

BOARD OF SELECTMEN MEETING

October 18, 2022

MINUTES

Present: Shawn Talbot (Chair), Jason Somero, Lou Alvarez and Debbie Deaton (Town Administrator)

4:00 Site Visit-Currier Road

Debbie informed attendees she is recording the meeting and handed out letters from the Monadnock Conservancy and Bob Boynton regarding Scenic Roads.

Jane showed the attendees where the boundary between Conservancy land and the land not in the Conservancy. Everything to the left of the rock wall (right side of the driveway) is Conservancy land. She pointed out the location where the boulder was removed from (with the permission of the Conservancy) and where it is now. The reason it was removed was because people kept catching their bumpers on.

She also pointed out drill holes delineating wetlands.

Mr. Fasanella showed an aerial photo of the property from 1963 which showed the access from Currier Road onto the conservancy land.

Chris Allen said he has evidence that would refute that. He had a photo from 2015 showing the parking lot was not there. Shawn stated the Board is not concerned with the parking lot at this time, only the issue surrounding the Driveway Alteration Permit.

Debbie summarized the meeting stating a Driveway Alteration was approved and 2 boulders were moved and that is all. Jane agreed.

5:00 Open Meeting in the Town Office with the Pledge of Allegiance at 5:00

5:02 PD Renovation Bids:

Jason stated he was hoping to have local contractors bid on the project but all of them are commercial.

Jason met with each contractor with the exception of one. Chief Abel met with that one. The bids range from \$63,725 to \$150,572. These prices do not include bonds.

Jason spoke to DC Welding regarding the metal for the "holding cells". They said they would donate labor and materials for this.

Jason would like to discard the highest bids and he will talk to the 2 lowest bidders for more detail.

Shawn suggested a final presentation be put together for November 1st at 5:05. Debbie and Jason will work on this to get the Lease agreement from the landlord, find out if a bond is required, source of funding and final contracts from the 2 lowest bidders.

Jason asked if the Town could take care of the removal of debris to save some money. Lou stated he would volunteer his dump trailer if needed.

Shawn read the bid amounts for each contractor for the record:

Monadnock Commercial Building Company-	\$ 63,725.00
Aho Construction	\$ 93,000.00
Solid Roots Construction	\$113,630.02
Triple Construction	\$150,572.00

Jason also presented a quote for an updated security system from Monadnock Security in the amount of \$16,628. The current system is antiquated and they would need to add security to the new space. Lou

stated it would be easier to have this done while the construction is being done and walls are open. Jason replied the building is set up for wiring because there is a crawl space below the floors and there are suspended ceilings for easy access.

5:40 Lou Alvarez-possible appointment to ZBA:

Lou stated he would recuse himself if something goes before the ZBA that would conflict with the BOS. Shawn mentioned there is a situation right now that has been before both Boards. He also said he was told a few years ago a Selectman cannot be a member of the ZBA. Debbie showed information from the NHMA website stating it is not illegal but they recommend avoiding it due to potential conflicts of interest. There was more discussion on this topic.

Jason made motion to appoint Lou Alvarez as an alternate on the ZBA provided he is not a voting member during any hearing having to do with Silver Scone Teas, LLC. Shawn seconded the motion.

Shawn asked Debbie to email Wendy Juchnevics-Freeman to inform her of the decision.

5:50 DPW Equipment:

Debbie read the quotes for the purchase of a street mower, a lift and a trailer given to her by Peter Goewey.

Shawn made a motion to approve the lift (Mohawk Lifts) at the cost of \$98,809.25, funds to come from the Highway Capital Reserve. Lou seconded the motion and it passed unanimously.

Shawn made a motion to approve the street mower (HP Fairfield) at the cost of \$121,000, funds to come from the Highway Capital Reserve. Lou seconded the motion and it passed unanimously.

Lou made a motion to approve the trailer (Todd Vaillancourt) at the cost of \$11,000, funds to come from the Highway Capital Reserve.

6:10 Old/New Business:

- Debbie read the 1999 Warrant Article provided by Becky Doyle (attached) and excerpts from letters provided by Bob Boynton and Becky Doyle (both attached) regarding video taping public meetings and hearings.

Jason stated the Video Committee policy was taken from the State and has authority to record public meetings. He added having live broadcasts concern him because there is no chance to edit in case someone used a vulgarity, etc.

Shawn suggested he thinks recording may prevent citizens from being on a board or committee because it is being recorded. He believes in the recordings for transparency.

Lou and Jason stated it should be known to everyone who attends a meeting, there is the possibility of it being recorded. The Right to Know law states anyone has the right to record any public meeting or hearing. Shawn asked Debbie to email all department heads asking them to add "This meeting is subject to being recorded". He also stated we should have signs posted. Debbie replied Becky Doyle is working on placing signs in the Town office.

- Debbie stated the NHMA Conference is on November 16 & 17 at the Doubletree Inn in Manchester. In person for 2 days is \$170, Virtual is \$160. Debbie will email agenda to the BOS.

- Charitable Donation requests for warrant article-this will be discussed at a later date. Shawn asked if we could find out how many New Ipswich citizens utilize each organization.

Debbie will make a spreadsheet.

- Jason mentioned there had been some movement on the Old Town Hall for the Heritage Commission. The Commission is looking at restoring the face of the Town clock, the fencing around the war monument near Appleton, the old fire truck and pumper in the old Fire Brigade building, the horse drawn hearse housed at the Barrett Mansion. Shawn said the chimney is in bad shape at the old Fire

Brigade building. Shawn asked Jason to see if he can look into any "historical" issues (the old schoolhouse, the Fire Brigade building, etc.). Shawn would like to get some of these items back on the tax roles. He also suggested we should see if the voters would like to see these buildings restored. Jason mentioned the Heritage Commission is going to submit a Warrant Article to create a revolving fund and fund it with \$20,000. The Commission wants to fund the account after that with donations and grants.

- Jason said there is a Cemetery Trustees meeting tomorrow at 5:00pm with Luke (Finance Advisory Committee). Shawn added they are supposed to be at the Planning Board meeting at 7:00pm also.
- Shawn mentioned Luke has had issues trying to set up meetings with the Cemetery Trustees/Sexton and the Heritage Commission for their budgets.
- Jason asked the status of the Smithville Cemetery easement. Debbie told him the attorneys are waiting on locations, plot numbers, etc. from the Cemetery Trustees. Jason will mention it to them.

6:40 Non-Public Session RSA 91:A 3, II (I)-Legal

At 6:40 Shawn made a motion to go into non-public session under RSA 91:A 3, II (a), Lou seconded the motion and it passed unanimously. At 7:10, Shawn made a motion to return to public session. Jason seconded the motion and it passed unanimously. Shawn made a motion to seal the minutes. Jason seconded the motion and it passed unanimously.

