

**MINUTES
SELECT BOARD
TOWN OF PETERBOROUGH**

Tuesday, May 7, 2019 – 6:45 PM
1 Grove Street, Peterborough, New Hampshire

Present: Barbara Miller, Karen Hatcher, Tyler Ward

Also Present: Rodney Bartlett, Nicole MacStay, Alison Kreutz

Chair Miller called the meeting to order at 6:45 PM.

Review of 2019 Social Services Requests for Support

Ms. MacStay explained that many organizations make requests for support from the Town. Those organizations are required to fill out an application, and requests are reviewed before being submitted to the Select Board. The organizations are eligible for funds if they are filling a need that would otherwise have to be supported by the Town directly. This year \$30,000 was budgeted and total requests come to \$32,000. Ms. MacStay's recommendation is \$29,500.00 Ms. MacStay went over the organizations who have made requests, the services they provide, and the amount of monetary support they requested.

Ms. Hatcher asked why both CVTC and MCVP significantly increased their requests this year. Ms. MacStay replied that they serviced more individuals.

Ms. Hatcher asked about the process of application submission and notification. Ms. MacStay said most groups are aware if they're eligible to apply, and generally find out about application timeframes by calling and asking. Ms. Hatcher asked when funds are dispersed. Ms. MacStay answered that funds are rewarded in May or June.

Chair Miller said there are statutory regulations that the Town must adhere to, and asked Ms. MacStay to explain the function of Human Services. Ms. MacStay explained how the State requires that anyone who needs help meeting their basic needs be able apply for assistance in the Town in which they claim residency. She said anyone can ask for help, but establishing residency can be complicated by circumstances like homelessness.

Ms. Hatcher asked who reviews submitted applications from organizations. Ms. MacStay answered that she reviews the applications and then submits them to the Select Board.

Motion: Mr. Ward made a motion to approve the amended amount of \$29,500 to be used for fulfillment of Social Services Requests for Support.

Vote: Ms. Hatcher seconded. All in favor. Motion passed.

Review of Letter of Support for Municipal Technical Assistance Grant Application

Mr. Bartlett explained that the application intent is to assist in helping to identify workforce housing. The Town is requesting \$15,000 in grant funds and will contribute \$7,500 in existing funds if the grant application is successful. The \$22,500 in total funds would allow the existing outreach program to expand and improve.

Ms. Hatcher noted that the lesson learned last year was that there a need for more public outreach and community meetings, and this grant should help with that.

Motion: Ms. Hatcher made a motion to sign the Letter of Support for Municipal Technical Assistance Grant Application.

Vote: Chair Miller seconded. All in favor. Motion passed.

Chair Miller acknowledged that a tremendous amount of grant money is applied for and used to Town benefit each year.

Resident Loretta Laurenitis asked about the time frame for the grant. Mr. Bartlett replied we would hear if we were successful sometime in the summer.

Appoint Alexi Popko as Police Officer

Mr. Popko's schedule did not allow his attendance at tonight's meeting. Ms. MacStay shared that Mr. Popko recently retired from the Coast Guard and lives with his family in Rindge.

Mr. Ward asked if this fills the position vacated by Officer Belletete. Ms. MacStay said the PD will be fully staffed once Mr. Popko starts, though there may be several retirements

Motion: Chair Miller made a motion to appoint Alexi Popko as Police Officer.

Vote: Mr. Ward seconded. All in favor. Motion passed.

Review and Approve the Minutes of March 5, 2019

Mr. Ward noted there was an extra 'e' in 'reevaluation' on page 3.

Motion: Chair Hatcher made a motion to accept the minutes from Select Board Meeting held March 5, 2019, with the single correction to page 3.

Vote: Mr. Ward seconded. All in favor. Motion passed.

Public Information Session on the Public Works Facility

Mr. Bartlett presented a PowerPoint presentation (SEE ATTACHED) that went over the three options for the Public Works (the construction of a new facility on Water Street, the purchase and retrofitting of the SDE building, and the renovation of existing structure on Elm Street and the history of the project going back to 2004.

Chair Miller asked Mr. Bartlett what will happen next Wednesday. Mr. Bartlett responded that next Wednesday is the Open Session of Town Meeting. Depending on what the Select Board decides is the best option for the DPW facility, an amendment for the existing warrant article will be presented and voted on.

