



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

PLAISTOW BOARD OF SELECTMEN MINUTES:

DATE: July 24, 2017

MEETING CALLED TO ORDER: 6:32pm

SELECTMEN:

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

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

AGENDA

T. Bergeron motions to approve the minutes of June 26, 2017. Seconded by S. Ranlett.

Vote: 5-0-0

Motion passes

S. Ranlett motions to approve the minutes of July 10, 2017. Seconded by T. Bergeron

Vote: 5-0-0

Motion passes

PUBLIC COMMENT

S. Ranlett would like to shout out to John Blinn and wish him a Happy 70th Birthday.

J. Sherman would like to wish his son-in-law Jake DeRoche a Happy 40th Birthday this past Saturday.

CERTIFICATE OF APPRECIATION

J. Sherman reads the certificate of appreciation presented to the Recreation Department on behalf of Work Opportunities, Inc.

Christina Cruz, Recreation Director states Work Opportunities is a program for students with disabilities. It provides students with vocational opportunities. This past year two students came to Town Hall on a weekly basis to learn skills they do get exposed to at school. C. Cruz appreciates the award and thanks Work Opportunities. They do a great job with their students.

MOUNT MISERY TRAIL NETWORK MAPPING PROPOSAL

C. Cruz states trails are part of our capital improvement plan for recreation. In 1999 impact fees for recreation were adopted to assist with recreational activities such as trails. In May of this year members of the Recreation Commission, Board of Selectmen and Recreation Department met with the AMC (Appalachian Mountain Club) in reference to expand our PARC facilities by creating a trail network that would expand to Mt. Misery. Kris Kebler from AMC would scope the area behind PARC creating a number of trails within the network at a cost of \$820.00. The

Recreation Department would like to see this approved. Funds could be taken from either the capital reserve fund or from impact fees.

S. Ranlett motions to take \$820.00 from impact fees for the Appalachian Mountain Club to provide the scope of work for the trail network.

Vote: 5-0-0

Motion passes

C. Cruz mentions “National Night Out”. This is a community-building campaign that will promote police-community partnerships and neighborhood camaraderie to make our neighborhoods safer and more caring places to live. It will also be an opportunity for citizens to get to know our public safety officials. “National Night” Out will be held Tuesday, August 1 from 5:30 – 8:30pm at PARC, 51 Old County Road Plaistow.

BEDEED SITE UPDATE – CHERYL SPRAGUE

The last time the Board had an in person report on the Beede Waste Oil Site was when Phase 1 was finishing up. Tonight, Cheryl Sprague along with two of her associates will provide the Board with an overview of Phase 2. The first step of Phase 2 is the thermal system design. The second step will be to begin the Phase 2 thermal construction. This process will take us through the end of the year. In July the sheet pile prep work will begin. In addition there will be an open house on Thursday, July 27 from 7:00-9:00pm. The purpose of the open house is to conduct a baseline bat count for the recently installed bat houses that were designed and built by Timberlane High School Students. In August and September activities will include the thermal design, sheet pile installation and the Phase 2 thermal area wellfield installation. From October through December construction of Phase 2 thermal system and the annual MOM groundwater, surface, and residential monitoring event will occur. In 2018 the goals are to complete Phase 2 thermal construction, operate Phase 2 thermal system, and begin soil and landfill excavation design.

J. Sherman inquires if traffic will increase due to the Phase 2 thermal construction.

C. Sprague replies no, new equipment will be brought in but it should not affect traffic.

P. Bracci inquires if the project is going well.

C. Sprague replies yes. In September they will provide a five year review of the project. The five year review is mandated by the EPA (Environmental Protection Agency). The purpose of the five year review is to evaluate the implementation of the remedy in order to determine if the remedy is or will be protective of human health and the environment. It is done every five years throughout the life of the project. There are three main questions answered in the review process. They are: a) is the remedy functioning as intended by the decision documents? b) are the exposure assumptions, toxicity data, cleanup levels, and RAOs used at the time of remedy selection still valid? and c) has any other information come to light that could call into question the protectiveness of the remedy?

