

**MINUTES**  
**SELECT BOARD**  
**TOWN OF PETERBOROUGH**  
Tuesday, December 16, 2014 – 5:00pm  
1 Grove Street, Peterborough, New Hampshire

**Present:** Barbara Miller, Tyler Ward

Roland Patten, Leslie Lewis, Ron MacIntire, Gordon Kemp, Bob Lambert, Ed Henault, Paul Sullivan

**Also Present:** Pamela Brenner, Rodney Bartlett, Pete Throop, Nancie Vaihinger, Linda Guyette, Fash Farashahi, Corinne Chronopolous, Nicole MacStay

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Chair Miller called the meeting to order at 5:00pm.

**Monadnock Art X Tech Team – Letter of Interest in the Armory Garage**

Mr. Bartlett said that he has had a number of discussions with the Team about available spaces for their operations and their varying needs. A few weeks ago they took a look at the Armory Garage, a building the Town acquired with the Community Center. Presently the Department of Public Works uses it for the storage of equipment and supplies. The Team has expressed interest in the building for their present and future needs; I asked them to send a letter describing those needs, and what they have in mind for the building.

Jeanne Dietsch, member of the Monadnock Art X Tech Team, said that they see this as an opportunity to bring back Peterborough's old brand as the center of technology as it was when this was the home of many computer magazines. The Team believes that a makerspace can help to do that. The garage is close to the fiber, and it could be made into a showcase green building. She then presented concept designs that had been donated to the group by an artist associated with the Artist Asylum, the makerspace located in Summerville MA. The Team has partnered with the Monadnock Society for History and Culture, who have agreed to be the agent as a 501(c)(3) to collect donations on the Team's behalf, and have plans for fundraising and the types of equipment they will purchase.

Brian Michaels, an electrical engineer and a member of the Monadnock Art X Tech Team, said that he was thrilled when he first saw the inside of the building. The access and high ceilings make the building ideal for the purpose, and its location next to the Community Center would make the campus a hub of activity.

Rachelle Beaudoin said that as an artist it is difficult to find studio space to rent, but a shared workspace with shared tools is ideal for those like herself who like to work with other people.

Seth Combs said that there are many people in Peterborough looking to share their experience with younger people.

Loretta Laurenitis said that she is in support of the idea of a makerspace, but has questions about it being in the Armory Garage since that is where the DPW stores its equipment. Mr. Bartlett said that in his discussion with the group they have talked about a number of different options, including addressing what would happen in terms of DPW's use of the building, but there is no answer to that question yet. Ms. Laurenitis said that she was a member of the Evans Flats Steering Committee; at the time the DPW needed space, which seemed like a reasonable use for this building. She then noted that after the Town had ownership of the former Armory property for ten years the town could decide to do something different with it. She then asked if this would have to go to Town Meeting, and if the program would be self-sustaining. Ms. Dietsch said that their business plan is to cover capital expenditures and renovations through donations, and to sustain operations with fees. Ms. Brenner said that if the Select Board chose to enter into a lease longer than one year then it would have to go to Town Meeting for a vote.

Chair Miller said that she would like to see a more formal business plan before making a decision. Ms. Brenner suggested that she and Mr. Bartlett should meet with the Monadnock Art X Tech Team and start developing a lease, then bring that back to the Board.

**Motion:**

Mr. Ward made a motion to instruct Ms. Brenner and Mr. Bartlett to begin discussing the details of a potential lease of the Armory Garage to the Monadnock Art X Tech Team; Chair Miller seconded.

**Vote:**

Mr. Ward and Chair Miller voted in favor of the motion; the motion carried.

