



*Town of Plaistow ♦ Board of Selectmen*  
*145 Main Street ♦ Plaistow ♦ NH ♦ 03865*

**PLAISTOW BOARD OF SELECTMEN MINUTES:**

**DATE:** June 01, 2015

**MEETING CALLED TO ORDER:** 6:32 PM

**SELECTMEN:**

Selectman, Steve Ranlett, Chairman  
Selectman, Joyce Ingerson - Excused  
Selectman, Julian Kiszka

John Sherman Vice Chairman,  
Selectman, Tammy Bergeron  
Town Manager, Sean Fitzgerald

**AGENDA:**

**MINUTES:**

*Motion by J. Sherman to approve the minutes of May 18, 2015. Second by J. Kiszka*

*Vote: 4-0-0*

*Motion passes.*

**PUBLIC COMMENT:**

None

**COMMUNICATIONS TOWER UPDATE- LT BALDWIN**

Lt William Baldwin and Bill Bartlett of Two Way Communications are present to update the Board on the Communications Tower project.

J. Sherman requests that the power point presentation be uploaded to the Town's website.

Lt Baldwin reviews the goals of the project to enhance the existing regional communications infrastructure through simulcast, reduce portable radio dead zones, increase clarity of transmissions and increase greater overall radio coverage that is crucial to public safety.

The project is funded through homeland security grants and funds matched by the Town of Atkinson, Plaistow and Trinity Ambulance.

There are two lease agreements with tower companies:

- Plaistow West, which costs \$13,200 annually with a 3.5% residual increase per year. This cost is shared with the Town of Atkinson
- Crown Castle, which costs \$7200 annually. The developer of Snows Brook condominiums has agreed to reimburse the Town of Plaistow \$3000 annually towards this cost. This will enhance the communications along route 108.

Discussion ensues regarding communication with a police chase to another town and when a police officer goes from a car radio to a portable radio and the effects of the existing communications and how the additional towers will enhance radio communications significantly.

J. Sherman inquires as to the outdated equipment at the high school and the middle school and if the students and staff are safe.

Lt. Baldwin explains that the new equipment will be strategically placed so that all 3 buildings (High School, Performing Arts Center and the Middle School) will benefit and assures J. Sherman that the students and staff are safe at the schools.

B Bartlett responds the schools are between the two tower projects, there is no direct line of sight and it will depend on reflections/refraction so the schools may be somewhat of a mystery though will be a drastic improvement to the overall project.

Lt Baldwin notes that the monthly fee for the line may be able to be terminated and use a microwave link to link up.

J. Kiszka inquires if it is wireless communication and is there is a fail over system.

B. Bartlett states all systems have a failsafe. The system will revert to internal repeaters if the system fails. If that system fails, it will revert to radio-to-radio and by that point, a command center would have been set up to handle communications. Towers eliminate outages

S. Ranlett thanks both Lt Baldwin and B. Bartlett for their tie and update of the Tower project.

### **MEMORIAL DAY UPDATE- COMMANDER DAVE MEANEY**

American Legion Post 34 Commander, Dave Meaney expresses his sincere gratitude to the Town of Plaistow for their support and encouragement of the recent Memorial Day ceremony. Memorial Day is the most sacred day for veterans and the support of Plaistow citizens is very important. He continues by thanking the Town Manager, Sean Fitzgerald, and his assistant Gayle Hamel, for the teamwork needed to produce a solemn and dignified ceremony. He was able to honor a friend and comrade, John Steer who died in Vietnam, whose family, Plaistow residents attended. He was also honored to recognize the Plaistow's Fire Department 100<sup>th</sup> anniversary and Fire Chief John McArdle, who served as Grand Marshall. He thanks the Police and Fire Department's Honor Guard for their participation, the Boys and Girls Scouts and Tayler Aprile for the beautiful rendition of the National Anthem. He also thanks Chairman Steve Ranlett, Julian Kiszka and state representative Norm Major for their remarks. Plaistow has much to be proud of and he is humbled to be a small part and again thanks for the support.

