

Town of Milton
Board of Selectman Meeting
Monday, September 21st, 2015
Milton Town Hall
Meeting Minutes

Members in Attendance: Chairman Tom Gray, Mike Beaulieu, Andrew Rawson, Elizabeth Dionne, Town Administrator **Also in Attendance:** Toni McLellan, Recording Clerk

Public in Attendance: Charles Karcher, Pat Smith, Fred Cameron, John Katwick, Larry Brown, Les Elder, Dennis Wing, Bob Carrier, George Knapp, Ari Goldenberg

Chairman Gray called the meeting to order at 6:00pm and welcomed everyone.

The Pledge of Allegiance was recited.

New Business

Conservation Commission Re: Request to Waive Lot Line Adjustment Application Fee – Charlie Karcher, Conservation Commissioner, was present to request a waiver of the application fee. The land was placed in conservation a few years back. However, it cannot be put into easement due to the shed encroachment on town land. As a result, a lot line revision is in process. The Commission is requesting a waiver of the \$150 application fee. M. Beaulieu made a motion to waive the fee for the lot line adjustment for the Jones Brook encroachment. A. Rawson seconded. Motion carried.

6:30pm Public Hearing: Sale of Unnumbered Town Parcel Half on Map 14 and Half on Map 18 – The purpose of the public hearing was to receive public input on the proposed sale of the unbuildable parcel. More information is available from the Town Assessor or the Town Administrators office.

There was no public input.

Chairman Gray closed the Public Hearing at 6:33pm.

6:30pm Public Hearing on Taxation Agreements on two Solar Projects -

The public hearing was held later in the agenda. Andrew Kellar, NH Solar Gardens, was not able to be present for the Public Hearing.

In accordance with RSA 72:74 , the purpose of the public hearing is to receive public input on

two proposed “Payment in Lieu of Taxes Agreements” contracts with NH Solar Garden. The contracts will allow the Town to receive payment in lieu of taxes on the solar structures. The properties are located at 803 White Mountain Highway and 89 McKeagney Road. Copies of the contracts are available for viewing at the Town Hall.

L. Elder inquired as to what the assessment is and what the property taxes are.

Chairman Gray stated that there were no taxes on the capped landfill. He doesn’t have the assessed value for the properties, but the payment for 89 McKeagney Road would be \$3,500.00 annually. The payment for the landfill would be \$3,475.00 annually.

L. Brown asked the BOS to speak to the McKeagney Road project.

Chairman Gray stated that it is a private project and all that he knows is what is in front of him. He stated that it will be a renewable solar project.

G. Knapp stated that, in effect, the town would be receiving taxes for properties equivalent to approximately \$250,000.00 in worth. There is no money coming in for those properties currently.

J. Katwick thanked the BOS for bringing the project to the town and acquiring tax money which the town really needs.

Chairman Gray closed the Public Hearing at 7:10pm.

M. Beaulieu made a motion to enter into the two proposed “Payment In Lieu of Taxes” agreements contracts with Milton Town Solar LLC, and McKeagney Road Solar LLC, in accordance with RSA 72:74 for properties located at 803 White Mountain Highway and 89 McKeagney Road. A. Rawson seconded. Motion carried.

Pat Smith and Fred Cameron Re: Maintenance of Ballfield – P. Smith and F. Cameron were present to request the blessing of the BOS on a couple of projects. They have asked for permission to revitalize the field behind the elementary school. They received approval from the School Board. Students of the town and the Recreation Department will raise money to help revitalize the fields. When the work on the fields has been completed, the field will be turned over to the school to be maintained. The second project is the installation of a soccer field at the cemetery in Milton Mills. Fred Cameron, of Cameron’s Home and Garden Center, was present to talk about the projects. He has donated all his time and work efforts amounting to \$11,000 for work on the town ballfield. He would like the BOS to consider obtaining a price for an irrigation pump to take water out of the lake. Rather than paying the town water department. Chairman

Gray inquired as to whether it could be hooked up to the current irrigation system. F. Cameron confirmed that it could be. F. Cameron would like the money (that he would otherwise be paid) to be put towards the irrigation system. It would cost approximately \$6,000.00 annually to maintain the system. He stated that he is available to help with the projects and will provide any equipment that he can. F. Cameron, J. Katwick and P. Smith will work together on the projects. Chairman Gray thanked F. Cameron, P. Smith and J. Katwick for their hard work in making the wonderful projects a reality. M. Beaulieu made a motion to approve the revitalization of the field behind the elementary school and the soccer field at the town cemetery and to look into a pump to use water from the lake to irrigate the fields. A. Rawson seconded. Motion carried.

