



**Town of Milton**  
**BOARD OF SELECTMEN MEETING**  
**July 11, 2022**

**ATTENDANCE:**

**Members:** Claudine Burnham (Chair), Humphrey Williams, Matt Morrill

**Staff:** Chris Jacobs, Town Administrator, Police Chief Richard Krauss, Karen Brown

**Public:** Kym Libby, Eric Salmonsens, Kevin Kelley, Brian Calloway, Erin Watman, Lisa Rocheleau, Dean Garland, Shelley Mandigo, Tammy Merrill, Karl Saunders, Jane Saunders

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:**

1. The NH Farm Museum will be hosting the Old Stage & Tavern Days on July 23<sup>rd</sup> from 10-4PM. Take a tour of the Tavern and sip Raspberry Shrub or Haymaker's Switchel. The featured musicians are String Equinox.

**4.) NEW Business – Discussion and Possible Actions:**

a.) **Opening of Bids for a tax deeded property at 73 Sleeping Bear Drive:**

Bids for 73 Sleeping Bear Drive property were opened and recorded.

- 1.) Lisa Rocheleau - \$57,401
- 2.) Stephen Longo - \$26,500
- 3.) Kevin Kelley - \$72,599
- 4.) Jason Watts - \$8,200
- 5.) Ronald Melanson - \$61,000
- 6.) Matthew Flathers - \$47,300
- 7.) Bruce Woodruff - \$63,001.01
- 8.) Gary & Beatrice Crochu - \$50,100
- 9.) Erin Watman - \$15,000
- 10.) James Flanagan - \$72,500
- 11.) Robert James - \$5,000
- 12.) MBK Investments LLC - \$36,429

- 13.) Tammy Minery - \$70,000
- 14.) Kathy Jeffrey & Brenda Oullette - \$60,000
- 15.) Bryan & Ann Calloway - \$85,000
- 16.) Karl Saunders - \$28,500
- 17.) CJS LLC - \$55,000
- 18.) Paul J Michaud, Jr. - \$36,000
- 19.) Janice & James Melanson - \$25,000
- 20.) Nathaniel Hobbs - \$50,000
- 21.) Townline Properties LLC - \$25,500
- 22.) Cary Hammond - \$50,000

Mr. Jacobs reported the highest bid was received from Bryan and Jen Calloway for \$85,000. Next steps in the process: Mr. Jacobs will review all the bids, notifying in writing the highest bidder; the bid tabulation will be posted on the website. The closing will be scheduled in ~45-50 days. For this specific property, the town is owed by the former owner ~\$35,000 in back taxes. After closing, the difference will go into escrow which will then be turned over to superior court to notify the next of kin.

- b.) **Request of Mr. Eric Salmonsens to open a craft beer brewery and tasting room at 731 White Mountain Highway:** Mr. Salmonsens distributed a write-up to the board and thanked Mr. Jacobs for getting him onto the meeting agenda. He indicated he spent a lot of time researching the septic and wastewater issue to provide information to the board. He explained this would not be a brewery or even micro-brewery; this would be just enough (~5 gallons at a time) to meet NH requirements to be a beverage manufacturer. He thinks Milton would be the perfect place to create a place that promotes more of a social atmosphere. He has talked to the liquor commissioner and applying to become a restaurant and plans to get his license. He would plan on bringing on other brewers from the state and said most of the brewers would take back their kegs after use to help eliminate any waste. He did indicate with most taprooms there is a lot of foam generated and recognized the situation with wastewater – using state resources, he will have several options to handle the situation. He has outbuildings and understands the licensing rules for outdoor structures. He also said the waste can be hauled away or many farm owners may be interested in getting the waste. Mr. Williams said with the location there is a MS4 runoff issue potential and recommended Mr. Salmonsens continue to look further into composting solutions. Mr. Morrill said he would not have to compost on his own property if that would be an issue. He also provided information on parking and indicated open hours would probably start with weekends for 4-5 afternoon hours. He discussed traffic and would work with someone for proper signage. Ms. Burnham questioned about the hours and any potential issues with neighbors? Mr. Salmonsens said there is an apartment building across the street while the homes on either side of his property have been abandoned. Mr. Jacobs questioned what Mr. Salmonsens would like the board to do, if anything at this point? Mr. Salmonsens said this is just the first step in the process and anticipated an opening of spring, 2023. He will continue to investigate building codes and licensing could take a while. Mr. Jacobs recommended he meet with Brian Boyers. Mr. Williams said this is off to a good start.

- c.) **Headstart Building – authorization to close and cover fees:** Mr. Jacobs reported he received a notice from Betsy Parker that their federal note/lien had been forgiven. Because of this they are not looking for the town to cover anything other than legal fees for deed preparation/any recording fees (~\$1500). This now just needs a BOS vote to elect to proceed and recognize the fees.

Mr. Williams motioned to proceed with acquiring the Headstart building using the ARPA funds as identified. Mr. Morrill seconded the motion. All were in favor; the motion was approved.

