

Draft Minutes

Exeter Board of Selectmen Meeting

August 26, 2013

1. Call Meeting to Order

Chairman Don Clement called the meeting to order at 7:00 pm in the Nowak Room of the Exeter Town Offices building. Other members present were Vice Chairman Dan Chartrand, Selectman Frank Ferraro, and Selectman Matt Quandt. Town Manager Russell Dean was also present. Selectwoman Julie Gilman was absent.

2. Public Comment

Sandra Pease, of 131 Epping Road, spoke about her concerns about the no parking signs on Epping Road Ext. She wants the signs to stay. She went on to say Derek from Derek's Auto, who is asking the signs come down, drives fast in the area and has too many vehicles on the lot as it is. She said he is encroaching on his abutters (her being one) and is concerned for the safety of her family and visitors.

Gerry Hamel provided the Board with a sheet of information and lots of undeveloped land. He said not many people are aware of all this vacant property. He said he is a native Exeter resident and would like to see some of this land developed. He would like developers to come to Exeter. Selectman Quandt said the town has looked at these properties, talking about the town's regulations and asking what can be done. Mr. Hamel suggested sitting the EDC down with some developers and hear some ideas. Vice Chair Chartand commented he does not disagree with anything Mr. Hamel is suggesting. Selectman Ferraro thanked Mr. Hamel for putting this information together. He wants to invite some developers to come to meetings to hear some ideas. Chairman Clement said he does not agree, and this information should come before the Planning Board.

3. Minutes & Proclamations

a. Plaque Presentation: Southeast Land Trust

Mr. Bill Campbell spoke on behalf of the Board of Directors from the Southeast Land Trust. He said the Trustees of Gilman Park have turned the park over to the town. Part of the transaction is a conservation easement. The Southeast Land Trust is the holder of that easement. In recognition between the Land Trust and the town, the Land Trust presented the town with a plaque.

Vice Chair Chartrand wanted to recognize Mr. Campbell for his 9 years of service on the Board of Selectmen.

b. Regular Meeting: August 12, 2013

Selectman Ferraro had one amendment, on page 6 under Tax, Water/Sewer Abatements & Exemptions, changing "2a Gary Lane" to "29 Gary Lane".

A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to accept the minutes as amended by Selectman Ferraro. Motion carried – all in favor.

4. Appointments

No appointments.

Vice Chair Chartrand asked to raise a point of privilege in order to make a motion. A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt that the Board authorizes Mitchell Municipal Group to appear for both defendants in the litigation filed by Mr. Ferraro and to take all the steps necessary to protect defendants interest. Motion carried – Mr. Ferraro abstains.

5. Discussion/Action Items

a. New Business

I. Code Enforcement Report: Winter Automotive

Mr. Dean said Doug Eastman, code enforcement officer, gave him a memo regarding the property. He gave a brief background; saying that at the last BOS meeting the third reading was tabled pending a review of the site. Mr. Dean went on to read the memo from Mr. Eastman. In the memo, Mr. Eastman said he has a verbal agreement with Mr. Winter that he will clean up the site and hopes he will do it in a timely manner. Mr. Eastman has had many conversations with Mr. Winter and they will continue.

Mr. Eastman provided a site plan from 1989. He talked about the site plan, saying that if the site matched the plan, they would not need a request for the signs to come down for more parking. There are 8 parking spots on said site plan.

Chairman Clement asked if there is any timeline for cleaning up the site. Mr. Eastman answered there was not. He went on to say Mr. Winter is trying to run a business as well, but he is hoping there will be some changes within the next week or two. He said that if there are no changes by the end of September he will follow-up with a letter.

Mr. Winter spoke, saying he is in the process of cleaning up but it is going to take a while. He has a lot of stuff. He said he restores a lot of classic cars so it gets messy. He has 22 years worth of stuff to clean through.

Mr. Clement said he would like an update by the end of September and they'll go from there. The Board agreed.

II. Sportsmen's Club – RAP Phase 1

Chief Corneau gave the Board a map from URS that defines the locations he would be talking about. The request is for Area 1 only, also known as the track range. He went on to give a description of Area 1. There is a 10' x 10' area that has an exceptional amount of lead in it. It is recommended to dig 8-9" to remove the lead in this area, and also pick up the berm and haul it away. He needs authorization to sign the agreement to move the process forward. He said the gun club wants this to move forward. He said Areas 2 and 3 will have to be put off until next year's budget. He is going to put in a recommendation to do that.

Selectman Quandt asked if they are looking for a budget transfer recommendation for funds. Mr. Dean replied yes, they need to move funds for this to be done.

A Motion was made by Selectman Quandt and seconded by Vice Chair Chartrand to transfer \$5300 from the emergency management budget to the health budget. Motion carried – all in favor.

b. Old Business

Chairman Clement recommended taking the agenda out of order to accommodate those in attendance. A Motion was made by Selectman Quandt and seconded by Vice Chair Chartrand to switch agenda item b. iv. to b. i. Motion carried – all in favor.

