

32 **ANNOUNCEMENTS**

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- 34 ➤ **Setting of the 2015 Town Deliberative session and Town Meeting Dates**
- 35 **2015 Town Deliberative Session – Tuesday, February 3, 2015 –7:00PM, Sherburne Hall**
- 36 **2015 Town Meeting – Tuesday, March 10, 2015 –7:00AM-8:00PM, Pelham High School**
- 37 ➤ **2014 Tax Rate**
- 38

39 *“The Pelham Board of Selectmen is pleased to announce that the tax rate for 2014 will not increase*

40 *from the 2013 tax rate of \$22.87. This came about due to a one-time bump up in school revenue*

41 *combined with the Town and School submitting fiscally conservative and responsible budgets.”*

42

43 **OPEN FORUM**

44

45 No one came forward to address the Board.

46

47 **APPOINTMENT(S):**

48

49 **Police Captain Stephen Toom – To present Emergency Management Performance Grant**

50 **(‘EMPG’) for Board of Selectmen Signature**

51

52 Police Captain Stephen Toom came forward to discuss the EMPG. The grant is for Cop Sync 9-1-1,

53 which is a real time sharing communication and data interoperable network. It will allow for reduced

54 response time to the schools and provide greater situation awareness for the responding officers. The

55 Police cruiser screens and dispatch center monitor will show threat locations. School staff will have

56 the ability to communicate directly with Police officers in their patrol unit and through dispatch

57 center. Every computer within the schools will have an icon installed. When that icon is clicked it

58 sends an instant message box to the Police dispatch center and to the five closest cruisers in the area

59 (through GPS). The Hillsborough County Sheriff’s Department will also be included on the system;

60 if the CopSync icon is activated, they will also receive instant notification. It was noted that school

61 staff will have 15 seconds to confirm a threat. Once the threat box is activated, teachers will have the

62 ability to communicate through the computer similar to a text message. Officers will have maps on

63 their laptops showing where the threat level is coming from.

64

65 The EMPG is provided by the New Hampshire Department of Homeland Security as a combined

66 grant between the Town and the School administration. The total cost of the program is \$6,600; the

67 grant pays 50% making the Town’s portion \$600 this year, with an annual subscription fee of \$1,200.

68 The School’s portion for this year is \$2,700; their annual subscription fee is \$1,200 per school.

69 The School Board voted to approve the grant and cover the school’s cost during their October 22,

70 2014 meeting.

71

72 Mr. Lynde questioned if the grant was already awarded, or if they were applying for it. Captain

73 Toom replied they had already applied and were accepted through the Department of Homeland

74 Security. The grant is pending final approval by the Board of Selectmen.

75

76 Mr. Viger wanted to know if there were additional things the school needed to purchase, or if they

77 simply would need to download an application. Captain Toom explained CopSync would install the

78 application onto all the computers in the school, dispatch center and cruisers. They will also provide

79 training.

80

81 Earlier, Mr. Gleason forwarded questions to Captain Toom and received answers in response. Mr.
82 Gleason understood the proposal to be a warning system in response to potential threats that had
83 occurred elsewhere. Captain Toom stated CopSync was an instantaneous alert system. He
84 understood there would be a yearly cost with the School picking up the 'lion's share'. He also
85 understood that Homeland Security would hold the pricing for three years. He questioned whether
86 the Town had rights to terminate at will and learned they would be amenable to a termination if the
87 Town deemed fit to do so. Captain Toom reached out to the local CopSync representative and was
88 told the program was contractual, yet remained very flexible and could be revised. He noted it was
89 more of a subscription/maintenance fee. The only reason the fee may increase is in the event
90 additional cruisers were added; the cost would be \$120 per additional cruiser. Mr. Gleason found the
91 grant literature informative. He questioned if there were assurances that the database would be
92 maintained and expanded as necessary so the Town had the latest, most accurate information as
93 possible. Captain Toom answered yes; the annual cost covered the subscription/maintenance fee of
94 the program.

95
96 Mr. Lynde questioned how they could ensure there were no false threats. Captain Toom explained of
97 if a teacher hits the icon by mistake, they have fifteen seconds to confirm or indicate it's a false
98 alarm. He stated the Police would respond either way to ensure it was an accidental alarm.