At 7:40 Shawn made a motion to adjourn. The motion was seconded by Jason and passed unanimously.

Respectfully submitted,
Debbie Deaton
Town Administrator

Minutes approved by BOARD OF SELECTMEN

Shawn Talbot, Chairman:



Jason Somero:



Lou Alvarez:



Site Curries Rd

10/18/22

Ray Norris 278 Old Country Rd

TONY PICARDI 102 OLD WILTON ROAD

Jane Elwell 99 River Rd

BOB FASANELLA 11 PRESTON HILL RD

Lon Alvarez Select Board

Jason Sowers

Sclatman

Liz Freeman

River Rd/Abby Rd

Chris Allen

97 River Rd

Louie Del Papa

81 River Rd

Robert Eschwer

111 River Road

Annamarie Fournier

111 River Road

Stanley ZARIBER

81 " "

Kathleen Sheldon

102 Old Wilton Rd

4:5 Adjourned

21/10/2019

21/10/2019

1. 10/10/2019 10:00 AM

2. 10/10/2019 10:30 AM

3. 10/10/2019 11:00 AM

4. 10/10/2019 11:30 AM

5. 10/10/2019 12:00 PM

6. 10/10/2019 12:30 PM

7. 10/10/2019 1:00 PM

8. 10/10/2019 1:30 PM

9. 10/10/2019 2:00 PM

10. 10/10/2019 2:30 PM

11. 10/10/2019 3:00 PM

12. 10/10/2019 3:30 PM

13. 10/10/2019 4:00 PM

14. 10/10/2019 4:30 PM

15. 10/10/2019 5:00 PM

16. 10/10/2019 5:30 PM

17. 10/10/2019 6:00 PM

18. 10/10/2019 6:30 PM

19. 10/10/2019 7:00 PM

20. 10/10/2019 7:30 PM

21. 10/10/2019 8:00 PM

22. 10/10/2019 8:30 PM

23. 10/10/2019 9:00 PM



Together, protecting forever
the land we love

October 17, 2022

Jane Elwell
99 River Road
New Ipswich, NH 03071

BOARD OF TRUSTEES

Peter Kenyon
president
Dublin

Peter Rotch
vice president
Peterborough

Brad Malt
treasurer
Peterborough

Jeanne Thieme
secretary
Swanzy

Steve Larmion
immediate past president
Keene

Mark Florenz
Keene

Rhonda Fowler
Langdon

Tiffany Mannion
Swanzy

W. Bridges Smith
Hancock

Jane F. Taylor
Keene

Dear Ms. Elwell,


I am writing to you about the recent alteration of a stone wall on your conserved land on Currier Road in New Ipswich, NH, which we refer to as the Hoffman Conservation Easement (Map 11 Lot 128). Thank you for informing us that you had recently removed some large rocks from the stone wall adjacent to the woods road leading into the conserved land from Currier Road (see attached map and photos).

This woods road has historically facilitated access onto the property for land management activities including agriculture, forestry, and recreational trail maintenance, which are allowed by the terms of the conservation easement. You stated that the large rocks of the stone wall adjacent to the woods road posed a safety hazard to vehicles entering and exiting the conserved land, including your tractor and mowing equipment used to maintain the property's trails and fields. Upon inspection, we determined that this was a reasonable concern and agreed to allow this alteration. This opening in the stone wall has been successively widened over time for similar reasons with the approval of the Conservancy. We consider the current opening sufficient for safe entry and exit and request that there be no further removal of the stone wall without our written approval.

Similarly, the Conservancy previously allowed creation of an opening in the stone wall east of and parallel to the same woods near its intersection with Currier Road. This opening allows access to your non-conserved land where equipment used to manage your conserved land is stored. The Conservancy also considers this opening to be currently sufficient to accommodate access, and requests that there be no further removal of the stone wall without written approval of the Conservancy.

Thank you again for your open communication in this matter. If you have any questions or wish to discuss further, please contact me at (603) 357-0600 Ext. 104 or alex@monadnockconservancy.org.

