

**Town of Peterborough**  
**Town Meeting – Open Session**  
**Wednesday, May 15, 2013**  
**Upper Town Hall, 1 Grove Street, Peterborough, NH**

Town Moderator L. Phillips Runyon III called the meeting to order at 7:00 PM and led Pledge of Allegiance. Moderator Runyon began by reviewing the Rules of Town Meeting and Civility Protocol, known in Peterborough as the “Peterson Principle”.

Moderator Runyon recognized Barbara Miller of the Select Board who delivered a welcoming statement to the body and reviewed the structure of the Charter as it pertains to Town Meeting.

Select Board Chair Miller described the three warrant article options to be considered for the GAR Hall and how each would affect the taxes we pay. She indicated that both the Select Board and Budget Committee recommend Article 10.

<b>Warrants</b>	<b>Restrictions</b>	<b>Procedures</b>	<b>Impact on the Taxpayer</b>
<p><b>Article 5.</b> (requires 2/3 vote)  Renovate the building (estimated at \$300,000+) so it meets codes and is ADA compliant</p> <p>May be used by the town or leased</p> <p>Loss of tax revenue</p> <p>Yearly maintenance costs continue</p>	N/A	N/A	<p>\$300,000 renovations:  5 year bond, 3% interest  \$66,000 per year  \$0.11 per \$1,000 assessed value of your property (\$200,000 = \$22 per year)</p> <p>Rental income would offset costs.</p>
<p><b>Article 9.</b>  Appropriate an amount equal to the assessed value (\$172,000) to a parks and recreation purpose to satisfy NH Charitable Trust Division</p> <p>Accept sale at market value (highest offer)</p>	<p>Historic Preservation Easement with deed protect: exterior of building including walls</p> <p>Statues/artifacts remain in possession of the town</p>	Sell immediately	<p>\$172,000 Appropriation</p> <p>\$0.29 per \$1,000 assessed value of your property (\$200,000 home = \$58 one time)</p> <p>Sale revenue will offset appropriation</p>
<p><b>Article 10.</b>  Place GAR Hall on the open market for one year</p> <p>Minimum sale price is consistent with assessed value: \$172,000 (single appraisal)</p> <p>Recommended by the BOS and Budget Committee</p>	<p>Historic Preservation Easement with deed protect: exterior of building including walls</p> <p>Statues/artifacts remain in possession of the town</p>	<p>If no offer after one year:  Sell at market value (best offer)</p>	<p>Mothball the building until sold</p> <p>\$30,000 minimum maintenance each year</p> <p>\$.05 per \$1,000 assessed value of your property (\$200,000 home = \$10 per year)</p>

Select Board chair Miller motioned to take Articles 9 and 10 out of order and to take up Article 10 first, with a second by Select Board member Joe Byk.

Several speakers spoke against this and wanted to keep the articles in order including Steve Lipofsky, Andrea Cadwell, Deborah Kaiser, Tyler Ward, Richard Estes and John Patterson who

voiced concern that if we discuss Article 10 first, would we still be able to discuss Articles 5 and 9 before voting. Ms. Kaiser wanted debate on all three options to avoid any bias. Other speakers included Francis Chapman and Sharon Monahan who voiced concern about the historic preservation easement.

Vote: By a show of paddles, majority was in the affirmative and the motion was **PASSED**.

Moderator Runyon read aloud Article 10:

**Article 10 – GAR Hall – Sale of Property**

To see if the Town will vote to authorize the Select Board to sell the so-called GAR Hall property located at 40 Grove Street, Peterborough, parcel #U017-021-000, subject to such terms and conditions as the Select Board consider appropriate.

The Select Board recommends this article.

The Budget Committee recommends this article.

Motion: Select Board Chair Barbara Miller moved the article; Select Board member Joe Byk seconded the motion.

Ms. Miller spoke to the article. She indicated that both the Select Board and Budget Committee recommend Article 10 because they don't want to see the property become a tax burden on the townspeople.

