Selectmen's meeting minutes of January 20, 2011.

Present from the Board: Chair Pat Consentino, Selectman Sandy Plessner, Selectman Katherine Dawson, Selectman David Wadleigh, and Selectman Norm Boudreau.

Also present: Town Administrator Joyce Fulweiler, and Secretary Catherine A. Woessner, and Chief Robert Cormier.

Chair Consentino called the meeting to order at 4:50PM.

Chair Consentino reported the water problem in town hall yesterday at 3:00am. A frozen catch basin caused a backup of a drain pipe on the roof. Water came down thru the alarm in the public restroom. This triggered the alarm and Mango Security contacted the Fire Department. Mango Security came in today to replace two alarms that were water damaged. Also last night the power went out and the deputy tc/tc's computer power supply is gone. The Finance Dir. has ordered the back up supplies that will save us from a power outage. The computers that had the backup power supply were saved.

Approval of minutes of 12/30/2010. Chair Consentino made a motion to approve the minutes of 12/30/2010 as written, seconded by Selectman Plessner. After discussion and minor corrections all were in favor of the minutes as corrected with the exception of Selectman Dawson who abstained as she was not present at that meeting.

Finance Dir. Tim Pearson presented the revenues report to the Selectmen. Tim reported the rooms and meals tax may be lower at $147,094 and asked the Board if they would agree to keep this amount in and if it should come in higher it can be changed.
The Board agreed. Selectman Plessner made a motion to accept the revenues in the amount of $1,785,125.00, seconded by Selectman Boudreau. All were in favor.

Approval of minutes of January 6, 2011. Chair Consentino made a motion to approve the minutes of January 6, 2011 as written, seconded by Selectman Boudreau. After discussion and minor corrections all were in favor of the minutes as corrected with the exception of Selectman Dawson who abstained as she was not present.

Chair Consentino read a letter from the Tilton-Northfield Water District to the Life Safety Committee regarding water connection to 61 Business Park Drive. They went on to say that the information presented to the Life Safety Committee was given as a courtesy to the committee during an informal discussion of the property at 61 Business Park Drive. It was intended for use of the committee as an estimating tool for this project. It was not intended to represent construction numbers that would be presented to the general public as firm, bondable costs.

Chair Consentino read a thank you letter from the family that had their home burned down for all of the generosity of the townspeople, town hall and police department, from Laurna, Felicia Deshanes, and Bobby Drew.

Selectman Plessner gave the Board an update on the budget committee meeting last night. they have zeroed out merit raises for all departments, they made an adjustment to the highway dept. payroll they decreased it because the new person hired will not be starting at the same rate of pay as the person who retired. Selectman Plessner said the issue she brought up and feels very strongly about is, that the budget committee increased the T-N Recreation by $20,000 over what the Board of Selectmen recommended, but will not put money in for the merit raises for employees who all work very hard. Selectman Plessner feels that the valuable and trusted employees are more important than giving somebody an additional $20,000 that does nothing to help themselves.
Other than the merit raise pool the police dept. budget was left intact. Regarding the administrative budget one of the salaries was reduced and the overtime line was increased.

**Town Administrator Joyce Fulweiler Agenda items:** Joyce gave the Board an update regarding the flooding problem at town hall. On Wednesday at 3:00am Joyce received a call from Rapid Response which is our monitoring system informing her that the Fire Dept. was at town hall. Joyce reported this to Chair Consentino and let her know she was on her way to town hall. The Fire dept. was already at town hall and they were bailing water out of town hall. Joyce said the alarm in the downstairs bathroom was filled with water and this is what triggered the alarm. Joyce called the highway dept., and Public Works Dir. Dennis Allen came down to help with the clean up. Joyce called Rowell's to take care of the frozen catch basin and they were at town hall within a half hour. Once the catch basin was thawed the water stopped coming in the building. Joyce has called Mango to replace the smoke and heat detectors and has also called a plumber to look for a solution so this does not happen again. Joyce has contacted our insurance company and she is waiting to hear when the insurance adjuster will come out.