Sincerely,


Alex Metzger, Stewardship Director

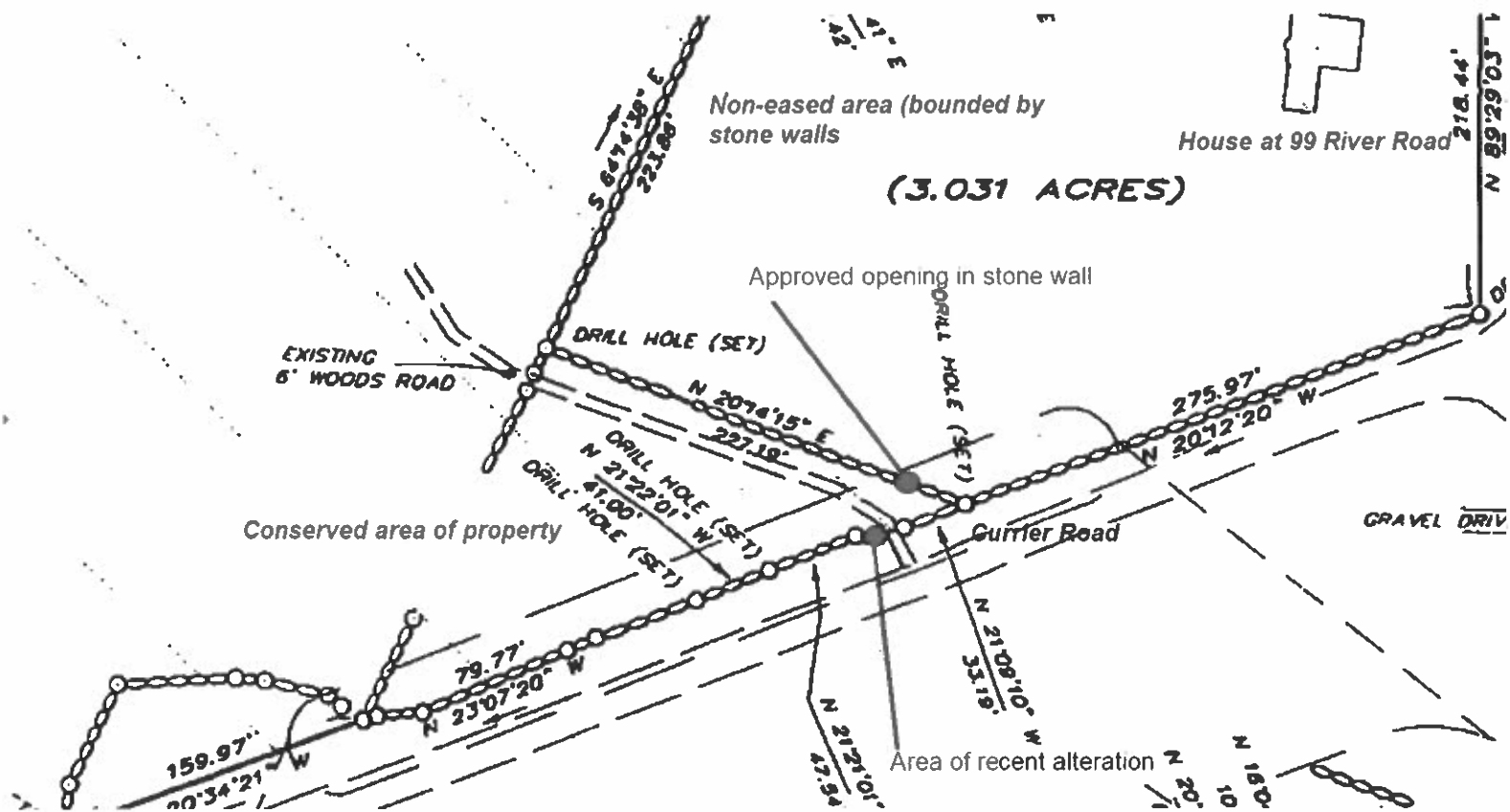
EXECUTIVE DIRECTOR

Ryan Owens



PO Box 337 Keene, NH 03431
www.MonadnockConservancy.org
603-357-0600

Attachments: Annotated Map and Photographs of stone wall alteration



August 9, 2022 – Photo taken and annotated by Alex Metzger

Alex Metzger



October 4, 2022 – Photo taken and annotated by Alex Metzger

Alex Metzger



Alleged Violation of Scenic Road RSA on Currier Road

Please note: This document only relates to the subject of scenic roads. The conservation easement and the driveway permit on the associated property are beyond the scope of this document.

The Conservation Commission has the responsibility of monitoring both town-owned and town-managed conservation land, and all scenic roads in town. The purpose of monitoring scenic roads is to ensure the restrictions and rights defined in RSA 231:158 (also known as The Scenic Road RSA) are adhered to. As a member of the Commission, one of my responsibilities is monitoring scenic roads. As you would expect, I have become quite familiar with the law.

I recently became aware of an alleged violation of RSA 231:158 on the northeast side of Currier Road, about 75-yards from the intersection with River Road. After reviewing the allegations made at recent meetings of town boards, and after reviewing the pertinent RSAs, I visited the location in question. A location with which I was previously familiar.

After a review of the facts, it is my opinion that the landowner abutting the stonewall under discussion has not violated RSA 231:158 or RSA 472:6. The basis for the allegations is unfounded. Below is the rationale for my opinion. I particularly want to direct your attention to RSA 231:158-IV.

RSA 231:158-IV. Designation of a road as a scenic road shall not affect the rights of any landowner with respect to work on his own property, except to the extent that trees have been acquired by the municipality as shade or ornamental trees pursuant to RSA 231:139-156, and except that RSA 472:6 limits the

removal or alteration of boundary markers including stone walls.

Please note the clause **"... and except that RSA 472:6 limits the removal or alteration of boundary markers including stone walls."**

- The term "stonewall" is a collective term referring to an entire stonewall. Removing a few stones from a stonewall does not constitute removing an entire stonewall.
- The term "boundary markers" is also a collective term. The entire stonewall is one single boundary marker. Removing several stones from a stonewall does not remove the singular boundary marker or reduce the effectiveness of the stonewall as a boundary marker.
- The landowner has simply widened an existing stonewall opening by four (4) feet to facilitate better and safer access to their property. With over 2,100-feet of stonewall on the northeast side of Currier Road, 4-feet is insignificant. I think all interested parties will still know where the property boundary is located.
- The intent the lawmakers had when they crafted this clause was to ensure that scenic roads remain scenic and to deter landowners from removing and selling entire stonewall boundaries along a scenic road.
- Widening an existing stonewall opening by 4-feet does not negatively impact the scenic value of Currier Road and the landowner is certainly not removing the entire stonewall and selling it.

Please note the clause **"Designation of a road as a scenic road shall not affect the rights of any landowner with respect to work on his own property,".**

- I believe the removal of a large, partially buried boulder and a few necessary stones to do that, does not constitute the altering of a boundary marker or the removal of a stonewall.
- The boulder was not part of the stonewall itself, but simply part of the terrain underlying the stonewall. The landowner is totally within their rights in removing the boulder, and in improving and widening the stonewall opening.
- They are not violating any aspect of RSA 231:158 or RSA 472:6.

Whoever the allegator was, it is puzzling why they would make such allegations in the first place. A little due diligence would have clearly revealed to the allegator that the accusations had no merit and no basis in law. These allegations are nugatory.

Below is the full text of RSA 231:158 and RSA 472:6.

231:158 Effect of Designation as Scenic Roads

I. As used in this subdivision, "tree" means any woody plant which has a circumference of 15 inches or more at a point 4-feet from the ground.

II. Upon a road being designated as a scenic road as provided in RSA 231:157, any repair, maintenance, reconstruction, or paving work done with respect thereto by the state or municipality, or any action taken by any utility or other person acting to erect, install or maintain poles, conduits, cables, wires, pipes or other structures pursuant to RSA 231:159-189 shall not involve the cutting, damage or removal of trees, or the tearing down or destruction of stone walls, or portions thereof, except with the prior written consent of the planning board, or any other official municipal body designated by the meeting to implement the provisions of this subdivision, after a

public hearing duly advertised as to time, date, place and purpose, 2 times in a newspaper of general circulation in the area, the last publication to occur at least 7 days prior to such hearing, provided, however, that a road agent or his designee may, without such hearing, but only with the written permission of the selectmen, remove trees or portions of trees which have been declared a public nuisance pursuant to RSA 231:145 and 231:146, when such trees or portions of such trees pose an imminent threat to safety or property, and provided, further, that a public utility when involved in the emergency restoration of service, may without such hearing or permission of the selectmen, perform such work as is necessary for the prompt restoration of utility service which has been interrupted by facility damage and when requested, shall thereafter inform the selectmen of the nature of the emergency and the work performed, in such manner as the selectmen may require.

III. Designation of a road as scenic shall not affect the eligibility of the town to receive construction, maintenance or reconstruction aid pursuant to the provisions of RSA 235 for such road.

IV. Designation of a road as a scenic road shall not affect the rights of any landowner with respect to work on his own property, except to the extent that trees have been acquired by the municipality as shade or ornamental trees pursuant to RSA 231:139-156, and except that RSA 472:6 limits the removal or alteration of boundary markers including stone walls.

V. A town may, as part of a scenic road designation under RSA 231:157 or as an amendment to such designation adopted in the same manner, impose provisions with respect to such road which are different from or in addition to those set forth in this section. Such provisions may include, but are not limited to, decisional criteria for the granting of

consent by the planning board or other designated municipal body under paragraph II, or protections for trees smaller than those described in paragraph I, designated for the purpose of establishing regenerative growth along the scenic road.