**Pete Throop – Involuntary Merger**

Mr. Throop said that the Town received a letter from Attorney Sullivan representing Dr. Devinie about a parcel of land he owns on Old Mountain Road, and explained that there are three tracts of land owned which were merged without the owner's request prior to 2010. Lots and parcels which were involuntarily merged before 2010 can be restored at the request of the owner; it falls on the town to demonstrate whether or not they were merged solely for the purpose of being able to mail a single tax bill. Mr. Throop said that he found a 1974 deed that recorded a subdivision approved by the Planning Board changing the boundary lines between the three tracts. He explained that had the parcels not been merged then they would have created a non-conforming parcel which is not allowed by the Town's zoning ordinance. Mr. Throop then displayed a map which described the recommended boundary line adjustment.

Chair Miller asked if there are any consequences to adjusting the boundary lines; Mr. Throop said that he did not believe that there would be. Ms. Laurenitis asked if there would be any impact on the conservation easement attached to the property; Mr. Throop said that the terms of the easement expired this year, and are no longer in force. He added that the Open Space Committee would like to see the land permanently conserved, and is urging the property owner to make the conservation of the land permanent.

**Motion:**

Chair Miller made a motion to approve the request to separate Tract 3 from Parcel # R006-046-100 and assign a new parcel number for this tract, and further to deny the request to separate Tract 2 from Tract 1 because Tract 2 was created as part of a 1973 subdivision and would have been non-conforming with the zoning ordinance if it was created as a separate lot at that time; Mr. Ward seconded.

**Vote:**

Chair Miller and Mr. Ward voted in favor of the motion; the motion carried.

**Scenic Roads Tree Cutting**

Mr. Throop said that last night the Planning Board heard PSNH's request to trim trees along Peterborough's scenic roads. He said that PSNH's arborist presented the request, and explained that it will be part of their four-year cycle of tree trimming. The criteria and standards will be the same and PSNH will be contacting all effected landowners. The goal is to reduce power outages caused by limbs falling on power lines.

**River Street**

Mr. Bartlett said that letters were sent to all the abutters along River Street requesting all information that might help to locate the boundaries of the road. Most of the feedback is that the Town already has all the available information. The only boundary marker that the town has been able to identify is one on a granite block wall at the edge of River Street. Mr. Bartlett recommended that the town continue to maintain River Street as it has, and to continue to do so until such information is discovered that the boundaries of River Street can be identified. The Select Board agreed with Mr. Bartlett's recommendation.

**Bridge Projects Update**

Mr. Bartlett said that the Union Street Bridge was put on hold during the reconstruction of Union Street, which will be completed with the final paving in April or May. The project will be advertised in January and awarded in late February or early March, and completed by the end of the construction season. The concrete in the abutments is actually stronger than any new concrete would be, so the project will be limited to replacing the roadway, which will save money. During construction one lane will always be open. The town's portion of the funding is already in a capital reserve fund; we expect that the total cost will be between \$1.2 and 1.5 million, in line with the estimate.

Mr. Bartlett said that progress is being made on the Main Street Bridge. Soil borings have been completed, and HTA has started designing the bridge. The timetable has recently changed; DOT has moved the construction of the Main Street Bridge to 2017-2018, and their Route 101/202 Bypass Bridge has been move to 2019-2020, giving

the projects enough spacing if there are any delays in construction. Mr. Bartlett said that this is an appropriate schedule, and added that there would be public information meetings on the project and a warrant article at the 2016 Town Meeting.

Minutes of November 18, December 2, 2014 and Non-Public Minutes of December 2, 2014.

Ms. MacStay pointed out corrections that had been made to the draft of the November 18<sup>th</sup> minutes after they had been distributed to the Select Board for their review.

**Motion:**

Chair Miller made a motion to accept the minutes of November 18<sup>th</sup> with corrections, and December 2<sup>nd</sup> as presented; Mr. Ward seconded.

**Vote:**

Chair Miller and Mr. Ward voted in favor of the motion; the motion carried.

