

APPROVED MINUTES

BOARD OF SELECTMEN MEETING

MINUTES

October 20, 2008

1. Call Meeting to Order

Chairman Joe Pace convened the Board in the Nowak Room at the Town Office at 7:00 pm and introduced other members of the Board: Mr. Bob Eastman, Mr. William Campbell, Ms. Julie Gilman, Mr. Matt Quandt and Town Manager Russ Dean.

- 2. Public Comment** – Brian Griset came forward to give an update on the lawsuit between B&M Railroad and NHDES. So far there is no complete plan and no actions are supposed to have taken place until there is an agreement. The Railroad has been cleaning up the wetlands and they have not been granted the word to do so. There is a November 17 hearing planned. DES and the Railroad have refused to expand investigation in some areas. The Railroad has requested an extension. Mr. Griset asked that any citizen who has a home that abuts the river and has seen railroad ties there to please contact him. He also stated that DES did a study in 2006 saying that if the Great Dam was returned to its original configuration, it would meet the 100 year flood level. Feel free to Contact Mr. Griset if anyone has an appeal.

3. Minutes

- a. Minutes of October 6th, 2008

Ms. Gilman noted a spelling error that needed to be corrected. Mr. Diers' name was spelled incorrectly.

Mr. Eastman moved to waive the reading of the October 6th, 2008 minutes and accept them with amendments, Mr. Campbell seconded. VOTE: Unanimous.

- b. Minutes of August 26th, 2008 – Auditor's Meeting

Mr. Eastman moved to waive the reading of the September 29th, 2008 minutes and accept them as presented, Mr. Campbell seconded. VOTE: Unanimous. Mr. Pace abstained from the vote as he was not present at the meeting.

4. Appointments – none.

5. Discussion / Action Items

- a. Approve General Election Warrant

Mr. Campbell moved to approve and sign the 2008 general election warrant, Ms. Gilman seconded. VOTE: Unanimous.

- b. Great Dam Modifications Update

The Board deliberated this issue on October 6th and item is to obtain further guidance on the Great Dam modifications. DES offered a feasibility study and asked for support. There was no firm decision made on October 6th. Mr. Paul Vlasich was present to give the update. The River Study and DES will be meeting Friday. DES will bring a draft request for proposal to hire a consultant about the water supply. The River Study will be putting the Town's thoughts together

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about the issue of dam removal. DES has indicated that they will be paying for the feasibility study. The water source is the most important issue. If the water source issue can't be solved, the removal of the dam may not be in the Town's best interest. The water supply consultant will add a lot of information at the next meeting. Mr. Campbell expressed concerns on the fire suppression in Town if the dam is removed, the obligation to the mills, and the delay this will cause. Mr. Pace said that a couple of months will not take away from anything and that nothing else is planned within that time. The rebuild is the first option and we need to make sure all bases are covered. We need the information on hand and get an idea of the costs.

c. Riverwoods Tax Agreement (Ridge and main facility)

Each year the Board is required to approve the tax agreement between the Town and Riverwoods. Mr. Charlie Tucker was present to describe modifications to the current agreement including the Ridge. Riverwoods only pays the non school portion of property taxes. The nursing home portion is tax exempt. 78 % of Riverwoods is taxable.

Mr. Campbell moved to approve the 2008 tax agreement between the Town and Riverwoods, main facility and the Ridge, Mr. Quandt seconded. VOTE: Unanimous.

d. Commissioning of the USS New Hampshire

Bruce Clark, Chairman of the Commissioning Committee, is seeking support for the Commissioning of the USS New Hampshire. There will be a ceremony Saturday on a jumbo tron at Prescott Park. Mr. Pace stated that he would be happy to be part of the support if the Board could come up with a number that makes sense. Mr. Dean noted that this would come from the Selectmen's account and suggested \$500. to be donated.

Mr. Eastman moved to approve \$500 to be taken from the Selectmen's account to be donated to the Commissioning of the USS New Hampshire, Mr. Campbell seconded. VOTE: Unanimous.

6. Public Hearings

a. CDBG Grant Public Hearings: FKP, LLC affordable housing project

This project was presented to the Board in June, 2008 by Robert Felder of FKP LLC and is scheduled for Epping Road. These are hearings for CDBG funds for 24 units of senior housing located at 6 Meeting Place Drive. Informational packets were available.

This is a proposed application to the Community Development Finance Authority for up to \$12,000. in Community Development Block Grant feasibility funds. The funds will be used to study the feasibility of 24 units of affordable housing for seniors in Exeter, New Hampshire. The site is located at 6 Meeting Place Drive in Exeter. Mr. Pace opened the first hearing and asked for any public comments. Hearing no public comments, Mr. Pace closed the hearing.

This is a proposed application to the Community Development Finance Authority for up to \$500,000. in Community Development Block Grant funds. The majority of the funds will be sub granted to KFP, LLC for the construction of 32 units of affordable family housing at 4 Meeting Place Drive in Exeter. The CDBG funds will finance a portion of the site development. Mr. Pace opened the second hearing for affordable family housing and asked for any public comments. Mr. Campbell had a question on the number of units. Ms. Gilman cleared it up that there is one feasibility study for affordable housing for seniors and one study for affordable family housing. Mr. Campbell asked if the Planning Board granted approval for the 5 buildings. Mr. Felder responded by saying that the Zoning Board approved 4 buildings and that he had to go back to

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the Planning Board for the 4 buildings at 4 stories high. Mr. Felder stated that it could be hard to mix low income, very low income and market value housing. He said that he wanted to treat the market place as a community and that if a family doesn't have to move out if finances improve they can just move up. Mr. Pace closed the hearing.