### **BUDGET SCHEDULE REVIEW**

J. Sherman explains the Budget schedule and how it will work. He notes that the Budget Committee establishes the budget schedule not the Board of Selectman. They have requested to start early this year. He also notes that by starting early the Budget Committee will only be reviewing 2/3 of the current budget year expenses. The Board of Selectman will review the budgets one week prior to the Budget Committee review.

He states the Board of Selectman do not vote on this schedule it is usually set by consensus of the Board.

The Board of Selectman has agreed by consensus to the proposed Budget schedule.

J. Sherman will let the Budget Committee Chair know that the Board has accepted the schedule.

### **EVALUTION OF SURPLUS PROPERTIES**

J. Sherman notes that he brought up the subject, though S. Fitzgerald has a presentation to share. Plaistow First Committee has been established by the Board of Selectman to evaluate existing Town owned property. They are charged with making recommendations on best use of those properties. In the past, they have recommended selling some of the town owned properties in which the Town has no plan. The Board of Selectman has done a tentative review and has decided not to move forward with their recommendations. S. Fitzgerald has a presentation of surplus properties and does it make sense to dispose of those properties.

S. Fitzgerald notes that the Town does not want to hold on to property that has no purpose and does not generate tax income, has unique environmental or resource feature. Plaistow First Committee reviewed the town properties from a Town's point of view and understands the land in a strategic way. The Committee is made up of local businessmen, members of land use boards and local officials. Properties were evaluated and designated as properties to be kept for water resources or properties to be sold. Under RSA 41:14-A the state authorizes the cities or towns to acquire or sell land, buildings or both. The Town approved this process in 2001 at Town meeting with warrant article P-24. There are checks and balances throughout the process. Two public hearings to be held within seven-fourteen days, though according to RSA 39:3, if 50 registered voters present a written petition prior to the selectmen's vote, the proposed acquisition or sale must be inserted as a warrant article for the town meeting. These provisions also protect conservation land. Specifically conservation land, such as land in the Town's forest, cannot be sold by the Town.

This process was used when the Town acquired 3 acres of land adjacent to the cemetery. No cash was exchanged.

In 2005, there was an amendment to RSA 41-14A that requires the selectmen's vote to take place no sooner than seven or no later than fourteen days after the second public hearing. He notes that the concerned departments and committees be involved in the process. Discussion ensues regarding unique properties where parks could be established or return the property back to the tax rolls to generate tax income. He turns discussion back to Selectman Sherman.

J. Sherman notes the Plaistow First Committee discussed situations where some properties where the Town owns the "wrong" land. There are properties out there that the Town would be interested in acquiring. One avenue would be to sell a property that the Town has no use for, put that money into a fund to acquire future purchases. Another avenue is to sell town property and use the money to offset taxes. From a business standpoint that is a short-term relief, it makes more sense to turn a long-term asset that does not have any benefit to the Town into another long-term asset that would be beneficial to the Town.

S. Fitzgerald notes to see if there is any public interest in the properties the Plaistow First Committee has recommended selling. Are any properties the Town owns abutting residents that they would be interested in purchasing. It is not advised on selling off properties for one-time revenues.

Discussion ensues regarding

S. Ranlett requests a larger map of the color-coded map of Plaistow that notates the town owned properties.

Discussion ensues regarding properties that the town may be interested in selling, purchasing, and the RFP process that would be required to see if there would be any bids for the Town owned properties. S. Ranlett notes that fair market value of the properties would need to be established. S. Fitzgerald suggests establishing an impartial committee to make recommendations to the Board, such as the Public Safety Expansion Committee and Conservation Committee.

T. Bergeron notes that the Recreation Commission was interested in acquiring a parcel in town to establish a park in that area of town.

Discussion ensues regarding the amount of neighborhood parks for a community Plaistow's size of 7600; the ideal standard is a park for every 2000 residents. There may be some areas where a park could be established within walking distance.

