



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

PLAISTOW BOARD OF SELECTMEN MINUTES:

DATE: June 12, 2017

MEETING CALLED TO ORDER: 6:31 pm

SELECTMEN:

Selectman, John Sherman, Chairman
Selectman, Steve Ranlett
Selectman, Julian Kiszka

Selectman, Tammy Bergeron, Vice Chair
Selectman, Peter Bracci
Interim Town Manager, M. Pearson

AGENDA

MINUTES

T. Bergeron motions to approve the minutes of June 5, 2017. Seconded by J. Kiszka. P. Bracci states he recently attended a conference on the Right to Know Law. He learned that the minutes of a meeting are the official record of the meeting not a Vimeo recording. J. Sherman agrees. P. Bracci doesn't think the statement on page 3 made by J. Sherman was actually stated at the meeting. There is consensus to vote on the motion to approve and check to see if the statement was made. If the minutes are approved they can be amended if needed.

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

Motion passes

PUBLIC COMMENT

None

LIBRARY SPRINKLER SYSTEM UPDATE

Cab Vinton, Library Director gives a brief update of the current fire protection system. It is already seventeen (17) years old. The schedule 10 pipe is showing signs of significant corrosion. There have been several leaks over the past two (2) to three (3) years. At a minimum a portion of the system must be replaced to prevent the risk of a catastrophic failure. A subcommittee was formed to review the problem and find a solution. The committee received three (3) proposals from qualified engineering firms. The chosen firm would evaluate the current system, provide options, assist with the RFP (Request for Proposal) process and oversee the construction to completion. The proposal they preferred is from JSCE.

T. Bergeron motions to approve spending up to \$13,300 for JSCE Consulting from the Library Capital Reserve Fund. Seconded by J. Kiszka.

Vote: 5-0-0

Motion passes

COMPUTER SYSTEM UPGRADE - RMON

M. Pearson begins with a brief background of computer issues he and his staff have experienced since he began working here in February. This has been mentioned in past Town Managers Reports. Due to the number of problems and the amount of down computer time M. Pearson asked RMON, our network service provider for the past 12-13 years to provide a proposal to upgrade our system. The issue was also listed on the "Action Items" list for the Board. Tim Howard, President of RMON is here tonight to present his proposal. A bit of history is provided by Tim. He states a prior Town Manager knew about the problems but did not work to resolve them. Now the Board is aware of the issues and the Board will decide how to move forward. Tim presents a 36 month lease option with a purchase option of fair market value at the end of the lease and a 36 month lease option with a purchase option of a one dollar buy out at the end of the lease. All the details are in the paperwork provided. Tim would like to move the server back to the Town Hall. Currently it is at the Safety Complex. It would fit in the basement cable studio. M. Pearson recommends the lease option with the dollar buy out. He is requesting the Board approve funds for the remainder of the year.

P. Bracci inquires where the funds will come from.

M. Pearson states we will over spend computer line items and make cuts on other line items to keep the total budget in balance.

T. Bergeron inquires how long it will take.

Tim Howard states sixty (60) days.

S. Ranlett motions to direct the Town Manger to approve funds up to \$9,173 and enter into a contract with RMON to upgrade the Town's Computer System.

Vote: 5-0-0

Motion passes

The goal for completion is two (2) months from tonight, August 12, 2017. A brief discussion ensues regarding individual workstations. Tim states ten (10) workstations were already replaced this year. Moving forward we can schedule some for every three years or so.

TOWN OWNED PROPERTY REVIEW

J. Sherman states tonight we should just come up with a "Sale Possible List". No decision will be made tonight. Everything will be reviewed at a later date. At the June 26th meeting a presentation will be given by Mr. & Mrs. LaPlume regarding some land they would like to purchase. Therefore that will not be considered tonight.

S. Ranlett motions to place 67-018, 58 Newton Road on the "Sale Possible List". Seconded by J. Kiszka.

Vote: 5-0-0

Motion passes

S. Ranlett motions to place 53-027, Hale Spring on the "Sale Possible List". Seconded by J. Kiszka.

Vote: 4-1-0 (T. Bergeron)

Motion passes

J. Kiszka motions to place 09-011, Old Stagecoach Road on a future sale list pending a possible interest for a cell tower on part of this parcel. Seconded by P. Bracci.