99
100 Mr. Gleason wanted to know if the system had been tested to ensure compatibility with the Police
101 cruisers. Captain Toom told the Board Pelham hadn't yet tested the system, but was aware that
102 Londonderry was up and running. He noted CopSync would be responsible to ensure Pelham was
103 compatible and running properly.

104
105 Mr. McCarthy told the Board that he had a copy of the contract for signature. He also had a pre-
106 written motion for the Board, if they chose to approve the grant. Captain Toom explained the
107 protocol required specific verbiage in the meeting minutes. Mr. Gleason understood that it was the
108 consensus of Police Chief Joseph Roark and Lieutenant Anne Perriello (who were both present in the
109 audience) that the CopSync system was technology needed in Town to combat potential problems.
110 Chief Roark and Lieutenant Perriello both shook their heads in the affirmative. Captain Toom noted
111 Homeland Security guaranteed there would be no price fluctuation during the three year period. Mr.
112 Gleason believed the program was renewable each year unless it was decided not to continue. He
113 believed the Town should get something in writing to indicate there was an escape clause in the event
114 a situation arose from a financial constraint, or other issues that would preclude continuing. Captain
115 Toom said he would compare the system to the IMC tech software; being an agreement more so than
116 a contract. Mr. Gleason understood that the first year of the system was paid for by the grant; in the
117 subsequent years the Town and School were responsible, with the School bearing most of the burden.
118 He confirmed that the School had already approved the system. Captain Toom confirmed that the
119 School had already voted to approve the system. The Town's annual obligation is \$1,200, which
120 would be listed under the Police budget. Captain Toom indicated they were funding it under the
121 equipment budget.

122
123 The proposed motion was read aloud:

124 *The Town of Pelham, New Hampshire Board of Selectmen in a majority vote accepted the*
125 *terms of the Emergency Management Performance Grant ('EMPG') as presented in the*
126 *amount of three thousand three hundred dollars (\$3,300) for the purchase of CopSync 9-1-1*
127 *Alert Systems. Furthermore, the Board acknowledges that the total cost of this project will*
128 *be six thousand six hundred dollars (\$6,600) in which the Town/SAU will be responsible for*
129 *a fifty percent (50%) match three thousand three hundred (\$3,300).*

131 Mr. Gleason asked if the cost could be broken out to reflect the Town's portion and the School's
132 portion separately. Mr. McCarthy indicated that could be done. Mr. Viger questioned if they should
133 include a note that the cost would come from the respective budgets after the first year. Mr.
134 McDevitt didn't think that verbiage mattered for the grant. He believed the Board made it clear from
135 the discussion that the cost would be paid out of the respective budgets.
136

MOTION: (Viger/Lynde) *The Town of Pelham, New Hampshire Board of Selectmen in a majority vote accepted the terms of the Emergency Management Performance Grant ('EMPG') as presented in the amount of three thousand three hundred dollars (\$3,300) for the purchase of CopSync 9-1-1 Alert Systems. Furthermore, the Board acknowledges that the total cost of this project will be six thousand six hundred dollars (\$6,600) in which the Town/SAU will be responsible for a fifty percent (50%) match three thousand three hundred (\$3,300).*

VOTE: (4-0-0) The motion carried.

137
138 Mr. Gleason stated that the Board would like a demonstration of the system. Captain Toom stated he
139 would do so. Mr. Gleason asked if the intent was to publicize the system so it would be a deterrent.
140 Captain Toom answered yes; it was another line of defense for the school system. Mr. Lynde
141 (School liaison) will coordinate publication.
142

143 Mr. McCarthy circulated the contract for Selectmen signature.
144

145 **PUBLIC HEARING:**
146

147 **In compliance with NH RSA 231:133 the Pelham Board of Selectmen is holding a public**
148 **hearing in regard to the name changes and numeric address assignments.**
149

150 **The purpose of the Public Hearing is to announce the January 15, 2015 effective date of**
151 **road name changes and numeric address assignments required to make it easier and**
152 **faster for emergency responders to locate your house. This addressing system will**
153 **provide street numbers that were generated by the New Hampshire Department of**
154 **Safety, Division of Emergency Services, Bureau of Emergency Communications,**
155 **Enhanced 9-1-1 mapping and addressing project.**
156

