



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

**PLAISTOW BOARD OF SELECTMEN MINUTES:**

**DATE:** April 11, 2016

**MEETING CALLED TO ORDER:** 6:30 PM

**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 03-28-16. Second by T. Bergeron*

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

*Motion passes.*

P. Bracci states that he feels the minutes of the Board of Selectmen meeting are inadequate.

J. Sherman disagrees. Discussion ensues.

S. Ranlett states minute taking will be put on the agenda for next week.

**PUBLIC COMMENT**

None

P. Bracci suggests tonight's agenda be changed to have the Beede Site presentation first.

J. Sherman disagrees.

S. Ranlett asks for a consensus of the board. The consensus is to leave the agenda as it is.

**OLD HOME DAY COMMITTEE**

Last week in a nonpublic session there was some discussion about this year's event. Tonight Wendy Bush and her daughter Hayley are here to discuss preparations for this year. Wendy explains that she and her family have been involved in the planning of Old Home Day for the last several years. At the end of last year they did step down. They did attend last Sunday's meeting and stated it was very productive.

T. Bergeron inquires if Wendy will explain where the differences of planning are at this point between last year and this year. Wendy states that last year they had about 40 vendors by now and this year we have 20. However, the website is up and working and she believes everything

will work out for this year. Some events they had last year are unavailable because they were not booked timely but there is still enough time to make Old Home Day a fun day for all. P. Bracci states that the Old Home Day Committee should work to stay under budget since it was over budget the past two years.

***J. Sherman motions to direct the Town Manager to contact Wendy Bush to step up as Old Home Day Chair and the current Chair to step down. Second by T. Bergeron.***

***Vote: 3-2-0 (J. Kiszka, P. Bracci)***

***Motion passes.***

### **RECREATION DIRECTOR, CHRISTINA CRUZ**

Christina discusses the purchase of a play scape for Smith Field, two family swings and two Spinner Bowls for PARC. She presents a PowerPoint and discusses the Recreation Capital Reserve Fund, Recreation Master Plan and the goals of the Recreation Commission. She notes the current play scape at Smith Field is at the 19<sup>th</sup> year of a 20 year life cycle. The cost of the new Stringer Ridge play scape is \$17,349 which includes freight and installation. C. Cruz states the new play scape is also designed for children with disabilities.

P. Bracci inquires what the current play scape cost when it was purchased in 1997 and who will be responsible to disassemble it.

C. Cruz notes she does not know the purchase price of the current play scape and the Highway Department would be responsible for removing the current one.

P. Bracci recommends that we spend money on equipment of better quality as there is \$150,000 in the capital reserve fund.

J. Sherman states replacing the equipment is in our Recreation Strategic Plan but not at a price of \$150,000. He mentions the proposed one is easily accessible to children with disabilities and younger children as they are the ones who use the equipment most at Smith Field. Discussion ensues regarding the equipment and the facility status.

***J. Sherman motions to follow the recommendation of the Town Manager and Recreation Director and authorize the payment \$17,349 from the recreation Capital Reserve Fund to purchase and install a Stringer's Ridge model play scape at Ingalls/Smith Field.***

S. Ranlett states there is still more discussion before he can entertain a motion.

Discussion ensues regarding fencing, the skateboard park vs. tennis courts.

J. Sherman notes there was a conscious decision to remove the tennis courts at Smith Field.

***J. Sherman motions to follow the recommendation of the Town Manager and Recreation Director and authorize the payment \$17,349 from the recreation Capital Reserve Fund to purchase and install a Stringer's Ridge model play scape at Ingalls/Smith Field. Second by T. Bergeron.***

Discussion ensues regarding removing the current play scape and the liability involved with moving and/or repurposing it.

S. Fitzgerald recommends following the suggestions of the Recreation Commission and having the current play scape evaluated by a professional. It is noted that in the meantime the current playscape will not be removed.

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

***Motion passes.***

***J. Sherman motions to direct the Town Manager and the Recreation Director to comeback with more information on the spinner bowls including installment costs.***

***Second by S. Ranlett.***

***Vote: 5-0-0***

***Motion passes.***

The family swing is discussed next. The total cost for two family swings is \$4850.51 less \$1000 donated by the Hansbury Memorial Fund leaving a balance of \$3850.51

***J. Sherman motions to direct the Town Manager and the Recreation Director to proceed with ordering the adult swing for a cost of \$3850 and to withdraw money donated by the Hansbury Family and supplement that with impact fees.***

***Second by J. Kiszka.***

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

### **BEEDED SITE UPDATE PRESENTATION**

Cheryl Sprague, Project Manager, EPA, Ken Richards, Project Manager NHDES, Mike Skinner, Beede Group, and Chip Ciocette, Sanborn Head are present.