I. Third Reading Parking Ordinance: Epping Road Extension

A Motion was made by Selectman Quandt and seconded by Vice Chair Chartrand to take the Epping Road Extension third reading off the table for discussion. Motion carried – all in favor.

Selectman Quandt asked Mr. Winter if he still wants the no parking signs gone for parking. Mr. Winter said yes, it would alleviate a lot of phone calls. He said the phone calls are getting to be harassment. He said all he is asking for is two parking spots in front of his shop. Selectman Quandt reminded Mr. Winter that if the signs are taken down it becomes public parking so anyone could park there for any reason.

Mr. Winter had previously mentioned that he wanted to park his vehicles in these spots. Selectman Ferraro asked Mr. Winter what his actual plans were with these spots,

saying at first he wanted them for customer parking, then to move vehicles, then to park his vehicles there. He said the story doesn't match up. He thinks the parking needs to have a time limit on it so nobody can park there all day.

Selectman Quandt said he is not opposed to a time limit. Mr. Winter said two-hour parking would be ideal.

Sandra Pease spoke saying Mr. Winter does not do as he says. He encroaches. If you give him two hours he will park there for longer. She went on to say people speed out of there and she is scared her older relatives will get hurt. She said the street is small and narrow.

Selectman Quandt said he went down the road on Sunday and it is narrow. He said Mr. Winter's area is wider than Sandra's. Sandra said it is wider because he parks there and breaks down the grass and brush. She went on to say he has eight vehicles sticking out of a no parking area and she would like to keep the signs up.

Vice Chair Chartrand would like to table action until the end of September and see how Mr. Winters' clean up is going.

Chairman Clement said Mr. Winter and Mr. Eastman are in good discussion. He is comfortable with retabling this until the end of September. He asked if changing it to a time limit parking area would make it so they would have to do all the reading over again. Selectman Ferraro said they do not because the prior readings leading to the final reading gives an opportunity for amendments.

Chairman Clement said the no parking signs went up in 2006. The minutes reflected that the Selectmen reviewed and agreed they should go up.

A Motion was made by Selectman Quandt and seconded by Vice Chair Chartrand to table the third reading. Motion carried – all in favor.

ii. Discussion: Economic Development Resources

Mr. Dean talked about an EDC meeting on August 14. He said the minutes from that meeting are included in the packet. He also included the six page job description. Vice Chair Chartrand said the drafted description is spot on. He said the EDC feedback was extremely favorable.

Selectman Quandt asked when Mr. Dean will know about the labor grade. Mr. Dean said he would know by the first BOS meeting in September. Selectman Quandt said he is comfortable with the draft.

Selectman Ferraro said he wants to demonstrate the importance of this position. He would like #18 to say something other than "periodic". He would like to create a new bullet

so this person will know it is a top priority. He suggested changing “periodic” to “monthly”. Vice Chair Chartrand likes this idea but said monthly would be every other BOS meeting. He suggested it say “quarterly”. Selectman Ferraro suggested monthly reports to go to the town manager and be included in the packet.

Mr. Dean said this will be included in the 2014 budget under economic development. Selectman Ferraro asked if this will be voted on at the next meeting. Chairman Clement said Mr. Dean will come back with a pay range and the Board will either vote to go ahead or not and then put it in the budget. Mr. Dean mentioned it would not be a full year salary for the first year.

iii. Fogge Rollins Property Cemetery Update

Mr. Dean reminded the Board of a discussion on this a few months back. The town is being asked to take on the maintenance and upkeep of this cemetery. Mr. Dean reminded the Board what that entails. He said it is a small area which would not require a lot of work. Chairman Clement talked about what the cost would be for periodic upkeep. Mr. Dean said it is estimated around \$600/year. Vice Chair Chartrand said this is an important historic preservation, saying that there is a grave of a man who fought in the Revolutionary War in this cemetery.

Ed Rowan, of the Fogge Rollins trustees, offered \$10,000 to the town for upkeep. He said the trust is in the process of becoming dissolved.

Chairman Clement said they could figure proper financials out at a later time. Selectman Ferraro asked if the Parks and Rec would do the maintenance. Chairman Clement said they do most of the cemeteries. He asked if the Board felt comfortable with taking on the maintenance of this cemetery. Mr. Dean said he would work to finalize any details and bring back the particulars to the next meeting. Chairman Clement said they will need a motion eventually after Mr. Dean comes back with all the details. The Board is, however, looking in favor.

iv. Amendment to Commerce Ordinance: Alcohol Consumption on Town Property

Mr. Dean said he put the amended version in the packet. Selectman Ferraro had a question about 703.1, saying he thought 703.1 was included in 703 and they were going to strike 703.1. Mr. Dean said 703.1 includes vehicles which is the difference and why it needs to be included.