Joyce reported the Recycling Committee would like to have a public hearing for the proposed Recycling Program on Thursday, January 27th at 6:00PM. Joe Jesseman who is on the recycling committee reported they have put out bids for the pick up of the recyclables. The town's bid with Bestway expires this year. Joyce said she and Dennis are working on this and will present the bid to the Selectmen. Joyce said there are two options; one is if recycling is not adopted, and the other option is if it is adopted. Mr. Jesseman reported that Bestway's trucks can accommodate both pick up of trash and recyclables at the same time, it is a split truck.

Joyce informed the Board that the custodial services have been posted on the website and we have received two calls to schedule appointments. The deadline for proposals is for January 26th, 2011 and will be discussed on January 27th, Selectmen's meeting.
Joyce has updated the warrant articles for the Board’s review. Joyce reported that the Conservation Commission would like to have $1,500 put in the Lake Improvement/ Milfoil Capital Reserve Fund. The Parks Commission is in the process of working on a warrant article.

Joyce reported that the Planning Board has quite a few amendments and they are having another Public Hearing on February 1st, 2011. February 1st, is the last day for petitioned warrant articles and this includes the zoning board.
Joyce reported the notice regarding town reports went out to all town department heads, boards, commissions and committees and the deadline to send in their reports is Monday, January 31st, 2011. The Board will discuss who will address each warrant article and also who they will dedicate the town report to.

Joyce informed the Board that she was going to inform the employees of the Dependent Care and Health Care Flexible Spending Account at the staff meeting but that was cancelled due to the water problem in town hall. Joyce said she will try to talk to each employee individually and give them the information.

Joyce reported they received correspondence from the Northfield Selectmen asking for copies of the Parks Commissions rules and regulations for the Island. Joyce has sent this information to them and they have reviewed it and have some comments on it. Also regarding the Cannon Bridge, the town has received inspection reports from the State of NH. Northfield Selectmen are having one of their residents who is an engineer review the inspection report to find out how critical they are and would like to discuss it with the Selectmen.
Chair Consentino announced that the purpose of this meeting is one, the committee is to apprise the Selectmen of their findings as this is part of their charge per town meeting last year, the second portion is that they would like to finalize what is going into the warrant article for town meeting. Chair Wellington (LSBC) discussed the two proposed locations for the police station, 61 Business Park Drive and the Maher/Rogers property. The selection matrix that Goodreau & Associates put together had Maher/Rogers property come out ahead, but they were still pretty much the same. Because of this they wanted to make sure they used the same criteria in both locations. When they came up with their needs assessment for the building they wanted to make sure they had the same in each location. There was a question regarding the two floor design in 61 Business Park Drive or one floor, and whether they can use the same design from 61 Business Park for the Maher/Rogers location. The architect was very helpful in explaining why they could not do this, it just would not fit. There was a lot of discussion regarding two floors versus one floor at 61 Business Park Drive. The discussion was that it would be more expensive to go with a two floor design and a better value to go with the one floor design. Selectman Dawson asked if the utilities will be able to be put above the first floor ceiling area. Chair Wellington said yes they can utilize this space for utilizes and there is also a utility room.

Chair Wellington said one of the issues for 61 Business Park Drive is an access road, although not as important for the police dept. as for the fire dept., they still felt it was a serious mistake not to have a second access road out of that location. In further discussion with the owner of the property and the two businesses behind 61 Business Park Drive, the Home Depot and the 99 Restaurant they learned they could have direct access to the back of Home Depot’s parking lot. The other issue for discussion water. One option is to bring water up from Home Depot and the option of building a cistern and holding tank. There was also the option of bringing up water from Rte. 132 all the way down Business Park Drive.
As a committee, they felt as a committee bringing water up through Home Depot would only serve 61 Business Park Dr., and would not get any return on their investment other than what they use until such time as the water was continued down Rte. 3 beyond the Hampton Hotel. They discussed if they brought water up through Rte. 132 and down Business Park Drive that it would create the ability to expand in that area quite a bit. Chair Wellington said this is the discussion he had with the Water Co., and specifically discussed that there are multiple lots from Rte. 132 up to 61 Business Park Drive and that it would be much less expensive to put tie in stubs. This would be up to the owners of the lots. Chair Wellington asked for an estimate to bring water to Rte. 132 and 61 Business Park Drive. The committee also approached the owner of the Business Park and he felt this is something he would be willing to go in half with to get water to his location. They have a letter of intent from the owner indicating that he would be more than willing to sit down and discuss what they need to do get this project off the ground. Chair Wellington said the numbers are in question at this point, but they are still a reasonable estimate. Chair Wellington reported that one of the things brought up at the public hearing was the loss of the town’s investment if they were to go with the Maher/Rogers location.

