

Town of Milton
BOARD OF SELECTMEN MEETING
February 9, 2022

ATTENDANCE:

Members: Claudine Burnham (Chair), Andrew Rawson, Matthew Morrill

Staff: Chris Jacobs, Town Administrator

Public: James Beaulieu, Humphrey Williams, Kym Libby

Claudine Burnham, Chair, opened the public session at 6:00PM.

1.) Pledge of Allegiance: Claudine Burnham, Chair, led the meeting in the Pledge of Allegiance.

2.) Public Comment: There were no public comments.

3.) Announcements and Community Calendar:

- This year's Winter Carnival will be held on February 26. Information will be posted on the town's website.
- Town offices and Transfer Station will be closed February 21st in observance of President's Day.
- There will be a Candidate's Night for all Town and School positions on February 22nd starting at 5:00PM at the Town Hall.

4.) NEW Business – Discussion and Possible Actions:

a.) Appointment of Jeff LeClair to the Conservation Commission (1/24/2022):

Mr. Jacobs received an email request from Mr. Jeff LeClair regarding his interest in joining the Conservation Commission. All of the Conservation Commission members are in favor of his appointment which would run to March, 2025.

Mr. Rawson made a motion to appoint Mr. Jeff LeClair to the Conservation Commission. Mr. Morrill seconded the motion. All were in favor; the motion was approved.

b.) Appointment for Strafford Regional Planning Organization – Technical Advisory Committee (TAL), (7/2/2021):

Mr. Jacobs received a communication from the Strafford Regional Planning Organization about a subcommittee – Technical Advisory Committee. This committee deals with items such as which improvement projects should be put onto the ten-year plan. He noted the final vote on projects is always up to the MPO's (Municipal Planning Organization). The communication explained there is one appointment already, Mr. Bruce Woodruff. There is another opportunity to appoint an additional person in a second vacant position giving the town two votes on that committee. In the future the town will have just one vote on the Strafford Regional Planning board. Mr. Jacobs is familiar with the subcommittee's work as he served as a representative in his former work roles. He feels it would benefit the town to fill the second position and while he is not looking for additional work, he requested the BOS appoint him to the position. This would definitely help with future project planning.

Mr. Morrill made a motion to nominate Mr. Chris Jacobs to the Technical Advisory Subcommittee of the Strafford Regional Planning Organization. Mr. Rawson seconded the motion. All were in favor; the motion was approved.

The BOS thanked Mr. Jacobs for volunteering to be part of this committee.

c.) Southeastern Land Trust of NH (SELT):

Mr. Jacobs explained SELT is working in combination with Milton's Conservation Commission along with Moose Mountain Regional Greenways. SELT will be the managing group for the Walter Cheyney properties located on Tenerife Road. Negotiation has been ongoing for the past few years regarding conservation easements. They have completed a boundary survey. There is a deed, along with other documents, for the BOS to sign which will in effect quit claim any rights the BOS currently holds. Mr. Rawson questioned if town council had reviewed the information yet? Mr. Jacobs did forward the information to them who then discussed with Mr. Phil Auger of MMRG. Town council indicated the information does not really mean a whole lot. They have the survey information which backs the survey up. Basically they are asking the BOS to quit claim any rights the town may have had. What it will provide to a title person it will eliminate any questions that a future title person may have. This will only affect one boundary line – a 1,000 foot long stone wall.

5.) OLD Business:

a.) Raze condemned or hazardous buildings – cost estimates:

The BOS had previously identified two potential buildings that possibly could go through the Razing process. This process means to destroy/demolish those particular properties. The process, if the BOS would want to proceed, Mr. Jacobs would send a certified letter to the homeowners notifying them of a public hearing to discuss the process. This would give them and the public due notice of the town's intension. After the public hearing, then would need to go to court asking for permission to tear down the structure and demolish it. After discussion with town council, Mr. Jacobs estimated the cost to the town to this point of ~\$1,000 which would be for legal fees to proceed. There would be an asbestos inspection (\$40.00) with possible asbestos removal (~\$400.00). Mr. Jacobs contacted Always Demolition and their representative inspected the property at 549 White Mountain Highway. Estimated cost to demolish structure and to haul away materials would be ~\$18,000; 79 Charles Street - estimated cost ~\$13,000.

