

ALTON BOARD OF SELECTMEN
Minutes
July 11, 2022
(Approved - August 1, 2022)

Chairman B. Mitchell convened the meeting at 6:00 PM.

B. Mitchell led the assembly in the Pledge of Allegiance to the Flag and a Moment of Silence. The following staff members were present:

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Brock Mitchell, Chairman
Paul LaRochelle, Vice-Chairman,
Reuben Wentworth, Selectman, Excused
Bob Holt, Selectman, Selectman
Andrew Morse, Selectmen
Ryan Heath, Town Administrator

Agenda Approval

B. Mitchell made a motion to amend the agenda removing Non-Public Session and adding #2 Welfare under New Business and B. Holt seconded with all in favor of the motion.

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

Announcements

- The Public Participation Policy applies to all Selectmen meetings. A copy of it is on the back of each agenda, posted in this meeting room, and on our website.

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

None

Appointments

None

New Business

1. HVAC Proposal

R. Heath stated there is an HVAC proposal from Langs HVAC for a complete overhaul of the system. The steam boiler system has been down for some time. We have been trying to supplement it with the mini split units in each room. There is another proposal on the table at each seat. It is from Key Heating & Cooling. There were four other companies that were contacted but did not respond with a quote. Dealing with an old building like this, it has been frankensteined over the years with different systems. Langs HVAC came in with a complete proposal based on removal of the old system completely and installation of a whole new central air system. The total price came in at \$181,151.36. Key Heating and Cooling did put a different proposal together. It still has ducted air handlers. They were going to do a hybrid system with some of the original mini splits. Their total price was \$236,375.00. P. LaRochelle asked about any asbestos removal done by this company. R. Heath stated that it has been checked and the insulation around the old steam pipes was fiberglass insulation. None of the other companies came up with any asbestos. B. Mitchell asked if the Key Heating and Cooling was going to use the old mini splits. R. Heath stated that it looked like the proposal had a hybrid system with some of the mini splits remaining. B. Holt stated that he did not see any money in the proposal for electrical work. R. Heath stated that he has spoken to G. Brooks Electric and there is more than enough to take care of the requirements for the new system. A. Morse asked if they had a start date. R. Heath stated that there isn't an exact date but indicated it could be done before the winter. He stated that the capital reserve has \$194,000.00 in the Clough Morrill Fund and the Capital Reserve has \$61,000.00 and the remaining ARPA Funds is \$44,000.00.

P. LaRochelle made a motion to award Langs HVAC Heating Co. to remove, repair, and replace the heating system in Town Hall for the sum of \$181,151.36 to be expended from the Capital Reserve and the Clough Morrill Fund and B. Holt seconded with all in favor of the motion.

2. Welfare

P. LaRochelle stated that the fuel prices are on the increase and electric is going to be doubling in the next month. He understands that the food pantry is pretty low. He is concerned with this winter of the load that the Town may have in the Welfare Department. He is wondering if there is any way of preparing for that. He has a feeling that a lot of people are going to be coming in. B. Holt stated that it is something that needs to be monitored and only time will tell.

Old Business

1. Waste Management - Contractual Increase

S. Simonds, Solid Waste Superintendent, approached the table. R. Heath stated that originally this was brought to the Board about a request of a 3% increase to their already 2 ½% contractual increase. There was some initial discussion but there was no decision made as to how the Town wanted to respond to them. The Town has every right to refuse the increase. The Town was leaning towards a 2% increase with them. S. Simonds stated that some towns have agreed to the increase and some haven't. He did look into the Town having their own truck. He and S. Kinmond have been having discussions about it. To date there has been \$38,000.00 spent in transportation costs. B. Mitchell asked if we owned the containers. S. Simonds stated that we own most of them except for a couple. B. Mitchell explained what the Town of Wakefield does. S. Kinmond stated that he spoke to Waste Management and they would back us up if that is what we chose to do. P. LaRochelle stated that they need to look around and get pricing on some used trucks and get pricing on new containers. R. Heath asked what direction the Board would like them to take. It needs to be considered for the next budget season. B. Holt stated that it is something that the Board needs to look at for next year's budget process. Other avenues were discussed. It was the consensus of the Board not to allow the increase and stay with the contracted increase.