Chair Wellington said the things they are paying for by choosing the Maher/Rogers site are improved visibility, and improved public access. Selectman Dawson questioned the ingress and egress at the Maher/Rogers site in the area where they have already had people complain about the ending and beginning of those lanes from Lowe’s. Selectman Dawson asked if there is going to be a traffic light in that area. Chief Cormier has had DOT in that area on numerous occasions and a lot of discussions regarding the way that the road was designed. Chair Wellington said they discussed a blinking caution light it might make people be more apt to slow down. The caution light which is included in the overall estimate is about $35,000. The light would only turn red when it was tripped by an emergency vehicle coming out of the parking lot. The committee felt it was important to have it added into the overall cost of the Maher/Rogers project.
Regarding the line of sight coming out of that location is 100 times better than 179 E. Main Street.

Selectman Dawson asked if the Life Safety Building Committee propose to take two options to town meeting or one. Chair Wellington said they have not voted on whether not to limit themselves to one. They had their public hearing on January 11, 2011 and asked for feed back from the public and have not received anything except for a letter to the Winnisquam Echo in support of 61 Business Park Dr. Chair Wellington said giving people two options will get a 50/50 vote and will walk away with nothing. There was a lot of support for 61 Business park Dr., and have not really received any support on the other location.

Chair Consentino said the Life Safety Building Committee is looking for support from the Selectmen as what location they support as it has to pass by a 2/3 vote. There was discussion regarding putting a separate warrant article for a water line to go through Rte. 3 to Business park Drive. Tom Gallant is in favor of putting this warrant article for the water line and is absolutely in favor of 61 Business Park Drive for the police station as it makes the most financial sense and feels it is the best thing for this town. Selectman Dawson feels that one thing that is very important is that the Board of Selectmen and the Life Safety Building Committee are in agreement. The Selectmen will attend the next Life Safety Building Committee meeting of Tuesday, January 25th to give the committee their consensus of their location for the police station.

**Winnipesaukee River Trail Association:**

Ken Norton, WRTA, and Kathy Mitchell, Conservation Commission joined the meeting. Mr. Norton reported that with the WRTA is ready to move ahead with phase II of the construction of the bridge. Part of what they have had to address is the issue of access to the railroad corridor. In phase II they were unable to get access down by Knapp Rd. and had to obtain access via Maher's Welding and this is where they ended up stopping in terms of phase II. To get access to the railroad corridor for some limited parking and for construction of the bridge WRTA needed an easement on the property known as “Ernie's” in order to be able get to the railroad corridor.
There had been interest Ernie’s property from the town but there was as a cloud about potential hazardous waste. There was speculation that the property was about to be sold and the WRTA put a purchase and sales agreement on it last year and that offer was not accepted. WRTA put in another offer in the fall which was accepted and with assistance from Joyce Fulweiler, Town Admin. They were able to get funding through Lakes Region Planning Commission. Mr. Norton explained that the results of the preliminary level II review came back with very minor contamination and that is something frequently found at the site of old gas stations. There were no major contaminations, nothing that requires remediation in terms of the soils at this point, it requires monitoring. Within the building there was nothing major found. There was some lead paint and some asbestos, and there were minimal issues in the building. Mr. Norton stated that as a result of those reports they met with the Conservation Commission and they were involved in hearing those preliminary findings. Based on those reports the Conservation Commission decided to appropriate $70,000 for the purpose of that property. Mr. Norton said that the original purchase and sales called for the WRTA or their designee to be able to purchase the property, and the town has shown interest in purchasing the property. One of the questions that has remained is the demolition of the building. WRTA was able to get an extension on the purchase and sales by paying the sellers a fee they were able to get extended for thirty days. they have called several demolition companies but have not obtained a proposal because they are still waiting for the square footage on the asbestos materials. One company gave a ballpark figure of $20,000. The company that did the level II review anticipates the removal of the asbestos would cost about $10,000 and they believe there is funding available for this through DES and they are pursuing that funding.

