

## Final Minutes

### Exeter Board of Selectmen

January 12, 2015

A Motion was made at 6:55pm by Vice Chair Chartrand and seconded by Selectwoman Belanger to recess downstairs in the Wheelwright Room to conduct a Committee interview. Motion carried.

#### **1. Call Meeting to Order**

Chairwoman Julie Gilman called the meeting to order at 7:00 pm in the Nowak Room of the Exeter Town Offices building. Other members present were Vice Chair Dan Chartrand, Selectwoman Nancy Belanger, Selectwoman Anne Surman, and Selectman Don Clement. Town Manager Russell Dean was also present.

#### **2. Board Interviews: ZBA**

The Board conducted an interview at 6:55pm in the Wheelwright Room.

#### **3. Bid Openings/Awards**

None.

#### **4. Public Comment**

Frank Ferraro said his first issue with the lack of performance by the town's recycling contractor. He said it has been an ongoing problem. Recycling pickup has been very late. He said he put his recycling out early Friday morning and it wasn't collected until Monday. He said he spoke to Jen Perry and she said there were some mechanical issues, but that this problem was getting worse. He explained certain situations where residents were not satisfied. He said this is not acceptable. He thinks this will discourage recycling. He also complained that when the recycling is taken, the company is throwing around the bins and breaking them. He thinks the contractor needs to either vastly improve or be fired. He asked the Board to look into this. Selectman Clement said they do need to take better care of the bins, as they can be expensive. Selectwoman Surman said the issue is not only with recycling, but with trash too. She said it has been a problem for many months. She supported what Mr. Ferraro said. Mr. Ferraro went on to give more examples where things are not being done correctly. Mr. Dean and Ms. Perry said they would look further into this. Mr. Dean said they have been in communications with the recycling contractor. He said they have had a really good history with this company up until now. He said they do need to improve.

Mr. Ferraro said his second issue with COAST. He said there was a meeting with COAST about Route 7 recently. He said nothing concrete came from the meeting. He said COAST decided to do nothing about collecting money from other towns. COAST has had three years to do something about this. He gave statistics about Route 7 in Exeter. He recommended only giving COAST 50% of what they were requesting. He said towns that haven't paid COAST in three years still have stops on Route 7. He recommended that the Board use "tough love" on COAST. He said there does not need to be two dozen stops in Exeter with such a large bus. He said they could make immediate changes in Exeter by cutting out some stops and using a smaller vehicle. They could be more efficient.

## **5. Minutes and Proclamations**

### **a. Proclamations/Recognitions**

None.

### **b. Regular Meeting: December 29, 2014**

A Motion was made by Vice Chair Chartrand and seconded by Selectwoman Belanger to accept the minutes of the December 29, 2014 BOS minutes, as submitted by Nicole Piper. Motion carried – all in favor.

## **6. Appointments**

None.

## **7. Discussion/Action Items**

### **a. New Business**

#### **i. Dumpster Agreement**

Darren Windham, Economic Development Director, talked about a reasonable solution for the dumpster situation by the Green Bean. He said often the dumpster gets rather full from the businesses and restaurant and can be unpleasant to walk by. He and Jeff Turner from the Green Bean talked about a dumpster in the municipal parking lot with an enclosure. Mr. Turner said he would pay for this enclosure. There would have to be an Agreement with the businesses. Agreements have to be approved by the town counsel. Most businesses agreed they would give this a shot. The two explained the location of the dumpster, saying with the enclosure two parking spots would be lost. Businesses in the area agreed to be diligent. Mr. Turner is going to shop around for prices for the enclosure. Mr. Windham presented this to the Board for them to consider now and table for two weeks until the next meeting. Vice Chair Chartrand thinks this is a great solution. Chairwoman Gilman asked if it would be one dumpster and one recycling bin. Mr. Turner said yes. Selectman Clement asked if all the businesses were

served by the same trash collector. Mr. Turner said yes. Selectman Clement said he would like some time to digest this. He said there are some interesting aspects that make it a good proposal. He wasn't sure if they had given up town space for private space before. Mr. Dean said this would essentially be a "license". The town has the ability to move the dumpster and enclosure if need be. Mr. Windham said he was sure people would use this. Selectwoman Belanger asked if the businesses were on board. Mr. Windham said yes, they are willing to give it a try. He said hopefully they will not want to put their dumpster back. Selectwoman Surman asked who the parties are for the contract. Mr. Turner said Waste Management would have a contract with each business. Mr. Turner also said he would take care of maintenance to the enclosure.