157 Mr. Gleason opened the Public Hearing and read aloud the Notice of Hearing. He stated if anyone
158 had questions relative to the postal change and/or implementation people were available from the
159 postal service and E911 to answer those questions individually at the completion of the hearing.
160

161 Planning Director Jeff Gowan introduced Susan Merit of E911 Bureau, Donald Snow Hudson, NH
162 Postmaster and Karen Wu Hudson Post Office Supervisor of Customer Services. He stated that the
163 Board of Selectmen had charged the Highway Safety Committee ('HSC') to work with the E911
164 Bureau and Hudson Post Office to facilitate the series of address changes to improve public safety
165 and emergency response. He said they would be happy to speak with residents after the hearing, but
166 would not be sharing the numeric address assignments at this time. He noted approximately 270
167 households would receive a mailer about the hearing that described the process. He told the Board
168 that there were changes in the manner of which addresses would be changed that differed from the
169 process taken a few years ago.
170

171 Mr. Snow explained to the Board and the public that 99% of the changes would be done using an
172 electronic conversion system. As the new addresses are made official, the Postal Service will use
173 this system to match old and new addresses. The system data then flows to the mailers. It was
174 explained that major mailers are done on a discounted basis; to receive the discounts the mailers have
175 to keep their address files clean. Mr. Snow stated the responsibility on the individual homeowners
176 would be with their personal correspondence. The faster they stop putting the old address out the
177 quicker the conversion. Mass notification of new addresses is now done electronically through the
178 Post Office and cycles through approximately 4-6 weeks. Accounts such as Amazon, Pay Pal, etc.
179 won't update unless done by the specific customer. Information is shared with FedEx and UPS. Mr.
180 Snow stated the Hudson Post Office would participate in the Town's mailer and include some tips for
181 what residents can do to streamline the whole process. Residents will have a calendar year to notify
182 their correspondents of their new address. Ms. Wu suggested residents indicate their new addresses
183 on bill statements; however, mailers will automatically update every calendar quarter.

184
185 Mr. Snow spoke about the consolidation of postal service offices. He told the public that he and Ms.
186 Wu would be the contacts listed on the mailer sent in January with new addresses.

187
188 Ms. Merit provided a brief explanation of the Enhanced 9-1-1 services to residents. She discussed
189 how information is disseminated. She urged residents to post their new addresses on their homes to
190 assist emergency responders.

191
192 Mr. Gleason opened the discussion for public input, noting that the representatives would be
193 available at the conclusion of the hearing to have personal discussions. No one came forward to
194 address the Board. Mr. McCarthy informed that the conference room was available for further
195 discussion.

196 197 198 **OTHER BUSINESS**

199 200 **Approval of Naming Rights Policy**

201
202 The Selectmen were provided with an updated Naming Rights Policy from one that was presented a
203 number of years ago. Mr. McDevitt explained in the past, the Board had never acted on the naming
204 policy. He said the policy was updated and asked that the Board vote to approve the policy. The
205 fundamental idea was to have a transparent naming process/policy. Mr. Gleason stated he had
206 reviewed the proposed policy and found it well written; he had no objections.

207
208 Mr. Lynde said the policy seemed specific about naming things after individuals. He said at times it
209 may be appropriate to recognize groups of individuals or organizations. Mr. Gleason called attention
210 to the naming criteria, which he believed to be all-inclusive. Mr. McDevitt stated the policy was not
211 designed to exclude using groups of people. He added at some appropriate time they could make
212 amendments. Mr. Lynde had no objection to the policy.

213
MOTION: (Viger/McDevitt) To approve the Naming Rights Policy as set forth before the
Board of Selectmen.

VOTE: (4-0-0) The motion carried.

214
215 The Board signed the Naming Rights Policy.

217 **Approval of Town Investment Policy**

218
219 Mr. Gleason discussed the fact that during last year's audit the Town was cited for not having an
220 investment policy. The Treasurer was prompt in submitting a policy that was approved by Selectmen
221 in October, 2013. Under the preface of that policy it stipulates the Selectmen shall adopt the
222 investment policy annually in accordance with RSA 41:9,VII (Appendix B). It also stipulates the
223 policy shall be reviewed annually by the Selectmen, or its designee, with changes made as warranted,
224 followed by re-adoption by the governing body. The Treasurer reserves the right, to implement
225 changes to the policy if it is deemed in the Town's best interest. Any such modifications to the
226 policy shall be provided to the Selectmen for approval at the next available public session. The
227 policy is available for public review and inspection. Mr. Gleason told the Board that he had the
228 Treasurer review the policy; both found it to be adequate and recommended the Board sign off on the
229 policy.