Vote: 5-0-0

Motion passes

T. Bergeron motions to place 30-065, 163 Plaistow Road and 31-068, 169 Plaistow Road on the "Sale Possible List". With an easement to Little River.

No Second

No Vote called

P. Bracci motions to have the assessing department look at the assessed values of 30-065, 163 Plaistow Road and 31-068, 169 Plaistow Road. Seconded by J. Kiszka.

Vote: 5-0-0

Motion passes

S. Ranlett motions to place 39-047, 4 Bittersweet Drive on the "Sale Possible List". Seconded by J. Kiszka.

Vote: 5-0-0

Motion passes

P. Bracci motions to place 20-012, 1 Hickory Ridge Road on the "Sale Possible List". Seconded by S. Ranlett.

Vote: 4-1-0 (T. Bergeron)

Motion passes

T. Bergeron motions to place 27-054, 33 Westville Road on the "Sale Possible List". Seconded by S. Ranlett.

Vote: 5-0-0

Motion passes

S. Ranlett motions to place 38-020, 7 Massasoit Road on the "Sale Possible List". Seconded by P. Bracci.

Vote: 3-2-0 (T. Bergeron, J. Sherman)

Motion passes

T. Bergeron motions to place 69-021, 3A Dundee Drive on the "Sale Possible List". Seconded by J. Kiszka.

Vote: 5-0-0

Motion passes

J. Sherman motions to place 59-008, Autumn Circle on the "Sale Possible List". Seconded by S. Ranlett.

Vote: 5-0-0

Motion passes

T. Bergeron motions to place 37-036, 2A Woodland Drive on the "Sale Possible List". Seconded by P. Bracci.

Vote: 5-0-0
Motion passes

P. Bracci motions to place 60-028 Timberlane Road Rear on the “Sale Possible List”. Seconded by S. Ranlett.

Vote: 5-0-0
Motion passes

J. Kiszka motions to place 40-001, 7 Whiton Place on the “Sale Possible List”. Seconded by P. Bracci.

Vote: 3-2-0 (T. Bergeron & S. Ranlett)
Motion passes

Jill Senter states she would like the Board to please consider protecting the environment when considering selling any wetlands.

P. Bracci motions to direct the Town Manager to confirm the assessed value of property 40-061, Davis Park with the assessing department.

No second.
No vote called.

T. Bergeron motions to place 37-051, North Ave Rear on the “Sale Possible List”. Seconded by P. Bracci. J. Senter states if 2A Woodland Drive is sold it may open access to this land locked parcel.

Vote: 5-0-0
Motion passes

P. Bracci inquires as to why map# 31-005, Brentwood (lot 2 Sec B) off Culver states Pennichuck under current usage.

It means that Pennichuck has a well on the property. This parcel will need more research before any decision is made.

T. Bergeron motions to place 45-008, 215 Plaistow Road on the “Sale Possible List”. Seconded by J. Kiszka.

Vote: 5-0-0
Motion passes

T. Bergeron motions to place 25-015, 35 West Pine Street on the “Sale Possible List”. Seconded by J. Kiszka.

T. Bergeron withdraws her motion and J. Kiszka withdraws his second.

J. Sherman states he will provide a new spreadsheet for the next meeting with just the properties that were placed on the “Sale Possible List” tonight. He will also check the assessing values online to make sure the information is up to date.

T. Bergeron inquires if 144 Main Street #41-011 is still being considered as a potential Highway Garage.

S. Ranlett responds yes.

P. Bracci inquires if a real estate agent should be hired to help us sell properties.

J. Sherman refers to Mark Pearson.

M. Pearson recommends hiring an auctioneer. This is typical practice for municipalities. You tend to get the best bang for the buck and the Board will establish the minimum price for each parcel.

RED OAK HOMEOWNERS ASSOCIATION

P. Bracci states this is highly unusual to reconsider a motion that failed a week ago. J. Sherman explains one Selectman abstained and wanted more information. J. Sherman felt it was reasonable.

S. Ranlett motions to waive the \$554.99 Timber Yield Tax for Red Oak Homeowners Association. Seconded by T. Bergeron.

P. Bracci is highly against this as is it setting a precedent. The Homeowners Association made a bad deal however they have not taken all the allowable legal steps to resolve it. Once they have done their due diligence perhaps they could then come before the Board.

