



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

PLAISTOW BOARD OF SELECTMEN MINUTES:

DATE: June 26, 2017

MEETING CALLED TO ORDER: 6:03pm

SELECTMEN:

Selectman, John Sherman, Chairman
Selectman, Steve Ranlett
Selectman, Peter Bracci

Selectman, Tammy Bergeron, Vice Chair
Selectman, Julian Kiszka
Interim Town Manager, M. Pearson

AGENDA

J. Kiszka motions to enter into non public session under RSA 91-A3:11 (a) Personnel, (b) Hiring, (c) Reputation, (d) Negotiation, (e) Legal understanding that both parties have agreed. Seconded by S. Ranlett.

Board Polled: J. Sherman=yes, T. Bergeron=yes, S. Ranlett=yes, J. Kiszka=yes, P. Bracci=yes. Motion passes

J. Sherman opens the Public Session 6:31pm

S. Ranlett motions to seal the non public minutes as they were also sealed during the non public session. Seconded by T. Bergeron

Board Polled: J. Sherman=yes, T. Bergeron=yes, S. Ranlett=yes, J. Kiszka=yes, P. Bracci=abstain. Motion passes

S. Ranlett motions to approve the amended minutes of June 5, 2017. Seconded by T. Bergeron. P. Bracci does not believe the timber yield tax for Red Oak should have been re-voted on at the meeting of July 5, 2017. J. Sherman states that should be discussed later. Current discussion should be about the approval of the minutes. He calls for a vote.

Vote: 5-0-0

Motion passes

S. Ranlett motions to approve the minutes of June 12, 2017. Seconded by T. Bergeron.

Vote: 5-0-0

Motion passes

S. Ranlett motions to approve the amended minutes of June 19, 2017. Seconded by J. Kiszka.

Vote: 5-0-0

Motion passes

PUBLIC COMMENT

None

PUBLIC HEARING HAZARD MITIGATION PLAN

Mike Dorman, Lt. Baldwin, Dennise Horrocks and Theresa Walker from the Rockingham Planning Commission are present to discuss the Draft Hazard Mitigation Plan. It is a requirement that every community have a Hazard Mitigation Plan which must be updated every five years. The draft is available online and in Town Hall. Anyone with questions, comments and/or suggestions may make them now through July 10th, 2017. The best way to make an inquiry is to email Dennise Horrocks or call T. Walker. T. Walker explains the purpose of the plan. She states without a written plan the Town would not be eligible for any federal disaster funding should the need arise. The plan outlines the hazards of the community along with the community response. The focus is on how the community will mitigate/prevent the impact to a disaster. After any community input is received the draft plan will be submitted to NH Homeland Security. Then it will go onto FEMA in Boston, MA. It will come back to the Town of Plaistow for a Public Hearing and adoption by the Board of Selectmen.

D. Horrocks would like to acknowledge the other members of the committee who were unable to attend this evening. They are Fire Chief J. McArdle, Police Chief K. Jones, and Highway Supervisor Dan Garlington.

J. Sherman opens the Public Hearing at 6:53pm

J. Sherman closes the Public Hearing at 6:54pm as no one is here to comment.

M. Pearson states he is working very hard on a potable water system which might be accomplished as soon as 2018. This item is listed in the Draft Hazard Mitigation Plan on page 51.

J. Sherman has already made some recommendations to the plan. He has given them to D. Horrocks.

T. Bergeron inquires if there is a plan for an emergency drought situation.

D. Horrocks responds yes, it was added last year.

DISCUSSION OF PROPERTY WITH MR. LAPLUME

Mr. LaPlume along with his attorney Ms. K. Masys is here to present his plan for purchasing town owned property. Jill Senter of the Conservation Committee is here on behalf of the Committee. Mr. LaPlume has been interested in purchasing land for a long time. His proposal was made in the past but nothing was ever finalized. His current proposal has been scaled down from 3 parcels to 1 and a portion of a second parcel. The land abuts his property and it is land locked. Mr. LaPlume would like to use the land for storage and a place to put snow. He is not interested in building anything and the lot is not adequate for a house in the future.

P. Bracci inquires if Mr. LaPlume will pay for the subdivision of the lot that he wants only a portion of.

Mr. LaPlume responds yes.

J. Senter states Mr. LaPlume has agreed to a 15 foot easement through the land which will be used for a future trail system. She states that the Conservation Commission wants the easement increased to 30 feet at top portion of the property. The committee is not concerned with Mr. LaPlume's use of the land but they are fearful of what might happen in the future. Discussion continues.

S. Ranlett motions to move forward with the proposed sale for a total of \$8,334.00 following the procedure outlined in the RSA along with a Public Hearing. Seconded by J. Kiszka.

