Planning Board will be working on them for zoning amendments to be brought forward in 2023. Concerns were expressed with parking.

Ellen was asked to request Barry Keith to attend the next Selectmen's Meeting on July 11 regarding the Town Forest contract.

Non-Public Session:

Ernie made a motion to enter into a non-public session at 8:34 PM pursuant to RSA 91-A:3, II (c) for reputation. Les seconded. Roll call vote was taken: Les-yes, Ernie-yes, Melissa-

yes. All in favor, the motion passed. Les made a motion to reconvene public session at 8:35 PM. Ernie seconded. All in favor, the motion passed.

Discussion continued:

Cubby will not be attendance at the next FAC meeting scheduled for July 6. Les stated the Selectmen’s Representative runs the meeting if the Chairman is not present. Ellen responded that Janet Johnson is the appointed Vice Chair.

Correspondence received from Lakes Region Planning regarding a request for projects to be considered in the ten-year plan was discussed. Ellen will forward the information to Scott Brooks.

Adjournment:

Being no further input, Les made a motion to adjourn. Ernie seconded. All in favor, the motion passed.

The meeting adjourned at 8:45 PM.

Consent Agenda:

Accounts Payable – Week ending 6/17/2022 & 6/24/2022	Approved
Payroll Manifest – Week ending 6/15/2022 & 6/22/2022	Approved
Minutes – Selectmen’s Meeting & Non-Public Sessions – 6/13/2022	Approved
Form PA-28: Taxpayer Inventory Blank	Approved
Letter – Trustees request for withdrawal of Infrastructure Capital Reserve Funds	Approved
Intent to Cut – Jason Ferry, Rice Hill Road (Map 14, Lot 50)	Approved
Intent to Cut – E. Allen & Joanne Brooks, Eaton Road (Map 12, Lot 27)	Approved
Intent to Cut – Leslie & Amanda McGann, Old Portland Road (Map 9, Lots 1 & 1-1	Approved
STR Conditional Use Permit Application – Joseph Rogers, 95 Burnham Road	Cond Approved
STR Conditional Use Permit Application – Byron Rymer, 39 Old Portland Road	Approved
STR Conditional Use Permit Application – Robert S. Hormell Trust, 132 Berry Bay	Approved

Correspondence:

Minutes – Planning Board Meeting – 6/16/2022	Reviewed
Letter – Jeffrey Towle re: Resignation from Planning Board	Reviewed
Letter – Bonnie Burroughs re: follow up to flags discussion	Reviewed
Letter – Atty. Matthew Johnson re: Short-Term Rentals Correspondence	Reviewed
Email – Lakes Region Planning re: 10-Year Transportation plan	Reviewed
Email – Freedom Historical Society re: 8/6/2022 Cookout needs	Reviewed
Email – Anne Cunningham re: STR update on applications received	Reviewed
Public Notice – Sale of Tax Deeded Property, Intervale Ave. (Map 22, Lot 9)	Reviewed
Receipt – State of NH – State Bridge Aid, Ossipee Lake Rd. Bridge over Danforth	Reviewed
Receipt – Tax Payment as Agreed	Reviewed
Agreement – Eversource Pole Attachment & Permission to Temporarily Attached	Reviewed

Respectfully submitted,
Ellen N. White, Town Administrator

Approved by the Board of Selectmen on _____:

Leslie R. Babb

Ernest F. Day, Jr.

Melissa M. Florio