



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

Plaistow Board of Selectmen Minutes

Date: April 12, 2021

Meeting Called to Order: 6:30 p.m.

Roll Call:

Selectman, Greg Taillon, Chair

Selectman, Jay DeRoche

Selectman, Darrell Britton

Greg Colby, Finance Director/Asst. Town Manager - Remotely

Selectman, John A. Blinn, Sr., Vice Chair

Selectman, Bill Coye

Mark A. Pearson, Town Manager – Remotely

Also present: Dean Zanello, Cable Coordinator, Tim Moore, Conservation Committee Member & Planning Board Vice Chair attending remotely and Beth Hossack, Recording Secretary.

G. Taillon reads Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-004 allowing municipal boards to hold remote meetings during the COVID-19/Coronavirus crisis.

Minutes

J. DeRoche motions to approve the March 29, 2021 minutes. Seconded by D. Britton.

Vote: 5-0-0

Motion carries.

Public Comment

None.

Public Hearing - Potential Sale of Town Owned Property

G. Taillon states the Board received information from the Planning Board and the Conservation Commission regarding the possible sale of 13 Rose Avenue and 17 Canterbury Forest. Both were in favor of selling 13 Rose Avenue and against selling 17 Canterbury Forest.

G. Taillon opens the Public Hearing at 6:34 p.m.

Joshua Manning has joined the meeting remotely. He is representing Centerview Hollow Land Company, LLC, Atkinson, NH. They are interested in making an offer on the Canterbury Road property if the Board agrees to sell it.

J. Manning states they have an abutting property on Harriman Road under agreement and are interested in the Canterbury property to add enough frontage to the Harriman property for a one (1) lot subdivision. The Canterbury Road property would allow enough frontage for the subdivision to happen.

G. Taillon states the Canterbury lot is wet and has a drainage section on it. The concerns of both the Planning Board and Conservation Commission is that someone may want to put a house or road on it. Most likely these will be restrictions placed on the property if it is sold.

J. Manning states they would like to keep their options open. It may be used for emergency access sometime in the future.

J. Blinn states he would like to leave the Town's options open. He does not want an access road built in the future.

B. Coye agrees with J. Blinn.

J. DeRoche also agrees.

D. Britton states both the Planning Board and the Conservation Commission have recommended that the Town does not sell this property.

G. Taillon states he was in attendance when the Planning Board discussed the property. No mention of how the property might be used or how the additional frontage for the Harriman property was proposed.

J. Blinn agrees and states tonight is the first time he has heard of an access road. He believes the Board should be very careful in making a decision.

Gerry Holt, 17 Harriman Road speaks. He states Centerview Hollow Land Company has a good reputation. Only about 50% of the parcel is wet in the Spring. He thinks the Town should sell the property. He feels Plaistow needs more housing and, in his opinion, all unused Town owned land should be sold. The money generated from the sale should be used to help people aged 65 and older pay property taxes. The elderly are on a fixed income and are having trouble paying their taxes especially with the Covid pandemic.

J. Blinn asks if the project will be done if the Town does not sell the lot.

G. Holt replies the housing project will be done with or without the Canterbury lot.

G. Holt believes selling the Canterbury lot is a good egress for the development, good for the elderly, good for the Fire Department and good for the Town.

G. Taillon states the Board will do their due diligence before making a decision.

G. Taillon asks if anyone else wishes to speak. No one steps up.

G. Taillon closes the Public Hearing at 6:53 p.m.

Conservation Commission - Purchase Land Abutting the Town Forest

G. Taillon states the Conservation Commission is interested in purchasing about a 4.32-acre parcel of land abutting the Town Forrest. They do have money in a capital reserve account. The land is owned by Mr. Arron Jackson and he is agreeable to selling it.

D. Britton asks T. Moore how much of the parcel, do we need to maintain the trail system.

T. Moore replies Mr. Jackson owns about eight (8) acres. Four (4) of the eight (8) are in Plaistow and the remaining portion is in Atkinson. Conservation Commission wants to purchase the Plaistow portion.