230
MOTION: (McDevitt/Lynde) To adopt the Investment Policy as described in the document
dated October 28, 2014.

VOTE: (4-0-0) The motion carried.

231
232 The policy was signed by Selectmen. Mr. Gleason asked Mr. McCarthy to make the policy available
233 to the auditors. Annual review of the Investment Policy is listed on the Selectmen's 'radar' list.

234
235 **New Phone System Recommendation & Bid Award**

236
237 Mr. McCarthy stated during the summer when he first began as Town Administrator, the Town was
238 in the process of pricing out a new phone system for the Municipal Building, Library and Fire
239 Department. The process began in July, 2014 with the dissemination of an RFP that was publically
240 advertised to which ten vendors expressed an interest. In September, 2014 six vendors 'officially'
241 responded to the RFP. After further consideration and review by Mr. McCarthy, Selectman Haverty,
242 Victor Danevich (Town's technology specialist) and Administrative Assistant Marie Maruca it was
243 decided that the Avaya IP Office system would offer the best technology to suit the Town's needs; a
244 new RFP specific to Avaya was sent out. Three vendors responded to the new RFP. Mr. McCarthy
245 discussed the vendor bids and quoted amounts. His recommendation to the Board was to award the
246 contract to Carousel Industries, the lowest qualified bidder for a new Avaya IP System with 9.0
247 software at a price of \$49,067.21.

248
249 Mr. Gleason asked what the annual cost will be to support/maintain the system. Mr. McCarthy
250 replied the contract would be for the installation of the equipment (and warranty). He believed
251 Rockport Technology would continue to be the Town's IT company. They will work with the new
252 equipment and provide support. Carousel will provide updates for the length of the warranty. Mr.
253 Gleason understood there was \$40,000 in the budget for the phone system and questioned where the
254 additional \$9,067 would come from. Mr. McCarthy recommended taking the \$9,067 from the
255 technology budget, which had a remaining balance of approximately \$59,000. To the best of his
256 knowledge there were no encumbrances on that account.

257
258 Mr. Lynde discussed his understanding of how the bid process was conducted. He asked if there was
259 hardware change involved with the new system. Mr. McCarthy replied the system would be
260 completely new including the handsets and software. Mr. Lynde asked what warranty came with the
261 system. Mr. McCarthy believed the system came with a five year warranty; he will confirm that fact.

MOTION: (McDevitt/Lynde) To accept the recommendation of the Town Administrator and award the contract for the new telephone system to Carousel Industries in the amount of \$49,067.21.

VOTE: (4-0-0) The motion carried.

Town Annex Building Disposition Continued Discussion

Mr. Lynde told the Board that he and Mr. McCarthy reviewed the Annex building with the Fire Chief. The emergency exit from the second floor is in dire need of repair. Mr. Lynde went into the attic and found the superstructure to be sound; there was no evidence of damage. He believed the roof probably needed shingles, but there was no evidence of water coming into the building through the roof. He noted there was a new heating system. After review, Mr. Lynde believed the best choice would be to keep the building and bring it up to date. Toward the end of the meeting Cable Coordinator Jim Greenwood joined them at the Annex and indicated he could make use of the space that previously stored the old fire engine. The Citizens Emergency Response Team ('CERT') could maintain their space upstairs.

Mr. McCarthy said initially his thought was to have PTV under one roof. However, after further investigation he learned there was a lot of cost associated with transferring the main cable feeds from the Annex to the municipal building. Additionally if PTV moved they would need studio space. Mr. McCarthy said review of the Annex revealed the building had a new heating system, and electrical work had been done, so it seemed consideration should be given to restructuring the Annex and creating studio space within. He reiterated it would be expensive to move everything from the Annex to the municipal building and then have to build space for PTV that would suit their needs.