To proceed, the town would have to participate in the process. They would use gravel or clean fill to help fill in holes (DPW budget line if possible). Once it's done, using legal council would go to court again to lien property (or additional properties) owned. For example, the current owner of 549 White Mountain Highway also owns property located in Bedford which means that property would also have a lien in an effort to get the town's money returned. Ms. Burnham questioned if the \$1,000 quoted above is per site or cost for entire first step. Mr. Jacobs explained that would be for the town's attorney to present to the court. He understands this is a serious commitment of money; this money was not included in the 2022 budget. He anticipates the removal contract would exceed his budget line; legal services line should be OK; gravel would come from the DPW budget. Mr. Jacobs questioned if the BOS is

ready for him to move forward. Mr. Rawson questioned using the unanticipated line as he thought there was \$10,000 in that line. Mr. Jacobs said timeline would probably take 2022 to complete the entire process. He also said legal fees could be higher than anticipated if the process were prolonged due to a challenge from the homeowners. Regarding the property on 549 White Mountain Highway, neither the police nor fire departments will go into the building for safety concerns. Regarding 79 Charles Street, there had been an agreement with the homeowners and the homeowners did not follow through as part of the agreement. Mr. Morrill agreed this is the way to go, however, he would first like to see estimates from town-owned businesses. Ms. Burnham agreed with having three bids to review before deciding. Mr. Rawson also agreed with moving forward. Ms. Burnham questioned if the current owners are aware of the situation? Mr. Jacobs said he has spoken directly within the past six months to the homeowner on White Mountain Highway and pointed out the homeowner of 79 Charles Street had been in front of the BOS. Mr. Jacobs said the first thing to do would be to hold a public hearing and if resolution was met there would be no need to further proceed. If, however, no resolution occurred Mr. Jacobs would begin the bidding process.

Mr. Rawson made a motion to authorize the Town Administrator to proceed with the process to notify the owners, hold public hearings and obtain court approvals and contracts with qualified vendors to remove asbestos, obtain demolition permits and raze the structures at 549 White Mountain Highway and 79 Charles Street, and lien the owners for all costs incurred. As Selectmen we reserve the right to rescind the decision at any time prior to the actual razing. Mr. Morrill seconded the motion. All were in favor; the motion was approved.

Mr. Jacobs said once the meeting minutes were approved, he would forward the minutes to the property owners to inform them of the discussion.

6.) Other Business That May Come Before the Board: There was none.

7.) Approval of Minutes:

Non-Public Minutes:

January 24, 2022 – Mr. Morrill made a **motion to accept the 1/24/2022 Non-public meeting minutes** as written. Mr. Rawson seconded the motion. All were in favor; the motion was accepted.

Public Minutes:

January 24, 2022– Mr. Rawson made a **motion to accept the 1/24/2022 Public meeting minutes** as written. Mr. Morrill seconded the motion. All were in favor; the motion was accepted.

8.) Public Comments Relative to Current Meeting Topics:

There were no public comments.

9.) Expenditure Report:

The Expenditure Report for January was distributed prior to the meeting. Mr. Jacobs said he would also forward an updated end-of-year report to the BOS.

10.) Town Administrator:

- Our next meeting is February 28th as the third Monday is a holiday.
- The NHDOT has notified us of their intention to re-surface Rte. 125 from 700 feet south of Brown Ave. continuing north to the first (southern) entrance to the Industrial Park. The actual date is to be determined. Sewer manholes and water shutoffs may need to be adjusted. Those service providers have been notified. The event permit process should determine if there are any conflicts this coming summer.
- Last week I sent an email to the Fire Chief requesting to re-start our Joint Loss Committee (JLC) meetings. We will be discussing this next Tuesday (2-15-2022) at our weekly staff meeting. This committee did not meet during 2021. This is a committee the town's insurance carrier in place which helps to keep risk and liability down.
- We received a letter from the City of Rochester last week advising us that the HHHW day is scheduled for Saturday May 21, 2022. They will not be taking motor oil this year.
- Last week I sent an email to the Beach Commissioners to alert them that the JLC was starting and to request that they meet to address future event permits.
- Phil Auger with the Southeastern Land Trust is requesting the Board sign a quitclaim deed for any remaining rights we might have had in tax deeded parcels off Sam Plummer Road. This is part of the process of land being placed in conservation from Walter Cheney to SELT.
- Headstart Center – two (2) weeks ago our attorney prepared a Purchase & Sales agreement between the Town and the County for the building and improvements. They were forward last week to the Commissioners and the Administrator for their review. Ms. Burnham asked for clarification on this. Mr. Jacobs explained when the town had expressed interest in acquiring the building, they had requested this interest in writing. This effort is just a written document of the town's potential interest. Ms. Burnham questioned if additional estimates had been received for upgrading the current Town Hall building? Mr. Jacobs said not yet but that could occur in the future. They all recognized the current building has major issues including foundational, heating, roofing, etc., that will need addressed. Mr. Rawson agreed with Ms. Burnham the estimates should happen for transparency purposes.
- I signed a tax re-payment agreement with Mr. Meattley last week.
- Dale Sprague is on vacation from Feb 7 to the 12th.
- I plan on having the annual report to the printers by Monday Feb 14th.
- I look to have the voter's guide wrapped up by the 18th.
- We had water flood a portion of the floor downstairs last week. It is continuing this week. Pat Smith reminds us that the area that is allowing water in has a partial foundation under it made up of cinder block masonry.
- I had correspondence with Realtor Bill Snowdon last week. He is working with Mr. McCauley and Ms. Nichols to list their respective properties this spring. Both owners are making repairs to their properties ahead of them being listed. You will recall that both properties have been tax-deeded and both have been before the BOS requesting re-payment plans. Neither party has a signed re-payment agreement in place.
- I have been asked by a resident what the Town plans on doing with the old cruiser parked at the Public Works yard. I checked with Pat Smith; they would like to put that vehicle into service

for the custodian and then have the Town dispose of the vehicle the custodian is currently using. This will occur later in the spring.

- 2-7-2021 – We had a meeting with town resident Mr. Slosky. Chad Roberge and Suzanne Purdy were also in attendance. We were mandated to meet by the NHDRA. Mr. Slosky never received copies of his past abatement approvals. I agreed to write hm a letter about the past and current abatement requests, have Chad review it, and send it along by the end of the month.

11.) Selectmen Comments:

- Mr. Rawson thanked everyone who attended the Deliberative Session. While it was the longest one he had attended, there was a lot of good discussion.
- Mr. Morrill questioned why the school is using companies outside of Milton to sand their parking areas? Why are they not using their own trucks or not using companies located within Milton?
- Ms. Burnham also thanked the attendees at the recent Deliberative Session. She agreed there was a lot of great discussion. It would be nice to see even more people attend in the future.
- Mr. Jacobs explained even though it is on the current Non-public agenda to discuss William Willey request, that matter had been resolved earlier in the day.


12.) Adjournment:

Mr. Morrill made a motion to adjourn the public meeting and enter into the Non-Public meeting. Mr. Rawson seconded the motion. All were in favor; the motion passed. The public meeting adjourned at 6:40PM.

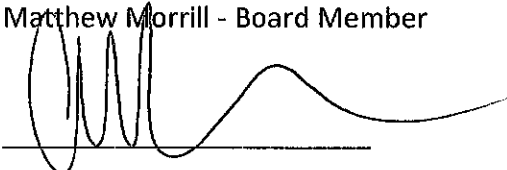
Given under our hands this 28th day of February , 2022.



Claudine Burnham – Chairman BOS



Matthew Morrill - Board Member



Andy Rawson - Board Member

END OF MINUTES February 9, 2022