2. Sidewalk RRBC - Busy Corner

R. Heath stated that he and the Public Works Director had a meeting with New Hampshire DOT last week about the rapid flashing beacon crosswalk signs that the Town had purchased. Installing the signs became a little more difficult than anticipated. NHDOT presented them with a spreadsheet of ideal locations and improvements that may need to be made. One place that came up for discussion was the crosswalk at Busy Corner. The diagonal crosswalk that goes to JP China. NHDOT would like to see that crosswalk moved. The Town would not be able to make the improvements necessary to install that crosswalk sign. The State would like to see us develop a long term plan to take care of all of the crosswalks. The State's plan is to remove that crosswalk and move it down just passed the Post Office. It would go in front of the drive in front of the diner. It would go across just in front of the ice cream shop. The State would like to close off access to that drive in front of the diner. B. Holt asked about the crosswalk in front of Irwin's. That one was not included in the plan because it specifically services a business. Highlights of NHDOT's plan were discussed. P. LaRochelle asked if any of the sidewalk at Busy Corner were going to be eliminated. R. Heath stated that no sidewalks were being eliminated. It is basically taking the striping off the road for the crosswalk. The State will be emailing a copy of the plan. For informational purposes it will be emailed to the Board. If it is the consensus of the Board we will move on with it. There is one more that needs to be discussed. The only other crosswalk that had a concern was one on the 28A side. The two crosswalks where the public restrooms are that go to the beach. The one where the steps come down is great but the next one is about 30 feet from the corner. Their recommendation is that the two crosswalks be merged. It would be the crosswalk at the bottom of the stairs. They want to move that one up to where the parking lot ends. It would be about 20 feet up from the steps. It would improve the line of site from the crosswalk to the corner. It is the consensus of the Board to move forward with the recommendations.

3. Mill Pond/ Merrymeeting River 319 Grant Application

S. Kinmond remained at the table. R. Heath stated that this grant is in reference to the issue that there is with the Mill Pond contamination with the run off coming down off of Route 140. It settles down in the corner of the parking area. This grant is put together with the Conservation Commission. We are trying to get a plan together to filter that storm water runoff. This proposal is to get things off the ground and running with the cost of the engineering. It is to get a physical plan drawn up. This proposal is to allow the Conservation Commission to pull the \$9,900.00 for the engineering out of the Environmental Warrant Article that was put together this year and was approved. That Warrant Article has \$25,000.00 in it.

B. Mitchell made a motion to allow the Conservation Commission to use the \$9,900.00 to hire an engineering firm and work towards getting the grant funded by the Warrant Article and P. LaRochelle seconded with all in favor of the motion.

Selectmen Reports

B. Holt had nothing to report.

A. Morse had nothing to report.

P. LaRochelle stated that the Master Plan Committee met on July 6th with the Town of Alton Planning Board. The whole Board wasn't there. They went over the preliminary action plan updates for Chapter 5 Land Use and there will be another meeting planned for the Master Plan Committee and the Planning Department to discuss it further to get more of their feedback. The

next meeting will be July 20th at 4 pm. The Alternative Housing Committee met on June 15th and discussed short term rentals zoning.

B. Mitchell had nothing to report.

Town Administrator Report

R. Heath stated that he would like to start off with Eckman Engineering. The owner, David Eckman, is here tonight and would like to discuss the progress on the New Riverside Cemetery. He stated that things are starting to come together. They have a target of August to have them finalized. There are a few decisions that need to be made. The sub surface work is done. Some of the soil testing is done. He went page by page through the documents that were handed out. We are hoping to have final plans in the middle of August. He discussed some of the challenges they encountered. J. Anderson, Cemetery Sextant, approached the table. He asked questions about the wells that were found. R. Heath stated that it is the same concept as the Main Street cemetery. It is the consensus of the Board that pages 6 & 7 are the most desirable out of all the pages presented.

R. Heath stated that the next two items are Workers Compensation Program and Property & Liability Program offered by Primex. This is a new program through Primex. We did have it prior to the pandemic. This puts a cap on what the rates can go up. We would be capped at 8% by signing this. No cap was offered over the past 2 years due to the pandemic.

B. Mitchell made a motion to accept the Property & Liability Program from Primex as well as the Workers Compensation Program and B. Holt seconded with all in favor of the motion.

R. Heath asked the Board who would be in attendance for the Old Home Week Parade. The thought was that we would bring individual cars. The parade is August 13th at 10:00 am. Most of the Board will be in attendance.

R. Heath stated that the next meeting date will be August 1st.

R. Heath stated that there was a question about the Jewett Farm Road condemned house. It is actually on Torrelli Terrace. He took a ride there today with the Code Enforcer. It is even worse now. The roof caved in and the floor has caved in. It is a hazard. It is a legal matter and the prior legal counsel had all the files. He will be turning over all the files to us. Then they will be taken to the current Town Legal Counsel so we can proceed to take legal action to demo the house. The owners have failed to acknowledge it to take an action what so ever. The Town will come in demo the house and assess the cost of the resources and materials needed to demo the house. That will be assessed along with anything else as a lien on the property.