Mr. Turner and Mr. Windham will bring this back to the Board in two weeks.

#### **ii. DPW: Sidewalks, I/I, Sno-Go Discussion**

Chairwoman Gilman talked about the issues ongoing about the sidewalks, i.e. brick versus concrete. Either they can include all the money in the warrant for the project and maintenance, separate the project and maintenance into two separate articles, or take maintenance out altogether.

Jennifer Perry recapped the presentation that was given on June 30 by Paul Vlasich. She said it took three years to complete the sidewalk data for this project. Overall, the majority of sidewalks are asphalt. About 70% of the sidewalks in town are in ok condition, while the other 30% are in poor condition. When this was presented in June, Mr. Vlasich said asphalt will be the cheapest at \$45/square yard, then concrete at \$56/square yard, and last brick pavers at \$150/square yard. It was recommended that the most cost effective material would be concrete. There are 3800 linear feet of sidewalk in downtown that are in the project. A couple warnings for the Board to consider would be using the proper brick, if it is too thin it can fail, and the differential between concrete and brick is \$94/square yard.

Vice Chair Chartrand said they have received a lot of input about this. He would like to leave the article as it is. However, he is convinced that they should move forward as a Board and all agree on the same here. He is willing to go with Selectwoman Surman and Selectman Clement's recommendation and put \$580,000 in the warrant instead of the \$1.18 million.

Selectman Clement wrote a new article reflecting the change in dollars, and read it for the Board. Vice Chair Chartrand asked what the impact would be of changing some language in the article to leave some wording out. Mr. Dean said his preference would be to include all items as referenced in the original article so there are not questions down the road as to what is included in this project. Chairwoman Gillman agreed that if they are not as precise as possible it could lead to questions in the future.

A Motion was made by Vice Chair Chartrand and seconded by Selectwoman Belanger to amend Article 10 to change all three places where it says \$1.18 million to \$580,000.

Selectwoman Surman said she likes the wording in Selectman Clement's proposal because it references the streets involved. Selectman Clement read his proposed article again, including the language about bumpouts and installation of trees. There was conversation about which streets the downtown area covered. Vice Chair Chartrand asked if they were going to have an opportunity to talk about this again. Mr. Dean said yes. Vice Chair Chartrand recommended having DPW and the Town Manager put together a new article taking into consideration Selectman Clement's suggestions. Mr. Dean said he can make a map available online of the area of the project. Vice Chair Chartrand and Selectwoman Belanger withdrew their Motion and second. Chairwoman Gilman said they are going to look at the language and change the wording so the Board feels comfortable.

Bill Campbell thinks going to \$580,000 is the right thing to do. He thinks numbers over \$1 million are large for voters to swallow. He doesn't think they need to bond the maintenance money. He said next year they can talk about how to handle maintenance.

Don Briseldon gave the Board a handout. He said downtown is the core area. He talked about bricks, saying they will last well over 30 years. He thinks the Board should let the citizen's vote on the material used for the sidewalks. He explained where he thinks the brick should go. He calculated how much money would be needed (\$175,000) and how much space would be covered with brick for that amount.

John Schultz explained how Exeter is a competing town. He thinks surrounding towns are putting money into keeping brick. He is for the brick sidewalks.

Jerry Hamel agreed that more language the better, in regards to the warrant article. He thanked Vice Chair Chartrand for changing his vote.

Brian Griset asked for a breakdown of the maintenance.

Jessica Christopherson, a downtown Exeter store owner, thinks brick would be the best option.

Judy Rowan said the more brick the better.

Vice Chair Chartrand said they need to avoid designing this in town meeting. He suggested putting that into the DPW's hands.

Frank Ferraro said this should be a Citizen's Petition. It is a citizen's initiative. The Board should not task DPW to do work for a Citizen's Petition. Selectman Clement said they are not looking at as a Citizen's Petition, but to put it on the warrant article as a second article.

Mr. Griset said if the concrete is approved but the brick is not, they could create a betterment enhancement district where businesses could fund the differential.