J. DeRoche asks if we purchase the parcel does it lock the parcel into perpetuity.

T. Moore replies yes and no. If the purchase goes through there will be a Warrant Article on the 2022 ballot asking voters to make the parcel part of the Town Forest. This is a good preservation technique. However, the parcel cannot be added to the conservation easement created about four years ago.

J. DeRoche motions to accept the recommendation from the Conservation Commission to purchase a parcel of land of approximately 4.32 acres abutting the Plaistow Town Forest. The

land is owned by Aaron Jackson, 30 Crown Hill Road Atkinson, NH 03811. The land includes Plaistow Town Forest trails running through the parcel. The agreed upon price is \$25,000.00. The funds will come from the Conservation Fund which has adequate monies to cover the cost. If the acquisition is successful a warrant article will be placed on the 2022 ballot asking voters to add the parcel to the Town Forest. Seconded by D. Britton.

Discussion: J. DeRoche asks if the parcel will allow for additional trails to be developed.

T. Moore replies probably not however it will prevent users of the trail from trespassing on private property.

Vote: 5-0-0

Motion carries.

Debra Bretton Robinson, Local Artist – Paintings to be used as Channel 17 Background

G. Taillon states Debra Bretton Robinson is a local artist and will allow us to digitalize some of her paintings to be used as Channel 17 backgrounds. We are proud to have fine arts in our Town and we thank Debra for her offer. One of her paintings depicts Attorney Kalman's Office. He purchased the painting and is gifting it to the Town. We also wish to thank him for his gift and his support of fine arts.

Dean Zanello, Cable Coordinator was contacted by Attorney Kalman regarding Debra's artwork.

D. Zanello states we are always looking for new artwork to display on social media and cable slides and is happy to showcase Debra's work.

D. Zanello holds up the painting donated by Attorney Kalman.

D. Robinson states she is a fine arts teacher who grew up in Plaistow and went to art school in Boston. Much of her work was inspired by growing up here. She hopes her work will inspire other residents to enjoy art.

Purchase of Fire Department Radio Equipment

G. Taillon states the next topic is the discussion of purchasing radios for the Fire Department. We have a capital reserve account set up for this purpose. G. Taillon turns the meeting over to Fire Chief Knutsen.

Chief Knutsen states the Fire Department is requesting the release of \$129,994.37 from the Capital Improvements Plan Radio Fund to purchase eighteen (18) portable radios and accessories. The current radios are over sixteen (16) years old. They will be replaced with modern, industry proven equipment made specifically for fire departments. By spending the \$129,994.37 the department will be able to purchase over one-half of the radios needed. Next year we will only need to purchase about seven (7) radios. Chief Knutsen was able to secure a 31% discount on the price.

D. Brittan asks if we pass along the older radios that cycle out to poorer communities.

Chief Knutsen replies there is a fee to deprogram radios. He will get an estimate on cost and come back to the Board with the information.

B. Coye motions to allow Mark A. Pearson, Town Manager or Fire Chief Chris Knutsen to purchase radios and radio equipment from Motorola in the amount of \$129,994.37 based on the presentation provided by Chief Knutsen this evening. The funds will be withdrawn from the Fire Department Capital Reserve Account. Seconded by D. Britton.

Vote: 5-0-0

Motion carries.

Old Home Day Committee Chair

Haley Bush, Old Home Day Committee Chair is present to discuss a possible event for this summer. The Old Home Day Committee would like to hold the event on August 28th at Plaistow Area Recreational Complex (P.A.R.C.). There is plenty of parking and bathrooms are available. There will not be a parade. Any participating vendors such as face painting, caricatures, and a rock-climbing wall will charge patrons a fee. The committee would like all proceeds from food and craft vendors to stay in an Old Home Day fund instead of being donated to the Historical Society. Instead of renting generators for vendor use the plan is to try to borrow them. The committee has come up with a total cost of \$6985.00 to hold an Old Home Day event this year. The cost is based on the following list:

- Fireworks \$6000.
- Disc Jockey 275.
- Cost of Website 110.
- Miscellaneous 100.
- Boy Scouts 500.