R. Heath stated that he would like to remind the Board of the Appreciation Day that we are having on Friday, July 15 at Jones Field. It will be from 12 to 2 pm.

R. Heath stated that he is re-visiting the private road billing issue. He stated that he went to legal with the questions that the Board had. It is the legal opinion of the Town Counsel that the Board has the right to discontinue any winter maintenance on private roads because it is a contracted service. It has already been adopted through Town Meeting that the Board of Selectmen cannot conduct winter maintenance using public funds. We are required by law to charge. B. Holt stated that billing is quite difficult to do because it has to be done per property owner per street. Collection will be a problem. We need to go back to the old style of billing which is going to be a problem or do away with it. B. Mitchell stated that he doesn't feel we should be plowing private roads. It turns into a liability for the Town if something happens. There are 11 roads right now that are maintained. P. LaRochelle stated that he doesn't think we should be doing them either.

B. Holt made a motion that the Town of Alton discontinue winter maintenance on any and all private roads and P. LaRochelle seconded with all in favor of the motion.

Approval of Minutes

June 6, 2022 Non-Public Session, Revisited

B. Holt made a motion to rescind the approval of the June 6, 2022 Non-Public Session that were approved on June 27, 2022 and re-approve the minutes of the June 6, 2022 Non-Public Session releasing #1, 2, 5, and 7 and P. LaRochelle seconded with all in favor of the motion.

June 27, 2022 Public Session

B. Holt made a motion to approve the minutes of June 27, 2022 Public Session as presented and A. Morse seconded with 3 affirmative and 1 abstention (PL).

June 27, 2022 Non-Public Session

B. Mitchell made a motion to approve the minutes of June 27, 2022 Non-Public Session releasing #1, 3, 4, 5, and 6 as presented and A. Morse seconded with 3 affirmative and 1 abstention (PL).

Consent Agenda Approval

B. Holt made a motion to approve the Consent Agenda for Monday, July 11, 2022 as presented and P. LaRochelle seconded with all in favor of the motion.

1. **Land Use Items - approval**

Administrative Abatements

Fallon; Map 1 Lots 12-1 & 13; L/O Lockes Corner Road; \$878

Whitney Consulting 2021 Abatement List

<u>Name</u>	<u>PID</u>	<u>Location</u>	<u>Abatement \$</u>
Gillan	32/15 xx	17 Riverlake Boat Slips	\$0
Gordon	37/3	5 Sanctuary Lane	\$0
Turmel	62/1/9	73 Mauhaut Shores Rd	\$0
Bissell Trust	8/48	12 DOT 3 St	\$0
Petisce	34/33/35	16 Back Bay Path (CCC)	\$0
Carey	71/131	L/O Frohock Brook Rd	\$116
Ward	77/2	33 High Point Drive	\$683
Richardson	62/36 & 37	Mauhaut Shores Rd	\$1,031
Nix/Neilsen	66/12	1796 Mt Major Hwy	\$8,169
Watson	79/6&7&8	672;656;654 Rattlesnake Island	\$1,595
Capitola Inc	33/65;66;67;68	L/O Bay Hill Rd (all 4)	\$1,281
Sydow (Burke)	50/35/6	15 Watson Point Rd	\$956
Corliss	17/20	Moose Island	\$922
Gardner	12/78	51 Bear Pond Rd	\$148
Ferraro	29/64/A	35 Old Wolfeboro Rd	\$1,351
Tozier	12/68/A; 68; 91	L/O Bear Pond Rd (all 3)	\$1,434
Seavey Trust	79/27	540 Rattlesnake Isl	\$574
Milanette	75/58	1028 Rattlesnake Island	\$1,366
MacNeil	71/134	L/O Wendy Drive	\$121
Norton	71/135	L/O Wendy Dr (2 lots)	\$115
Case	12/86;87;88;89;90	34 & L/O Bear Pond Rd	\$2,248
Stannard	75/52/53/54	34 & L/O Rattlesnake Island	\$512
Moore Trust	75/49;50 & 51	49 & 50 rattlesnake Island	\$2,499

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

None

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

K. Sullivan approached the table. She thanked the Board for doing what they are doing. She stated when they block off the entrance at Busy Corner that her mind goes to Old Wolfeboro Road. She is concerned that it will be a cluster. She thinks that because Parks and Rec are utilizing Mill Pond as much as they are now maybe something can be done about the parking area. Maybe a kayak entrance, lighting, benches.

Non-Public Session

None

Adjournment

B. Holt moved at 8:00 pm to adjourn. P. LaRochelle seconded. **Motion carried.**

Respectfully submitted,



Stacy L. Bailey
Recording Secretary