VI. Any person who violates this section or any local provision adopted under this section shall be guilty of a violation and shall be liable for all damages resulting therefrom.

472:6 Removing or Altering Boundary Markers

I. Any person who purposely commits or causes to be committed any of the following acts with regard to a boundary marker knowing it to be a boundary marker shall be guilty of a misdemeanor: defacement, alteration of location, or removal of a stone wall or monument, or a mark on a tree, made for the purpose of designating a point, course or line in the boundary of a tract of land or in the dividing line between towns.

II. The provisions of paragraph I shall not apply when a boundary marker is moved pursuant to:

- a) Mutual agreement between all landowners whose property lines are affected by the moving of the boundary, or
- b) Authorization by government officials in order to more accurately place the boundary, or
- c) A finally adjudicated court order or decree, or
- d) A law that requires or allows the movement or alteration.

Most Respectfully,
Bob Boynton
Chair
New Ipswich Conservation Commission



Date: October 18, 2022

JOB: New Ipswich Police Station

To:

Mr. Jason Somero
670 Turnpike Rd.
New Ipswich, NH 03071

Police station	
Demo, Framing, Drywall & Ceiling	\$14,146.00
Painting New walls, Frames & Doors	\$2,937.00
Frames, Doors & Hardware	\$10,515.00
LVT Flooring	\$12,950.00
Plumbing	\$6,995.00
Electrical	\$9,500.00
General Conditions & Supervision	\$6,682.00
TOTAL	\$63,725.00

Qualifications

- *All work based on working hours 7:00am - 3:30 pm Monday thru Friday and weekend work.
- *Estimate was based on criteria and plans provided by owner and subsequent phone conversation.
- *All design, structural calculations & engineering to be performed by owner
- *Progress payments and 20 days term.
- *All Material cost based on today's market and valid for (7) days.

Exclusions:

- *Premium time, overtime or off hours' work
- *Contingencies and / or allowances
- *Design, structural calculations & engineerings
- *Moving of owners's furnishings & equipment
- *Fire protection
- *Permits

AHO

CONSTRUCTION INC



NEW IPSWICH POLICE DEPARTMENT PROPOSAL 10/03/2022 TURNPIKE RD NEW IPSWICH, NH

Table of Contents	
1	Proposal
2	Plans
3	Scope of Work
4	Allowances
5	Alternates
6	Exclusions, Clarifications, & Qualifications
7	Agreement





October 3, 2022

Jason Somero
Selectman

**Re: Renovation Construction
New Ipswich Police Department Building**

Dear Jason,

We are pleased to quote the following price of Ninety-Three Thousand Dollars (\$93,000) for the Renovation & Fit Out construction for the proposed Police Station located on Turnpike Rd in New Ipswich, NH.

This is based on the plans, scope of work, exclusions, clarifications & qualifications as listed below.

Plans

No	Description	Latest Date	Prepared By
A1	Current Plan + Demo Notes	08/22/22	Matthew Wardwell
A2	Redesigned Plans + Demo Notes	08/22/22	Matthew Wardwell
A3	Door Schedule	09/16/22	Matthew Wardwell
	Existing PD Floor Plan	09/16/22	Jason Somero

Scope of Work

General Conditions	
General Labor	Provide project management, superintendent, and coordination services for the duration of the work.
Insurance	Provide general liability insurance.
Temporary Utilities	Provide phone service.
Construction Facilities	Provide storage trailer.
Permits	Obtain building & occupancy permits. (fees by owner).
Miscellaneous	Project clean-up, dumpster service and final cleaning.
Demolition	
Interior Demo	Provide dust curtains and floor protection as needed, demo walls, flooring, ceilings, and doors per plans.
Concrete	
None	
Masonry	
None	
Metals	

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None	
Carpentry	
Framing	Framing new walls per the plans. Sheet cells with plywood.
Thermal / Moisture	
None	
Doors / Windows	
Doors	Doors per door schedule.
Finishes	
Drywall	Drywall new partitions. Tape & Finish.
Painting	Paint new drywall and doors.
ACT ceilings	Patch ceilings as needed for new partitions
Flooring	LVP flooring & vinyl wall base throughout central wing. Existing carpet at north wing to remain, vinyl wall base at new partitions.
Specialties	
None	
Equipment	
None	
Furnishings	
None	
Special Construction	
None	
Conveying Systems	
None	
Plumbing	
Plumbing	Cut and cap for demo, relocate existing restroom toilet and sink, install a new non-ADA fiberglass shower, install new utility sink at detainee processing.
Fire Protection	
None	
HVAC	
Diffusers	Relocate diffuser in restroom.
Electrical	
Power & lighting	Make safe for demo, rework existing lighting & switching for new room layouts, provide outlets in new partitions per code.

Allowances included:

Item	Description	Value
	None	

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Alternates

Item	Description	Add	Deduct
	None		

Exclusions:

Item	Description
Insurance / Bonds	The cost of builder's risk insurance and bonds.
Permit Fees	All application fees and permit fees.
Hazardous materials	All expenses related to removal or remediation of any pre-existing hazardous materials encountered onsite.
Steel bars	Steel bars provided and installed by others.
Existing walls	No patching or repainting of existing walls.
Exterior	No exterior improvements.

Clarifications/Qualifications:

Item	Description
Progress Payments	Monthly applications, Payment in full with-in 10 days.
Construction drawings	To be provided by the Town of New Ipswich.
Property	The entity entering into this agreement must also be the property Owner or a bona fide tenant.
Proposal	This price is valid for (30) days.

Thank you for the opportunity to provide this proposal. We look forward to working with you on this project.

Very truly yours,



Anthony P. Aho
Estimating



AGREEMENT BETWEEN OWNER AND CONTRACTOR

Date: October 3, 2022

Project: **Renovation Construction**
New Ipswich Police Department Building

Owner Representative: Jason Somero
Selectman

Proposal Amount: Ninety-Three Thousand Dollars (\$93,000)

Accepted Alternate(s): _____

Agreement Sum: \$ _____

Acceptance Period: Proposed agreement is based on receiving approvals to begin construction within (30) days.

Payment Terms: Contractor shall submit an Application for Payment on or about the last day of each month indicating the percentage of completion of each portion of the work. Owner shall make progress payments in full not later than ten (10) days after receipt of Application for Payment.

Acceptance of Proposal: The above referenced proposal, prices, scope of work and conditions are satisfactory and are hereby accepted. This is authorization to proceed with the work specified.