G. Taillon asks if there are existing bylaws stating vendor money should be given to the Historical Society.

H. Bush replies there are current bylaws however she will have to check them for clarification. Bylaws can be changed by the Board of Selectmen.

D. Britton states the money from Old Home Day is a large part of the Historical Society's yearly funding.

G. Taillon states the Town pays for all utilities at the Historical Society and no rent is charged for the building.

B. Coye asks if the bylaws change, will the money from Old Home Day go to the Old Home Day Committee for just this year or will this be a permanent change.

H. Bush states the committee will meet again on Monday to discuss these issues.

D. Britton asks if the committee has approached any businesses for donations.

H. Bush replies, no. Due to Covid the committee did not feel comfortable asking for donations from local businesses.

J. DeRoche states in the past the advertising booklet has raised five (5) to six (6) thousand dollars. Will this be done this year?

H. Bush is not sure. Mr. Peck was in charge of the booklet in the past and he is no longer a committee member.

J. Blinn states money is needed up front before the money from advertising and vendors is received. He asks if it is possible to use money from the unassigned fund balance up front?

G. Colby replies, no. Money from the unassigned fund balance can only be used for appropriations.

G. Taillon states the Old Home Day Committee needs to determine how much money can be raised. Often local businesses have been very charitable for Town events.

J. DeRoche asks since the cost is down to \$6900.00 is there any wiggle room in the budget to pay for ½ of it.

M. Pearson states with this tight budget the answer is no.

G. Colby agrees.

J. DeRoche asks what the cost of the stairway work was.

M. Pearson replies a few thousand. He will get the exact price if wanted. It was done as a safety issue.

D. Britton asks what the “drop dead” date is to confirm and pay for the fireworks.
H. Bush replies a month or two.
B. Coye states maybe someone or a company such as a bank will sponsor the fireworks.
H. Bush asks if the committee does fundraise yet is not able to come up with enough money can the money be saved for next year?
G. Colby replies yes, the Board can accept donations. At Town Meeting the voters can vote to put the money into an Old Home Day Fund.
D. Britton states fund raising will need to be done in the next 30-45 days to see if enough can be raised for this year’s event.
B. Coye states a lot of groups in Town may help out.
J. Blinn agrees. He states we need to know the date and dollar amount due to the company providing the fireworks as soon as possible.
J. DeRoche states the Old Home Day website could be added to the Town’s website instead of paying for a separate one.
H. Bush states vendors are able to apply and pay online with the current website which is easier for the vendors.
J. DeRoche asks if he sends a check as a donation will it be used for this year.
G. Colby replies under RSA 31-19 A it can be accepted and used this year.
G. Taillon asks H. Bush to keep the Board informed.
H. Bush thanks the Board for their time.

Confirm Selectmen’s Representative to the Planning Board and ROCKINGHAM PLANNING via vote

G. Taillon states according to NH law not more than one (1) Planning Board members can be on the Conservation Commission. Tim Moore is a member of both. J. Blinn is a member of the Conservation Commission and he volunteered to be the Selectmen’s Alternate Representative to the Planning Board. Since he cannot be on both, J. Blinn agreed to step down from the Planning Board and stay on the Conservation Commission. B. Coye is interested in becoming the Selectmen’s Alternate Representative to the Planning Board.

D. Britton motions to replace the spot vacated by J. Blinn as the Selectmen’s Alternate Representative with B. Coye. Seconded by J. DeRoche.

Vote: 5-0-0

Motion carries.

J. DeRoche motions to re-appoint Julian Kiszka as a Plaistow Commissioner on the Rockingham Planning Commission for a four (4) year term, expiring in 2025. He further motions to re-appoint Tim Moore as Rockingham Planning Commissioner with a term expiring in 2024, and to appoint Greg Taillon as the Alternate Rockingham Planning Commissioner, with a term also expiring in 2024.