J. Kiszka agrees it sets a precedent. What if we do it for them but do not do it for some others in the future? Some residents already paid a timber yield tax due to the microburst. All residents in that situation did get a discounted tax. He received this information from the Assessor.

S. Ranlett does not think it sets a precedent. Every case is reviewed individually.

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

Motion passes

DISCUSSION OF TRAC RECOMMENDATIONS

P. Bracci states he would like to get the recommendations of TRAC (Trash & Recycling Advisory Committee) going. Our waste contract increases 10% every year and tipping fees go up. The only thing we can do is reduce tonnage. We do not get any money from recycling but the more we recycle the less tonnage we will have. He would like M. Pearson to have JRM enforce the four recommendations listed below.

1. Require JRM to enforce a free weekly limit of two 36 gallon barrels per household.
2. Require JRM to provide distinctive recycling containers at all municipal buildings and areas.
3. Require all multi-unit apartments and condominiums which have dumpsters, to provide adequate recycling provisions (e.g. one barrel for each 3 yards of waste) for the complex.
4. Initiate with JRM, an up-to-date education program informing our residents of the single stream recycling and its benefits to society.

There is consensus amongst the board to direct the Town manager to work with JRM on the above list and have the Cable Committee assist with item # 4.

DRAFT MOTION

M. Pearson reads the draft motion and explains its helpfulness.

P. Bracci inquires if all of these people are able to authorize grants that the Town will have to match.

M. Pearson responds no. It only allows for a grant application not authorization.

S. Ranlett motions the Plaistow Board of Selectmen authorize the Town Manager, Fire Chief, Police Chief, Recreation Director, Emergency Management Director, Planning Director and Highway Supervisor to apply for grants, and further, the Board of Selectmen authorize the Town Manager to sign Grant Agreements and execute contracts for the benefit of the Town. Seconded by T. Bergeron.

Vote: 5-0-0

Motion passes

TOWN MANAGER'S REPORT

Potable Water

Joint Loss Committee

T-Mobile Amended Lease Agreement

Training Video Available

Town Identification Cards

2016 Audit Report Draft

Town Forest Serious Injury

Town Report Committee

Web Administration

Westville Road Bridge Project

Furniture Public Safety

Public Safety Homeland Security Grant

Interlocal Insurance

Combined Insurance

Chandler Place Apartments Ribbon Cutting Ceremony

Meeting with Property Owner near PARC

Met with our computer vendor – RMON

Met with Haley Bush

Highway Garage Building Committee Site Visits

Met with elected Town Auditor Mr. Peck

Primex Meeting

Meeting with Mr. LaPlume about the sale of Town Owned Land

ACTION ITEM REVIEW

Reviewed

OTHER BUSINESS

None

SIGNATURE FOLDER

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

SELECTMAN REPORTS

P. Bracci

- Viewed the Kingston Highway Garage - very nice
- Right to Know Workshop – sealed minutes
- Timberlane High School Graduation
- Old Home Day Parade – shirts, meet where and when

J. Kiszka

- Planning Board Meeting
- Public Safety Complex Building Committee
- PACE
- Timberlane High School Graduation
- Meeting for LED lights at the Library
- RPC Meeting
- Raymond – EDA Representative
- Highway Safety Committee
- District Hazmat
- Energy Committee
- REDC Meeting

T. Bergeron

- Public Safety Complex Building Committee – new member appointed Geoff Adams

T. Bergeron motions to make Geoff Adams a permanent member of the Public Safety Building Committee. Seconded by J. Kiszka.

Vote: 5-0-0

Motion passes

- Old Home Day
- Timberlane High School Graduation

S. Ranlett

- Planning Board
- Highway Garage Committee
- Old Home Day

J. Sherman

- Town Report Committee
- Recreation Commission
- Highway Safety Committee
- Old Home Day

J. Sherman asks if there is consensus to defer a non public session regarding hiring to another meeting. Result – there is consensus to defer.

J. Sherman adjourns the public meeting at 9:38 pm

Respectfully submitted,

Beth Hossack,
Recording Secretary