

**MINUTES**  
**SELECT BOARD**  
**TOWN OF PETERBOROUGH**  
Tuesday, September 21, 2010 – 7:00pm  
1 Grove Street, Peterborough, New Hampshire

**Present:** Joe Byk, Barbara Miller, Elizabeth Thomas

**Also Present:** Pamela Brenner, Chief Lenox, Chief Guinard, Rodney Bartlett, Nicole MacStay

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**7:00pm – Community Development Block Grant – Monadnock Economic Development Corporation**

**Chair Byk** opened the public hearing at 7:00pm. **Rebeckah Bullock**, Assistant Planner, with SWRPC explained that Community Development Block Grant (CDBG) funds are available to municipalities for economic development, public facility and housing rehabilitation projects that primarily benefit low and moderate income persons. The Town of Peterborough is eligible for up to \$500,000 a year for public facility/housing rehabilitation, up to \$500,000 a year for economic development projects, as well as up to \$500,000 a year in emergency funds. Feasibility Study funds are available for up to \$12,000.

The proposed application to the Community Development Finance Authority (CDFA) is to \$220,000 in CDBG Economic Development funds. The majority of the funds will be sub-granted to the Monadnock Economic Development Corporation (MEDC). The funds will be used by MEDC to purchase and renovate the former gas station at the corner of Route 101 and Route 202 in Peterborough. MEDC will lease the building to a business operation to create up to 11 jobs, and the majority of the jobs created will be filled with individuals from low and moderate income households.

**Matt Holian** of Monadnock Economic Development Corporation explained that their goals is to redevelop the former Cumberland Farms property. MEDC would like to purchase the building, renovate it, and lease it to Magic Flute Child. During the renovation process they would like to put an addition on the northern side of the building and add as much green space as possible. He said that MEDC has not finalized the purchase yet but are close, nor have they gone before the Planning Board; getting approval to apply for the grant is the first step.

**Jacqueline Goos**, owner of Magic Flute Child, said that she carries clothing and toys for children, as well as European candies and chocolates. She said that they are looking to relocate the store to the 101/202 site with the long term goal of purchasing the site. She said that she will be opening a Gymboree franchise at her current location. **Chair Byk** asked if when the grant goes forward if there is a way to steer the funds towards regional contractors. **Mr. Holian** explained that because public money will be involved the project will go out to bid.

**Chair Byk** asked if there was anyone in attendance who would like to comment. **John Gordon** asked if the purchase will include the six acres of property across Route 202; **Mr. Holian** said that it would not, and they are only looking to purchase the corner lot. **Joe Brennan** asked where the \$500,000 would be coming from; **Mr. Holian** said that \$220,000 would come from the CDFA grant, and MEDC would borrow the rest from local banks. **Jim Stewart** said that he and his wife own the residential properties to the south and west, and asked if the matching money would be coming from MEDC, or if the Town would be involved. **Mr. Holian** responded that MEDC would be the sole borrower. **Mr. Stewart** said that when Ms. Goos brought her conceptual plan to

the Planning Board he and his wife were supportive, but their only concern is regarding the buffer. **Mr. Holian** said that MEDC is certainly willing to work with the abutters.

**Ms. Miller** said that she has gotten more calls from residents who are concerned about the abandoned gas station, and while she is thrilled that MEDC is looking to rehabilitate the property, she was surprised that they were talking about \$500,000. **Mr. Holian** explained that the figure includes the cost of purchasing the property, which will be between \$250,000 and \$300,000. **Chair Byk** said that the figure seems quite reasonable. **Shiela Kirkpatrick** said that the Heritage Commission was very happy to hear about this plan, and urged Mr. Holian to keep the classic American look of the structure in mind as they go forward with the renovations. **Rick Monahan** said that he is a great fan of 1950's roadside architecture, and has noted that for a number of years several proposals have been brought forward for the site, most of which represent a substantial increase to the scale of the property. He said that he thinks it is refreshing to see something to scale with that site.

**Motion:**

**Ms. Miller** made a motion to close the Public Hearing on the project portion of the CDBG Block Grant Hearing; **Chair Byk** seconded.

**Vote:**

**Ms. Miller, Chair Byk** and **Ms. Thomas** voted in favor of the motion; the motion carried.

**Chair Byk** opened the second public hearing at 7:15pm. **Rebeckah Bullock**, SWRPC, explained that the Housing and Community Development Plan is one that the Board adopted last in May 2009, and asked that it be re-adopted. There was no public comment.

**Motion:**

**Chair Byk** made a motion to close the Public Hearing on the adoption of the Housing and Community Development Plan; **Ms. Miller** seconded.

**Vote:**

**Chair Byk, Ms. Miller** and **Ms. Thomas** voted in favor of the motion; the motion carried.

**Chair Byk** opened the third public hearing at 7:16pm. **Rebeckah Bullock** of SWRPC explained that if any displacement takes place as a result of this project, the Uniform Relocation Act must be followed, which requires that any displaced household or business in a project using federal funds must be found comparable housing in a comparable neighborhood at a comparable price. She explained that this is an empty building, but the plan still needs to be adopted. Under the certification section of the application, the Town will certify that the Residential Anti-Displacement and Relocation Assistance (RARA) Plan is in place, and in the event that it is discovered that this specific project does displace persons or households, a displacement implementation plan must be submitted to CDFA prior to obligating or expending funds. There was no public comment.