Speakers against Article 10 included Deborah Kaiser who said that because the GAR Hall was a gift to the town, we have an obligation to maintain the building to keep in spirit of the intentions of the Academy in which it was given. Richard Estes voiced that the property should be added to parks and recreation. Tyler Ward offered his time and efforts to help renovate/restore the hall. Karl Kaiser pointed out that Peterborough is a history-conscious town and that we need to keep the building because it is what Peterborough is all about. He also pointed out that Paris would not be Paris without its Eiffel Tower. Nor will Peterborough be Peterborough without its historic properties, like the GAR Hall. Carol Nelson asked if there are any other historical buildings that may come up in the future for the town to own. Mr. Byk asked whether a town government is able to take on all of these opportunities?

Other speakers included Steve Lipofsky, Laura Gingras, and Andrea Cadwell.

John Franklin spoke that the GAR Hall was the home of the American Legion from 1919 until about 2000 when they moved because it needed too much work. He said that a survey had been conducted about a year ago that indicated that more than 50% of those responding recommended to sell the property. He said that the heritage of a community is not just about buildings but about community spirit. Personally, he'd like to see the building sold and put on the tax rolls.

Andy Peterson, whose property abuts the GAR Hall, spoke in support of Article 10. He pointed out that tax burdens have risen significantly over recent years and that we cannot afford to take this on.

Fran Chapman asked the Board of Selectmen if there were any risks to maintaining the historical significance of the building if we approve Article 10 and sell the building.

Town Administrator Pam Brenner confirmed that if sold, the sale would include a historic preservation easement that would protect the façade of the building. The cannon, cannon balls, etc. would be relocated to another town-owned property to be decided on by town vote.

Jim Grant noted that the civil war monuments were originally located in Putnam Park by town vote and were moved to the GAR Hall in the early 1900s.

Geoffrey Taylor asked how low the town would be willing to go on the sale price? Select Board member Byk responded that it would depend upon the buyer and terms of the sale. In addition, the Attorney General's office would need to approve the sale.

There was a motion to call the question. Debate closed on Article 10. Moderator Runyon put the question to a vote.

**Vote: By a show of paddles, majority was in the affirmative and Article 10 PASSED.**

**Article 9 – GAR Hall Expendable Trust Fund - \$172,000**

To see if the Town will vote to authorize the establishment of the GAR Hall Expendable Trust Fund per RSA 31:19-a. The purpose of the Trust Fund shall be the improvement to parks and recreation facilities. This shall be an irrevocable trust fund, in which the principal and the interest may be appropriated and expended; and, further to raise and appropriate the sum of **One Hundred and Seventy-Two Thousand Dollars (\$172,000)** towards that purpose and to designate the Selectmen as agents to expend.

The Select Board does not recommend this appropriation.

The Budget Committee does not recommend this appropriation.

Motion: Because Article 10 PASSED, a motion was made by Chair Miller to table Article 9, second by Mr. Byk.

**Vote: By a show of paddles, majority was in the affirmative and Article 9 was PASSED OVER.**

**Warrant Article 5 – GAR Hall Renovations \$300,000**

To see if the Town will vote to raise and appropriate the sum of **Three Hundred Thousand Dollars (\$300,000)** for the purpose of design and implementation of renovations to the building, grounds, and associated amenities of the property commonly known as the GAR Hall, parcel #U017-021-000, and to authorize the issuance of not more than \$300,000 of bonds or notes for such purpose in accordance with the provisions of the Municipal Finance Act (RSA 33) and to authorize the Select Board to issue, negotiate, and regulate such bonds and/or notes and to determine the rate of interest thereon and to authorize the Select Board to accept any and all other revenue source that may be or may become available and take any and all action necessary to carry out any vote hereunder or take any other action relative thereto.

**By ballot vote (Requires 2/3 vote).**

The Select Board does not recommend this appropriation.

The Budget Committee does not recommend this appropriation.

Motion: A motion was made by Chair Miller to table Article 5, second by Mr. Byk.

Richard Estes stated that they'd been "snookered" as they'd been led to believe that they would still have the opportunity to make their case for Article 5.