Vote: 5-0-0

Motion passes

TAX ANTICIPATION NOTE, LINE OF CREDIT, UNASSIGNED FUND BALANCE & CASH FLOW

J. Sherman would like M. Pearson to speak on this subject.

M. Pearson states he will be able to provide more information once a Finance Director is hired. Next year there will be two maybe three projects ongoing at the same time. The town will probably need a tax anticipation note to meet all the funding for the projects. A more inclusive discussion will follow on September 11th, 2017.

NORTH AVE DISCUSSION

At a prior meeting the Board was willing to allow Haverhill permission to limit the weight on North Ave. In order for Haverhill to get approval from Mass Department of Transportation they also need approval from the State of NH and the Town of Plaistow. We recently found out that the State of NH is not willing to allow the weight limit unless Plaistow takes over maintenance and ownership of this currently state owned roadway.

S. Ranlett recommends the Town Manager tell Haverhill we will not agree to the weight limit on North Ave.

DISCUSS UPDATING INVESTMENT POLICY

There is consensus amongst the Board to add this item to the September 11th, 2017 agenda.

T-MOBILE AMENDED LEASE AGREEMENT

The original lease was signed in 2000 with a 5 year initial term and three renewable terms. We are now in the third renewable term and T-Mobile would like to amend the agreement. Basically, they want to change a piece of equipment to a slightly longer piece. By doing this they will increase the annually rent. It is a win-win situation. The amendment to the lease was reviewed by Town Counsel and he is in agreement with it.

S. Ranlett motions to direct the Town Manager to enter into the amendment to the T-Mobile contract. Seconded by T. Bergeron.

Vote: 5-0-0

Motion passes

J. Sherman calls for an eight minute recess at 7:47pm

J. Sherman states we are back in session at 7:55pm

REVISIT POSSIBLE SALE RECOMMENDATIONS

M. Person states Mr. and Mrs. Lesiczka came to meet him recently to express their interest in purchasing a piece of Town Owned Property.

J. Sherman states the property is on the possible sale list however the list is not finalized. If this particular piece of property is considered for sale the full process listed in the RSA's will be followed either through an RFP (Request for Purchase) or auction. Mr. & Mrs. Lesiczka understand.

3A Dundee Drive, map 69, lot 021 is discussed next. This piece of property was sent out for bid by the Board back in 2015. An official offer from Diane Moran was received however no action was ever taken by the Town. Ms. Moran included a check as a deposit towards the purchase price when she submitted her bid.

S. Ranlett motions to move forward with the sale process of 3A Dundee Drive to Diane Moran and move forward with appropriate Public Hearings. Seconded by T. Bergeron.

Vote: 5-0-0

Motion passes

S. Ranlett states we should not be negotiating any sales during a meeting.

J. Sherman agrees.

M. Pearson refers to a prior power point explaining the steps to sell property. The first step is to seek review and recommendation from the Planning Board and Conservation Committee. Certainly the Board should consider all recommendations but they decide what to do.

DISCUSS SOURCE OF SELLING PRICE FOR TOWN OWNED PROPERTIES

J. Sherman states we have a potential list of property to sell. How do we determine the selling price?

P. Bracci states the assessed value is not a selling price.

M. Pearson states an assessed value can be a starting point for selling property with a house yet land is different. Any properties sold will be on a buyer beware basis. A quit claim deed will accompany the sale not a warranty deed. There will be no guarantee of building permits. Due to these constraints we probably will not get anywhere near the assessed value. The Board can set a minimum price for each property. Fair Market Value will not be paid for any such property as there is no clean title.

J. Kiszka recommends taking the assessed value and taking a percentage off to come up with a price and sell "as is."

J. Sherman will update the spreadsheet and send it to the Board. It will be reviewed at the July 24th meeting.

REVIEW OF NON PUBLIC MINUTES

J. Sherman states we have several sets of sealed non public minutes to be reviewed. Perhaps there is no longer a need to keep them sealed. The Board as a whole can review the minutes or one Board Member can be selected to review them and make a recommendation to the other Board Members. Both S. Ranlett and P. Bracci are interested in doing this.

M. Pearson brings to the Boards attention the Health Trust Resolution Issue.

T. Bergeron makes a motion that the Town of Plaistow shall participate as a member in the Health Trust pooled risk management program for the provision of group medial and/or other benefit plans in accordance with the “Application and Membership Agreement” and NH RSA 5-b. Seconded by S. Ranlett.

Vote: 5-0-0

Motion passes

J. Kiszka makes a motion that Mark A. Person, Interim Town Manager , is hereby authorized and directed to execute and deliver to Health Trust, on behalf of the Town of Plaistow, the “Application and Membership Agreement” in substantially the form presented to this meeting. Seconded by T. Bergeron.