Vote: 5-0-0

Motion carries

Review NH DES (New Hampshire Department of Environmental Services) Notice to All State Abatement Professionals, Inc.

G. Taillon states this is just information for the Board. He asks M. Pearson to speak about it.

M. Pearson states NH DES (NH Department of Environmental Services) is the regulatory agency overseeing State permits to businesses operating waste facilities. All State Abatement Professionals, Inc., located at 4 Wilder Drive, Suite 12 in Plaistow owns and operates an asbestos holding/solid waste management facility. The company failed to file their annual facility report. The State sent us a copy of the letter they sent to All State Abatement Professionals as a courtesy. The Town does not need to do anything. This is just for our knowledge. The State will follow up All State Abatement Professionals.

Right to Know

G. Taillon asks B. Hossack to speak on the Right to Know law regarding emails.

B. Hossack states information has been put into your folders for you to read. The main points to remember are:

- Send information through the administrative assistant as much as possible.
- Use BCC (blind carbon copy) to prevent an inadvertent “reply all” from being used.
- Do not use email to express ideas, concerns, opinions etc.
- Use your Town email for Board business.

J. DeRoche states as a courtesy when he uses BCC (blind carbon copy) he adds the names of the others who received the email too.

Other Business

G. Taillon states the recognition for past Selectmen should be done at the May 10th meeting. Everyone agrees.

M. Pearson states everyone has a memo from the Planning Board regarding the 2021 Rockingham Planning Commission dues. The Planning Board recommends the Board pay it.

M. Pearson suggests the Board may want to hold off on paying the dues this year due to the tight budget.

D. Brittan asks what repercussions are there if we do not pay it.

M. Pearson states he has worked in other communities that are not members of their local Planning Commission. We will not have any GIS and other planning related services provided by them this year. He states the Planning Department budget was cut by \$5000.00 and he is considering laying-off the Planning Director for seven meetings. If that happens, we probably do not need to pay the dues this year.

D. Britton states in the past (back in the 1980's & 1990's) the Town did not pay the dues every year. He thinks we can wait a year. It will not be setting a precedent.

B. Coye asks if we use the service provided by Rockingham Planning Commission often in a year.

D. Britton believes we can squeak by without it this year.

G. Taillon has a question for clarification. Will the GIS function on the website under appraising stop working?

M. Pearson replies no, that is a different company we have under contract for assessing. It is mutually exclusive from Rockingham Planning Commission services.

M. Pearson states he will engage the Board in making cuts, so we do not overspend the budget.

G. Taillon asks Tim Moore to give his opinion on the Rockingham Planning Commission dues.

T. Moore states Plaistow will lose voting privileges and other services including an impact on transportation services. Rockingham Planning Commission offers additional services such as

master plan updates which cost more for non-members. He believes it will be a setback if the dues is not paid.

J. DeRoche asks if the decision needs to be made tonight.

G. Taillon replies yes, the invoice is due.

D. Britton motions to not pay the Rockingham Planning Commission dues this year. Seconded by J. Blinn.

Vote: 5-0-0

Motion carries.

G. Taillon states last year the Town Code was worked on by the Board. Many changes in fees were voted on. In order to officially adopt the changes, we need to hold a public hearing. This will be scheduled for a future meeting.