S. Fitzgerald reviews the basic process of thermal extraction and remediation that has occurred.

T. Bergeron inquires as to the reasoning of stopping the extraction without notification to the Board of Selectmen.

Cheryl Sprague states it is hard to jump right into that point. She begins with a community update by reviewing the history of the Beede site which began operations in the 1920's. C. Sprague discusses the materials that were removed and how remediation of the site started. She describes how the EPA was the initial agency involved in the cleanup. The standard for the cleanup is to restore the property to residential reuse standards. Mike Skinner from the Beede Group reviews the technical aspect of thermal extraction. He notes the remediation has not impacted any surrounding wells or the water table of Kelly Brook. The progress to date shows no danger of contaminated drinking water. Updates are posted regularly on Face Book and the Beede Group will host an open house on June 4, 2016 for the community. Parcel 2 is clean and parcel 1 is where the next remediation will take place. The next step is the offsite disposal of the soil piles which will occur this summer. Then the phase 2 thermal extraction will begin. The team concludes their presentation and opens the floor for questions.

J. Kiszka inquires what do you expect to find under the soil piles.

M. Skinner replies more of the same including oil and VOCs. He notes they just doesn't know how much they will find.

P. Bracci inquires how long the site will be monitored.

M. Skinner replies the soil will be treated to residential standards then no further monitoring is necessary though ground water will be monitored as long as necessary.

P. Bracci inquires what prevents the oil from going further into the ground when it is heated by the steam.

M. Skinner replies the steam pressure is below the oil. The oil is light and floats on top of the water.

P. Bracci inquires how deep it the well when the ground water is removed.

M. Skinner replies 35 feet.

P. Bracci inquires if there were fines issued to all involved and if so, did the fines cover the cost of cleanup.

M. Skinner replies everyone was fined and it did not cover the cost of the cleanup.

S. Fitzgerald inquires what additional tests will be performed to help confirm the findings. In December the Beede Group filed to remove the thermal extraction but received push back from the EPA.

M. Skinner states all soil samples are complete and have been reported to the EPA. The EPA will in turn issue their report after all the data is reviewed.

J. Kiszka inquires if there are any risks of contamination of the area that has been cleaned during the phase 2 work.

M. Skinner there has not been any contamination due to the process. It starts with the higher gradient.

K. Richards adds basically they start on the outside and work in and start from the deepest level and work up.

J. Sherman inquires when will the cleanup be complete.

C. Sprague states they can't really give an estimate at this point.

J. Sherman inquires will both parcels be ready for reuse at the same time or different times.

C. Sprague states either is possible but it is too early to determine that.

J. Sherman inquires as to when heavy trucking will occur in the neighborhood.

M. Skinner replies the plan is to remove the piles this summer

S. Fitzgerald discusses the completion of the thermal extraction and inquires if an independent review of optimization will occur.

M. Skinner replies monthly reports are sent to S. Fitzgerald. The Remedial Action Report by the EPA will be published when it is complete.

S. Ranlett states he went on a tour with K. Richards and C. Sprague in February and was impressed to see the white board that tracks the sighting of wildlife coming back to the site. M. Skinner states they also record and track plant life.

S. Ranlett thanks everyone for their presentation.

### **TOWN MANAGER'S REPORT**

S. Ranlett discusses how the Board agreed to ask the Town Manager any specific questions they have about the Town Managers Report rather than having it read each week.

S. Fitzgerald states that Wednesday 4/13 three Front Loaders will be at the Highway Garage for a demonstration.

J. Sherman inquires if the bond issue is resolved.

S. Fitzpatrick replies no, but all of the paperwork has been submitted. It is a very complex process and it now with legal bond council. We will need money to start the project before the bond money is available in mid-July. S. Fitzgerald is waiting for approval from the Department of Revenue to see if money from the operating budget can be used to get the ball rolling. If so, we will not have to take a bond anticipation loan therefore saving money on interest. When the bond money is issued the operation budget will be paid back.

P. Bracci states he believes S. Fitzgerald stated something about an over run already on masonry charges.

S. Fitzgerald replies that is not true and \$8.5 million is the guaranteed maximum price of the project.

T. Bergeron wants to know if there is a way to get the bond funds faster than mid-July.

S. Fitzgerald states there is not, it is the way the municipal bond issue works. Though it may be possible to use some funding from Public Safety Impact Fees for upfront costs.

J. Sherman inquires as to what P. Bracci believes what was missing from the minutes from his first meeting.

P. Bracci states he inquired about Safe Routes To School.

A discussion ensues regarding the SRTS program and funding.

