

MINUTES
SELECT BOARD
TOWN OF PETERBOROUGH
Tuesday, June 24, 2014 – 5:00pm
1 Grove Street, Peterborough, New Hampshire

Present: Barbara Miller, Liz Thomas, Tyler Ward

Also Present: Pamela Brenner, Rodney Bartlett, Nicole MacStay, Seth MacLean

Ms. Miller called the meeting to order at 5:04pm.

Ms. Miller introduced those in attendance and thanked the public for participating, and thanked those viewing the meeting on television.

Board and Committee Recruitment:

Ms. Miller talked about the Select Board's effort to recruit for vacancies on a variety of Boards and committees. The recruitment effort took place on 6/21/14 at Peterborough's Recycling Center. It was noted that the Board had a good time connecting with the community, and that they felt the day was a success; 15 people showed interest in joining a board or committee, and a total of 48 people took town provided information. Mr. Ward noted that the brochure provided by Ms. MacStay was well constructed and very helpful to the Board with their work.

Update on Peterborough Walking Tour "App":

Ms. Miller and the Board talked about work that Mr. Tracy Messer is doing on a "walking tour application" that will be made available for free on mobile and wireless devices. The app will allow users to click on "pins" to receive historical information, various town information, and even information pertaining to the town's upcoming anniversary. Mr. Ward commented that the Heritage Commission felt it was important that the town's architectural history is highlighted in some capacity, and stated that Mr. Messer's work on this front has been incredible. He also added that the contributions of DPW Director Rodney Bartlett and GIS/IT Director Fash Farashahi have been extremely helpful and appreciated. Ms. Miller added that the app will be unveiled this August.

NHMMA Annual Conference:

Ms. MacStay talked about the NH Municipal Managers Association Annual Conference that was held 6/18/14 through 6/20/14 at Attitash Grand Mountain Hotel in Bartlett, NH. She provided a brief overview of the activities and learning opportunities that the conference included, such as a component called "PR Boot Camp" where participants learned about working with the press from the perspective of the press. Ms. MacStay, Ms. Brenner, and Mr. MacLean thanked the Board for their continued support in allowing the staff management to attend valuable NHMMA professional development events.

North Village Dam & Transcript Dam Drawdown:

Mr. Bartlett provided information on the upcoming North Village and Transcript Dam drawdowns. He provided detail on how this work will be done, adding that the purpose for this is to assess the integrity of each dam so as to make an informed determination relative to the correct course of action for each structure. From this work, it is expected that town staff will be able to present an informed plan to the community at next year's town meeting, relative to the appropriate action and cost for rehabilitation. Mr. Bartlett added that a public information session will be held on July 8th at 6:00pm at the Peterborough Town House to provide more specific details and allow the public the opportunity to speak and ask questions about the project.

Ms. Miller asked what the sites will look like after the drawdown occurs. Mr. Bartlett responded that it will look like a large flat with a small stream running down the center, and it is expected that areas will contain a lot of silt. He added that with the help of the McDowell reservoir it shouldn't take too long to get the areas back to normal.

Ms. Miller asked whether there was any grant funding available to breach the dams. Mr. Bartlett responded that there are opportunities, but that they primarily deal with the preservation of aquatic life. He also noted that he believed within Peterborough and Hopkinton there are 11 dams, so even if one is removed, it is unlikely that such a removal would help with the preservation of aquatic life. He added that grant opportunities can be reevaluated once the town has an idea of the appropriate rehabilitation effort to pursue.

Special Town Meeting July 22nd, 2014:

Mr. Bartlett informed the Board that being as the town is looking to enter into a 20 year lease with Borrego Solar for the property which will be the site of the new solar array, the town is obligated per RSA 39:4 to hold a special town meeting to seek authorization for the Board to negotiate and execute the lease. The town intends to hold this special meeting on July 14th at 6:00pm in the upper hall of the Town House. Mr. Bartlett added that a posting of the warrant will be published in the newspaper in advance July 14th. He also informed the Board that bids for lagoon closure have been sent out, with the expectation that the closure would be complete by this coming fall. This timeline would allow Borrego to begin construction on the array this coming winter, with project completion targeted for May 2015.

Ms. Miller commented that this type of progressive work is exciting and really serves to highlight the type of forward thinking that Peterborough is known for. Mr. Bartlett agreed, and briefly spoke of some of the publicity that the town has received as a result of this project, such as; EPA awards, a recent "green" conference in Tilton, and numerous trade publications and news outlets who have written detailed reports on the project.

Authority for Rodney Bartlett to Sign LCHIP Grant Application:

Mr. Bartlett described to the Board the details of an LCHIP grant application that the town had recently completed to secure funding for a historical building assessment of the Town House. He explained that this HBA would provide a detailed plan of how to move forward with renovations of the Town House—more specifically the expanded use of the upper hall per the recommendation of the recent Webb Management study—and would enable the town to pursue additional grant funding relative to Town House renovations. He added that staff hopes to have all renovations of the building complete by the upcoming centennial celebration of the building in 2018. In order to submit the application to LCHIP for funding, Mr. Bartlett requested authority to sign the application on behalf of the town.

Motion:

Ms. Miller made a motion to authorize Rodney Bartlett to sign the LCHIP grant application on behalf of the town; Ms. Thomas seconded the motion.

Vote:

Ms. Miller, Ms. Thomas, and Mr. Ward voted in favor of the motion; the motion carried.

Southfield Village RFP Award for Real Estate Services:

Ms. Brenner re-informed the Board that back in 2005 a corporation called Southfield Village LLC purchased land from Finley LLC which included the development rights to 120 condominium units. She provided a schematic drawing on the overhead Board, and described the details of the property including the buildings that are on the site in their various phases of construction. She added that the developers ended up getting embroiled in a bankruptcy case, subsequently stopped paying taxes on the property, and by the time the town took legal action they had amassed an unpaid tax bill of approximately \$400k. She added that back in the fall of 2013 the Select Board authorized the town staff to take the deed on the property. As required by law, the

town provided notice to the developers which allowed them 90 days to remedy the situation. After that period of time had passed, Ms. MacStay prepared an RFP aimed at employing real-estate services to sell the property and recoup back taxes. The RFP was sent to 8 different real-estate companies; only Peterson's in Peterborough expressed interest and submitted a proposal.

Ms. Miller commented that the value of the property is in the approval from the ZBA.

Ms. Thomas stated that she remembered there being an issue with site access, and questioned whether this had been addressed. Ms. Brenner responded that the access issues had been worked through.

Motion:

Ms. Miller made a motion to award the RFP to Peterson's Real Estate to sell the property for the town; Ms. Thomas seconded.

Vote:

Ms. Miller, Ms. Thomas, and Mr. Ward voted in favor of the motion; the motion carried.

Review and Approve Board Minutes 4/01/14, 4/15/14, and 05/06/14:

Ms. Thomas made a motion to approve the Select Board minutes from 4/01/14, 4/15/14, and 5/06/14; Ms. Miller seconded.

Ms. Thomas, Ms. Miller voted in favor of the motion; the motion carried. Mr. Ward abstained from voting as he was not part of the Select Board during these meetings.

As there was no further business, Ms. Miller made a motion to adjourn the meeting at 5:49pm.

Respectfully Submitted,
Seth MacLean, Intern

PETERBOROUGH
SELECT BOARD:

Barbara A. Miller, Chair

Elizabeth M. Thomas

Tyler Ward

ACTION ITEM PENDING LIST