



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

PLAISTOW BOARD OF SELECTMEN MINUTES:

DATE: August 29, 2016

MEETING CALLED TO ORDER: 6:33PM

SELECTMEN:

Selectman, Steve Ranlett, Chairman
Selectman, Tammy Bergeron
Selectman, Peter Bracci

Selectman, John Sherman Vice Chairman
Selectman, Julian Kiszka
Town Manager, Sean Fitzgerald

AGENDA

MINUTES

J. Sherman motions to approve the minutes of August 15, 2016. Second by J. Kiszka.

Vote: 5-0-0

Motion passes.

PUBLIC COMMENT

None

PROPOSAL TO ACQUIRE/SELL LAND (RSA 41:14-A) – METHUEN CONSTRUCTION
PUBLIC HEARING

S. Fitzgerald gives a recap of the details of the potential land swap. Tonight is the first of two required Public Hearings before the Board makes a final decision and votes. The reservoir has been filled in and the old pump and pump house have been demolished. Methuen Construction is doing great work on the building and the aesthetics of the property. The land swap will help Methuen Construction have access to their property and it gives the Town additional space. It is a good deal for everyone.

J. Barbone, President of Methuen Construction is present to answer any questions. He thanks the Town for considering the land swap.

K. Raymond inquires if the land swap will affect the frontage of the property.

J. Barbone replies, no as the frontage is just the driveway and there will be no change to the driveway.

CHIEF JONES RECOMMENDATIONS FOR WALTON ROAD

Chief Jones states this is not a new problem, cars have been speeding and using Walton Road as a cut through for many years. The residents need a solution. After neighborhood meetings with residents, the Highway Safety Committee, the Fire Chief, and the Police Department, Chief Jones is recommending blocking the intersection of Walton Road and Shady Lane for a period of approximately six months (10/1/16 - 04/30/17). This will give residents and Town Officials time to see if this is a good solution. A resident is called to the podium because blocking this

intersection will affect her driveway. After some discussion it is decided to move the blockage down to avoid driveway issues for the resident.

J. Sherman motions to hold a Public Hearing to pursue the Highway Safety Committees Recommendation for a temporary blockage of Walton Road. Seconded by T. Bergeron.

Vote: 5-0-0

Motion passes.

PAUL LUCIA, BUILDING MAINTENANCE SUPERVISOR – RECOMMENDATION ON GARAGE AT 58 NEWTON ROAD

P. Lucia is present to detail the condition of the garage at 58 Newton Road. The building is approximately 100 ft. x 100 ft. It is not weather tight and is in need of some general repairs just to make it through the winter months. P. Lucia states it would be nice to have for storage but we can also live without it.

S. Fitzgerald states we do not have many options. The Town owns it due to tax default yet we cannot consider selling the property until September of 2017 at the earliest. We should use it or see if an abutter would want to rent it from the Town. Discussion continues.

S. Ranlett states with consensus of the Board, they direct the Town Manager to look for an abutter to rent the garage and do some repairs to it.

P. Lucia states he will take any Board member to view the property if they want to see it.

P. Bracci inquires if it would be worth more to remove the building and consider selling the land.

J. Sherman states the lot size is too small to use as a buildable lot therefore it would probably not be worth more to remove the building.

DISCUSSION REGARDING SALE OF TOWN OWNED PROPERTY

S. Fitzgerald mentions to the Board it might be a good time to send out an RFP for Town owned property. The real estate market is active in Plaistow and we have several buildable lots. Hale Spring is one of them and is now unencumbered. Discussion ensues about the amount of property we own, how we would go about getting information out in the public and what is best for the Town. We should be strategic on how we acquire and/or dispose of land. It does seem to be a good time to consider selling some property.

UPDATE ON DROUGHT RECOMMENDATIONS

S. Fitzgerald met with our Code Enforcement Officer and our Health Officer last week to discuss the Town's aquifers. The Board of Selectmen can issue mandatory water restrictions and we are in a drought along with the rest of New England. The drought in Rockingham County is greater than many other areas of New Hampshire. S. Fitzgerald recommends implementing voluntary water restrictions. S. Fitzgerald has heard from several families recently who have well issues and are without water. It would be prudent to encourage all residents to conserve. Outdoor watering should be limited to the hours of 8:00pm to 7:00am. A few signs could be placed in town, a cable show could be produced, and flyers could be made and distributed showing best practices. We should get the word out to be mindful of water usage. Again, this will be voluntary. There is consensus amongst the board to move forward with voluntary water restrictions.

