

MINUTES
SELECT BOARD RETREAT
TOWN OF PETERBOROUGH
Tuesday, September 4, 2012 – 9:00am
23 Elm Street, Peterborough, New Hampshire

Present: Joe Byk, Barbara Miller, Elizabeth Thomas

Also Present: Pamela Brenner, Carol Ogilvie, Rodney Bartlett, Nicole MacStay

Chair Miller called the meeting to order at 9:00am.

Future of the GAR Hall

Mr. Bartlett reviewed the outcome of the meeting between Terry Knowles, Assistant Director of the Charitable Trust Division and Attorney Anthony Blenkinsop of the Attorney General's Office, Ms. Brenner, Mr. Bartlett and Attorney Ratigan on August 23rd. **Mr. Bartlett** said that it seems clear despite all the correspondence throughout the entire 41:14a process when it seemed that Assistant Director Knowles was supportive of the terms of the purchase and sales agreement as they were being developed, she and Attorney Blenkinsop are now opposed to the agreement and therefore will not support Cy Pres petition. Furthermore, they have stated that they would like to see the building put onto the open market with an asking price of \$170,000 for at least one year.

Ms. Brenner said that there are now four options for how to proceed:

1. Do Nothing – Moth Ball the building. Costs associated with this option are:
 - a) Ongoing Liability Insurance costs
 - b) Further deterioration of stone retaining walls and building
 - c) Maintenance of landscaping
 - d) Continue to vandal proof
 - e) The growth of mold which will make the building uninhabitable in future
2. Continue with Current 41:14a process and proceed with Cy Pres petition- Would seek court action to sell the building despite the objection by the Attorney General's Office.
3. Initiate a new 41:14a effort – Allows the Select Board to sell town property after two-public hearings and upon consultation with the Planning Board and Conservation Commission. The Select Board would hold two-public hearings in order to sell the building via placing it on the open market with a historic preservation easement to protect the building.
4. Go to Town Meeting- Have three warrant articles for the voters to consider at the May 2013 Town Meeting, asking the voters to choose from the following options:
 - a) Seek to sell the building via placing it on the open market with a preservation easement or;
 - b) Raise \$172,000 (appraised value) to be deposited into trust for Parks & Memorials thus allowing the town to sale the building via the original RFP process to Jason and Rebecca Hackler.
 - c) Keep the building and put forward an estimated amount of money needed to renovate the building into habitable space and preserve the stone retaining walls and then rent it out for use by a third party.

There was an extended discussion of the four options.

New Hampshire Charitable Foundation Grants

Mr. Bartlett said that there are two grants requests before the foundation now. One submittal is for \$5,000 cash grant for the NEA planning grant. The Bean Foundation has already committed \$5,000 towards the project. He expects to have an answer in the next couple of weeks. The second is a grant for the community center. They have said that if the town can show that we can raise funds for the program, they would award \$70,000 in funding.

Monadnock Rod and Gun Club

Ms. Ogilvie said that she and Code Enforcement Officer Carrara went to the Old Jaffrey Road neighborhood during a Northeast Shooters event, and Mr. Carrara took measurements with a sound meter. Those measurements were between 72 and 73 decibels, about as loud as a motorcycle, perhaps louder, however it is a different kind of a shockwave. When the tanagerite was detonated, over a mile away, she said she could feel it in her chest, and it did make her jump. She said that Attorney Ratigan's survey was circulated to twenty-two residents, and eighteen responses have been received. The responses have been consistent in that the neighbors did not have an issue with the gun club until two or three years ago. **Ms. Brenner** said that Attorney Ratigan is trying to determine if he would be able to defend the statement that this is an expansion of use. **Chair Miller** said that both the Monadnock Rod and Gun Club and the residents are taxpayers, and so the Board should remain unbiased. **Mr. Byk** said that if it is an expansion of use, then the ordinance must be enforced. **Ms. Ogilvie** said that the question is if automatic weapons and explosives are protected under their grandfathered protection. **Ms. Thomas** agreed that if an ordinance has been broken, it is up to the town to enforce it. **Ms. Brenner** said that Attorney Ratigan is researching whether or not there is an expansion of use.

Planning Updates

Ms. Ogilvie reported that Magic Flute Child has been approved by the Planning Board. She also said that Scott Farrar will be coming before the Planning Board with a conceptual plan and a request for a joint ZBA/Planning Board meeting. The Library Trustees and the 1833 Society would like to reactivate the planning process. She said that she has spoken to Dan Ready of the UNH Cooperative Extension, and while she will sit in on the meetings, she will not be taking a leadership role. Five consultants have responded to the Infill Grant RFQ, and she will be scheduling interviews with the Planning Board. She said that all are qualified and have long lists of similar projects.

All About Town

Chair Miller explained that Bill Smith of Inhaus Media approached her, Ms. Brenner and Ms. MacStay with an idea for a weekly program which would provide updates on events happening in town. The program would be only be a few minutes, and would feature a guest each week; either a department director or a director from a local non-profit agency.

Fall Select Board Meeting Schedule

The Board decided that all meetings would begin at 5:00pm to better allow Ms. Thomas to meet her personal commitments.

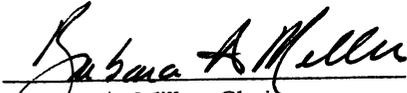
Resignation of Carol Ogilvie

Ms. Brenner announced that Ms. Ogilvie had given one year's notice of her retirement. She said that she intends to return to the Board with a process by which the Select Board, Planning Board and ZBA review the job description and see if it still applies. There was some discussion of an interview process which would include the Select Board, Planning Board, ZBA and staff.

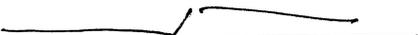
As there was no further business, **Ms. Thomas** made a motion to adjourn; **Mr. Byk** seconded. All in favor, the meeting adjourned at 11:37am.

Respectfully Submitted,
Nicole MacStay, Assistant to the Town Administrator

PETERBOROUGH
SELECT BOARD:



Barbara A. Miller, Chair



Joe Byk

Elizabeth M. Thomas

ACTION ITEM PENDING LIST

1.