A Motion was made by Selectman Quandt and seconded by Vice Chair Chartrand to amend Chapter 7-Conduct Regulations- Exeter Town Ordinances. Motion carried – all in favor.

A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to amend Chapter 8 – Conduct Regulations- Exeter Town Ordinances with all the changes that have been made and noted in boldface. Motion carried – all in favor.

v. Bid Award: Powder Activated Carbon System: WTP

Mr. Dean told the Board that DPW recommends Acrison be awarded the bid, with a bid price of \$40,583.

A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to accept the bid as recommended. Motion carried – all in favor.

6. Regular Business

a. Bid Openings /Surplus Declarations – Tax Deed Property

Chairman Clement gave the following bids for 156 Front Street Unit 111 with a minimum bid requirements of \$55,807.29:

1) John Q Delsanto	\$80,100
2) Catherine Barber	\$56,000
3) Brendan Stauber	\$57,256
4) Samuel & Veronica Lewis	\$65,101
5) Joseph Delrico	\$60,100

A Motion was made by Selectman Quandt and seconded by Vice Chair Chartrand to award the bid to John Q. Delsanto for \$80,100 with a fall back of the second highest bidder. Motion carried – all in favor.

Mr. Dean said there is a provision if the high bidder does not close then the bid is awarded to the second highest bidder.

b. Tax, Water/Sewer Abatements & Exemptions

None.

c. Permits and Approvals

Mr. Dean said there is an Amendment to Conservation Easement Deed that was already approved, but the final draft needs to be signed.

Mr. Dean also said the Notice to Quit for 29 Gary Lane needs to be signed again because it was signed before the 30-day window last time.

d. Town Manager's Report

Mr. Dean talked about the following:

- He thanked all Exeter health officials for their work on the EEE found
- Exeter/Stratham Water/Sewer process continues. Financial group is looking at the way Stratham would tie into the system
- Last week he went to a meeting on Epping Road for Phase 3. He met with Kevin King who is the lease holder at Stop and Shop to get his views.

Selectman Ferraro said last meeting Mr. Dean said he would give a memo breaking up categories for the 2011 audit. Mr. Dean said it is online but he will get the numbers to Mr. Ferraro.

Vice Chair Chartrand congratulated Chief Comeau on his work for reverse 911. He asked what the process for registering a cell phone for reverse 911 is. Chief Comeau said to contact dispatch or use the town website to register a cell phone. Selectman Ferraro talked about reverse 911 and code red, saying they are two different things and code red will go directly to your cell phone.

Chief Comeau gave an update on mosquitoes. He said he has been receiving calls about positive hits on the Seacoast. Stratham and Kensington have positives hits for West Nile Virus and Kingston found EEE. He said schools have been forward about spraying in their areas. He recommends spraying soccer fields and playground areas. He has been working with the rec dept. He said if the area is sprayed at 8 am it is safe to play on the area by afternoon. The spraying is actually in the brush area around the field and playground. It is not directly on anything that will be touched.

e. Legislative Update

Selectman Ferraro mentioned a meeting on expanded Medicaid research the following day (August 27).

f. Selectmen's Committee Reports

Selectman Ferraro reported Planning Board was going to meet Thursday (August 29).

Vice Chairman Chartrand said EDC met and he missed the Water/Sewer Financial meeting.

Selectman Quandt had nothing to report.

Chairman Clement reported the Water/Sewer subcommittee met with Stratham. He said there was a Budget Recommendations Committee meeting Wednesday, August 28 at 6.

j. Correspondence

Chairman Clement talked about the following correspondence:

- A letter from the Sportsmen's Club about a requesting approval of exterior lighting to illuminate the existing target line.
- A letter from Todd Selig of Durham about concerns about rail lines
- A memo from Doug Eastman to Fenelon Auto about putting up temporary banner signs on the fence area located on his property
- A letter to Mr. Dean from Mr. McGregor r from the YMCA
- An application for appointment from Sherry Mastromatino
- A letter to the BOS from Shirley Bingham about a Comcast bill dispute
- A letter from Pat Lowther to the Swazey Trustees about some suggestions for Swazey Parkway
- An annual emissions report letter
- Finance report of three revolving funds
- A from Mr. Dean to the International Paralympic Committee expressing outrage about Ms. Arlen's denied participation.

Selectman Ferraro asked why travel under the rec funds have gone up 2.5 times what was budgeted. He also had some questions about CT revolving funds questioning, Internet Services. He would like an update from Doug York to see how channel 98 is doing.

7. Review Board Calendar

Chairman Clement said the next BOS meeting will be September 9. He said Mr. Dean will not be available September 23. He did not need a decision right then but needs to figure out dates amongst the Board.

A Motion was made by Selectman Quandt and seconded by Vice Chair Chartrand to go adjourn the meeting at 8:45 pm. Motion carried – all in favor.

Respectively submitted,

Nicole McCormack
Recording Secretary