Mr. Campbell said the Citizen's Petitions are due tomorrow.

Vice Chair Chartrand said himself, Selectman Clement, and Mr. Dean will reword Article 10 and Selectman Clement, Mr. Dean, Mr. Campbell, and Mr. Briseldon can come up with a second article for the \$175,000 for brick. Mr. Dean mentioned that they do need to start finalizing the warrant articles. Vice Chair Chartrand asked if the Board could get something about this in the next couple of days. Mr. Dean said yes, he would get it out to them by the end of the week.

Chairwoman Gilman said the next thing to talk about is I/I.

Ms. Perry said DPW has recommended a \$200,000 CIP for I/I. This is not consistent with the 2010 report. The ultimate goal is to eliminate sewer overflows. At the Budget Recommendation Committee meeting it was not recommended the \$700,000, but only \$100,000. Only \$40,000 of that will be used for I/I. She said there is a big difference between \$700,000 and \$40,000. The \$40,000 is not going to be enough. Underwood provided a November 20, 2014 memo, which includes additional evaluations and monitoring. It also includes manhole rehab, sump pump removal program, CSO annual metering budget, and LTCP confirmation, all totaling to \$130,000. DPW would be asking for an additional \$90,000.

Vice Chair Chartrand said Bob Kelly had a lot to say about this. He said he should be in the room for this conversation.

Selectman Clement said they have to move forward. He would be willing to support adding the money.

Ms. Perry said they need the money to be able to continue where they are going. Water/Sewer has done a very good job on this.

Selectman Clement asked if the total needed was the \$130,000. Mr. Dean said the town is under an order to rid the CSOs 100%. There is already \$40,000 in the budget, but \$90,000 more is needed. Chairwoman Gilman suggested discussing this on Wednesday with the Water/Sewer Committee.

The last topic is the Sno-Go. Vice Chair Chartrand said he went and looked at the Sno-Go and it is in tough shape. He is standing down on taking this off the warrant and going with the BRC to keep it on the warrant.

### **iii. Portsmouth Ave. Flexible Zoning Initiative Update**

Sylvia von Aulock gave a presentation on the Portsmouth Avenue Flexible Zoning Guidelines. She said there did not need to be any decisions made tonight. This presentation was all about input.

She went through the Committee goals. There are three zones to consider here; the transition zone, the business zone, and the highway zone. She went through the schedule since November.

Jeff Highland, of Ironwood Design Group, continued with the presentation. He talked about what other towns are doing this. He then talked about the development of the Flexible Zoning Guidelines. He said they are trying to be flexible on this approach.

Ms. Von Aulock said next Thursday the Zoning Amendment will be voted on. She gave some feedback which she got at the January 6 public meeting. She went on to talk about what's next. She said they are looking for more input from the town staff, developers, Planning Board, and shareholders. They will continue to review and develop guidelines and the point system. They will obtain Planning Board support for the Zoning Amendment. They will develop evaluation and review process. They will develop language for the Site Plan Review and subdivision regulations. They will work on getting the word out.

Chairwoman Gilman explained why this is being looked at. Ms. Von Aulock explained this is all optional; developers don't HAVE to do this. Chairwoman Gilman said they are trying to cut out how many meetings the applicant has to go through.

Mr. Dean asked Mr. Highland to explain the Bonus Points section. He explained it to be like an "extra credit" section.

Vice Chair Chartrand said he would like to see Epping Road included in this somewhere in the future.

Mike Dolly said they should put this off for a year. He said they should proceed cautiously. He wondered what happens to people who live outside the box. He didn't understand why they are rushing forward with this.

Brian Griset agreed with Mr. Dolly. He sees multiple problems. He thinks they should delay this. He said if they give flexibility to the developer they can come up with a lot of great stuff. He said zoning now is not flexible though. There are a lot of details missing here. He seriously cautioned going forward on this and recommended pulling back for a year.

#### **iv. Epping Road TIF Update**

Darren Windham talked about the idea of the TIF. He said not having water and sewer in the area is losing a lot of potential development. He said they are trying to put in a TIF application, and he explained the area which will be in the TIF district. He went through the objectives, which include creating a new infrastructure, stimulating development, expanding the property tax base, and creating employment opportunities. He said there are 145 parcels in the proposed district. He read the disclaimer, which he said is extremely important for all to understand. There are 587 acres total in the area, totaling over \$78 million. He wrote an RFP

to look at the cost for the infrastructure coming in at \$6.2 million. He said there is still a lot of work to do on the TIF.