Owner (Signature)

(Printed Name & Title)

Date

Contractor (Signature)

Anthony P. Aho, Estimating
(Printed Name & Title)

October 3, 2022

Date



Tuesday, October 12, 2021

Project Name:	New Ipswich Police Station
Address:	670 Turnpike Road, New Ipswich, NH
Client:	Town of New Ipswich, NH

Dear Town of New Ipswich, NH

Thank you for affording Triple Construction LLC, the opportunity to submit this revised proposal for the renovation of the New Ipswich Police Station. Please read through this document thoroughly and should you have any questions contact us prior to signing.

We hereby submit a proposal for the following work:

Please refer to the attached Bid Clarification sheet for details related to the project scope.

We propose to furnish labor and materials, in accordance with the attached specifications for the sum of:
150,572.00 *One Hundred and Fifty Thousand, Five Hundred and Seventy-two Dollars and Zero Cents.*

Payments shall be made per contract payment terms (Net 30).

Triple Construction, LLC



Contractor Signature

Acceptance of Proposal:

The above price, specifications, and conditions are satisfactory and hereby accepted. Triple Construction, LLC is authorized to do the work as specified. Payment shall be made as described above.

Date

Owner Signature



CLARIFICATIONS:

1. Project scope is to be performed by Triple Construction, LLC and their related subcontractors during regular business hours.
2. Triple Construction, LLC will not be held liable for any outstanding issues with existing conditions. Materials will be installed as set forth in the project bid document, and/or agreed upon with the client representative.
3. Building permit is NOT included in Triple Construction, LLC scope. They will be waived by the town of Bow
4. Costs associated with additional requests, and or requirements by local building and fire departments will be performed at an additional cost. Pricing is only reflective of what is currently in project documents 8/22/22, or agreed upon within this bid proposal package.
5. Costs associated with liquidated damages due to circumstances beyond our control will not be the responsibility of Triple Construction, LLC.
6. Remove approximately 1500 sqft of existing flooring and replace with glue down commercial grade LVP at the existing PD area.
7. Demo existing restroom walls to create hallway pass through from the existing PD area to the North Wing.
8. Relocate plumbing from existing bathroom to new bathroom area and install new fixtures.
9. Construct new walls in the Misc. Storage room, new closet, Detainee Processing and Cells area and the Waiting room area to separate the evidence processing and interview rooms.
10. Line walls at the holding cells with 5/8" fire rated plywood and paint.
11. Install 5 new security doors at holding cells, hallway and waiting room.
12. Paint all new walls/ceiling and patched areas with Latex based paint.

EXCLUSIONS: (Additional pricing can be provided for some of the following upon request)

1. Winter conditions, including but not limited to staging, tarps, heating, or plowing, are currently excluded from our proposal at this time.
2. Police detailing and fire watch required for any related project scope at this time.
3. Temporary power and potable water.
4. All flooring in the North Wing of the building containing the Holding Cells, Evidence Processing, Storage, Misc. Storage, Restroom, Hallway, Detainee Processing, Interview and Waiting rooms has been excluded.
4. All low voltage, data, fire alarm
5. No sprinkler system
6. Permit Fees (Waived By Town)
6. No moisture or environmental testing or Abatement



Project Name:	New Ipswich Police Department
Address:	670 Turnpike Road, New Ipswich, NH
Date:	10/12/2022
Client Name:	Town of New Ipswich, NH
GENERAL REQUIREMENTS & SITE SERVICES	\$35,020
COVID PROTOCOLS	\$0
DEMOLITION AND DEBRIS REMOVAL SERVICES	\$9,930
CONCRETE	\$0
MASONRY	\$0
METALS - INSTALLATION OF BARS AT HOLDING CELLS	\$1,360
WOODS & PLASTICS	\$2,020
THERMAL & MOISTURE	\$0
DOORS & WINDOWS	\$9,150
FINISHES	\$40,075
SPECIALTIES	\$0
EQUIPMENT	\$0
FURNISHINGS	\$0
SPECIAL CONSTRUCTION	\$0
CONVEYANCE	\$0
FIRE PROTECTION	\$0
PLUMBING	\$5,000
HVAC	\$0
ELECTRICAL	\$15,000
PRECONSTRUCTION	\$0
DESIGN & ENGINEERING	\$0
OWNER ALLOWANCES	\$17,000
INSURANCE, FEE	\$16,017
TOTAL:	\$150,572

Estimate Proposal

Project Information	
Project #	22-PD Reno
Title	Police Department Renovation
Address	
City, State, Zip	New Ipswich
Country	

Estimate Information	
Estimate #	22-076
Description	Police Department Full Scope
Proposal Date	04-Oct-2022
Valid Thru Date	02-Dec-2022

From	
Contact	Jeffrey Kelley
Company	Solid Roots Construction LLC
Address	815 Elm St, Suite 5B
City, State, Zip	Manchester, NH 03101
Country	United States
Phone	(603) 757-6014
Fax	

To	
Contact	Board of Selectmen
Company	Town of New Ipswich
Address	Tumpike Rd
City, State, Zip	New Ipswich, New Hampshire
Country	
Phone	
Fax	

We are pleased to quote the following labor, equipment, and materials in accordance with the plans and specifications listed above. This proposal is subject to exclusions that may be listed below.

Scope of work for the project to be constructed as depicted in the plans and details as described herein:

0: Overall Scope

Inclusions:

Solid Roots Construction will provide all supervision, labor, material, equipment and subcontractors to complete the following:

Perform demolition per plan sheets included in bid documents
 Construct new walls per plan sheets included in bid documents
 Provide electrical per plan sheets included in bid documents
 Provide plumbing per plan sheets included in bid documents
 Patch walls as needed
 Install new drywall, tape joints, 3 coats of mud and sand.
 Paint new walls
 Furnish and install new doors per plan
 Install new ceiling as required.
 Install new LVP flooring throughout. \$10,500 flooring allowance

Exclusions:

Work beyond what is shown on the plan.
 Testing or abatement of hazardous material.
 Permit fees (assumed to be waived by the Town)
 3rd party inspections or testing
 Work to the HVAC system
 Shop drawings
 Engineered drawings

01210.00: On Site Project Management			Subtotal: 10,317.45
Item #	Description	Quantity	Unit
1	On Site Supervision	1	ls

