

**MINUTES**  
**SELECT BOARD**  
**TOWN OF PETERBOROUGH**  
Tuesday, August 2, 2016 – 5:00pm  
1 Grove Street, Peterborough, New Hampshire

**Present:** Barbara Miller, Ed Juengst, Tyler Ward

**Also Present:** Rodney Bartlett, Nicole MacStay, Vanessa Amsbury-Bonilla, Corinne Chonopolous, Sandy Bibace, Amy Reilly, Karen Hatcher, Carol Nelson, Ron McIntyre

---

Chair Juengst called the meeting to order at 5:04pm.

**Sale of town-owned property located at 67 Condy Rd, Parcel ID R002-019-000**

This is the last public hearing regarding the sale of this property. Ms. Miller asked about further developments with regard to the owner. Ms. Macstay said the owner was removing her personal effects from the property and had been planning on selling the property this year. Ms. Macstay recommended to put the property on the open market with a real estate agent in order to maximize recouping of losses. Chair Juengst expressed that the longer the property sits, the more it will degenerate. Chair Juengst asked if we had auctioned off a property before. Macstay explained that the town had in the past done so with a previous property (RFP) and the process could take up to three months. She added that the lower the starting price, the more attractive it is to buyers, and despite the fact that the home is in a distressed state, it is on seven acres. The Planning board determined it could not be subdivided because of the large extent of wetlands, and could not meet the three acre minimum. Carol Nelson asked what percentage the auctioneers would take. Ms. Macstay did not have the details yet since each auctioneer charges differently and recommended a year-long real estate option. Chair Juengst noted if we put it on the open market, the buyer would have to pay for the inspection. Mr. Bartlett recommended to parallel track, by putting it on the open market, then auction. Ms. Miller asked about liability while it is in the sale process. Mr. Bartlett said the building has very little value, the land having more value than the building. Chair Juengst asked how long it would take to get it on the market, and Mr. Bartlett answered up to a month.

*Motion:* Ms. Miller made a motion to turn the property located at 67 Condy Rd to be listed with a real estate agent for six months, subsequently to be placed at auction provided the property doesn't sell within the six month period.

*Vote:* Tyler seconded. All in favor. Motion carried.

**Peterborough Welcome Team**

Karen Hatcher expressed that she is a fairly new resident and recognized that new residents may not have a chance to get to know others from her own personal experience in moving to town. There is a small group of volunteers that have been meeting as the Peterborough Welcome Team. Their mission is to welcome new residents to the town, with a personal contact, but also as an economic driver having residents spend their money locally and invest in local business by bringing information to them personally. Ideas include Peterborough Basket Company to provide low cost baskets, the Chamber of Commerce involvement for promotional materials, using public property records to find new residents, as well as reaching out to landlords. The PWT has a proposed budget, would like town approval, is open to ideas, as well as support from the town. The PWT would like the information on the town website, with a form that new residents can fill out, to have information distributed at the Town Clerk's office, a quarterly meet and greet at the town house, and \$3000 support for startup. Ms. Miller asked if there is town liability or is it a town committee. Ms. Macstay expressed that it is an ad hoc committee so it is not a town committee. Ms. Bibace expressed that this would be a boon for local business development. Mr. Ward expressed that the town may be able to support this, recognizing the recent EDA position. Mr. Bartlett mentioned previous discussions about town support for non-profits, and suggested connecting with the recycling center, and agrees that the intent is on target as an opportunity for business development and connection between residents. He agrees that the town can support the effort and can set up a time for discussing next steps. Mr. Juengst stressed the

economic impact of this endeavor and suggested speaking to the EDA and personally thinks it's a great idea per his own experience. Ms. Miller thinks this would be a great opportunity to look for talented people for recruitment of town committees.

### **Mandatory Water Use Ban**

Mr. Bartlett explained that two weeks prior, the board voted a voluntary water use ban in effect, and at that time the town wells showed a 25% increase in demand for the previous year's same time period. The town has three wells, however it is in the process of replacing the summer street well. The production capability was dropping, the draw-down of the pumping process started sucking air into the pumps and had to be shut down, adding stress to the other wells. The water table is four feet lower than it has been historically with a decrease in its ability to recharge. Therefore we recognized a need for a mandatory water ban. He continued to add that there are over 100 water systems in New Hampshire with either voluntary or mandatory restrictions. The two wells are in good condition, the concern is if there was a technical issue we would be down to only one well to cover the whole town. The watering ban lessens the stress on the two wells. The town is continuing to move forward in replacing the summer street well. Mr. Ward asked if we have reached out to our largest users of water. Mr. Bartlett said that we had sent out emails to this small pool of large water users, and admitted that not many responses had been received but he has had direct discussions with some of these users. Ms. Miller asked about agriculture, asking if residents can still water their gardens, hand watering, but not spraying. Mr. Bartlett said vegetables for consumption would be exempt from the ban. He used the example of the watering guns for ConVal or filling swimming pools would be the type of watering that would be included. Mr. Ward asked about publicity about this, other than the newspaper, suggesting large message boards. Mr. Bartlett suggested signage similar to the political signs that could be used. Ron McIntyre asked when we would know when the crisis is over. Mr. Bartlett said if we can get the summer street well connected, we may be able to go to voluntary instead of mandatory. Mr. Juengst mentioned the low level of the north dam and has never seen it this low and that we are down about seven inches this year in rainfall. Amy Reilly asked if people with wells should also get an alert about the low water situation and asked about using gray water and how to encourage people how to use less water. Mr. Bartlett said once the Summer Street well is back online, it will double our water production. Mr. Bartlett explained that the residents on wells are not on the same restrictions, due to the nature of their deep wells. Mr. Ward asked if this would be an opportune time to repair the dams. Mr. Bartlett responded that the dams are on the CIP schedule and explained that we can artificially reduce the water behind the dam at any time.

*Motion:* Mr. Ward made a motion to approve a temporary mandatory water use ban until which time it is no longer needed.

*Vote:* Ms. Miller seconded. All in favor. Motion carried.

### **Other Business**

Chair Juengst as the liaison between the school board and the Select Board, gave an update on the school petition article in withdrawing from the district. At the last strategic plan meeting, the school administration and finance were requested to conduct independent financial analysis of district school costs to determine if equity and fairness exist and understand the costs under the existing funding. Administration was directed to request to obtain an independent and qualified facilitator to assist schoolboard to determine options for reconfiguration. Both RFPs will be presented at next strategic plan meeting. He added that he has met with the new superintendent and feels positive about working together, lowering costs and improving the education of our district.

### **Review and approve minutes of July 19, 2016.**

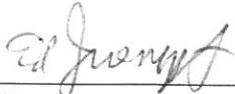
Mr. Ward made a motion to approve the minutes as written. Ms. Miller seconded. All in favor. Motion carried.

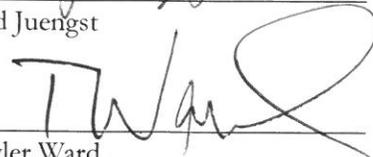
As there was no more business to discuss, Ms. Miller made a motion to Adjourn at 6:06 pm.

Respectfully Submitted,  
Vanessa Amsbury-Bonilla, Department Assistant

PETERBOROUGH  
SELECT BOARD:

  
Barbara A. Miller, Chair

  
Ed Juengst

  
Tyler Ward

**ACTION ITEM PENDING LIST**

- 1.