

ALTON BOARD OF SELECTMEN
Minutes
January 20, 2020
Approved - February 3, 2020

Chairman R. Wentworth convened the meeting at 6:00 PM and resident K. Roberts led the assembly in the Pledge of Allegiance to the Flag and a Moment of Silence. The following staff members were present:

Reuben Wentworth, Chairman
Virgil MacDonald, Vice Chairman
Cydney Shapleigh, Selectwoman, Excused Absence
Philip V. Wittmann, Selectman
Paul LaRochelle, Selectman
Elizabeth Dionne, Town Administrator

Agenda Approval

R. Wentworth informed the Board that item #3 under Old Business, Police Department - Education Reimbursement Request will be deleted from the meeting agenda.

V. MacDonald made a motion to approve the agenda as amended and P. LaRochelle seconded with all in favor of the motion.

Board of Health

R. Wentworth made a motion to recess as the Board of Selectmen and reconvene as the Board of Health and P. LaRochelle seconded with all in favor of the motion.

Septic Waiver Request; Map 33 Lot 12, 90 East Side Drive

J. Dever, Code Official was present to discuss the septic waiver request for Map 33 Lot 12. This is for the distance to the well. The plan was previously approved in March, 2019 however it was planned to be directly next to East Side Drive on the corner of the driveway; problems arose with power lines and a difficult section of the roadway. It was decided to move the well directly behind the house. The lot is very steep and this is the best location. A well radius release will need to be signed and is required. This will be a year round home. Options of contamination were brought forth and discussed.

V. MacDonald made a motion to approve the waiver request for Map 33 Lot 12, EDA to Well, Required 75' Actual 28' and P. Wittmann seconded with all in favor of the motion.

R. Wentworth made a motion to adjourn as the Board of Health and reconvene as the Board of Selectmen and P. Wittmann seconded with all in favor of the motion.

Announcements:

- Deliberative Session is scheduled for February 4th, 6:00 PM in the PMHS Auditorium. Snow date is February 5th.

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Public Input I (limited to 3 minutes per person on agenda items only)

None

Appointments:

Allen Funk - Blue Planet Funding, LLC - Proposed PILOT Agreement

Allen Funk, Blue Planet Funding addressed the Board to discuss a proposed PILOT Agreement. His company are solar developers and are placing solar projects throughout southern NH and vicinities. They have PILOT agreements

already in place with other communities. His request is to have the Town enter into a PILOT agreement for a specific project located on Suncook Valley Road owned by Dave and Nancy Hussey. 3 megawatts are being built on the location as allowed. A PILOT agreement is a way to level out what would be property tax payments over 20-years with renewal periods available which is within the initial operations of solar fields. The Investment Tax Credit (ITC) that is available to people who build and operate solar projects. In the first year of the existence of the project takes about 30% of the value and sends it back to the investors who own the field. The proposal is for a level payment system which is \$3,500 per megawatt rounded to 10K for 3 megawatts to be paid to the Town of Alton for property taxes annually; this produces steady income and are seeking 20-years. There are no employees, no impact on the schools or medical services, there is the potential for impact on the Fire Department. There were no questions by the Board members. L. Dionne recommended that the Board take the proposal under advisement and she will reach out Legal Counsel and to the Town Assessor for recommendations before any decisions are made. This will be brought back to the Board at a future meeting. The Board was in agreement to L. Dionne's recommendations.

New Business:

1. 2020 NH DES Grant - Milfoil Herbicide Treatment and Diver/DASH

Kellie Troendle, Parks and Recreation Director was called upon for the discussion. She was not positive if the grant was less than last year but believed it was 25% last year stating that it fluctuates each year depending on how many municipalities participate; the money is divided equally amongst the participants. There is money left over from last year due to the Herbicide treatment not being done, it was approximately \$16,857 according to the Milfoil Committee minutes. The Committee feels that the treatment will be necessary next year.

V. MacDonald made a motion to accept the grant for DASH and Herbicide treatments in the amount of \$15,683 and P. Wittmann seconded with all in favor of the motion.