J. Sherman inquires if we should be concerned about the EPAs financial cutbacks?

C. Sprague states it will not change the project at all. Money has already been put aside for the project. The Beede Group is paying for all the work.

TRUSTEE OF THE TRUST FUNDS UPDATE – JILL SENTER

Jill Senter briefly describes the purpose of the Trust Funds. When Warrant Articles are passed at Town Meeting to put money into capital reserve accounts, the Trustees have the responsibility of

taking care of the funds. All funds are invested in interest bearing accounts. Tonight J. Senter is here to present a quarterly update. Over \$8,000 has been earned in interest during the last six months and for the month of June we are close to \$2,000. Interest earned stays in the capital reserve accounts except for perpetual care. Interest earned from perpetual care goes into the general fund for the Town. About \$4500 has been put in the general fund from perpetual care. J. Senter inquires from the Board the status of Warrant Article P-17-11. J. Sherman replies we are waiting for legal advice.

P. Bracci inquires how the Homeland Security Grant works with the capital reserve fund to pay for radio communications equipment.

M. Pearson replies the Homeland Security Grants were not for radio communications equipment. One grant purchased a generator for the complex. The other grant is for the EOC area. By using the grants it freed up money that would have been put towards those items/areas. Therefore, that money can be used for radio communications equipment. There may be a Warrant Article next year for the “brains” of the system. The anticipated amount will be \$35,000.

PRIMEX WORKERS COMPENSATION

M. Pearson states the Town of Plaistow previously entered into an agreement with Primex for Workers’ Compensation coverage. The agreement we have tonight would prevent our rate from increasing more than 8% per year for the next three years. This is very favorable for the Town. It does not mean our rate will increase by 8% but it cannot go above it.

J. Kiszka motions to hereby accept the offer of the New Hampshire Public Risk Management Exchange (Primex) to enter into its Workers’ Compensation Contribution Assurance (CAP) as of the date of the adoption of this resolution, and to be contractually bound to all of the terms and conditions of Primex risk management pool membership during the term of the Workers’ Compensation Contribution Assurance Program (CAP). The coverage provided by Primex in each year of membership shall be as then set forth in the Coverage Documents of Primex.

Seconded by S. Ranlett.

Vote: 5-0-0

Motion passes

PETITION AND POLE LICENSE PETITION

J. Sherman mentions the paperwork for the poles was signed at the last meeting however we need a motion with a passing vote to make it official.

S. Ranlett motions to allow Fairpoint Communications-NNE and Unitil Energy Systems a license to erect and maintain 3 poles and structures, with wires, cables, conduits and devices thereon, together with sustaining, strengthening and protection fixtures along, across and under Garden Road in Plaistow. Seconded by T. Bergeron.

Vote: 5-0-0

Motion passes

REVIEW TRAC RECOMMENDATIONS

M. Pearson discusses the memo regarding the follow-up on TRAC Recommendations.

P. Bracci inquires about JRMs response to #2. He does not understand why Smith Field does not have recycling containers.

M. Pearson states JRM's reply states there have been issues at the field with the containers. No further detailed information was provided.

M. Pearson states the dumpsters at Smith Field and PARC were picked up by JRM for the winter months and delivered back in Spring. We had asked for locks for these two dumpsters several times but to no avail. Therefore we had them picked up. We were surprised to get a bill for \$1200 for the service. Paul Lucia has contacted JRM to try to resolve the issue.

S. Ranlett states we may be able to put our own locks on the dumpsters and have P. Lucia unlock them on the morning of pick-up.

M. Pearson will report back to the Board once Peter Gamache responds.

WITHDRAWAL OF FUNDS FROM FIRE SUPPRESSION – WATER SYSTEM LOOP EXTENSIONS

M. Pearson requests the Board to authorize a withdrawal from the fire suppression capital reserve account for engineering services to proceed with two scopes of work. To prepare for potable water coming to Plaistow. The total cost is \$1800.00.

T. Bergeron motions to authorize the Town Manager to proceed with the engineering request as stated tonight for a total amount of \$1800.00 from the fire suppression capital reserve fund.

Seconded by S. Ranlett.