Mr. McDevitt felt the issue would be appropriate for the Selectmen to discuss post the 2015 Town Meeting. At that time they would have the opportunity to put a plan together and be in a better position for the 2016 budget. He confirmed that the roof wasn't currently leaking. Mr. McCarthy indicated it was not.

Mr. Gleason agreed with Mr. McDevitt that a plan should be put together for what it will take to refurbish the Annex. They need to ascertain who will utilize the building, what their needs will be, what action is required of the Town and the associated costs. Mr. Viger agreed with evaluating the situation further. He volunteered to be included in that effort. Mr. McCarthy told the Board he tasked Mr. Greenwood to put together a list of what his needs were. Mr. Gleason felt it was important to also involve CERT and solicit their input. Mr. McCarthy intended to do so.

Mr. Gleason stated the Selectmen would defer further discussion until next year. Mr. Lynde questioned if the back stairway should be reviewed now. He suggested reviewing the roof, since he was only able to look underneath. Mr. McCarthy replied he asked the roofing company to review the roof and provide him with an evaluation. He suggested having the Fire Inspector go through the building and evaluate the back stairway. He stated no one should be allowed to use the back stairway until the evaluation was done.

Mr. Gleason wanted to know if the siren had been taken off the building. Mr. Viger believed the siren was already taken off, but the tower was still in place.

Municipal Building Security System

Mr. McCarthy indicated when he was hired, the Selectmen tasked him with conducting an evaluations of the Town's operations and efficiency. He had some concerns regarding the safety of the municipal offices and believed certain security measures could be put in place to reduce the liability. Some situations have arisen that required Police attention. He provided the Board with a memorandum that outlined some of the changes already implemented and what his recommendations were going forward. Those improvements would include a walk-up window to the Selectmen's office (on the left of the office door), installation of a keycard system, installation of additional panic buttons and closing and locking certain doors to keep the building secure. He obtained estimates for the proposed work/improvements that totaled approximately \$13,000. The proposed work was in line with the FEMA fund perimeters; therefore, he suggested funding come from the FEMA account, which had a current balance of \$20,620.07. He didn't want to impact the Town Buildings budget any more than it had been during the year.

Mr. Viger recalled the keycard/keyfob system was approved in the budget some time ago, but the Town was handed a default budget so they didn't move forward. Mr. McCarthy was told the keycard system was part of the program when the municipal building was being designed, but had been cut from the project when items were removed for cost savings.

Mr. Lynde stated the pricing was beyond the threshold for acceptance and should be put out to bid. He suggested the School may have vendors that were qualified to do the work. Mr. McCarthy believed Rockport had done work at the schools, but didn't recall them using a keycard system.

Mr. McDevitt felt it was a great idea to install the additional panic buttons. Mr. Lynde agreed. Mr. McDevitt also felt the keycard system would be a good idea. However, he had mixed feelings about the walk-up window and hadn't yet reached a conclusion. When the municipal building was being done there were discussions as to whether the Town Clerk/Tax Collector's office should have a window and decided against doing so.

Mr. Gleason agreed that the security system was a good idea. With regard to the walk-up window, he felt it would give people the perception that the Selectmen were more important than the Town Clerk. Mr. McCarthy viewed the project as the beginning of working toward addressing items department to department. Each area would be evaluated and over time they could implement additional changes. There was a brief discussion which doors would remain locked and which would be accessible to employees by using the keycard system. Mr. McCarthy pointed out that violence in society had increased since the time the municipal building was constructed. He was looking to make the building more secure that it presently was. He wasn't trying to prohibit citizens from using the facilities or interacting with Town employees.

Mr. Lynde suggested getting the departments involved and discussing their needs and how they would like to proceed. Mr. McCarthy replied that was his plan. However, to do everything at once would be costly, he would like to work in sections to provide the employees with the extra measure of security.

The Selectmen asked Mr. McCarthy to move forward with the installation of additional panic buttons. They also asked him to do an RFP for the keycard system; they wanted additional time to consider and discuss the walk-up window.

2015 Town Warrants - Discussion and Possible Votes

The Selectmen were provided with a draft of the warrant to review and possibly vote. (*The following warrant language is in summary for reference only*)

Article A – Operational Budget of \$13,870,465, not including appropriations by special warrant articles and other appropriations voted separately. If defeated, the default shall be \$13,492,420.