**Vote: By a show of paddles, majority was in the affirmative and Article 5 was PASSED OVER.**

### **Special Recognition**

Moderator Runyon introduced Francie Von Mertens who spoke of two special citizens of Peterborough and this year's recipients of the Governor Walter Peterson Award: Richard and Mary Monohon who tragically died on January 27. Rick and Duffy, as they were known by everyone, made their mark on Peterborough through their tireless dedication to the preservation and conservation of Peterborough's land and buildings. Duffy started the town's Heritage Commission and was a founding member of the Agricultural Commission. Rick chaired Planning Board, was on the Capital Improvement Committee, and the Master Plan Steering Committee. They loved Peterborough and fought for what they believed would make it a better place to live. They believed that conservation and smart growth could co-exist but approached issues quite differently. She was the idealist and believed in the power of what's right. He was practical, thoughtful, positive and tended to advocate from inside the system. As Maude Salinger said, 'he was the perfect foil for Duffy.' May we as a town long continue to be inspired and enjoy the legacy left by this very special couple. The medal was then presented to Kathy Hoffman, Duffy's cousin and a very close friend of the couple.

### **Warrant Article 6 – Robbe Farm Rd-Legacy Lane Improvement Plan                      \$200,000**

To see if the Town will vote to raise and appropriate the sum of **Two Hundred Thousand Dollars (\$200,000)** for the purpose of designing, bidding, and constructing roadway infrastructure improvements along Robbe Farm Rd and Legacy Lane and to authorize the issuance of not more than \$200,000 of bonds or notes for such purpose in accordance with the provisions of the Municipal Finance Act (RSA 33) and to authorize the Select Board to issue, negotiate, sell and deliver such bonds and/or notes and to determine the rate of interest thereon and the maturity and other terms thereof; to authorize the Select Board to apply for, obtain and accept federal, state or other aid or other revenue source that may be or may become available for said project and to comply with all laws applicable to said project; and to authorize the Select Board to take any and all action necessary to pass or to carry out any vote hereunder or take any other action relative thereto. Said bonds and notes to be paid utilizing RSA 231:28 and assessing a betterment charge to those properties benefitted by the improvements. This article will have no effect on the tax rate.

**By ballot vote (Requires 2/3 vote).**

The Select Board recommends this appropriation.

The Budget Committee recommends this appropriation.

Motion: Select Board member Joe Byk moved the article; Select Board member Liz Thomas seconded the motion.

Rodney Bartlett, Public Works Director, spoke to the article. Both Robbe Farm Road and Legacy Lane are currently private roads. The roads are in disrepair. According to RSA 231:28, these roads can be conditionally laid out by the Select Board, improved to today's road standards, and

a betterment assessment established to pay for the improvements. The end result is that once the repairs have been made, these roads can become town-maintained roads. Thirty (30) of the thirty-nine (39) parcels are in favor of the article.

Steve Lipofsky was the only speaker to speak in opposition to the article. He feels that the article is premature and that there has been a 'rush' to make this happen. He said that there are other options that haven't been explored.

A number of residents of the neighborhood spoke in favor of the article including Gretchen Ingvason, Larry Jones, Gary Guilmette, and Karen Vartanyan who stated that they are 'desperate' to get this problem fixed.

Sharon Monahan asked what is the consequence in voting 'no' on the article. She pointed out that although the article will have no effect on the tax rate, all future maintenance will be the responsibility of the town.

Sheila Kirkpatrick asked why hasn't the developer complete/repair the roads as was required by the original bond. Mr. Bartlett responded that there was not adequate monies in the original bond.

Other speakers included Geoff Taylor and Fran Chapman.

There was a motion to call the question. Debate closed on Article 6. Moderator Runyon put the question to a ballot vote, requiring a 2/3 majority to pass. Used the green colored ballots. YES favorable, NO against. Moderator Runyon declared at 8:55 PM that the polls are open for voting and to remain open for one hour.

Moderator Runyon announced at 9:55 PM that the polls were closed. Counting of votes commenced by Supervisors of the Checklist, Denise Sweet, Mary Lee Leedham, and Ellen Doughty.

At 10:00 PM Moderator Runyon announced results of vote for Warrant Article 6:

<b>YES</b>	<b>103</b>
NO	7
Spoiled Ballot	1
Total Ballots Cast:	111

**Vote: Warrant Article 6 PASSED successfully with more than the 2/3 required votes.**

**Warrant Article 7 – Union St Infrastructure Improvement Plan \$2,635,000**

To see if the Town will vote to raise and appropriate the sum of **Two Million Six Hundred Thirty Five Thousand Dollars (\$2,635,000)** for the purpose of designing, bidding, and constructing roadway, water, and sewer improvements along Union St from Main St to Scott Winn Road and to authorize the issuance of not more than \$2,635,000 of bonds or notes for such purpose in accordance with the provisions of the Municipal Finance Act (RSA 33) and to authorize the Select Board to issue, negotiate, and regulate such bonds and/or notes and to determine the rate of interest thereon and to authorize the Select Board to accept any and all

other revenue source that may be or may become available and take any and all action necessary to carry out any vote hereunder or take any other action relative thereto.