Vote: 5-0-0

Motion passes

ROUTE 125 ISLANDS

B. Hossack is working with Captain Morgan to have the Rockingham Trustees clean trash on the Islands along Route 125 this Fall.

The Board is in agreement with the plan.

BOARD OF SELECTMEN TO PROCESS RECOMMENDATIONS (part 3)

J. Sherman states his statement at the last meeting was misleading. He found out that during the four years that we are not required to complete a full revaluation/values anew, DRA will not force us to do anything if the median ratio falls below 90%.

The 2016 Comparison is discussed next.

M. Pearson states he spoke with Salem New Hampshire's Assessor, Norm. Salem only changes commercial/industrial property values if a permit is pulled. For residential property it varies. They do look at MLS (multiple listing services) and if there are many sales they may make changes. Salem, NH does not do yearly statistical updates.

P. Bracci motions to forgo a statistical update for 2017 for residential and commercial.

Seconded by J. Kiszka.

P. Bracci states some commercial taxes went down two years in a row. He is referring to taxes paid, not the value.

J. Sherman states if we don't do an update some taxpayers will be unfairly taxed.

It is agreed that what you pay for taxes is the total of the assessed value times the tax rate.

Vote: 2-3-0 (no J. Sherman, T. Bergeron, S. Ranlett)

Motion fails

S. Ranlett motions to allow Corcoran & Associates to do a statistical update on both commercial and residential properties. Seconded by T. Bergeron.

Vote: 2-2-1 (no P. Bracci, J. Kiszka, abstain T. Bergeron)

Motion fails

J. Sherman inquires if there is a motion to put assessing on the agenda in two weeks.

S. Ranlett does not think we need a motion to put it on the agenda.

J. Sherman feels we should because we need to give the Assessing Agent a response as to what we want them to do so they need to know that it will be on the agenda.

J. Kiszka also thinks we do not need a motion to put an item on the agenda.

T. Bergeron motions to put Assessing Recommendations on the agenda for August 7, 2017. Seconded by S. Ranlett.

Vote: 2-2-1 (no P. Bracci, J. Kiszka, abstain S. Ranlett)

Motion fails

TOWN MANAGERS REPORT

Chandler Ave

Building maintenance CIP

Personnel Policy Revisions

New Hampshire Department of Transportation Letter

New Hampshire Department of Environmental Services Letter

Regional Meeting for Water

Budget Overview Meeting for the Public Safety Complex

Assessing Meetings

New Hampshire Department of Revenue Administration Communications Regarding P-17-11

Finance Director

Meetings – several

Grivances

ACTION ITEM REVIEW

Reviewed

SIGNATURE FOLDER

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

SELECTMAN REPORTS & OTHER BUSINESS

P. Bracci

- TRAC Meeting
- Conservation Committee – Mr. LaPlume Property (agreement between Mr. LaPlume & Con Com), Tim Moore suggested the Con Com keep the top 3 properties they do not want to sell, however the was no consensus
- Planning Board
- At the last BOS meeting he mentioned that holding a meeting with a concert going on is a problem and he suggests rescheduling the meeting or move it to a new location (Library)
- Request meeting minutes be highlighted if there are changes

J. Kiszka

- Rockingham Planning Commission Meeting – extensive information given
- Safety Complex Building Committee Meeting – not happy about no LED lighting, it has florescent lighting, lights are on 24/7, very expensive to change after the installation
- CIP Meeting
- American Legion for 9/11 Ceremony – Rick Bickerstaff
- Energy Committee Meeting

T. Bergeron

- Safety Complex Building Committee Meeting – painting will be done soon

S. Ranlett

- Acknowledge Rita Sampson and thanks her for all the weeding she does
- Planning Board Meeting – site application for Approved Auto, Berube site plan, Westville Rd Bridge, SRTS, Bruce Mayberry working on recreation impact fees, Normandeau, special event permit – Rock Church and Goudreault Farms
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J. Sherman

- Safety Complex Building Committee Meeting
- CIP – overall went well

J. Sherman adjourned the meeting at 9:33pm

Respectfully submitted,

Beth Hossack,
Recording Secretary