Note: New Business #2 through #5 were acted upon together.

2. Grounds and Maintenance Department Request for Reimbursement - Town Hall HVAC System

See motion under Item #5

3. Grounds and Maintenance Department Request for Reimbursement - Town Hall Boiler

See motion under Item #5

4. Grounds and Maintenance Department Request for Reimbursement - Pearson Road Community/Senior Center - Dishwasher

See motion under Item #5

5. Grounds and Maintenance Department Request for Reimbursement - B & M Park - Granite Plaque Replacements

There were no questions for any of the submitted requests for reimbursement. Items 1 and 2 (Town Hall HVAC System and Town Hall Boiler, respectively) would come from the Clough-Morrell Trust Fund, Item 4 (Dishwasher Pearson Road Center) would come from the Senior Center Building Capital Reserve Fund and Item 5 (Plaques for B & M Park) would come from the B & M Railroad Fund. If approved L. Dionne will go to the Trustees of Trust Funds on behalf of the Board for Items 1 and 2. The particulars of the dishwasher and plaques were discussed for item 4 and Item 5.

Breakdown:	Town Hall HVAC System	\$3,336.10 Clough Morrell Trust Fund
	Town Hall Boiler	\$ 901.50 Clough Morrell Trust Fund
	Pearson Road Senior Center	\$2,749.10 Senior Center Building Capital Reserve Fund
	B & M Park	\$ 528.00 B & M Railroad Fund

V. MacDonald made a motion to approve as requested and payments reimbursed as presented (above list) in K. Troendle's memos for Items 2, 3, 4 and 5 and P. Wittmann seconded with all in favor of the motion.

Old Business:

1. Highway Department - Bid Award, East Side Bay Sidewalks

TJ Place representing the Highway Department was called upon for the sidewalk project discussion. Only one (1) bid was received. This is for the sidewalks that the Highway Department worked on at the Fish & Game site at Downing's Landing. The area is all prepared and just needs to be brought up to grade and will be done before the parking area is complete. The money will be coming from the Highway Capital Reserve Fund which has \$39,348 in the fund. Concerns regarding Sealing of the sidewalks

V. MacDonald made a motion to accept the bid from Tri-State Curb in the amount of \$9,588. V. MacDonald amended his motion.

V. MacDonald made a motion to accept the bid from Tri-State Curb in the amount of \$20,520 for the sidewalk contract for the intersection of Route 28A and Mt. Major Highway to the Town Beach and P. LaRochelle seconded with all in favor of the motion.

2. Water Department - Request for Public Hearing on Rate Change

Courtney Mitchell, Water Superintendent addressed the Board to recommend and request a Public Hearing to receive public input on adopting the proposed changes to the water rates in 2020. The purpose is for continued infrastructure and capital needs of the utility. The total gross revenues will be available the night of the Public Hearing; it was noted it was above the budget. This has been previously discussed and is needed. It was suggested that it be scheduled for a least two (2) to four (4) weeks out for public notice. L. Dionne and C. Mitchell will work out a date and get back to the Board at the next meeting. The consensus of the Board was to move forward noting that it should be advertised in two (2) newspapers; Baysider and Laconia Daily Sun.

3. Police Department - Education Reimbursement Request

This item was removed from the agenda.

4. Fiore Property - 19 Depot Street, Richard Fiore, Jr., Richard Fiore, Sr. & Arlene Fiore, Applicants - Decision on ROW Access

At this time Selectman P. LaRochelle recused himself from the discussion due to his position on the Zoning Board. Concerns were previously raised. There is still a concern of making the property commercial due to the limited access from the Highway on the state road. Impacts on Depot Street were voiced. L. Dionne informed the Board that the State granted permission for the Fiore's to apply for a curb cut; estimates were received for accessing on the state road between 50K to 100K and would need verification of such. R. Wentworth noted that if it goes through then it would fall under the jurisdiction of the Highway Department and the access would need to be brought up to Town standards for the culvert crossing. We are not denying them to make a decent living and this limitation was known when the property was purchased. V. MacDonald feels that the curb cut should be the option with the ROW access not being wide enough. Zoning needs to know if permission is going to be granted before they can make their decision to use the ROW access.