Chair Miller asked for clarification about the wetlands delineation and said she was concerned that, if the site wasn't buildable, we would lose a year in planning. Mr. Bartlett said the test pits proved it was a buildable site: "We are comfortable that this conceptual site plan fits and...the soil will support the structures."

Chair Miller asked if anything more has been learned about the exchange of property needed to secure the land from the Harris Center. Mr. Bartlett explained it may be simpler for both parties to go through an eminent domain process, in which case the land would be appraised and The Harris Center would be given the appraised value.

Ms. Hatcher noted that the wetland area (closest to Route 101) would not be built on, so some of that green space would be preserved. She asked about the size of the buffer between the proposed driveway and wetlands area and Mr. Bartlett said it would be between 30 and 50 feet.

Mr. Ward said he didn't know if he agreed with taking the property by eminent domain, and asked what the cash value of the land would be if that process happened. Mr. Bartlett said the property is not valued or taxed, so it is hard to put a cash value to it currently. He clarified that the eminent domain process can be done in a friendly manner, in which both parties agree to participate in the process. It would be a structured process, at any rate.

Chair Miller asked if a MOU could be in place prior to the meeting. Mr. Bartlett said that even with the eminent domain process, there is a lot of work needed to be done. He said there had been talk about trading the sawmill property at the intersection of Route 136 and Old Greenfield Road, about 21 acres. They had

expressed interest when there were talks about using that land for mitigation for the Main Street Bridge. Time frame was a year to 18 months for the mitigation for that parcel.

Mr. Ward asked how much of the \$200,000 funds for planning had been spent. Mr. Bartlett answered \$6,000 had been spent for the testing on the parcels owned by the Harris Center. No other funds have been spent.

Ms. Hatcher asked for confirmation there would be funds available for the Harris Center if they were seeking cash rather than a land exchange. Mr. Bartlett said that if that was the case, it would come out of the Fire Department's budget.

Chief Walker said the assessed value of the land was \$4,300.

Mr. Bartlett explained that there is a major impact on the assessed value by conservation easement. The conservation would need to be removed for it to be built on.

Chair Miller opened the floor to public comment.

Resident Bill Kennedy asked for confirmation that the current \$4 million bond may not be necessary if a new plan was put in place. Mr. Bartlett confirmed, and said the current estimate for Elm Street renovation and cold storage building is \$2.5 million.

Mr. Carl Mabbs-Zeno asked how much additional space the PFR would have in the conceptual model. Mr. Bartlett replied that the cold storage area would be shared by PFR and DPW. Chief Walker said there would be about 18,000 square feet including the cold storage, and the current building is about 7,000 square feet.

Ms. Laurenitis asked for clarification about parcel purchase. Mr. Bartlett said it would be two parcels adjacent to each other, spanning from CVS to the Armory Building to Elm St. to Dublin Road (Route 101).

David Buren asked about the current disposition of the current fire station and police station. Mr. Bartlett said that both those properties have value, and potential offsetting revenue could be generated by the sale of those properties to the private sector.

Resident Bob Haring Smith asked if the energy produced by the solar array at the Waste Water Treatment Plant could still be used to benefit the Town even if the new building was not built on Water Street. Mr. Bartlett briefly explained how Net Metering works. Financial value through net metering of the array is small. Net metering rules have changes three times since the solar grid went online in 2015, so the hope is that there will be a greater financial incentive for large arrays in the future.

Resident Lisa Acker asked if there was any chance that the Harris Center would be interested in the town land on Water Street, as there is some old growth forest there. Mr. Bartlett said we have tried to use that property for mitigation purposes but most conservation groups consider that property already protected. The only potential additional construction near the old growth pine grove by the WWTP would be a separate garage area for water and waste water vehicles, as right now they are parked outside.

Resident Gil Duval expressed that he felt "The Board of Selectmen has really let our town down" and was upset that the Town had considered building a facility outside of the immediate downtown area due to higher costs. He told Chief Walker that the Chief wanted a "Cadillac" of a fire station.

Chair Miller said the Select Board takes their fiduciary responsibility very seriously and "every decision that is made goes through a public process...and is consistent with the Master Plan."

Mr. Haring Smith said his understanding was that the site being discussed (on Evans Flats) was the site Mr. Duval wanted the Town to use for the project. The Select Board confirmed.

Mr. Ward said there are a lot of professional staff and volunteers that consider and contribute to significant decisions and he thought Mr. Duval was misinformed.