Ms. Burnham asked about the next phase of this project? Mr. Jacobs said he had talked with the staff about the number of items, ~24, that will need to be done. Examples include painting offices, replacing doors for security, internet access, etc. He needs staff to step forward and help to take charge. There are several items to be completed before making the move, all the while, town services need to continue. They will determine which items can transfer from the current building to the new one. It is recommended to avoid a lengthy multi-day shut down for the move. Mr. Morrill suggested handling a move over a weekend. They will try to utilize town businesses like Milton Hardware for paint. Mr. Williams – follow-up from previous meeting discussion about potential interest from the County for current Town Hall building and parking lot. Mr. Jacobs said Strafford County has recognized an increased need for senior housing as there is nothing currently within Milton with federal funds available to assist and then possibly managed through CAP. Ms. Libby questioned if there are any limitations to current building use? Mr. Jacobs said the town could do anything with the current building. Ms. Libby recommended focusing on information & feedback provided through the recent resident survey.

**5.) EVENT Permits:**

1. **No event permits at this time.**

**6.) OLD Business:**

1. There was no old business for discussion.

**7.) Other Business That May Come Before the Board:**

Water District request: Mr. Jacobs explained the Water District has requested the use of the town photo copier and mailing system. They would reimburse the town for those services.

Mr. Williams motioned to move ahead and allow the Water District to use the mailing system. Mr. Morrill seconded the motion. All were in favor; the motion was approved.

**8.) Approval of Minutes:**

Non-Public Minutes: **None.**

Public Minutes:

**June 20, 2022** - Mr. Williams motioned **to accept 6/20/2022 public minutes with corrections.** Mr. Morrill seconded the motion. All were in favor; the motion was accepted.

**June 27, 2022 Workshop-** Mr. Williams motioned **to accept 6/27/2022 Workshop minutes.** Mr. Morrill seconded the motion. All were in favor; the motion was accepted

**9.) Public Comments Relative to Topics Previously Discussed:**

Ms. Libby – She attended the MCC educational event at the town beach. It was a very good presentation with lots of information provided; she wished more people would have attended. She did a video to post on the website and recommended more presentations be scheduled.

**10.) Expenditure Report:**

Mr. Williams reported he received the report late and did send information to other board members prior to the meeting. This information is important especially for the upcoming workshop with the department heads. A quick summary: currently at 50% of year with total expenditures to date at 44%. In reviewing expenditures, for department level it is about 48% spent. There are some issues with questionable items; Mr. Williams has followed-up on several of them. One item for more focus involves the Sewer Department. There are a lot of ongoing repairs, and it will be important to get a good handle on everything. The Sewer is currently at 151% (\$50,000 over the budget) which is really skewing the data. Also for future discussion is the fact that everything is listed under the miscellaneous line-item.

**11.) Town Administrator:**

- Next workshop & public meeting is scheduled for July 18, 2022. We are meeting with Department Heads to discuss our submissions to the CIP, potential warrant articles and FY2023 budget preparation.
- Next public meeting is scheduled for July 25, 2022.
- We submitted a pre-application to the State in the amount of \$900,000 in funding for the next phases of the Dawson Street on June 30, 2022.
- We submitted the application to the State in the amount of \$220,000 in funding for the ARPA grant that was approved by the voters in March, 2022 for Dawson Street on June 30, 2022.
- We submitted the application to the State in the amount of \$200,000 in funding for the CWSRF loan that was approved by the voters in March, 2022 for Dawson Street on June 30, 2022.
- For the WWTP pre-applications grants were submitted to NHDES for \$13M on June 27<sup>th</sup>. This does not commit the town to borrowing this amount as it would have to be approved by the voters first.
- For safety reason, two additional LED streetlights have been ordered at the Industrial Drive intersections. Affinity Lighting expects that the LED light conversion will occur this summer.
- We have received a number of applications for the Land Use Clerk position. I will be scheduling interviews and then bringing forth a candidate for the BOS approval at a future meeting.
- We received a summation of the Governor and Executive Council Meeting which was held on June 29, 2022. I have posted a copy on the Notice Board.
- On June 29, 2022, the Town returned 39 Ripley Lane to the former owner. We were paid the back taxes owed and therefore turned over a deed on that day.

**12.) Selectmen Comments:**

- Mr. Williams – Question about the Historical Society? Any info from the lawyer? Mr. Jacobs reported the lawyer is currently writing the agreement. Mr. Williams reported the issue at the fire station with the drains not being cleaned which is caused a leak at the HVAC system. Budget

committee will meet in August. Training at the school will happen in the near future. They expect to get the final June data from the school very soon.

- Mr. Jacobs reported the auditors have been on-site starting the 2021 audit process.
- Mr. Morrill – there is nothing to report from the Planning Board. He will meet with Pat at a future date.
- Ms. Burnham – the CIP met last week. They still need to receive information from a few more departments. They will meet again in July.

**13.) Adjournment:**

Mr. Morrill motioned to adjourn the public meeting. Mr. Williams seconded the motion. All were in favor; the motion passed. The public meeting adjourned at 7:10PM.

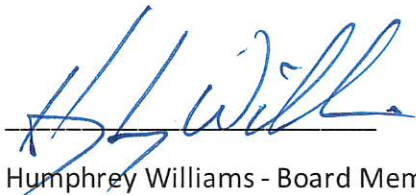
Given under our hands this 25th day of July, 2022.



Claudine Burnham – Chairman BOS

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Matthew Morrill - Board Member



Humphrey Williams - Board Member

**END OF MINUTES- 2022 07 11 BOS**