The third hearing was to discuss the proposed Housing and Community Development Plan. Mr. Pace opened the third hearing and asked for any public comments. Ms. Donna Lane spoke about the feasibility study and about the last 2 statement changes. Mr. Pace closed the hearing.

The final hearing was on the Residential Antidisplacement and Relocation Assistance Plan. These projects do not involve any displacement or relocation of persons (or businesses), if the Town were to undertake a CDBG project which involved displacement or relocation they would follow this plan. The plan outlines the measures they would take to find comparable, suitable housing for persons (or businesses) displaced or relocated. Mr. Pace opened the final hearing and asked for any public comments. Hearing no comment, Mr. Pace closed the hearing.

Mr. Eastman moved to adopt the Housing and Community Development Plan, Mr. Campbell seconded. VOTE: Unanimous.

Mr. Eastman moved to adopt the Residential Antidisplacement and Relocation Assistance Plan, Mr. Campbell seconded. VOTE: Unanimous.

Mr. Eastman moved to approve the submittal of the feasibility application and authorize the Chairman or Town Manager to sign and submit the feasibility application, and upon approval of the CDBG feasibility application, authorize the Chairman or Town Manager to execute any documents which may be necessary to effectuate the CDBG contract, Ms. Gilman seconded. VOTE: Unanimous.

Mr. Eastman moved to approve the submittal of the implementation application and authorize the Chairman or Town Manager to sign and submit the implementation application, and upon approval of the CDBG implementation application, authorize the Chairman or Town Manager to execute any documents which may be necessary to effectuate the CDBG contract, Ms. Gilman seconded. VOTE: Unanimous.

7. **Permits & Approvals –**
 - a. Tax Abatements and Exemptions- none.
 - b. Water/Sewer Abatements-

Ms. Gilman moved to accept the abatement as presented, Mr. Quandt seconded. VOTE: Unanimous.

- c. Permits – none.

8. Reports

a) Town Manager's Report

Russ Dean:

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The LGC Health insurance rates have come in. There was a decrease down 2.5%. The life insurance stayed at 0% and dental is at 3.7%. These are good numbers and the updates will be sent out for the budgets for 2009. Mr. Dean attended the Snow Plow Rally along with reps from the LGC. Kudos to Public Works on the water tank project. The testing will be done in late November and it will be a big event to fill the tank. At an upcoming meeting, there will be a review of the improvements to the water treatment plant. There has been some question about using taxi tickets with Caren's Caravan. This service is not a taxi so the tickets can not be used. The Fall Festival is this Saturday. There will be hay rides, sing-a-longs, and an apple pie contest of which Mr. Dean will be a judge. Fairpoint will be around town promoting internet and phone service. There will be an ascertainment hearing October 29th on the Cable TV contract. Come and tell us what you like and what you dislike about Comcast. The public is welcome to participate.

b) Selectmen's Committee Reports

Julie Gilman:

The ZORC met with the Planning Board last week to go over some issues. The Heritage Commission met and talked about the website. There will be some upcoming new and helpful information on the site. The Town Building Advisory will be meeting and putting together a slide show. The Budget Committee will meet next on November 5th.

Matt Quandt:

The Cable TV Advisory Board met last week and he encourages the public to attend the meeting Wednesday at 7:00pm.

Bob Eastman:

The Council on Aging met Thursday at the Rec. Center.

Bill Campbell:

Last Tuesday the Conservation Commission met and went over a dredge and fill application. Thursday the Planning Board meets.

Joe Pace:

The next Selectmen meeting will be October 27th.

b) Correspondence

1. Memo from the Fire Chief regarding FY08 Overtime Forecasts and Measures;
2. Proclamation from Governor Lynch declaring October, 2008 New Hampshire Accessible Parking Month;
3. Letter from Glenn Gunn to Town Manager, re: downtown crosswalk issues;
4. Draft Family and Medical Leave Policy (Update, future agenda item);
5. Memo to Selectmen Pace from Planning Board Acting Chair Lang Plumer re: Temporary Reduction in Posted Speed Limit for Pickpocket Road;
6. Letter from Sonja Galyon Kamonika re: 4A Transportation Services, LLC.

9. **Second Public Comment** – none.

10. **Non Public Session** – Collective Bargaining, Land Acquisition

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11. Adjournment-

At 8:00 pm, Mr. Eastman motioned to move into a non public session on Collective Bargaining and Land Acquisition, Mr. Campbell seconded. Mr. Pace asked Ms. Gilman to call the roll.

Mr. Eastman: Aye. Mr. Campbell: Aye. Mr. Quandt: Aye. Ms. Gilman: Aye. Mr. Pace: Aye.

The Board emerged from non-public session at 8:35 and adjourned for the evening.

Respectfully submitted,



Aimee Caruso

Recording Secretary