Resident Richard Clark said due diligence is performed by the Select Board, but at the end of the day, the Town votes on it.

Chair Miller closed the second Public Information Session on the Public Works Facility.

Chair Miller commented that she wished the Town had property to exchange, but was glad this project would save \$1.5 million or more.

Ms. Hatcher expressed she felt the Town was in a good position to negotiate with the Harris Center and was comfortable with amending the warrant article to reflect the option on Evans Flats.

Chair Miller asked what Mr. Bartlett's recommendation is. He said that only with the consideration of the Harris Center property does the Elm Street option make sense. There will time and collaboration needed to make it work. If the friendly eminent domain process works, it may only take 6 months to obtain the property. "I am comfortable with the Elm Street renovation and amending the article, bringing it down to \$2.5 million."

Motion: Mr. Ward made a motion to recommend the amendment of the DPW Facility warrant article to reflect the Elm Street renovation option.

Vote: Ms. Hatcher seconded. All in favor. Motion carried.

The audience applauded.

Chair Miller said the Ballot Session of Town Meeting will be held 7:00 AM to 7:00 PM on Tuesday, May 14th. Open Session will begin at 7:00 PM on Wednesday, May 15th.

The Brenner Bridge will be dedicated to Pam Brenner on May 11th at 11:00 AM. The parking lot is open and available for use.

Review of Warrant Articles for Town Meeting

Water Supply Acquisition – Chair Miller will move the article, seconded by Mr. Ward. Chair Miller will move the amendment and Mr. Ward will second. Mr. Bartlett will speak to it.

Public Works Facility – Mr. Ward will move the article, Ms. Hatcher will second. Ms. Hatcher puts forward amendment, and Mr. Ward will second.

Roadway System – Mr. Ward will move the article and Ms. Hatcher will second. Seth MacLean will speak to it.

Ambulance Lease – Ms. Hatcher will move the article and Chair Miller will second. Chief Walker will speak to it.

Receipt of Protest Petition

Ms. MacStay said that yesterday (May 6th) the Town received 2 protest petitions against zoning amendment 15. According to RSA 675:5, if 20% of property owners within the relevant zoning district, or 20% of bordering property owners, disagree with a zoning amendment, they can petition to have the amendment require a 2/3 vote to pass. In this case, there was a petition submitted both by those within the district and those bordering it.

Mr. Ward asked for clarification about the 20% - They must be property owners, but aren't required to be residents? Ms. MacStay confirmed, and said the percentages were verified. The Select Board has to

acknowledge receipt of the petition, and provide a notice to the moderator to read aloud at the start of the Ballot Session, after which it has to be posted in the voting place. Ms. MacStay read the notice to the Board.

Mr. Ward asked if the Board "has to sign" the notice. Ms. MacStay confirmed they did need to sign it.

Chair Miller if it was required to be posted in the paper. Ms. MacStay replied that it was not required.

Ms. Hatcher asked for confirmation that the signatures were verified. Ms. MacStay said it had been verified by three people.

Mr. Ward asked what would happen if the budget didn't pass. Ms. MacStay said an emergency Select Board meeting would be held the day of Town Meeting to discuss options and then at Town Meeting the Town would continue to vote on the budget until it passed. She said she would be surprised if the budget didn't pass.

There was a discussion about the Candidate's Forum that was held on Monday, May 6th. The consensus was that the large amount of community involvement was very positive and that it was very well organized and moderated.

Ms. Hatcher said she and Kristen Bixby were working on a video presentation featuring clips of the videos DRUM has made with slides of what the EDA has accomplished interspersed. The idea was to show it on the projector as people are arriving to Town Meeting, starting 15-20 minutes prior to the start. She said she would make sure it was completed for the rest of the Board to see prior to Town Meeting.

Chair Miller thanked Mr. Bartlett and Ms. MacStay for their answers to "tough questions."

Mr. Ward made a motion to adjourn the meeting at 8:16 PM. Ms. Hatcher seconded. All in favor. Motion carried.

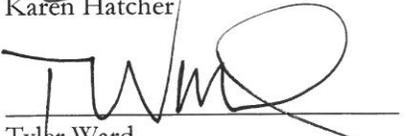
Respectfully Submitted,
Alison Kreutz, Department Assistant

PETERBOROUGH
SELECT BOARD:

Barbara Miller, Chair



Karen Hatcher



Tyler Ward