R. Wentworth made a motion to deny the request from the Fiore property located at 19 Depot Street Richard Fiore, Jr., Richard Fiore, Sr. & Arlene Fiore, Applicants - Decision on ROW Access and V. MacDonald seconded with all in favor of the motion.

Selectmen P. LaRochelle returned to the Board.

5. NH DOT - Resurfacing Project Route 11 & 28 - Work Zone Agreement

L. Dionne informed the Board that she normally would sign this but because it involves Rumble Strips she felt it should come before the Board. V. MacDonald stated that the money the state received is for safety so they should take the money allotted for rumble strips and place sidewalks on Route 28 to the High School so nobody else gets killed. R. Wentworth would sign the letter as long as the Town Attorney sent them a letter back that it would be signed only if the center line rumble strips were eliminated. If the letter is not signed L. Dionne believes they just move forward. There has not been anymore feedback from DOT since letters were sent to them with objections to the rumble strips. An email was received from Senator Hassan's office last week however it basically only referred to "nice to hear from you". No feedback from the Governor has been received. V. MacDonald feels another letter should be sent referencing installation of sidewalks to the High School. P. LaRochelle wasn't sure if Representative Howard could do anything further with the state representatives; it was noted he has been fully involved. It was the consensus of the Board not to sign the letter possibly sending a nastier letter to the Governor's Office. It was suggested that the whole packet that was sent to the Town Office and given to the board be folded back up and returned with a letter of response noting that we at least acknowledged your letter but you couldn't even respond to ours. This is falling on deaf ears! The consensus of the Board to send the letter back unsigned to the Governor and all other federal and state representatives and DOT.

R. Wentworth made a motion to deny the Permit in Work Zone Agreement for the resurfacing project in NH Routes 28 and Route 11 due to rumble strips being reinstalled and P. Wittmann seconded withal in favor of the motion.

6. 2020 Warrant Articles - Deliberative Motions

R. Wentworth would like to put this on hold until there is a full Board present. L. Dionne noted that there is only one (1) meeting remaining before Deliberative Session and it is the night before. This is done before hand in preparation of the binders for the Deliberative Session. This is for who will motion, second and speak on behalf of the Articles. L. Dionne offered to have the Selectmen's office staff take care of this on the Board's behalf. The Board was in agreement.

7. Harmony Park Wall Discussion

There have been many comments on the Harmony Park Wall some in favor some in opposition. Packets were provided to the Board with maps. An overview of the project was mentioned. P. LaRochelle asked if the public was in full understanding of the project prior to the installation by any rendered drawings or sketches posted to view. It was noted there was no Public Hearing held just a meeting when it was discussed. The meeting approved purchasing the materials having the materials staged in a certain area then it went out to bid. GMI was awarded the bid and if the work was done during the wintertime coffer dams would not be necessary which saved money to bring it in within the budget. The money needed to be used or the Town was going to lose it. P. LaRochelle voiced that possibly people would have had a different view and/or outcome about this had they seen rendered drawings of the area. R. Wentworth stated that both K. Troendle and K. Roberts were both involved with the project and with K. Roberts being out on medical he would like to see this postponed until he returns to full duty status. The Board agreed. In the meantime, K. Troendle was asked to obtain costs to have a railing reinstalled and the possibility to have the wall lowered down (by 1 or 2 blocks removed). P. LaRochelle and V. MacDonald previously met with GMI who stated it shouldn't be a problem/issue for removal of the blocks and for K. Troendle to obtain from GMI the costs associated with the removal. In addition, to ask them about a buyback of the blocks; it was noted that it was Michie Corp that purchased the blocks. It was suggested that Fish and Game be consulted because they are supposed to be using the same blocks on their embankment for the retaining wall; maybe they would purchase them and it would be worth a phone call. L. Dionne suggested that the vendor should be present at a future meeting for their input for the possible options for change orders. This item is tabled.