Estimate Proposal

01505.00: Temp. Protection of Existing Conditions			Subtotal: 3,492.06	
Item #	Description	Quantity	Unit	
2	Dust protection/temp barriers, etc	1	ls	
01710.00: Dump Fees & Trash Hauling			Subtotal: 1,507.94	
Item #	Description	Quantity	Unit	
4	30 Yard Dumpster	1	ls	
01750.00: Final Cleanup			Subtotal: 3,492.06	
Item #	Description	Quantity	Unit	
3	Periodic cleaning and final clean	1	ls	
02020.00: Demolition - General			Subtotal: 13,222.21	
Item #	Description	Quantity	Unit	
5	Demo of existing walls, fixtures, etc	1	ls	
05500.00: Metal Fabrications			Subtotal: 3,619.05	
Item #	Description	Quantity	Unit	
7	Installation of owner supplied metal bars for cells	1	ls	
06100.00: Rough Carpentry			Subtotal: 4,225.39	
Item #	Description	Quantity	Unit	
6	Framing of walls	1	ls	
08101.00: Door Allowance			Subtotal: 16,746.02	
Item #	Description	Quantity	Unit	
14	Doors per plan	1	ls	
09120.00: Acoustical Ceiling			Subtotal: 6,396.82	
Item #	Description	Quantity	Unit	
15	Ceiling work	1	ls	
09250.00: Drywall			Subtotal: 6,444.44	
Item #	Description	Quantity	Unit	
8	Drywall, hang , tape, sand	1	ls	
9	Miscellaneous patching	1	ls	
09601.00: Flooring Allowance			Subtotal: 10,500.00	
Item #	Description	Quantity	Unit	
10	Allowance for commercial grade vinyl plank flooring	1	ls	
09900.00: Painting			Subtotal: 8,269.83	
Item #	Description	Quantity	Unit	
11	Painting new walls	1	ls	
15000.00: Plumbing			Subtotal: 13,492.03	
Item #	Description	Quantity	Unit	

Estimate Proposal

15000.00: Plumbing		Subtotal: 13,492.03	
Item #	Description	Quantity	Unit
13	Demo of existing fixtures, "New Bathroom" location	1	ls

16000.00: Electrical		Subtotal: 11,904.73	
Item #	Description	Quantity	Unit
12	Electrical re-wiring, new lights, switches, etc.	1	ls

Estimate Total: \$113,630.02

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, flood, earthquake, and other necessary insurance. We are fully covered by Workmen's Compensation Insurance.

Authorized
Signature:

Jeffrey Kelley

Acceptance of Proposal:

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

Signature: _____

Date of Acceptance: _____

Print Name: _____



PO Box 256, New Ipswich, NH 03071
Tel: (603) 878-0600 Fax: (603) 878-0611

Quotation

Q220273

Customer: New Ipswich Police Department
Contact: Chief Mike Abel (mabel@townofnewipswich.org)
Phone: (603) 878-2771
Address: 670 Tumpike Road
New Ipswich, NH 03071

Pages: 2
Created: 10/3/2022
Updated:

Job Name: Access & Camera System Upgrades	
I. <u>Access Control System</u> : Total Cost of Equipment & Installation w/ (2) Year Warranty*	= \$8,024
	Discounted Cost = \$6,628
II. <u>IP Camera System</u> : Total Cost of Equipment & Installation w/ (2) Year Warranty*	= \$12,108
	Discounted Cost = \$10,000
<u>Payment Schedule</u> : 50% Due Upon Award of Contract & 50% Due Upon Completion of Job	
Credit Card payments over \$1,000 will be subject to 2.95% Fee	

This Quotation Covers the Following:

- I. Access Control System:** This quote option is for updating the current DSC access system. During our most recent walkthrough of the new area to be converted, it was expressed to have the exterior entry door be access controlled. The current DSC access system is very old and parts are very hard to come by as DSC is not investing additional R&D into this platform. We feel as this would be the best time to cut over to a new access system by Kantech which can still utilize the existing locks and wiring to the current access doors plus be used to add the new entry door. We will need to replace the card readers and add a new reader for the entry door. A new lock power supply will be installed to manage all power to the existing locks and the new lock. At the new entry door, we will be installing a new electric RIM strike to be controlled by the new access controller. You will have (1) spare reader port for an additional access door if you choose for future expansion. The new Kantech system also comes with new system software for managing the system. Once the new access system has been installed, we will train personnel on the new software and verify the access doors are functioning properly.
- II. IP Camera System:** This quote option is for updating the current camera system. The existing camera system cannot be expanded upon and is using older analog technology. We are proposing the installation of a new Hanwha IP surveillance system which is expandable to 16 IP cameras. The system will utilize only 9 cameras at this time. We will be running all new CAT-6 cabling to the existing camera locations and to the new IP camera locations. There will be one 2MP dome camera in the interview room that will be connected to a Loure omni ceiling mount Mic which will record all conversations within this room. All of the other 8 cameras will be 4MP dome cameras with built-in IR and are all vandal resistant. All camera wiring will run back to the network closet and connected to the new NVR which has a built-in POE switch to save space and keep the system consolidated. The system is networkable and can be viewed remotely through a smartphone, tablet or PC. The system hard drive is calculated to record 24hrs for 25-30 days. Once the new IP camera system has been installed, we will go over system training on the new WAVE software and set-up phone Apps for required personnel.
- Warranty:** All newly installed Access Control & IP Camera equipment carries a (2) Year Warranty* (Parts & Labor, Excluding Batteries) valid each year the products are supported by the manufacturer

I. Access System Equipment:

- | | |
|---|---|
| (1) Kantech 4-Door Controller | (1) Door Status Contact |
| (1) Kantech Lock Power Supply | (3) System Back-up Batteries |
| (3) Kantech Card Readers | (1) Access Control Door Cabling Run |
| (1) Kantech Software | - All Misc. Connectors & Hardware |
| (1) Kantech Controller Plug-in Power Supply | - All Necessary Programming, Testing and Training |
| (1) RIM electric Strike | |

II. IP Camera System Equipment:

- | | |
|---------------------------------------|---|
| (1) Hanwha 16-Channel NVR | (1) Mic Power Supply |
| (1) 4TB Hard Drive | (8) 4MP Dome Cameras w/ IR |
| (1) WAVE Software | (9) IP Camera Cable Runs |
| (9) WAVE Camera Licenses | (1) Network Tie-in |
| (1) 2MP Dome Camera w/ IR & Mic Input | - All Misc. Connectors & Hardware |
| (1) Loure Omni Mic | - All Necessary Programming, Testing and Training |

Customer Responsibilities & Requirements:

