

## MINUTES

**SELECTMEN'S MEETING  
TOWN HALL**

**Tuesday, January 3, 2023  
6:30 PM**

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### **ATTENDEES:**

Selectman Shane Beattie      Selectman Leon Rideout  
Charity Baker              Michael Nadeau      Department Heads      Members of the Public

The meeting was called to order at 6:30 p.m. by Selectman Shane Beattie.

### **PLEDGE OF ALLEGIANCE**

### **DEPARTMENT HEAD UPDATES:**

**Water/Wastewater Supervisor Timmy Bilodeau** reported they fixed a leak on Williams Street. A lead joint pushed out which has him concerned because it was the 2<sup>nd</sup> lead joint leak in the last month. He mentioned the highway crew assisted with the repair. They have also been working on building maintenance at the water plant.

**Land Use Coordinator Robin Irving** reported the planning board will be meeting on January 11<sup>th</sup>. She believes the solar field company may be in to discuss their plan for the Rexford property on Route 3. She believes they may need a special exception.

She mentioned there will be no decisions on the Invest NH Grant until the end of January and the committee reviewing the per unit applications have requested more documentation. She reviewed some of the requirements for the grants. Leon feels the Town should not become a rent-controlled community and the Town should not be telling the developers what their rents should be and if that is what the grant requires the Town to do then he is not for accepting the funds.

Robin also mentioned that Pak Solutions was not successful in receiving their grant for the Odd Fellows or Chesley buildings and has asked for some of the per unit money if awarded to the Town. Robin is not sure she is willing to do that.

She also mentioned she has completed applications for two Lancaster Main Street Demo & Redevelopment grants. The Town would apply for these grants and subgrant them out to Pak Solutions. She went over the several hurdles to receiving the grants and has asked for exceptions for some of the requirements. There is also an attestation requirement that requires the CFR 20 (competitive bidding) regulations be adhered to. Robin mentioned Ben was not comfortable with a blanket attestation, so wrote a letter asking if they would accept a limited attestation as the Town can't confirm all of Pak's bidding practices for their projects.

Robin wanted the board to know the urgency in approving submission of the applications. Pak is concerned about losing their contractor the longer they have to wait for funding. Shane stated he needs more information about what would be required of the Town as he is concerned there may be too much liability that could fall back on the Town. He asked that the submission approval be pushed to the next meeting to allow for more discussion.

Leon again stated that if the Town needs to be involved in what the developers set for rent, then he is not in favor of accepting the grant funds.

Robin also reported she is in the middle of the water audit and the rate spreadsheet is complete and she would like to have a work session with the board to go over the rate structure.

She has also been working on reimbursement requests for the police department grants.

**Transfer Station Supervisor Rusty Scott** reported he believes he has a handle on the day-to-day routine. They crew have been working on cleaning the place up and he is working on a list of infrastructure improvements.

**Highway Foreman Tim Brown** reported the two new hires have started and he feels they are going to bring a lot to the crew.

**OLD BUSINESS:**

- Review and approval of the December 19, 2022 meeting minutes.

**Motion made by Leon and seconded by Shane to accept the December 19, 2022 meeting minutes. All in favor. Motion carried.**

- Signing various paperwork –
  - Water & sewer abatement for former Paul Richardson property at 50 Depot Street. Property was deeded to the town by collector’s deed in August 2022 and was missed updating ownership in the assessing system. A bill should not have generated.

**Motion made by Leon and seconded by Shane to approve the water/sewer abatement on the former Richardson property at 50 Depot Street. All in favor. Motion carried.**

**NEW BUSINESS:**

- A permit application was created to Install & Operate LP and/or Natural Gas Equipment which needs approval from the board.

**Motion made by Leon and seconded by Shane to approve the Install & Operate LP &/or Natural Gas Equipment permit application. All in favor. Motion carried.**

**INFORMATION:**

- Planning Board Meeting notice for January 11, 2023 meeting at 6:30 p.m.

**PUBLIC INPUT:**

Alan Savage asked if the board spoke to the Town attorney regarding Davidge’s hedge and what was the attorney’s recommendations. The board mentioned they are not sure where the Town Manager ended up with that discussion.

Alan also wanted to know if the board has discussed further putting a warrant article into the Town Warrant to take over the ownership of the Welcome Center building. Alan mentioned they should consider having the Lancaster Renaissance (owner of the building) sell the building. It is his feeling that the Town should not be in the real estate business and competing with local business.

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

Respectfully submitted,                      Board of Selectmen                      Date: \_\_\_\_\_

Charity M. Baker

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Shane Beattie

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Troy Merner

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Leon Rideout