MOTION: (Viger/Lynde) To approve Article A as presented.

VOTE: (4-0-0) The motion carried.

Article B – Deferred - Support Union contract.

Article C – Deferred – Professional Fire Fighters of Pelham, The International Association of fire Fighters, Local 4546 contract.

Article D – Highway Block Grant. The Selectmen voted to approve the article containing last year's figure of \$266,100; which will be amended once the State provides this year's figure.

MOTION: (Lynde/Viger) To approve Article D as presented.

VOTE: (4-0-0) The motion carried.

Article E – Senior Center Bus Capital Reserve Fund. Language amended from "...appropriate the sum of \$25,000 to contribute to the Senior Center Bus Capital Reserve Fund" to read "...appropriate the sum of \$25,000 to *be placed in* the Senior Center Bus Capital Reserve Fund".

MOTION: (Viger/Lynde) To approve Article E as amended.

VOTE: (4-0-0) The motion carried.

Article F – Compensated Absence Trust Fund.

MOTION: (Lynde/Viger) To approve Article F as presented.

VOTE: (4-0-0) The motion carried.

Article G – Police Department Communications Center Supervisor.

MOTION: (Viger/Lynde) To approve Article G as presented.

VOTE: (4-0-0) The motion carried.

Article H – Forest Maintenance Fund, Forest Management. Amendment – remove “ (“ after the figure \$36,000 and before the words “...from the Forest Maintenance Fund”. Remove the portion reading “(signage, trail building, maps, parking, etc.)”.

MOTION: (Lynde/Viger) To approve Article H as amended.

VOTE: (4-0-0) The motion carried.

Article I – Raymond Park Capital Reserve Fund, Forest Management. Mr. Gleason noted the fund currently contained approximately \$13,000; however additional funds were promised to be received as a result of forest maintenance.

MOTION: (Lynde/Viger) To approve Article I as presented.

VOTE: (4-0-0) The motion carried.

Article J – Willow Street Bridge Replacement. Mr. Gleason and Mr. Lynde had a meeting with Quantum who indicated the Town wasn't in a position to define the cost of the bridge replacement because of delays encountered by VHB and receipt of conflicting data. Quantum recommended that the Town only go with the engineering study and permitting; the proposed article reflects the appropriate figures. The intention was at the completion of the engineering study the Town would have adequate data to go forward with a warrant article for the full bridge replacement in 2016. Language amended to remove the words: “This bridge has been red-listed by the NHDOT”.

MOTION: (Lynde/McDevitt) To approve Article J as amended.

VOTE: (4-0-0) The motion carried.

Article K – Abbott Bridge Engineering Study. Mr. Gleason noted that the article was only requesting the engineering study and permitting for scour protection and hydraulic improvements. Language amended to add the word “will” in the following “...up to \$152,000 *will* be reimbursed...” The acronym NHDOT to be spelled out.

MOTION: (Lynde/McDevitt) To approve Article K as amended.

VOTE: (4-0-0) The motion carried.

431 *Article L – Noise Ordinance.*

432
433 The Board was provided with the Windham, NH model. Mr. McDevitt explained that RSA 31:39
434 was enabling and contained a list of things that town may enact and included noise ordinance as one
435 of those items. He read aloud the proposed article, which he understood to be the noise ordinance
436 language. He was concerned with the general nature of the language. He was unsure how the
437 ordinance would be enforced, or what the penalty would be. Mr. McCarthy believed with an
438 ordinance being enacted a fine schedule could also be enacted along with it.

439
440 Mr. Gleason understood Police Chief Roark was in favor of having an ordinance in place. He
441 believed the ordinance was a double pronged approach; once enacted it provided Selectmen with the
442 ability to make further modifications as they experience situations. Mr. McCarthy agreed that with
443 any new implementation there would be time for evaluation.

444
445 Mr. Lynde felt RSA 31:39 was general. He believed the Board had to give voters something to vote
446 on. Mr. McDevitt believed that was the intent of the warrant article. Mr. Viger felt there were two
447 parts; the enforcement and then the penalty. Mr. Lynde felt it might be better to have Town Meeting
448 delegate the Selectmen with the responsibility of drawing up the ordinance. It was noted that Article
449 P was asking Town Meeting if they would grant the Selectmen the authority to establish and amend
450 Town ordinances.

