

BOARD OF SELECTMEN MEETING
OCTOBER 15, 2019

PRESENT: David Lage, Chairman, John Veeseer, Bert Hamill, Scott Butcher
Board of Assessors Members James Coffey, Jeanne Cunningham, Danielle Sikkila
Atty. Matt Serge

The meeting was called to order at 6:00 p.m. at the Town Office.

At 6:02 p.m. Selectman Veeseer made a motion to enter into a nonpublic session under RSA 91-A:3 II (l). Selectman Hamill seconded the motion and it passed unanimously.

At 7:07 p.m. Selectman Veeseer made a motion to return to public session. Selectman Hamill seconded the motion and it passed unanimously.

Police Station Project Review: The Board reviewed the pamphlet being prepared for the public with the details of the proposed new Police Station. There was more discussion about the potential cost of the project and where the funding would come from. Chairman Lage suggested that they draw another \$100,000 from the Fund Balance, raising that amount from \$700,000 to \$800,000, to reduce the amount of money financed via a 10-year bond. Selectmen Hamill objected to that and reiterated his concern that the estimated cost for the project was too low and that the contingency amount was also too low. After some discussion, Chairman Lage and Selectmen Veeseer decided to stay with the current cost estimate of \$1.98 million and only recommend drawing \$700,000 from the Fund Balance.

The discussion turned to what will be necessary to produce and distribute the informational pamphlet to the taxpayers. Also discussed was a need to hold public input sessions to educate the public about the need for a new Police Station, the scope of the project and the cost involved prior to the development of a warrant article.

Old Peterborough Rd. Cell Tower: The Selectmen reviewed the sample lease/use agreement for space on the proposed cellular tower on Old Peterborough Rd. for the Town's communication equipment. Chairman Lage suggested that the cell tower owner be asked if they would be willing to install the Town's communication equipment at no charge. Selectman Hamill stated that at the last Planning Board meeting the owner said they would not be willing to do that. Chairman Lage asked the Town Administrator to check the files for the use agreement for the U.S. Cellular tower that was never built to see what those specifics were at the time.

The Selectmen discussed the space requirements for the Town's equipment at the cell tower site. The owner is offering a 4'x4' area at the bottom of the tower for a cement pad for equipment. The Town's communication vendor is recommending a 4'x8' area instead. That should be enough area for the electronic equipment and a generator. Chairman Lage is concerned that there isn't money available for including a permanent generator at the site and that a portable

unit be used, if necessary. The Town Administrator relayed the Police Chief's concerns that hauling a portable generator us to the cell tower cite during a major weather event isn't practical given that resources are needed elsewhere during such an event. The cell tower owner also reserves their right in the lease/use agreement that they can refuse access to the facility in certain conditions where safety is a concern.

The length of the lease term was also discussed. The agreement states a 1-year term with automatic renewal unless one of the parties notifies the other with at least 30-day notice. Selectman Hamill said he would seek clarification from the owner on some of those aspects. Chairman Lage instructed the Town Administrator to have PRIMEX review the insurance and indemnification clause in the agreement. The Selectmen discussed the property tax clause in the agreement as well as the need to get approval from the Selectmen to make improvements to a Class VI road and the Planning Board's condition of a 175' No-cut Zone around the tower facility.

Town Office Budgets: Chairman Lage stated that the facilities person should be providing input on the Government Buildings budget and the Landfill Capping & Testing budget is the responsibility of the DPW Director. The Selectmen discussed encumbering funds for projects funded in 2019 that will not be completed until 2020. The 2019 year-to-date spending is in line with the overall 2019 budgeted amounts.

Planning Commission: Chairman Lage discussed the difference in the types of services the different regional planning commissions provide member communities. The Nashua Regional Planning Commission (NRPC) seems to provide more assistance in the area of mapping compared to the Southwest Regional Planning Commission (SRPC) does for New Ipswich.

Conservation Commission Appointments: The Selectmen reviewed the list of recommended appointments from the Conservation Commission. There was discussion on the eligibility of Lori Rautiola as an alternate since she is no longer a New Ipswich resident. Under RSA 36-A, Conservation Commission members have to reside in the town. Selectman Veaser read the list of recommended appointments noting that Lori Rautiola was not eligible. Selectman Hamill made a motion to appoint the following:

David McTigue – Member for a 3-year term

Matt Oliveira - Member for a 3-year term

Jack Messe - Member for a 3-year term

Bob Boynton – Chairman for a 1-year term

David McTigue – Vice Chairman for a 1-year term

Michael Bara – Alternate member

Kleta Dudley – Alternate member

The motion was seconded by Selectman Veeseer. The vote was unanimous.

Ambulance Service Memorandum of Understanding: Selectman Veeseer said he got a response back from Souhegan Valley Ambulance Service (SVAS) that they are not happy of the clause (Paragraph 8) to provide quarterly reports to the town. Selectman Hamill is concerned about Paragraph 7 which states SVAS must “give reasonable and adequate time” for the town to respond to any dispute before seeking outside counsel. Selectman Hamill suggested settling on a specific amounts time rather than leaving it to interpretation. Chairman Lage stated he is concerned about the reluctance of SVAS to include Paragraph 8 requiring quarterly reports. Selectman Hamill thinks the reports are important. The Town Administrator said the reports will provide at least some data to evaluate the service by. Selectman Hamill suggested that a benchmark is required to evaluate the performance of the service against. It was suggested that a meeting be set between the Selectmen and SVAS.

Subdivision Regulation – Underground Utilities: The Selectmen discussed subdivisions that are supposed to have underground utilities, but have not complied. Selectman Veeseer referenced the subdivision off Turnpike Road where the utilities along the private road were installed on poles and then fed to the homes underground. He asked who should write the letter to the developer to correct that, the Planning Board or Zoning Enforcement? The Selectmen discussed the clarity of the subdivision regulations and how to enforce them.

The Selectmen voted unanimously to adjourn the meeting at 7:41 p.m.

Respectfully submitted,
Scott Butcher, Town Administrator

Minutes approved by:
BOARD OF SELECTMEN



David S. Lage, Chairman



John Veeseer



Bert Hamill