Les Elder Re: RSA 79-E Request for Town Warrant – He stated that RSA 79-E is a community improvement program. This would apply to the ERZ zone. It is a tax credit. It is only a tax credit for (5 years) deferments for improvements. E. Knapp will present it to the EDC. It has to be a Warrant Article and has to be submitted by the BOS. He is waiting to hear back from the Planning Board to be on the next agenda. Chairman Gray stated that he thought it was a great idea. The BOS will wait to hear back from the Planning Board, and Town Planner Gerry Coogin.

Conservation Commissioner Resignation, Term Expiration, 2017 - Sean Skillings has been assigned a new position with the USCG. The USCG informed him that they felt that his involvement in town politics posed a conflict of interest with his position. Effective this week, he will no longer serve on the Conservation Commission. M. Beaulieu made a motion to accept the resignation of S. Skillings with regret. A. Rawson seconded. Motion carried. Chairman Gray thanked him for his service. E. Dionne will create a vacancy ad. It will be posted on the town website, at the Town Hall, and on the town Facebook page.

Motion to Pay for Police Department Computer and Radio Equipment and to reimburse the General Fund – M. Beaulieu made a motion to authorize the Police Chief to purchase computer and radio equipment and software from Softsmart, Inc. for the Police Department totaling \$6,257.43, and to pay for this out of the General Fund. A. Rawson seconded. Motion carried.

M. Beaulieu made a motion to authorize the reimbursement of \$6,257.43 to the General Fund of the Police Department Computer and Radio Capital Reserve Fund. A. Rawson seconded. Motion carried.

Motion to Authorize Structural Repair Work at the Free Milton Public Library - A. Rawson made a motion to authorize the Public Works Director to hire Mills Construction to conduct structural repair work at the Free Milton Public Library at a cost of \$11,600.00 for the removal of roof shingles, install ice and water shield, roofing membrane, install 30-year arch and shingles, and to pay for this out of the General Fund. M. Beaulieu seconded. Motion carried.

A. Rawson made a motion to authorize the reimbursement of \$11,600.00 to the General Fund out of the Free Public Library Repair and Maintenance Expendable Trust Fund. M. Beaulieu seconded. Motion carried.

Griddle Bid Opening – One bid has been received for the griddle in the amount of \$300.00 (Robert Gay).

M. Beaulieu made a motion to accept the bid of \$300.00 from Robert Gay for the griddle. A. Rawson seconded. Motion carried.

Deep Fryer Bid Opening – One bid has been received for the deep fryer in the amount of \$50.00 (Robert Gay).

M. Beaulieu made a motion to accept the bid of \$50.00 from R. Gay for the deep fryer. A. Rawson seconded. Motion carried.

Approval of Minutes

September 8, 2015 - Nonpublic Meeting Minutes – 1st Session – To be reviewed in the Nonpublic Session.

September 8, 2015 – Nonpublic Meeting Minutes - 2nd Session – To be reviewed in the Nonpublic Session.

September 8, 2015 – Regular Meeting Minutes – M. Beaulieu made a motion to approve the minutes as written. A. Rawson seconded. Motion carried.