Vote: 5-0-0

Motion passes

TOWN MANAGERS REPORT

Chandler Place Ribbon Cutting

Meeting with Selectman Bracci

Meeting with Budget Chair and Vice Chair

Highway Garage Committee Meeting

T-Mobile Amended Agreement

Interview for Finance Director/Assistant Town Manager

Town Report Committee Meeting

Public Safety Complex Meeting

NHMA Derry Employee Discipline Training

Meeting with Derry Town Administrator

Meeting with Windham Town Administrator

Meeting with Planning Director – Sidewalk Agreement

Meeting with Trident & Eckman

Meeting with Library Director & Selectman Kiszka

Meeting with a resident of Forest St – drainage issue

Meeting with residents interested in purchasing land (Mr. & Mrs. Lesiczka)

Potable Water Update

S. Ranlett motions to direct the Town Manager to send a letter to the Director of the Manchester Water Works and the Manchester Water Commission and ask to reserve 500,000 gallons per day for Plaistow. Seconded by T. Bergeron.

Vote: 5-0-0

Motion passes

S. Ranlett motions to direct the Town Manager to fill out a NHDES Drinking Water Program for Drinking Water State Revolving Fund loans. Seconded by J. Kiszka.

Vote: 5-0-0

Motion passes

M. Pearson would like to create GANTT Charts for Department Heads and himself to help with project deadlines. The goal is to prevent last minute issues. He inquires if any Board member has experience with these.

J. Sherman replies he used to do that for a living. He will be happy to assist. The chart is a line chart that identifies milestones.

M. Pearson inquires if the Board is aware of anything that caused the start and end dates of the Public Safety Complex Building to change. The OPM's (Owners Project Manger) contract was supposed to end in July yet he has received a request for the payments to continue through December. No one is aware of any changes. This request involves \$55,000 of additional spending. M. Pearson just found this out today.

S. Ranlett mentions there is also an issue with the Stanwood Ave extension. It was supposed to be paved only to a certain point then continue to the property line as gravel. The road is now stopping where the pavement ends.

J. Kiszka agrees with S. Ranlett.

ACTION ITEM REVIEW

Reviewed

OTHER BUSINESS

None

SIGNATURE FOLDER

J. Sherman states the manifest and signature folder are going around.

SELECTMAN REPORTS

P. Bracci

- Mentions last year's drought – maybe the Board should be proactive and consider a level 1 water ban if needed this year.
- No more Cable Committee meetings will be held for the summer
- The Planning Board meeting was very difficult to hear due to the Concert
- Wants to revote on the Red Oak Timber Yield Tax and have J. Sherman recues himself

J. Kiszka motions to waiver the Timber Yield Fee for all those private residents who were forced to clear felled and damaged trees due to last year's microburst provided they did not receive profit from the wood and paid out of pocket for the fee and this is a onetime waiver for a rare event. Seconded by T. Bergeron.

S. Ranlett states before voting he wants to see the applications.

T. Bergeron would like to see them too.

M. Pearson will contact the Assessing Department to see if they can provide the information on the residents involved.

J. Kiszka withdraws his motion.

T. Bergeron withdraws her second.

J. Kiszka

- EDA Representative REDC – Joanne Dr extension/grant
- Annual Planning Committee Dinner
- Highway Safety Committee
- Chandler Place Ribbon Cutting
- Old Home Day
- Haz Mat Board of Directors Meeting
- Monday's Board meeting for the Homeland Security Grants
- Energy Committee
- REDC Quarterly Meeting
- YMCA Community Service Event – Norm Major

T. Bergeron

- Old Home Day
- Chandler Place Ribbon Cutting
- Family Mediation
- 250th Atkinson Day Celebration
- YMCA Community Service Event – Norm Major

S. Ranlett

- Chandler Place Ribbon Cutting
- Old Home Day
- Planning Board

J. Sherman

- Highway Safety Committee –mentioned if the Joanne Dr. extension comes to fruition a loop would make it easier for the Highway Dept. to plow and sand
- Town Report Committee
- Diane Nye – final collected for the Jimmy Fund for “Run of the Savages” \$9,322.39
- YMCA Community Service Event – Norm Major (J. Sherman spoke on Norm's integrity)

S. Ranlett motions to enter into non public session under RSA 91-A3:11 (a) Personnel, (b) Hiring, (c) Reputation, (d) Negotiation, (e) Legal understanding that both parties have agreed. Seconded by T. Bergeron.

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

J. Sherman closes the public meeting at 9:30pm

Back in public session at 9:58pm

S. Ranlett motions to seal the minutes of the non public session as they were also sealed in the non public session.

***Board Polled: J. Sherman=yes, T. Bergeron=yes, S. Ranlett=yes, J. Kiszka=yes, P. Bracci=yes.
Motion passes***

J. Sherman adjourns the public meeting at 9:59pm

Respectfully submitted,

Beth Hossack,
Recording Secretary