- All permits and/or applications and applicable fees
- A/C Outlets for 120v AC power as required at all power supply, access controller, and NVR locations
- Any and all remote connecting computers must be using an i7 processor or better with 4 GB of memory in order to have sufficient resources for proper remote control
- Adequate space within equipment rooms to house the proposed equipment
- Any and all additional lighting if and as required to view video during periods of darkness
- Building repairs such as, drywall, painting, hole filling, etc. to facilitate installation and/or removal of existing equipment
- Customer to provide 1920 x 1080 resolution monitor for viewing high-definition system
- All necessary programming for enrollment of new equipment to be performed by MSS, however customer must provide any and all necessary programming of access levels, time zones, card holders etc.
- Any and all door hardware other than door strikes and maglocks. (i.e., door closers, handles, keys etc..) except as noted above
- Customer will furnish a computer system to be used as the Access Control Server Station. The Server and client PCs will need:
 - 50GB free hard drive space
 - 8GB RAM
 - RJ45 Gigabit Network Adapter for TCP/IP remote client control
 - USB Port (Kantech Only)
 - Windows 10, 11 Professional or Server 2012, 2016 Operating System
 - Local setup and viewing monitor, mouse, keyboard
- A High-Speed Internet Connection with minimum speeds of 4Mbps (download) and 4Mbps (upload).
- A Static WAN IP address to ensure remote connectivity to the equipment can be established. One of these options are necessary for any remote connection to your equipment from outside your local network i.e. computers, smartphones, tablets, etc. (if applicable) Internet provider and router must allow for port forwarding.
- Outside of above proposed work, the customer will provide all Computers, LAN connections, Servers, Ports, Switches, Routers, IP Addresses, if and as required for local and remote network connections. Customer's computer personnel will configure all network items at customer's expense. MSS Inc. will load, configure, and test all software

I can be available at your convenience to answer any questions you may have.

Sincerely,



Brian Gerow (Systems Design Consultant)
Monadnock Security Systems, Inc.
bgerow@monadnocksecurity.com
www.monadnocksecurity.com

Quote Acceptance: **X**_____

Pricing Valid for 30 Days from Quoted Date

Article 28. To see if the town will vote to resume the regular videotaping of the Selectmen's meetings for replay on the Public Access Channel so that those citizens of the town who wish to stay informed about town affairs but are unable to attend the meetings, whether it is because they are "shut-ins" due to a physical disability, second shift workers or parents with young children. The videotaping and replay would permit a greater number of citizens to be aware of the matters facing the Town and the decisions made at selectmens meetings. A Videotaping Committee has been established for this purpose and will be responsible for scheduling its members so that a video cameraperson is in attendance at all meetings. The Selectmen may vote, any time one (1) year or more after a meeting, to recycle the videotape of that 26 meeting. The Selectmen may, by majority vote, elect not to tape a part of a meeting at which an individual(s), who is not a town official, attending that meeting with the Selectmen, has requested not to be taped. (Submitted by petition) Not recommended by the Selectmen and Finance Advisory Committee. Yes 668 votes, No 386 votes

1999 Town Report

From: Bob Boynton
To: Shawn Talbot; Jason Somero; lou.alvarez@gmail.com
Cc: Administrator
Subject: The Public's Right-to-Know
Date: Thursday, October 13, 2022 10:42:44 AM

To the Reader:

Below is an excerpt from the NH Municipal Association's website:

*New Hampshire's Right to Know Law, RSA Chapter 91-A, states: "Openness in the conduct of public business is essential to a democratic society. The purpose of this chapter is to ensure both the **greatest possible public access** to the actions, discussion and records of all public bodies, and their **accountability to the people.**" RSA 91-A:1.*

The Right to Know Law affects every aspect of local government in our state. Every board, committee, commission and subcommittee in every town, city and village district in New Hampshire must comply with this law. As a result, every local official and employee should be aware of the law and what their responsibilities are regarding both public meetings and governmental records.

[Note: The following subject is not intended to criticize the ZBA. The scenario outlined could be of the Planning Board, Board of Selectmen, or any other town entity. If there is no policy on such a matter, no one should be criticized.]

At the October 6th meeting of the ZBA, the chair told the videographer to stop the video recording of the meeting. Was that proper? The ZBA did not go into executive session. They simply and immediately decided to exclude a segment of the public from the public meeting with no explanation or reason. I view the videographer as one might view a newspaper or TV reporter. You cannot simply tell a media reporter to leave the room. Do the citizens of

the town want any town entity to apply their own filter as to when their activities can and cannot be video recorded.

The topic under discussion when the video recording of the ZBA meeting halted (Silver Scone) is of great interest to New Ipswich residents and important to the future of the town's zoning regulations. Why should video viewers be restricted from a public discussion on such a critical issue, while attendees at the meeting are not? It was not an executive session. Does a town entity have authority to state they do not want part of all a meeting to be video recorded?

I was the town's first videographer. I remember how broadcasting of the BOS meetings enabled New Ipswich citizens to become more aware what transpires at a BOS meeting and how the BOS govern. In short, the citizens felt more enlightened. However, the BOS at that time were suddenly under greater scrutiny and more criticism than they had been in the past? They did not like it. They announced that video recordings of BOS meetings would cease. Long story short, citizens submitted a successful petition REQUIRING video recordings of all BOS meetings and the recordings resumed. Note, to the best of my knowledge, this is the only **documented** Video Policy the town has which has been sanctioned by the voter.

Should a videographer be able to record a meeting at their own discretion without the permission of the town entity they would be recording? Do we need a new state law to mandate that town videographers operate independently of any town entity, just like a newspaper reporter? Except for executive session, a town entity does not have the right to exclude a Monadnock Ledger-Transcript reporter or an any other individual from a public meeting, unless they are being unruly. Should a videographer not have the same autonomy that a newspaper reporter or

member of the public has?

I do not know, the BOS may feel it is my responsibility, as a private citizen, to distribute a petition to enhance the existing Video Policy to include a Videographer Autonomy clause, which would allow the videographer to use their own discretion as to which town entities they record (except for BOS)? If approved, the petition article would become the town's new and expanded Video Policy. I would defer to the BOS if they would like to take their shot at defining a more definitive and progressive Video Policy. Then again, this might be a conflict of interest for the BOS? Is Video Policy something that should be determined by the voter rather than by town officials>

One thing is for certain. The town needs a more definitive Video Policy that is better aligned with the public's right to know, which is at the very core of our democratic process. Your thoughts would be welcome.

Respectfully,

Bob Boynton

From: BM DOYLE
To: Shawn Talbot
Cc: Administrator; Jason Somero; Lou Alvarez; raboynton@comcast.net
Subject: Public Right to Know
Date: Tuesday, October 18, 2022 12:25:31 PM

Dear Chairman Talbot:

The Board of Selectmen received a message from Mr. Bob Boynton on October 13, 2022, regarding his thoughts of the Zoning Board's refusal to allow video recording (October 6).

He reminisces about the debates between the videographer and various Town officials about the Video Committee's role and their ability to record meetings. He references a 1998 Warrant Article (#28) which called for videotaping to resume, which assumes that some officials within the Town had suspended videotaping. He again refers to that Article by saying: *"to the best of my knowledge, this is the only **documented** Video Policy the Town has which is sanctioned by the voter."* He continues to discuss the pros and cons of videotaping and suggests that he may have to submit a petition (Warrant Article) to *"enhance the existing Video Policy to include a Videographer Autonomy clause"*. In his recent email, as in the 1998 Article, there seems to be a presumption that the Board of Selectmen have some authority over which portions of a public meeting can or cannot be taped. The poorly worded 1998 Warrant Article says: *"The Selectmen may, by majority vote, elect not to tape a part of a meeting at which an individual(s), who is not a town official, attending that meeting with the Selectmen, has requested not to be taped."* He concludes with suggesting that the BOS 'take their shot' at defining a definitive and progressive Video Policy, but suggests that the BOS may have a conflict of interest in doing so.