Selectmen Reports

P. LaRochelle had nothing to report.

P. Wittmann reported that the Old Home Week Committee met discussing the programs that went well, what the committee wants to repeat, a few new things and coming up with a theme which is the hardest thing to do. Another topic of discussion is the possibility to enlarge the advertising booklet; there were some people last year that were disappointed that did not get an ad in the booklet.

V. MacDonald had nothing to report.

R. Wentworth reported that he was not able to attend the last Public Hearing for the Budget Committee. R. Wentworth voiced concern about the Warrant Article for the docks feeling that plans should be drawn up so people know what they will look like. In addition, he felt the joint meeting with the Board and the Budget Committee went very well and was successful. Noted was municipal leasing is very different than private sector leasing. It was his understanding that there were only three (3) people in attendance at the Public Hearing; it was a good year for the budgets with only a 9K difference between the Selectmen's budget and the Budget Committee's budget.

Town Administrator Report by L. Dionne

L. Dionne asked the Board if they still wanted to have the February 3rd meeting which is the night before the Deliberative Session. It was the consensus of the Board to have the meeting.

For informational purposes documents were provided to the Board from Primex (Town's Insurance carrier) which was a Premium Holiday Distribution for the Unemployment Compensation Program from 2018. The check was for \$5,741.63.

The February 17th Board of Selectmen's meeting date falls on the President's Day holiday with Town Offices being closed. Wednesday, February 19th and Thursday, February 20th are available. It was the consensus of the Board to meet on Wednesday, February 19th.

Approval of Minutes

December 16, 2019 - Regular

P. LaRochelle made a motion to approve the minutes of the Regular Meeting, December 16, 2019 as written and V. MacDonald seconded with all in favor of the motion.

December 16, 2019 - Non-Public

L. Dionne recommended that the Board keep items 1, 2 and 3 sealed.

R. Wentworth made a motion to approve the minutes of Non-Public Session, December 16, 2019 as presented divulging none and P. LaRochelle seconded with all in favor of the motion.

December 20, 2019 - Workshop

P. LaRochelle made a motion to approve the minutes of Workshop Session, December 20, 2019 as presented and V. MacDonald seconded. The vote was 2 approved, 2 abstention, R. Wentworth and P. Wittmann.

January 6, 2020 - Regular

R. Wentworth made a motion to approve the minutes of the Regular Meeting, January 6, 2020 as presented and V. MacDonald seconded with all in favor of the motion.

Approval of Consent Agenda

P. LaRochelle made a motion to approve the Consent Agenda as presented and P. Wittmann seconded with all in favor of the motion.

1. 2019 Administrative Abatement

Bernard & Terri Moyers	57 Eagles Way	Map 6 Lot 1-15	\$68.00
Anthony Sherman	1439 Wolfeboro Highway #38	Map 19 Lot 8-2-38	\$95.00

2. 2019 Land Use Change Tax Abatement

Brian D Welch	641 Prospect Mountain Road	Map 3 Lot 24-1	\$2,350
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3. 2019 Abatement

Button, Scott & Kristin	234 Coffin Brook Rd	Map 5 Lot 39-1	\$1,349.83
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4. Yield Taxes

HKHC Nominee Trust	146 Avery Hill Road	Map 10 Lot 14-3	\$128.56
Wheldon, Lynne & Roy	Drew Hill & Marsh Hill Roads	Map 16 Lot 87	\$616.72

Public Input II (limited to 5 minutes per person on any Governmental/Town Business)

Bob Holt continued to question the Road Management Improvement Program and read an excerpt from the Budget Committee minutes of 12/12/19 Other Business as follows:

B. Holt last meeting discussion regarding discussion with Highway on a million dollar road bond. With regard to road management improvement program. Was told there was such a program. Since the meeting asked Mary Jarvis for a copy. Was referred to the Highway Department. Both offices could not produce such a document. Was told there is an outdated program and an updated program is being worked on to be presented to the Selectmen. Disturbed he cannot get a copy of this program. R. Wentworth suggest Bob Holt present at Public Input during a Selectmen's meeting. P. O'Brien noted this is not on the agenda and that document would be helpful.