451
452 The Selectmen deferred further action until Mr. McCarthy had the opportunity to speak with NHMA
453 to determine if a penalty should be built into the ordinance language.

454
455 -----
456
457 *Article M – Sale of Town owned property: 14 Atwood Road.*

458 *Article Q – Sale of Town owned property: 181 Hobbs Road.*

459 *Article R – Sale of Town owned property: 18 Chagnon Lane*

460
461 Mr. McDevitt recommended a wording change to add the words “by public auction” into the
462 sentence reading “...authorize the Board of Selectmen to sell *by public auction* Town owned
463 property...” He spoke to a New Hampshire licensed auctioneer, who stated public auction was the
464 best way for the Board to dispose of property taken through taxation. The auctioneer wouldn’t charge
465 anything to the Town; there’s buyer’s premium, which includes the cost of advertising. It was
466 strongly recommended to have an absolute auction where no minimum is set so more buyers would
467 be drawn in.

468
469 Mr. McDevitt stated there were three properties taken for non-payment of taxes. There is a State law
470 that indicates once three years had passed, the Town would keep the entire proceeds of the sale. He
471 recommended that the Town use a public auction process. Mr. Gleason had no objection to
472 modifying Articles M, Q (sale of 181 Hobbs Road) and R (sale of 18 Chagnon Lane) to read ‘by
473 public auction’. Mr. McDevitt noted the Town would be able to keep the entire proceeds of the sale
474 for 14 Atwood Road. He explained because the Hobbs Road and Chagnon Lane properties were
475 recently acquired, and thus regardless of what they sell for the Town can only keep back taxes,
476 interest and other legal fees; any excess money over and above had to be returned to the prior owners
477 of the property.

478
479 Mr. Lynde understood that the Town would keep the entire proceeds from the sale of the 14 Atwood
480 Road property because three years had lapsed since it became Town property. He questioned why

the Town wouldn't hold off selling the Hobbs Road and Chagnon Lane properties until three years had lapsed. Mr. McDevitt appreciated Mr. Lynde's thought. He noted while the Town held the property it was a liability and the Town had to pay for the homeowner's insurance. Mr. McCarthy added that the Town was also responsible for oil and electricity.

The words "by public auction" would be made to the language within Articles M, Q and R.

MOTION: (McDevitt/Viger) To approve Article M (14 Atwood Road), Article Q (181 Hobbs Road) and Article R (18 Chagnon Lane) as amended.

VOTE: (4-0-0) The motion carried.

Article N – Sale of Town owned land with proceeds from Sale to Conservation Fund. Mr. Gleason questioned if two lots would be combined. Mr. McDevitt believed somewhere along the line there was a misunderstanding because a gentleman approached Conservation Chair Paul Gagnon to purchase a lot that contained 16 acres, not .31 as the proposed article states. He said the .31 acres was also Town owned land. If the voters approve selling the 16 acres, it would completely land lock the .31 acre parcel. He stated Mr. Gagnon spoke to the person interested in purchasing the 16 acre parcel and indicated they would be happy for the Town to include the .31 acre parcel.

Mr. Gleason saw that the wording of the article included the restriction for the parcel to remain undeveloped. The Selectmen discussed the proposed wording of the article. Mr. McDevitt commented in regard to the property there was a specific person who came forward with a specific amount of money. He questioned if the Selectmen should consider putting that information in the warrant article. Mr. McDevitt recommended waiting to hear from the Conservation Chair.

Mr. Lynde wanted to know if a person could request a variance for the property. Mr. McDevitt didn't know if someone could request a variance to a deed restriction. Mr. Lynde believed a portion of the lot wasn't in the wetlands and had frontage on a Town road. Mr. McDevitt believed they would need an opinion from counsel.

The Selectmen deferred action pending clarification from the Conservation Commission that they either restructure and/or concur with the wording of the article and also vote to approve the wording. The Selectmen also wanted to have further discussion regarding how to regulate the sale.