**Pamela Brenner – Announcement of Intent to Retire**

Reading from a letter written to the Select Board, Ms. Brenner announced her intent to retire from her position as Town Administrator in October of 2015. Ms. Brenner particularly thanked Ms. Thomas and Mr. Patten, who were both members of the Select Board that appointed her to the position in 1995. Ms. Brenner was given a standing ovation by those in attendance. The Select Board accepted Ms. Brenner’s letter, and thanked her for her many years of dedicated service, vision and leadership.

**Joint Select Board and Budget Committee Meeting**

The Select Board was joined by the Budget Committee at 6:00pm; Chair Miller turned the meeting over to Chair Patten.

**Town Clerk**

	FY 2015	FY 2016	% Inc. or Dec.
Net Operating	-\$783,671	-\$797,645	-1.8%
Net Capital	\$1,000	\$0	-100%
To be raised through taxation	\$0	\$0	-3.1%

Ms. Guyette said that revenues are up. Expenditures are down because there are fewer elections in the next fiscal year. Mr. Patten asked how the new voting booths are working; Ms. Guyette said that the Buildings and Grounds staff had to learn how to set them up, but they seem to store very well.

**PEG**

Mr. Farashahi said that PEG is slightly up, but no expenditures are planned for the next few years while the fund balance is built up in advance of replacing the broadcast server.

**Information Technology**

	FY 2015	FY 2016	% Inc. or Dec.
Net Operating	\$100,587	\$102,789	2.2%
Net Capital	\$55,000	\$55,100	0.2%
To be raised through taxation	\$155,587	\$157,889	1.5%

Mr. Farashahi said that software is down a little, and telephone is up due to the use of hotspots by IT staff to address issues when they are offsite. With regards to the network improvements line, Mr. Farashahi said that this represents a number of replacement firewalls and switches.

**Community Development**

	FY 2015	FY 2016	% Inc. or Dec.
Net Operating	\$291,295	\$300,025	3.0%
Net Capital	\$15,000	\$15,000	0%
To be raised through taxation	\$306,295	\$315,025	2.9%

Mr. Throop said that overall the operating budget is up just short of 3%, noting that the increases are largely due to salaries, retirement and benefits. With regards to operations, there are increases in advertising and postage related to the surveys being conducted by the Master Plan Steering Committee. There was also a statutory change in noticing requirements to those who are affected by proposed changes to a zoning map or zoning district which has increased postage as well. There followed some discussion about upcoming projects and new construction.

**Library**

Ms. Chronopolous, joined by Library Trustees Marcia Patten, Ron Bowman and Frank Karlicek, began by explaining that there have been some thirteenth hour changes that are not reflected in the budget presented here; particularly the change in the Main Street Bridge construction timeline means that the costs to relocate library operations while the facility is used as a staging area, as well as the offsetting revenue, is no longer part of the budget. Overall revenue is expected to be up 6.71%, and expenditures will be up 2.48%. In computer services as they transition the online catalog to the State Library's free system. There is an increase in hardware as iPads and Chromebooks, purchased with the savings from the change in catalog systems. Other increases of note are in building repair and maintenance for landscaping and repair of the slate roof. There is a significant increase in equipment repair and maintenance due largely to a new contract with a H/VAC company for regular maintenance of the Library's systems, and a request for video monitoring equipment to provide security for patrons and staff.

Chair Miller asked if there have been problems with security; Ms. Chronopolous said that there have not, but there is a feeling that staff cannot see everything at once, and with the portico door open, there is some concern for the computer equipment kept on that side of the building. She then added that there were a number of cuts to lines such as dues and publications and postage, which was decreased by eliminating the certified letter step in attempting to reclaim overdue books. There was a discussion about increases in Sharon's fees.

As there was no further business, the meeting adjourned at 6:37pm.

Respectfully Submitted,  
Nicole MacStay, Assistant Town Administrator

PETERBOROUGH  
SELECT BOARD:

  
Barbara A. Miller, Chair

-NOT PRESENT-

Elizabeth M. Thomas

  
Tyler Ward

**ACTION ITEM PENDING LIST**

- 1.