Administrator Comments

E. Dionne –Re: Casey Road Town Forestry Committee – At the last meeting, E. Dionne was asked to contact the town attorney about the Town Forestry Committee. She stated that Attorney Sessler has informed her that there is a difference between a “Town Forestry Committee” and a “Committee”. The Town Forestry Committee would manage the property (timber, firewood, Timber Stand Improvement, thinning, harvesting, etc. per RSA 31:111) whereas a more localized Committee (not a “Town Forest Committee”) would come up with ideas for the property. She inquired as to which type of committee the BOS would like it to be. Chairman Gray stated that it was really established as an “ideas” committee. E. Dionne stated that for a “Town Forestry Committee”, members must number a minimum of 3 and a maximum of 5. Chairman Gray asked for input from L. Elder. L. Elder stated that they are still in the planning stages, but the Commission should be consulted. They are working with the State, Moose Mountains Greenways and the Conservation Commission. Chairman Gray suggested that a joint meeting with the Town Forestry Committee and the BOS to discuss the intention of the Conservation Committee is warranted. E. Dionne will invite the Conservation Committee to the next meeting.

L. Brown stated that in terms of the authority of the Conservation Commission, it serves at the pleasure of the BOS, but the BOS retains the authority.

J. Katwick stated that the residents of the town may have input on the matter.

Re: E. Dionne stated that she needs a vote to add a 1.7% COLA to the elected officials stipend. The general consensus from the BOS was not to add the 1.7% COLA.

Selectman Comments

A. Rawson – K. Brown requested that A. Rawson thank F. Cameron for all his work at the field at the Town Beach. He also thanked P. Smith and J. Katwick. F. Cameron stated that it was a joint effort and that many folks helped. He stated that it is refreshing to have this type of place for the kids to play.

M. Beaulieu – inquired if E. Dionne had contacted the Boy Scouts. E. Dionne stated that she has had trouble getting contact information for Mr. Steer.

B. Baker stated that Mr. Steer may not be a Scoutmaster this year. E. Dionne will contact Roger Libby for details.

Chairman Gray - Planning Board Report - The Planning Board approved a lot line revision for the Hayes Lot, Map 28, Lots 34 and 35. Site Plan Approval for Bob Frissell, Map 45, Lot 76 was extended again. The Milton Fire Chief presented the plans for the Fire Station to the Planning Board. E. Knapp presented the Middleton Community Survey findings. There were 344 surveys completed. Copies are available for anyone interested. Survey results indicated that low impact, small business activities were high priority.

Re: L. Elder's offer of help with postings and site - Chairman Gray stated that he appreciated the offer from L. Elder to help with postings and the website. The town is all set for help with this. However, help is needed for video recording. Mr. McDougall is video recording currently, but may be unable to record for every meeting.

Re: Solar Garden Update – He received a letter from NH DES, Waste Management Division, approving the request to use the Milton closed and capped landfill for installation of a solar array.

Re: DPW Loader Update – The loader is in the shop for transmission repair. He stated that the town has spent \$45,410.26 (including transmission repair) on the loader. If the engine becomes nonfunctional, it would be an investment of another \$25-30,000 to replace it. If the loader is out of commission, the cost would be approximately \$4,900.00/month to rent a loader (quotes have

been obtained from several different companies). Anything above 40 hours/week is charged hourly. P. Smith reported that in the winter, the loader will easily log 60 hours/week. P. Smith reported that there are 8,600 work hours on the current loader. L. Brown inquired as to how much of the \$45,000.00 cost was routine maintenance. Chairman Gray stated that routine maintenance was approximately \$1,000.00. Chairman Gray stated that everyone should be aware of the situation.

J. Katwick stated that it may be time to start thinking about whether it is time to rent or buy a loader given all the maintenance issues that are arising. Looking back at the history of Capital Reserve Funds, everyone tries to cut budgets, but he pointed out that doing this really only hurts the town in the end when such things arise.

L. Brown inquired if it was possible to buy a replacement engine and send the current one out. P. Smith stated that a quote was obtained for an engine and it was \$20,000.00 and another \$15,000.00 to install the engine.

G. Knapp inquired about the cost of a new loader.

P. Smith stated that an almost new loader (with about 600 hours on it) was \$122,000.00. P. Smith stated that he would be able to get \$26,000 for a trade-in, but the transmission would have to be fixed first so it really wouldn't be worth it.