Town Manager's Report

- M. Pearson states the Town was served with a lawsuit today. It is in regard to a decision made by the Building Inspector which was upheld by the Zoning Board of Adjustment. The case has been sent to Attorney Charles Cleary. M. Pearson will keep the Board updated.
- The answer to why the Building Inspector and Health Officer Offices were not included in the Public Safety Complex was found. The plan was cut as the project went from 11 million to 8.5 million. The minutes from the Public Safety Building Committee reflect the changes on January 16, 2015.
- Sale of Town Owned Land – Public Hearing
- Stormwater Task Force Meeting
- Street Sweeping
- East Road Pump House Permitting
- Sweet Hill Water Tank Construction
- Waterline Construction
- Wentworth Ave Reconstruction
- Route 125 Unitil Natural Gas Construction
- Stephen Savage Way Paving
- Town Hall Work
- American Rescue Plan Funds
- Summer Recreation

Selectmen's Reports

B. Coye

- Attended the Planning Board Meeting.
- Reminder - Plaistow Pride Day will be held on April 24 and the Town wide yard sale will be held on May 15.

J. DeRoche

- Attended the Energy Committee Meeting.
- Attended the TRAC Meeting.

J. Blinn – nothing to report.

D. Britton

- Attempted to attend the Cable Commission Meeting however no one came.

G. Taillon

- Attended the Planning Board Meeting.

J. DeRoche states he talked to G. Taillon to ask about goals for the Board. He wants to know if that should be added as an action item. There is consensus to send goal ideas for goals to B. Hossack to compile them for a future discussion.

Approval of non-public minutes

G. Taillon states non-public minutes can be approved in a public meeting as long as no discussion occurs on sealed minutes. If minutes are sealed and someone wants to discuss them a non-public session will be necessary.

J. DeRoche motions to approve the non-public minutes of March 1, 2021 and to keep them sealed. Seconded by J. Blinn.

Vote: 3-0-2 (abstain B. Coye, D. Britton)

Motion carries.

G. Taillon motions to approve the non-public minutes of March 15, 2021, session #1 and to keep them sealed. Seconded by J. Blinn.

Vote: 5-0-0

Motion carries.

D Britton motions to approve and unseal the non-public minutes of March 15, 2021, session #2. Seconded by J. DeRoche.

Vote: 5-0-0

Motion carries.

D Britton motions to approve the non-public minutes of March 29, 2021, session #1 and to keep them sealed. Seconded by J. Blinn.

Vote: 5-0-0

Motion carries.

J. DeRoche motions to approve the non-public minutes of March 29, 2021, session #2 and to keep them sealed. Seconded by B. Coye.

Vote: 5-0-0

Motion carries.

G. Taillon recommends entering a non-public session.

D. Britton motions to enter non-public session under RSA 91-A:3 II (A) Public Employee; (B) Hiring; (C) Reputation; (D) Property Transactions; (E) Pending or Threatened Litigation; (I)

Emergency Functions; (J) Confidential Information in Adjudicative Proceedings; (L) Consideration of Legal Advice. Seconded by B. Coye.

Board Polled: G. Taillon = yes, J. Blinn = yes, J. DeRoche = yes, B. Coye = yes, D. Britton = yes. Motion carries 5-0-0.

G. Taillon adjourns the public meeting at 8:37 p.m.

The public meeting reconvened at 8:44 p.m.

J. DeRoche motions to seal the minutes of the non-public session for April 12, 2021, session #1. Seconded by D. Britton.

Vote: 5-0-0

Motion carries.

J. DeRoche motions to enter non-public session under RSA 91-A:3 II (A) Public Employee; (B) Hiring; (C) Reputation; (D) Property Transactions; (F) Pending or Threatened Litigation; (I) Emergency Functions; (J) Confidential Information in Adjudicative Proceedings; (L) Consideration of Legal Advice. Seconded by D. Britton.

Board Polled: G. Taillon = yes, J. Blinn = yes, J. DeRoche = yes, B. Coye = yes, D. Britton = yes. Motion carries 5-0-0.

G. Taillon adjourns the public meeting at 8:44 p.m.

Public Session reconvened at 8:46 p.m.

J. DeRoche motions to seal the minutes of the second non-public session for April 12, 2021. Seconded by B. Coye.

Vote: 5-0-0

Motions carries.

As there is no further business G. Taillon adjourns the meeting at 8:49 p.m.

Respectfully submitted,
Beth Hossack

Recording Secretary