Mr. Dean said the \$6.2 is over 20 years, so there is no money being borrowed. He said the money can be staggered.

Selectman Clement said \$1 million can generate \$26,000 in taxes.

Frank Ferraro said this is a great idea. The first few years are going to be the taxpayer money; the development won't pay for itself until it's completed. He said there needs to be an annual budget for administration. He said there needs to be more specifics for the warrant.

Mr. Windham said this is just a brief overview of the TIF. He is planning on having this completely done by the end of the week. He said they are talking about a 20 year TIF. He said they will not go forward until they have enough developers. Mr. Dean said when the town borrows funds, there is a 12 month lag until it has to start being paid back.

## **b. Old Business**

### **i. 2015 Town Budget/Warrant Articles**

Selectman Clement said the budget has been discussed in detail.

Vice Chair Chartrand said they should be done talking budget, as the budget has .84% increase over 2014.

## **8. Regular Business**

### **a. Tax, Water/Sewer Abatements & Exemptions**

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 70, lot 97 in the amount of \$669.74. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 95, lot 64, unit 236 in the amount of \$396.11. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 95, lot 79, unit 13 in the amount of \$307.51. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve the Veteran's Credits for the following map/lot/unit number all in the amount

of \$500.00 each; 97/21, 32/33, 68/6/421, 54/4/121, 104/79/107. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve the Veteran's Credit for map 95, lot 64, unit 359 in the amount of \$2500.00. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to deny the Veteran's Credit for map 68, lot 6, unit 121. Motion carried – all in favor.

**b. Permits & Approvals**

A Motion was made by Vice Chair Chartrand and seconded by Selectman Clement to approve the Application for use of the Town Hall by Evelyn Orr for an Exeter Women's Club Silk and Silver on November 22, 2015 from 8 am to 4 pm. Motion carried – all in favor.

A Motion was made by Vice Chair Chartrand and seconded by Selectwoman Surman to approve the Application for use of the Town Hall by Evelyn Orr for the Exeter Women's Club Yard Sale on June 5 and 6, 2015 from 8 am to 2:30 pm. Motion carried – all in favor.

A Motion was made by Vice Chair Chartrand and seconded by Selectwoman Belanger to approve the Application for use of the Town Hall by Evelyn Orr for the Exeter Women's Club Antique Appraisals on October 11, 2015 from Noon to 5 pm. Motion carried – all in favor.

A Motion was made by Vice Chair Chartrand and seconded by Selectwoman Belanger to approve the Application for use of the Town Hall by Jan Russell or Bonnie Galinski for the Festival of Trees on November 30-December 4, 2015 from 11 am to 9 pm. Motion carried – all in favor.

**c. Town Manager's Report**

Mr. Dean reported his report was in the packet. He noted on the following:

- It was a good meeting with COAST. Route 7 will not disappear. They are putting together a plan.

**d. Selectmen's Committee Reports**

Selectwoman Belanger had nothing to report.

Vice Chair Chartrand reported EEDC met last week.

Selectwoman Surman had nothing to report.



Selectman Clement reported Planning Board met last week.

Chairwoman Gilman had nothing to report.

**e. Correspondence**

The following correspondence were included in the packet:

- Letter from Big Brother Big Sister
- Letter from New Generations
- Letter from State of NH Dept of Safety
- Letter from Seacoast Family Promise
- Appointment Application from Frank Ferraro for the River Study Committee
- Exeter drinking water info
- Letter from VHB

**9. Review Board Calendar**

The next meeting will be January 26, 2015. The Board said they will talk with Water/Sewer Committee on the 14<sup>th</sup>. One the 20<sup>th</sup> is a budget meeting, and there is a deliberative session on January 31<sup>st</sup>.

**11. Adjournment**

A Motion was made by Vice Chair Chartrand and seconded by Selectwoman Surman to adjourn the meeting at 10:31pm. Motion carried – all in favor.

Respectively submitted,

Nicole Piper  
Recording Secretary