B. Holt is looking into progress on this matter. R. Wentworth informed B. Holt that the Highway Agent is out on medical and is not able to operate in his capacity while out so he cannot even be asked the question until he returns. It is the intent to meet with him upon his return and a priority which hopefully will be in 3 to 4 weeks. In addition, he questioned the amount of money that will be available if the Warrant Article passes for road reconstruction; R. Wentworth believe it to be roughly 1.4 to 1.5 million which includes the block grant funds. He feels the Article is misleading. He inquired about the 550K that was left in the fund from last year. Time was called.

K. Roberts addressed the Board as a resident voicing that he feels conceptual drawings in PowerPoint are one of the things that has been addressed in previous years. These have never been in the budgets for any of the bids; he suggested that this should be budgeted for in the future and should be out there for the public to see what is transpiring.

L. Carr voiced confusion regarding the Warrant Article for the Bay project for the docks. He questioned how this came about. P. LaRochelle explained that it is because the dock at Shibley's is very much in disrepair. It is almost to the point of not being usable. This was brought to the Town Administrator's attention. A meeting took place with Dave Shibley. It was looked at to see who had what responsibilities, Attorney Sessler was involved with an agreement made between the Town and Mr. Shibley for such responsibilities. The concept was further explained about the dock size, steps etc. There have been complaints in the past. He inquired about the possible change to the wall at Harmony Park; the biggest issue is the railing with concerns of safety.

Bob Holt was allowed to address the Board again. He asked if the plans for the Harmony Park wall would be available to view. L. Dionne offered to allow him to view the plan in her office.

Discretionary Action on Requests for Appointments (No discussion, majority vote required to allow/not allow appointment)

1. Patricia Torriero - Ridge Road Plowing Responsibility

L. Dionne recommends approval for a 5 minute appointment, once approved she advised the Board to take it under advisement and obtain a legal opinion before making a decision.

The consensus of the Board was to approve 5 minutes.

2. Ruth Arseneault - Maintenance and Repairs Alton Bay Retaining Wall

L. Dionne recommends a 5 minute appointment.

The consensus of the Board was to approve 5 minutes.

3. Richy Lane - Septic Sand Availability

R. Wentworth has concerns of this appointment.

L. Dionne recommends a 5 minute appointment noting that she can only assume what this involves and because there is not enough information should the subject be of some ongoing litigation the Board should cease the discussion immediately.

R. Wentworth voiced he would deny the appointment. The other Board members feel that he should be allowed the appointment request.

P. LaRochelle, yes
P. Wittmann, yes
V. MacDonald, yes
R. Wentworth, no
The appointment was granted.

Non-Public Session:

R. Wentworth made a motion to enter into non-public session pursuant to RSA 91-A:3, II (a) (c) and (e) at 7:21 PM and V. MacDonald seconded. The Board was polled in the affirmative by roll call with all in favor of the motion.

P. LaRochelle, yes
P. Wittmann, yes
V. MacDonald, yes
R. Wentworth, yes

Adjournment:

V. MacDonald moved at 8:03pm to exit nonpublic session. P. LaRochelle seconded. Roll call vote:
V. MacDonald - yes P. Wittmann - yes
P. LaRochelle - yes R. Wentworth - yes Roll call vote carried unanimously

R. Wentworth moved to "not divulge" the minutes because divulgence of the information likely would affect adversely the reputation of any person other than a member of this board, or render any proposed action of the board ineffective. V. MacDonald seconded. Roll call vote:
V. MacDonald - yes P. Wittmann - yes
P. LaRochelle - yes R. Wentworth - yes Roll call vote carried unanimously

R. Wentworth moved at 8:04pm to adjourn. P. Wittmann seconded. Motion carried.

Respectfully submitted,

Mary K. Jarvis
Mary K. Jarvis
Recording Secretary