**Motion:**

**Chair Byk** made a motion to close the third public hearing for discussion of the proposed Residential Anti-Displacement and Relocation Assistance plan; **Ms. Miller** seconded.

**Vote:**

**Chair Byk, Ms. Miller** and **Ms. Thomas** voted in favor of the motion; the motion carried.

**Motion:**

**Chair Byk** made a motion to approve the submittal of the application and voted to authorize Pamela L. Brenner, Town Administrator to sign and submit the CDBG application, and upon approval of the CDBG application, authorize Pamela L. Brenner to execute any documents which may be necessary to effectuate the CDBG contract; **Ms. Miller** seconded.

**Vote:**

**Chair Byk, Ms. Miller and Ms. Thomas** voted in favor of the motion; the motion carried.

**Pumper Truck Bid Award**

**Chief Lenox** said that the Committee reviewed the bids and compared all the specifications. Stuphen Company was ruled out immediately because their bid was \$2,000 more than what the Department had been authorized to spend. The remaining bids were reviewed by committee and a recommendation was made to award the bid to KME Corporation. He added that the Department should be able to take delivery in September or October of 2011.

**Motion:**

**Chair Byk** made a motion to accept the recommendation made by **Chief Lenox** and award KME Corporation; **Ms. Thomas** seconded.

**Vote:**

**Chair Byk, Ms. Thomas and Ms. Miller** voted in favor of the motion; the motion carried.

**Ms. Miller** asked if progress has been made in the sale of the old pumper; **Chief Lenox** said that they are currently in negotiations with a neighboring town. Ms. Brenner said that the team that **Chief Lenox** put together did an excellent job, noting particularly that John Hanson had spent a great deal of time on the project, and that they had all taken the task very seriously.

**Police Cruiser Bid Opening**

The Board opened and read the bids for the two cruisers aloud:

<i>Company</i>	<i>2005 Cruiser</i>	<i>2004 Cruiser</i>
Bay Ridge	\$1,859.00	\$1,759.00
Chicago Motors, Inc.	\$1,211.00	\$1,211.00 and \$707.00
Jersey One	\$1,021.00	\$1,099.00
Grace Quality Used Cars	\$2,826.00	\$1,126.00
William Douchette's Auto Sales	\$1,630.00	\$837.00

**Motion:**

**Chair Byk** made a motion to award to the highest responsive bidder; **Ms. Thomas** seconded.

**Vote:**

**Chair Byk, Ms. Thomas and Ms. Miller** voted in favor of the motion; the motion carried.

**Capital Improvements Plan Committee Appointments****Motion:**

**Chair Byk** made a motion to appoint Leo Smith, Leslie Lewis, Roland Patten, Sue Cholet, Richard Freitas, Susan Stanbury, Leandra McDonald and Bertha Harris to the Capital Improvement Plan Committee; **Ms. Miller** seconded.

**Vote:**

**Chair Byk, Ms. Miller** and **Ms. Thomas** voted in favor of the motion; the motion carried.

**18 Granite Street Culvert**

**Mr. Bartlett** reviewed the letter and his memo to the Board which had been included in the Board's packets regarding the request repair a sink hole caused by a culvert on private property at 18 Granite Street. He explained that the work done recently on Pine Street had not changed the grade of the road, and as such the RSA that Ms. Satas cited was not applicable to the situation. **Mr. Bartlett** referring to a deed dated 1898, noted that water on the site had been subject to easement and disbursement to the neighboring properties, and added in all likelihood the box culvert was built at the same time as the home and was constructed for the convenience of that property.

**Motion:**

**Chair Byk** made a motion to take no action on the request other than to respond with an explanation; **Ms. Thomas** seconded.

**Vote:**

**Chair Byk, Ms. Thomas** and **Ms. Miller** voted in favor of the motion; the motion carried.

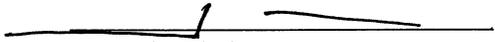
**Main Street Bridge Public Hearing**

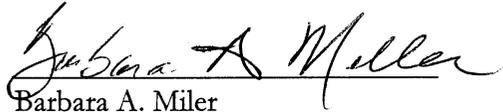
The Board agreed that the public hearing on the Main Street Bridge should be scheduled for October 26<sup>th</sup>; the particulars of the hearing would be discussed further at the Board's regular meeting on October 5<sup>th</sup>.

As there was no further business, **Chair Byk** made a motion to adjourn; **Ms. Miller** seconded. All in favor, the meeting adjourned at 7:37pm.

Respectfully Submitted,  
Nicole MacStay, Assistant to the Town Administrator

PETERBOROUGH  
SELECT BOARD:

  
Joe Byk, Chair

  
Barbara A. Miler

  
Elizabeth M. Thomas

**ACTION ITEM PENDING LIST**

1. Send response to Ms. Satas regarding 18 Granite Street decision