Mr. Norton informed the Board that they have worked up an agreement with the Conservation Commission of what the shared vision of the property is that the WRTA would have an easement at some point in the future so that people could get from there to the railroad corridor and to the trail, they would have a construction easement during the phase where they are constructing that section of the trail that will come from Maher’s down to the bridge.
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The trail association will pay up to $20,000 towards the demolition cost of the building and the removal of the building from the property. They are hopeful that they can offset some of that through grant funding and will also pay to have a historic and cultural review done of the property which will be a requirement for them to use the property for the trail association. Mr. Norton is asking the Selectmen to sign the agreement with the Winnipesaukee River Trail Association. Selectman Plessner read an e-mail from the Conservation Meeting. The Conservation Commission voted to appropriate $70,000, $65,000 for the purchase of the land and $5,000 for the Real Estate Commission. They neglected to appropriate any monies for closing costs, recording fees and attorney’s cost. The Tilton Conservation Commission would like to respectfully request that the Selectmen authorize the town to cover these costs over and above the $70,000, the initial purchase agreement. The Tilton Conservation Commission will at its next meeting in February 2011 will authorize reimbursement to the Town of Tilton from the Land Use Change Fund. The Conservation Commission has approved this agreement.

Selectman Dawson asked Mr. Norton if he is saying that if the cost of the demolition or the disposal of the building should exceed $20,000 this will be the town’s expense. Mr. Norton said he is only authorized to say at this point to commit to $20,000 to it. Mr. Norton said he is fairly confident that they are going to be able to do this for under $20,000. After further discussion the Board expressed their concerns with this agreement. It does not clearly say that the Town of Tilton will be the owners of the property, it does not clearly say how much the Town of Tilton will be paying for the property, whether it comes from the Conservation Commission or not. The historical review is not in the agreement and Selectman Dawson is concerned with the area that states “to cover the cost of demolition and disposal of the building up to $20,000 and asked if this means if it costs more they have the right to say they are not going to demolish it. Selectman Dawson asked to have the Conservation Commissioners sign the agreement as well. Mr. Norton made the changes in the agreement the Board has asked for. At this time Chair Consentino made a motion to send this agreement to Attorney Scott McGuffin for review, seconded by Selectman Plessner. All were in favor.
Once the approved amended agreement is back from the Conservation Commission the Selectmen will vote on it at their Tuesday, February 1\textsuperscript{st}, Selectmen's meeting.

**Reports from Selectmen:**

Selectman Dawson reported that she has had some residents call her regarding the town’s snow removal. Selectman Dawson said she thought they did a good job. One complaint she received was the condition of Manville Road where it intersects with Rte.3 to the railroad tracks. Selectman Dawson discussed this with Dennis and he will monitor that area. The big issue is putting back sand and salt in that area, or at least sand because it is a no salt road because of the aquifer in that area.

Chair Consentino discussed a letter they received from concerned citizens of Franklin regarding the proposed R.D. Edmunds asphalt plant to be sited on the junction of route 3 and Punch Brook road in West Franklin. This plant will be an addition to R.D. Paving and R.D. Edmunds Gravel. This asphalt plant will belong to Franklin, but the fugitive emission that result from the 10 wheel trucks traveling along Route 3, will belong to all residents who live along Tilton’s major highways. These trucks equal increased diesel pollution along with the individual chemicals emitted from the hot asphalt being hauled. After the Board discussed this they feel there are concerns but do not feel stopping it is what their ultimate goal is. The Board asked Joyce to write a letter to Gail Rousseau thanking her for voicing her concerns but the Selectmen feel it is an issue best handled by the Franklin Planning Board.

Chair Consentino made a motion to adjourn the meeting at 8:45PM, seconded by Selectman Boudreau. All were in favor.