**By ballot vote (Requires 2/3 vote)**

The Select Board recommends this appropriation.

The Budget Committee recommends this appropriation.

Motion: Select Board member Joe Byk moved the article; Select Board member Liz Thomas seconded the motion.

Mr. Byk spoke to the article. The work area will run from Main Street to Scott-Winn Road. The road base will be stabilized, drainage improved, water/sewer improvements made, and the road repaved; curbing to be removed and reset; and the sidewalk repaved. Construction may begin in 2013 but the majority of work will take place in 2014.

Geoff Taylor asked if there had been any discussion about burying utilities. Public Works Director Mr. Bartlett replied that it would depend upon cost.

Nancy Salmon asked if there will be any traffic-calming measures taken to slow speeders. Mr. Bartlett replied that traffic calming measures will be installed, particularly in the area of the recreation fields.

Fran Chapman spoke in favor of the article. As there were no other speakers, the question was put to a ballot vote, requiring a 2/3 majority to pass. Used the red colored ballots. YES favorable, NO against. Moderator Runyon declared at 9:06 PM that the polls are open for voting and to remain open for one hour.

Moderator Runyon announced at 10:06 PM that the polls were closed. Counting of votes commenced by Supervisors of the Checklist, Denise Sweet, Mary Lee Leedham, and Ellen Doughty.

At 10:07 PM Moderator Runyon announced results of vote for Warrant Article 7:

<b>YES</b>	<b>67</b>
NO	3
Total Ballots Cast:	70

**Vote: Warrant Article 7 PASSED successfully with more than the 2/3 required votes.**

**Warrant Article 8 – Budget for Fiscal Year 2013**

**\$11,878,659**

To see if the Town will vote to raise and appropriate the sum of **Eleven Million Eight Hundred Seventy-eight Thousand Six Hundred Fifty Nine Dollars (\$11,878,659)** for the operation of General Government, Water, and Wastewater. This represents the fiscal year 2014 budget period, July 1, 2013 to June 30, 2014.

This article does not include special or individual articles.

Pursuant to the Peterborough Charter, if the Official Ballot Session adopts an annual budget by approving **Article 2**, this article will be passed over.

The Select Board recommends this appropriation.  
The Budget Committee recommends this appropriation.

Pursuant to the Peterborough Charter, the Official Ballot Session has adopted the annual budget by approving Article 2. Therefore, Article 8 was **PASSED OVER**.

**Article 11 – Police Department Cruiser Lease Purchase - \$28,000**

To see if the Town will vote to authorize the Board of Selectmen to enter into a two year lease purchase agreement for **Twenty Eight Thousand Dollars (\$28,000.00)** for the purpose of lease-purchasing a replacement cruiser for the Police Department, and to raise and appropriate the sum of **Fourteen Thousand Dollars (\$14,000.00)** for the first year’s payment for that purpose. This lease agreement contains a non-appropriation escape clause.

The Select Board recommends this appropriation.  
The Budget Committee recommends this appropriation.

Motion: Select Board member Liz Thomas moved the article; Select Board Chair Barbara Miller seconded the motion.

Select Board member Thomas spoke to the article which follows the fleet management program that was adopted in 1998.

Resident Andrea Cadwell spoke in favor. As there were no other speakers, the question was put to a voice vote.

**Vote: By a show of paddles, majority was in the affirmative and Article 11 PASSED.**

As there was no further business, Select Board Chair Miller made a motion to adjourn, seconded by Linda Guyette and Mary Lee Leedham. By a show of paddles, the vote was manifested in favor of the motion. Meeting adjourned at 10:08 PM.

<b>Total Registered Voters on Checklist:</b>	<b>4,749</b>
<b>Total Registered Voters at Town Meeting:</b>	<b>116</b>

Respectfully submitted,

Linda M. Guyette  
Town Clerk