Chairman Gray stated that with all costs considered, the town will be at about $\frac{3}{4}$ the cost of a new loader.

J. Katwick stated that it is time to make a decision.

P. Smith reiterated that the loader is used 7 days/week and the hours double or triple in the winter. Most towns have an older loader and a newer one. The Town of Milton has not had that luxury.

Chairman Gray reiterated that the purpose of the discussion this evening was to bring the matter to everyone's attention, but he agreed with J. Katwick that it was time to make a decision.

Re: Chairman Gray requested that M. Beaulieu read a letter (as liaison to the Police Department) from the Rochester Police Chief Michael Allen addressed to Milton Police Chief Krauss. M. Beaulieu read the letter. The letter was a thank you for a recent presentation to the Finance Committee of the Rochester City Council that centered on getting their buy-in for purchase of SUV's for the Police Department fleet after identifying maintenance, repair and cabin size issues with the Dodge Charger's they currently own. Rochester Police Chief Allen stated that the

discussion was very beneficial and that Chief Krauss's time was greatly appreciated by the Police Commission, and he closed by saying that cooperation and partnerships among law enforcement agencies was the cornerstone of success.

Chairman Gray called a 5-minute recess in order to contact Andrew Kellar of NH Solar Gardens for the Public Hearing.

Public Comments

P. Smith thanked J. Katwick for stepping up and helping him last Friday by bringing his loader to help with road construction work (for 5 hours) that needed to be done.

J. Katwick stated that the Milton Townhouse is going to host a bake sale October 10, 2015 10:00am-1:00pm to benefit the Milton Townhouse restoration. The bake sale will be held inside so that people can see the inside of the Milton Townhouse. He stated that he will be present at the bake sale and is willing to answer any questions regarding the Townhouse.

B. Baker stated that she was approached by a potential Eagle Scout that would like to refinish the floors in the upstairs portion of the Milton Free Public Library. He will get a work crew together and will do all fundraising to do this activity. Pending approval of the trustees, the BOS will agree. Chairman Gray asked about the use of electrical equipment in refinishing the floors. B. Baker stated that there will be sanders and saws. E. Dionne stated that she has waiver forms that will need to be signed for liability sake. Chairman Gray asked B. Baker to thank the Eagle Scout candidate for the wonderful offer and to keep the BOS informed.

L. Elder stated that BOS approval is needed for the LCHIP 5-year Stewardship Agreement. He would like the BOS to review the draft copy and make any changes they see fit to make. He stated that this is standard practice.

D. Wing asked for clarification on the soccer field and the elementary school field.

Chairman Gray stated that pricing is needed first.

J. Katwick stated that kick-off wouldn't be held until spring.

T. McDougal stated that it would be nice to have the BOS meetings on DVD and to store them at the Milton Free Public Library. It is something to think about for the budget for next year.

Chairman Gray asked about a cd burner.

T. McDougal stated that one can be purchased for a minimal cost.

B. Baker stated that the Library has 4 public computers for people to access YouTube.

L. Brown stated that regarding the Planning Board meeting, a regular extension of a Site Plan is for 2 years; after that a 1-year extension is given. The extended extensions ruined the Board's ability to have the site review mean anything. Nothing in the expiration prevented a new person from building the same thing. Nothing has been done yet by the Planning Board to address the Exit 17 gas station, which does nothing to bring traffic into the town. He also stated that innuendo is one thing, public innuendo is entirely another. For 20 years, he has been attentive to the historical and residential character of Plumbers Ridge and has spent several thousand dollars of his money in lawsuits to protect it. The T-Shirt for the Townhouse was designed by Suzanne, whose comments in public and private have been nothing but supportive of the goals, interests and value of the Town House.

Chairman Gray closed public comment at 7:21pm.

Adjournment

Chairman Gray made a motion to go back into nonpublic session at 7:22pm under RSA 91-A: 3, II (c) and (d) following a 5-minute recess. M. Beaulieu seconded. Motion carried.

Respectfully Submitted,

Toni McLellan
Recording Clerk

Chairman Tom F. Gray

James Michael Beaulieu

Andrew O. Rawson