J. Sherman notes the Town owns roughly a 100 parcels and the previous recommendation from the Plaistow First Committee was to dispose of four or five lots. Many of properties were recommended that the Town retain to protect our wetlands.

It is noted that there is consensus to review the particular parcels that have been recommended by the Plaistow First Committee to dispose of at a future Board of Selectman meeting.

S. Ranlett requests a larger map and the four or five lots that have been discussed.

The Town Forest is in a permanent protected easement owned by the South East Land Trust.

### **TOWN MANAGER'S**

Comcast Negotiations update with Dean Zanello

Dog License update

Memorial Day

Tax Bills have gone out

Town Wide Yard Sale

All State Abatement Professionals

S. Ranlett notes that he has received a letter from Jim Peck of the Citizens for a Better Plaistow and she will forward to the Planning Board and our counsel.

NH Boys State

PARC Updates

Source Water Protection Grant

Capital Improvement Plan  
Traffic Counts  
Personnel Plan  
Westville Road Bridge Design Approval  
Safe Routes to School  
Face book page Police Dept  
Recreation Events  
Old Home Day- still looking for volunteers- Next meeting Sunday June 7 at noon at Town Hall.  
Timberlane High School Graduation

### **ACTION ITEM REVIEW**

The items are reviewed.

### **OTHER BUSINESS**

### **SIGNATURE FOLDER**

S. Ranlett states the manifest and signature folder are going around.

### **SELECTMENS REPORTS**

J. Sherman-

- Joint RSMS(Road Surface Management System) presentation for both the Board of Selectman and the Budget Committee in September. This produces a plan as to when to repave or upgrade the town roads.
- Kimberly Raymond- The citizen's petition warrant article that passed in 2015 is a non-binding warrant article as it does not reference a specific RSA or direct the Board of Selectman/Town to do something specific. He would like to continue that discussion with her.
- School district- updating impact fees, Bruce Mayberry contracted by the School district. Last updated in Plaistow in 1997, this has been passed to the Planning Board.
- S. Ranlett request to send Dee a note to add school impact fees on the Planning Board agenda
- Library CIP established – hope to incorporate into the Town's CIP
- Timberlane School Capital Improvement Plan has been established. Next meeting to review goals and document updating the CIP.
- Sandown Withdrawal Committee has some organizational issues, RSA wording interpretations.
- Memorial Day Ceremony- sorry to have missed it as he recognizes the importance of this ceremony.

J. Kiszka-

- Memorial Day ceremony

T. Bergeron-

- Attended Memorial Day Ceremony

- Attended Historical Society, still looking for volunteers, celebrated 5<sup>th</sup> grade tours, alarm system upgrade, painting building, and tree down behind the building.
- J. Sherman notes that the painting of the historical society is in the CIP for 2016.
- Old Home Day- Art exhibit, 57 vendors, low number of food vendors
- Family Mediation- the local chapter is closing in 2016. This will significantly affect the services in this area. NH is the third largest are for substance abuse. Fundraising has been discussed to allow the office to remain open

S. Ranlett-

- Memorial Day Ceremony- an important ceremony as it honors those men and women who have made the ultimate sacrifice for our country.
- Planning Board updates:
  - Pro Quip, a company that rents heavy equipment, has been approved. Their entrance will be from the access road, Brickyard Court and not from Old Road.
  - Smith Corner- 3 lot subdivision approved
  - Rockingham Planning Commission Annual Meeting – Wednesday June 10.
  - Next Planning Board meeting is Wednesday June 3.

***MOTION BY J. Sherman TO ENTER INTO NONPUBLIC SESSION BY: under RSA 9-A: 311 (a) Personnel, (b) Hiring, (c) Reputation, (d) Negotiation, (e) Legal***

***2<sup>nd</sup> T. Bergeron***

***Board Polled: S. Ranlett = yes, J. Sherman = yes, T. Bergeron = yes, J. Ingerson=excused, J. Kiszka=yes.***

Public Session adjourned at 8:25 pm

Respectfully submitted,

Gayle Hamel  
Recording Secretary