

MINUTES

SELECTMEN'S MEETING TOWN HALL

August 2, 2021
6:30 PM

ATTENDEES:

Shane Beattie, Selectman Troy Merner, Selectman
Town Manager, Benjamin Gaetjens-Oleson Charity Baker Michael Nadeau
Department Heads Members of the public Phlume Media

The meeting was called to order at 6:30 p.m. by Selectman Leon Rideout.

PLEDGE OF ALLEGIANCE

DEPARTMENT HEAD UPDATES:

Highway Foreman Tim Brown reported they have taken care of the wash outs from the heavy rain received over the last week. He also mentioned he has talked with Ben about removing the tree in front of Smokin' T's and would like the okay from the board to cut it down. Ben mentioned they are going to start working out a plan to take care of the current trees on Main Street and replacement when they die. Ben also mentioned they have also removed dead trees in Soldiers and Drew Parks.

Shane and Troy gave permission to go ahead and take down the tree in front of Smokin' T's.

They will also be doing some sidewalk work along the front of McKee Inn in about a week.

Water/Wastewater Supervisor Timmy Bilodeau reported they have cleaned the filter beds. The grinder arrived and has been installed. The radio read units will be installed starting in the next couple weeks.

Transfer Station Supervisor Brian Patnoe reported Household Hazardous Waste Day will be held this Saturday, August 7th from 11 a.m. -3 p.m. He stated he received final pricing to recycle the glass and the best pricing is to ship it to Canada. Brian also reported they will be losing their part-time employee Camille as Waynos Disposal Service is short handed and need his help. He reviewed all the materials that are going to be shipped out over the next week.

APPOINTMENT:

Arlene Allin contacted Ben and let him know she and Bill would not be able to attend.

OLD BUSINESS:

- Review and approval of the July 19, 2021 meeting minutes.

Motion made by Troy and seconded by Shane to accept the July 19, 2021 meeting minutes.

All in favor. Motion carried.

- Current Use application was signed for Nick Ferrante, Tax Map R15, Lot 16 putting 3.32 acres into current use.
- The 911 primary dispatch change form for EMS coverage was signed. The change is to take effect September 13, 2021.

- Purchasing & procurement policy 2nd reading.

Motion made by Troy and seconded by Shane to accept the Purchasing & Procurement policy as written. All in favor. Motion carried.

- Ben updated the board on the Art Mural project for the municipal parking lot side of the Lancaster Motel. He stated the application was submitted and looks promising. There are some business owners that would like to donate money to help with the town's match for the project. Ben would like to have Michael add a line to the revenues to track the donations and then have the board vote to accept all the money collected at one time instead of piece meal.
- Charity reviewed with the board the list of properties that are up for deeding this year. The board needed to decide if they were going to sign a deed waiver or not.

NEW BUSINESS:

- Certificate of Authority with the Community Development Finance Authority for the Colonel Town Playground project was reviewed.

Motion made by Troy and seconded by Shane to authorize Town Manager Benjamin Gaetjens-Oleson to enter into a contract with the Community Development Finance Authority to execute any documents which may be necessary to effectuate the contract and any amendments for the Colonel Town Playground project. All in favor. Motion carried.

- Ben reviewed the Oil and Winter Sand bidding process. The board decided to have the bid opening at the second meeting in September.
- Ben mentioned he received a request from Jude Gesel to subordinate his business mortgage loan with the town to a loan he is looking to obtain with a local bank. Shane asked how much is still owed on the loan from the town. Ben reported that the balance is somewhere between \$55,000 and \$60,000. Shane and Troy both agreed they wish to stay as the first mortgage. Ben will let Jude know that the loan from the town will remain first.
- Ben reported the new handrail on the town office has been installed. Also, the brick work on the handicap ramp will be taking place in the coming weeks. Whipple Masonry also going to work on getting granite for the sills to match the rest of the building. The Highway department is going to pour a cement ramp to replace the current gravel ramp. Ben also mentioned he has been talking with Tim Brown about capital improvement projects to keep the town's properties in good shape.

INFORMATION:

NHDES letter to Portland Pipe Line regarding project at Tax Map R09, Lot 066. Permit is good until June of 2026.

Alan Savage asked when the personnel policy is being updated, as reported by Ben at the last meeting, he would like to see a cellphone use policy adopted as part of it. He feels there should be no personal cellphone use on company time. Ben definitely agrees there needs to be a technology, social media policy however it may not be worded the way Alan has requested but some wording should be included.

Rob asked about the status of House of Pizza business loan because the owner is now opening a restaurant at the Cabot. He also asked about the \$50,000 loan to Greg Cloutier for the roof at the Parker J Noyes building and the \$50,000 to Ben Southworth/Garland Mill. Ben mentioned he is not sure how much of this topic can be discussed in a public forum. He wants to find out if it falls under the Right to Know law. Ben stated he is not going to answer the question at this meeting but he is going to discuss with the town attorney what can be discussed in public and get them what he can for answers.

Rob also asked if businesses are going to donate to the Art Mural on the side of the Lancaster Motel, how does that mesh with the sign ordinance. If the business is going to be advertising those that donated isn’t that considered advertising for those businesses. Ben stated the intent is not for advertising.

Motion made by Troy and seconded by Shane to adjourn. All in favor. Motion carried.

Respectfully submitted,

Charity M. Baker


Board of Selectmen

Date:

8/10/2021



Leon Rideout



Shane Beattie



Troy Verner