The policy used by the New Ipswich Cable Advisory Board (NI CAB) the New Ipswich Television (NITV) has already been established. Not by the Board of Selectmen nor the voters of New Ipswich, but by the State of New Hampshire via RSA 91-A:2(II) Access to Governmental Records and Meetings which says: *"Any person shall be permitted to use recording devices, including, but not limited to, tape recorders, cameras, and videotape equipment, at such meetings."* This RSA clearly debunks the 1998 Article and removes any doubt about an official's authority to control videotaping.

There has been at least a quarter century conflict between town officials that don't want to be recorded and the Video Committee over videotaping. As recently as this month, some town officials cling to the perception that they have authority over public access to meetings. In this recent issue, two senior members on the Zoning Board conferred and decided that they had the authority to stop the video process. Neither of these two officials are new to local politics and are very familiar with the RSA requirements; they simply chose to circumvent the law and exert their perceived authority. The actions of the Zoning Board's Chair and other ZBA members is not a result of a poor local policy, or an old local policy... it is their refusal to obey the law.

Mr. Boynton has every right to submit yet another Warrant Article policy to the growing list, but in most cases, local articles will not trump State laws. The private citizen may be better served by insisting that disciplinary actions be taken against Zoning Board chair Ms. Juchnevics-Freeman and ZBA member Mr. Lage instead of drafting another policy. The State has not only resolved our ongoing disputes, but has also provided remedies (RSA 91-A:8(IV)) to deal with abusers. Perhaps the Board of Selectmen should explore the State's remedies before writing more policies. As always, Mr. Boynton and all citizens are welcome to attend any of the New Ipswich Cable Advisory Board meetings to better understand current policies and practices.

Thank you for your time,

Becky Doyle

From: Administrator
To: Shawn Talbot (stalbot@townofnewipswich.org); Jason Somero (jsomero@townofnewipswich.org); Lou Alvarez
Subject: Selectman serving on ZBA
Date: Wednesday, October 12, 2022 10:25:00 AM

Please do not respond to this email....for information purposes only

To illustrate, suppose a selectman offers to serve on the zoning board of adjustment (ZBA). There is nothing in RSA 673:3, membership of the ZBA, or in RSA 669:7, incompatibly of offices, that would prevent a selectman from serving on the ZBA. However, the ZBA hears and decides appeals of administrative decisions, which includes decisions made by the board of selectmen, in the enforcement of the zoning ordinance. If the board of selectmen makes a decision that is later appealed to the ZBA, the ZBA member who is also a selectman will not be able to participate in that case. This is because the ZBA is acting in a judicial capacity when it decides the appeal of administrative decision. As such, any member of the ZBA who has already made a decision in the case by acting in a prior proceeding on the same case would be disqualified for any cause to act as a juror upon the trial of the same matter. Therefore, a selectman who is also a ZBA member would not be able to participate in such an appeal brought before the ZBA.

Having the selectman step down in such a case means that the ZBA chair will need to call upon alternates to fill in for the disqualified selectman. This can present a problem as alternates are not always available, and advance notice of the need for an alternate is not always given. Having a full board present is of particular importance to applicants before the ZBA because **RSA 674:33**, III requires concurring votes of three members to take any action. The frequent disqualification of one board member may mean that applicants have a difficult time obtaining a hearing before a full board. The odds of this occurring are much greater when one member is likely to be disqualified from a large number of matters. It is recommended that in fairness to applicants, when a ZBA cannot designate alternates in time to have a full board present, an applicant be given an opportunity to reschedule the hearing to a time when a full board can participate. Having to reschedule a large number of hearings, or proceed with less than a full board, will result in more work for the board and will not allow citizens to get a timely and fair consideration of their application.

Another conflict would arise should the board of selectmen want to ask for a rehearing or appeal of a ZBA decision under **RSA 677:2** or **677:4** if one of the selectmen participated in the ZBA decision. This would be a clear conflict of interest because the selectman would be deciding whether or not to appeal his own decision. In that case, the other two selectmen would have to decide to pursue a rehearing or appeal without the third selectman's participation.

Debbie Deaton

Town Administrator
661 Turnpike Road
New Ipswich, NH 03071
603-878-2772 ext. 422

NI Cable Advisory Board (NI CAB)

October 11, 2022

661 Turnpike Rd.

New Ipswich, NH 03071

Board of Selectmen

Town of New Ipswich

661 Turnpike Rd.

New Ipswich, NH 03071

Dear Chairman Talbot:

On Thursday, October 6, 2022, the New Ipswich Zoning Board of Adjustment (ZBA) held a public meeting in the Town Office conference room. Mr. Ron Stanley, videographer for New Ipswich Television (NITV) intended to record the public meeting for broadcast. During the public meeting, Ms. Wendy Juchnevics-Freeman, Chairman of the Zoning Board, paused the meeting and approached Mr. Stanley and demanded that he stop recording the meeting. Mr. Stanley explained that he had the right to record per RSA. She insisted that he stop. To avoid further confrontation, Mr. Stanley stopped recording. Mr. Stanley then informed Selectman Talbot, NI CAB liaison, and Mrs. Beck Doyle, NITV Coordinator and NI CAB member of the incident.

Ms. Juchnevics-Freeman's is in direct violation of RSA 91-A:2(II) Access To Governmental Recordings and Meetings, which states: "*Any person shall be permitted to use recording devices, including, but not limited to, tape recorders, cameras, and videotape equipment, at such meetings.*" Ms. Juchnevics-Freeman and other members of the Zoning Board are experienced in public meeting procedures and the ZBA members have a responsibility to the public to be aware of the relevant laws governing public meetings.

The NI CAB requests that the Board of Selectmen immediately inform all New Ipswich Boards and Committees that public meetings are subject to recording and broadcast under RSA 91-A:2. We also recommend that Ms. Juchnevics-Freeman issue a public apology to Mr. Stanley and NITV viewers for her refusal to obey RSA 91-A:2 which denied New Ipswich resident access to a public meeting.

The citizens of NI expect transparency concerning governmental matters and the denial of the right to record/broadcast public meetings will not be tolerated by NI CAB or NITV. If such actions continue, NI CAB will be forced to seek injunctive relief through the Superior Court of ~~NH~~ per RSA 91-A:7 and RSA 91-A:8.

NH Bnd

Respectfully,

Ron Stanley, Chairman, NI CAB



Becky Doyle, NI CAB member, NITV Coordinator