Article O – Motor Vehicle Registration Fee increase for road improvements. Mr. McDevitt stated the proposal was to add \$5 to the vehicle registration fee to designate a fund for the purpose of improving the intersection at Sherburne Road and Mammoth Road (both State roads). At a previous meeting it was questioned if a town raised money, could it be contributed toward the improvement of a State intersection; the answer was yes. Mr. McDevitt spoke with a gentleman at the Department of Transportation ('DOT') who said he would pursue it up the line and get back in touch. Since it was a cost/benefit situation, the DOT's cost would be less so the intersection would rise up in the priorities. Mr. McDevitt heard persuasive arguments from the Board that they should defer the article and continue to exert pressure on the DOT through the elected representatives. It was noted that the Planning Director expected to possibly have approximately \$300,000 in five years from collected fees associated houses built in the area. He said with adding \$5 to vehicle registrations they would

collect approximately \$90,000 per year. The DOT originally projected the intersection improvements to cost \$1 million dollars.

Mr. Lynde would like to see the Town do something sooner rather than later. He said if they could somehow fund the engineering the project would be basically ready to move forward. He didn't know what engineering costs would be and suggested setting aside approximately \$30,000 into a fund. He felt once the engineering was in place it would make it easier for the State to move forward. He pointed out that the funding would come from a different 'bucket' of money than was being used for bridges; the intersection would be an issue for highway safety possibly using federal funds.

Mr. McDevitt was in favor of deferring the article and possibly removing it. He felt they had to keep going with the issue to see what the Town could do. Mr. Gleason noted that the Sherburne/Mammoth improvement contained \$13,000. Mr. McDevitt stated the Town may possibly have enough funds for engineering within a year and could approach the State at that time.

Mr. Viger didn't see the benefit of allocated money raised for engineering fees with no backup data. He said it wasn't the Town's responsibility. If the Town keeps taking on costs the State may feel Pelham is taking care of itself and doesn't need funding. He believed it was up to the State to step up and take care of the intersection and \$90,000 wouldn't make a difference. Mr. Lynde replied he would like to present improvement possibilities because the road and intersection had issues. Mr. Viger spoke of the Town taking care of issues and by doing so the State backs off from its responsibility.

The Selectmen deferred further discussion to allow Mr. Lynde to pursue information regarding an engineering study or possibly using fund balance money.

Article P – Board of Selectmen to enact or modify ordinances.

MOTION: (Lynde/Viger) To approve Article P as presented.

VOTE: (4-0-0) The motion carried.

Mr. Viger asked Mr. McCarthy to forward the 'money' articles to the Budget Committee for review.

2014 September Revenue & Expense Review

The Selectmen were provided with a breakdown of the September, 2014 revenues and expenses for review. The Board reviewed the figures. Mr. Gleason recommended they request that the departments restrict discretionary spending until the Board has a better feel for how the budget is going. Mr. McDevitt agreed. Mr. McCarthy spoke of the Selectmen's budget and believed there were one-time expenditure items that occurred. If those items weren't included, the budget would be where it needed to be. Mr. Gleason replied the action was cautionary in nature.

TOWN ADMINISTRATOR / SELECTMEN REPORTS

With regard to the bridge projects, Mr. Gleason informed during their meeting with Quantum, it was determined they would need to meet with VHB to obtain a better definition of their studies because it was effecting Quantum's progress.

REQUEST FOR NON-PUBLIC SESSION

MOTION: (McDevitt/Viger) Request for a non-public session per RSA 91-A:3,II, a & e
(Personnel; Consideration or negotiation of pending claims or litigation)

ROLL

CALL: Mr. Gleason-Yes; Mr. McDevitt-Yes; Mr. Viger-Yes; Mr. Lynde-Yes

It was noted that when the Board returned, after the non-public session, the Board would not take any other action publicly, except to possibly seal the minutes of the non-public session and to adjourn the meeting. The Board entered into a non-public session at approximately 9:15pm.

The Board returned to public session at approximately 9:55pm.

MOTION: (McDevitt/Viger) To seal the minutes of the non-public session indefinitely.

VOTE: (4-0-0) The motion carried.

ADJOURNMENT

MOTION: (Viger/Lynde) To adjourn the meeting.

VOTE: (4-0-0) The motion carried.

The meeting was adjourned at approximately 9:55pm.

Respectfully submitted,
Charity A. Landry
Recording Secretary