TOWN MANAGER'S REPORT

TAP – 2016 TAP Application – S. Fitzgerald has a power point presentation detailing the program and how it will help the Town if we are a recipient of the grant funding. Discussion ensues.

J. Sherman motions to direct the Town Manager to apply for the TAP grant as presented at our 8/29/16 meeting. Seconded by T. Bergeron.

Vote: 4-1-0 (P. Bracci)

Motion passes.

TOWN MANAGER'S REPORT CONTINUED

9/11 Memorial

Safety Complex Update

Update - Enforcement Actions Related to Zoning Violations

Flu Shots – September 22

SRTS - William Rose of NHDOT has stated there may be more funding available .

Jim Peck has some terrific ideas for a historical presence in the slip lane

Miss Greater Plaistow – T. Bergeron is interested and would like more information.

Beede Site - soil trucking will begin soon

Recreation Update – costs of investments made and donations from Friends of Rec

Assessing Update –Wil is optimistic about commercial values increasing.

Town Owned Property

Phase II GREE Scope of Work

Drought Recommendations

Victim Witness Advocate

New Sign – Lorraine DeSalvo

Town Forest

Presentation of Audited MS-535

Senator Jeanne Shaheen – assist residents with federal programs

Pennichuck Water Works Inc. – rate increase

Plaistow Historical Society – looking to sell 19 old benches from the old Town Hall Auditorium

NHDES Sanitary Survey – public water at Town Hall & Safety Complex is free of contaminants

ACTION ITEM REVIEW

T. Bergeron mentions the Action Items are missing. S. Fitzgerald responds there was an issue with the creation of the report however the action item she requested at the last meeting was added and it will be included on the next Town Managers report.

OTHER BUSINESS

S. Ranlett reads the letter he received from the Historical Society regarding permission to sell the old benches. They will keep 4 set of benches in the museum. They will sell the remaining ones for a nominal fee if allowed by the Board. Discussion ensues regarding how the money will be used.

J. Sherman motions, per the letter from the Historical Society on 8/29/16, we declare the chairs mentioned as surplus items and that the revenue be retained by the Historical Society.

Seconded by J. Kiszka.

T. Bergeron wants to know more specifically how the funds will be used. She feels it should be given back to the Town.

J. Sherman amends his motion adding the Historical Society will report back to the Board of Selectmen on how the funds will be spent. Seconded by J. Kiszka.

Vote: 5-0-0

Motion passes.

SELECTMAN REPORTS

J. Sherman –

- Attended the first CIP Committee meeting, the next one is scheduled for 9/8. They should be able to finish up in 1 to 2 more meetings.
- Mentions trash bags might be an option instead of using trash barrels
- Inquires if the new Expression Swing are installed at PARC yet
- Mentions the work on the Annual Report will begin soon
- Conservation Commission – on 8/30/16 a member of the ARM Award Committee that gave Plaistow \$100K in 2013 will visit the Town Forest to see the restoration work that was completed with the help of that grant.

S. Ranlett -

- Mentions you can probably fit more trash in 2 barrels than you can in 2 bags, this is just something to think about
- Planning Board – a new business will open on Danville Road, possible Motel on Plaistow Road/Cottage Plaza is still in the works

J. Kiszka –

- Safety Complex Meeting – tentative ground breaking is set for 9/12
- Renewable Energy Committee – Normandeau was in attendance to discuss a solar array on the landfill, Tanko Lighting was also in attendance. The issue with Unitil not supporting a change to LED light features was discussed.

P. Bracci –

- Median strips – he would like any support to make them maintenance free
- The first meeting of the Trash Committee was recently held – some discussion ensues regarding the signing of the new JRM contract. The committee consists of Jim Peck, Geoff Adams, Dave Jones, Kim Raymond, Scott Sullivan, Francine Hart, Laurie Milette and one member of the public.
- Reads a letter he received from Attorney Kalman regarding an inquiry he made in regards to RSA 91-

T. Bergeron –

- Nothing to Report

SIGNATURE FOLDER

S. Ranlett states the manifest is going around.

Public Session Adjourned at 9:05pm

P. Bracci motions to enter into non public session under RSA 91-A:311 (a) Personnel, (b) Hiring, (c) Reputation, (d) Negotiation, (e) Legal understanding that both parties have agreed. Second by J. Kiszka

Board Polled: S. Ranlett = no, J. Sherman = no, T. Bergeron = yes, J. Kiszka = yes, P. Bracci = yes.

Public session should have resumed at 9:23pm to adjourn, however we did not technically go back into a public session.

S. Ranlett adjourned the meeting at 9:24pm

Respectfully submitted,

Beth Hossack,
Recording Secretary