P. Bracci inquiries about the new lock system at Town Hall.

S. Fitzgerald replies the lock system has been installed and is will need to be tied into the alarm system and fire panel before we put it into operation. Not all locks are tied into this system.

P. Bracci inquires as to the procedures for the opportunity of residents to have a Public Hearing rather than going into a Non Public Session to discuss an individual under RSA 91-A:3II (c) . Discussion ensues.

P. Bracci hands out a flow chart to the Board. It is the consensus of the Board to review the chart and continue discussion at a future meeting.

## **ACTION ITEM REVIEW**

Reviewed

## **OTHER BUSINESS**

## **SIGNATURE FOLDER**

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

## **SELECTMENS REPORTS**

J. Kiszka

- Attended the Community Garden Information Night at the Library on 3/30. The meeting was very informative. He reminds all that Jonathan Gifford has graciously donated the use of his land for the project.
- Attended the YMCA Annual Campaign Kickoff Breakfast.
- Visited Rockingham Dispatch.

J. Sherman states the Board of Selectman have had no discussions regarding the closing of the Plaistow Dispatch.

K. Kiszka agrees and states the visit was just to view Rockingham Dispatch.

- Mentions the net metering cap on solar energy just passed the Statehouse and will be signed into law by the Governor.
- Will attend the Beede Site Open House on 6/4.

J. Sherman

- Mentions the Run of Savages is a good event.
- Arbor Day will be on 5/6. The program is underway with the poem and poster contest.
- Attended the Rabies Clinic at the Fire Station and spoke with the Fire Chief who mentioned that we received an ISO Rating of 4 on a scale of 1 -10 with 1 being the best. Plaistow rated in the top 21% of all New Hampshire.
- Mentions a trash issue at Town Forest which was posted on Face book.
- Attended the Blue & Gold Banquet for Boy Scouts.
- Attended the Friends of Recreation Fund Raiser Dance.
- Would like the Hazardous Waste Day posted on the sign outside.
- Mentions our current trash contract is up on July 1 – we are now accepting RFP'S.
- Has a draft of the Summer Schedule and wants that added to next week's agenda
- Attended the Conservation Committee and saw a young girl with her project on a Mallard Nest, the management plan was updated, heard 2 proposals which will go before the Planning Board.
- Drafted a legislative policy requiring commercial and business owners to provide information to the assessing department regarding sales and income. Would like this to be added to next week's agenda.
- Would like to discuss the Highway Garage and goals for the Town Manager.

T. Bergeron

- The Family Mediation & Juvenile Services will host their Volunteer Appreciation Celebration on 4/13. She thanks the Police Association for their donation and mentioned she had also donated some items.
- Will attend the Public Safety Expansion Committee meeting on 4/14.
- Attended the Old Home Day Committee meeting on 4/9. It was very productive.

S. Ranlett

- Attended the Run of the Savages but did not run this year due to an injury.
- Attended the Planning Board Reorganization meeting. Tim Moore is the Chairman and Jennifer Silva is the Vice Chairman. Some changes were made to site planning. Mentions we need to make sure appointed members have a term expiration date.
- DES will have a Town wide well testing in September.
- Attended Old Home Day Committee Meeting.

P. Bracci

- Met with Senator Ayotte's representative Matthew Bartlett at the Plaistow Town Hall. He inquired about Veteran's Benefits specifically a tax credit/exemption for rent. There is one in place for home owners yet not for renters. M. Bartlett will look into this.
- Visited Rockingham Dispatch on 4/6 with Julian.
- Attended the Conservation Commission meeting where here he saw a 10 year old Girl Scout present her project of a Mallard Duck House/Net to be used in the Town Forest.
- Attended the Run for Savages as a spectator.

T. Bergeron mentions she want Old County Road to be put on the action items. Some cars are not stopping for school busses and some trucks traveling the road may be too heavy.

P. Bracci inquires if we are going to approve the nonpublic minutes of 3/28/15.

S. Ranlett replies not tonight and discussed the procedure for non-public minutes.

S. Ranlett states the Board of Selectman must work together as a Board.

S. Fitzgerald agrees that Selectmen must be careful not to create a dynamic that could affect the ultimate success dealing with vendors or others. Many communities have a non-interference clause. He suggests Plaistow should come up with a consensus of guidelines to use. Selectmen do not take care of the day to day operations of the town. That is done by the Town Manager and staff members. The Selectmen are in charge of determining policies. There is a delicate balance that needs to be found.

S. Ranlett adjourned the meeting at 10:00

Respectfully submitted,

Gayle Hamel  
Recording Secretary